



# Salt Lake City 2021 Moderate Income Housing Report

Salt Lake City adopted *Growing SLC* at the end of 2017, publishing the plan on January 2, 2018. The Plan is a five-year plan for 2018–2022. Because of when the plan was adopted, it predated S.B. 34, which provided State Strategies for municipalities to include in their plans. In this report, we show how the goals, objectives, and strategies outlined in *Growing SLC* align with the requirements of S.B. 34.

1. State strategy municipality included in the moderate-income housing element of its general plan below.	2. Please state the municipality's goal(s) associated with the strategy.	3. What are the specific outcomes that the strategy intends to accomplish?	4. Please describe how the municipality has monitored its annual progress toward achieving the goal(s).	5a. Please identify the key tasks of each stage needed to accomplish the goal(s) stated in item 2.	5b. Please identify the primary parties that are responsible for completing the key tasks of each stage identified in item 5a.	5c. Please describe the resources that the municipality must allocate to complete the key task of each stage identified in item 5a.	5d. Please state specific deadlines for completing the key tasks of each stage identified in item 5a.	5e. Which of the tasks stated in item 5a have been completed so far, and what have been their results?	5f. How is the municipality addressing results described in 5e that deviate from the desired outcomes specified in item 3? What barriers has the municipality encountered during the course of implementation of said goals?
<b>A - Rezone for densities necessary to assure the production of moderate-income housing.</b>	G1: Increase Housing Options: Reform City practices to promote a responsive, affordable high-opportunity housing market.	G1 O1.1.1: Develop flexible zoning tools and regulations with a focus along significant transportation routes (p 18). G1 O1.1.2: Develop infill ordinances that promote a diverse housing stock, increase housing opportunities, and allow additional units within existing structures, while minimizing neighborhood impacts (p 19).	The City uses Trello, a project management software, to track progress toward the goals and objectives outlined in <i>Growing SLC</i> . Each objective is assigned to the respective divisions responsible for carrying out the objective while remaining visible to the entire internal team. Goals and objectives are organized to show prioritization of tasks, to keep track of notes and questions, and to create task lists. Check-in meetings are held to update progress and talk through next steps. The City also has a public dashboard that allows the public to interact with the Housing Plan.	The City is in the process of amending numerous ordinances that will have an impact on the density, intensity, development, and preservation of affordable housing. The Planning Division is proposing changes to the RMF-30 land use designation to allow for form-based code. A Wasatch Front Regional Council grant was awarded for the 2021-2022 fiscal year, and a contractor was selected to help consult on some of these amendments. Additionally, the City is beginning the public input process on an Affordable Housing Overlay, which will provide incentives for the development and preservation of affordable housing. The public process is anticipated to take 4 months, after which the formal adoption process with the Planning Commission and City Council will begin.	Staff, Planning Commission, City Council.	Staff time, agenda time for Planning Commission and City Council.	The RMF-30 amendment has gone before the City Council and is currently pending before the Council. The Affordable Housing Overlay will be going out for public input shortly. It is anticipated that the public engagement process will take 4 months, after which the formal adoption process with the Planning Commission and City Council will begin.	A City Council decision is pending on the RMF-30 amendment. Affordable Housing Overlay is beginning the public engagement process, which is anticipated to take 4 months, after which the formal adoption process with the Planning Commission and City Council will begin.	Land use code amendments are long processes due to the robust public engagement required. We anticipate that the zoning and ordinance changes will happen, which will have a significant impact on the production of moderate-income housing.
<b>B - Facilitate the rehabilitation or expansion of infrastructure that will encourage the construction of moderate income housing.</b>	Not Applicable.								
<b>C - Facilitate the rehabilitation of existing uninhabitable housing stock into moderate income housing.</b>	G2: Affordable Housing: Increase housing opportunities and stability for cost-burdened households.	G2 O2.4.2: Work with community partners and government entities to acquire hotels, multi-family properties, and surplus land to preserve or redevelop them as affordable housing (p 30). G2 O2.5.2: Enhance neighborhood development programs to entice landlords of substandard properties to improve their rental units (p 31).	The City uses Trello, a project management software, to track progress toward the goals and objectives outlined in <i>Growing SLC</i> . Each objective is assigned to the respective divisions responsible for carrying out the objective while remaining visible to the entire internal team. Goals and objectives are organized to show prioritization of tasks, to keep track of notes and questions, and to create task lists. Check-in meetings are held to update progress and talk through next steps. The City also has a public dashboard that allows the public to interact with the Housing Plan and track progress.	The City has a home repair program that offers no and low-interest loans to homeowners to address health, safety, and structural issues in their homes. Additionally, the City collaborates with community partners that assist homeowners in housing rehabilitation projects. The Housing Stability team has promoted the HOME Development Fund, CDBG Housing funds, and the Renter Rehab Loan Program, and has successfully provided funds to affordable housing projects for needed improvements and to extend the affordability periods. The RDA provides funds for the rehabilitation of existing housing, primarily multifamily housing, through its Housing Development Loan Program. A rehabilitation project that previously received \$1,000,000 in funding, the Jackson Apartments located at 274 West 200 South, will reopen in December of 2021. While not uninhabitable, the apartments were severely dilapidated and in need of significant rehabilitation. The loan is preserving the project's 80 units of affordable housing (60% AMI) for the elderly and improving site accessibility. The prior affordability restriction on the property was nearing expiration when a new development partner purchased the property to rehabilitate the building and extend the affordability period for 50 years. The City is also working with regional funders and local homelessness service providers to identify potential properties for purchase and determine the best utilization of HOME-ARPA funds earmarked for homeless individuals, potentially creating both emergency shelter and permanent supportive housing units. City staff have completed a database assessment on vacant and underutilized parcels that could help with the	Staff.	Staff time, program funding resources.	The home repair and rehab programs are ongoing. Conversations are underway regarding potential purchase of properties for shelter and permanent supportive housing using ARPA-HOME funds. It is anticipated that any such potential purchase would happen in the next year.	Repair and rehabilitation programs exist at the City, and they are utilized. As of the writing of this report, fifteen homes have been repaired and improved by owners, tenants, and landlords in 2021, totaling \$960,663 in funding. Additionally, the City has received 22 applications for smaller-scale handyman repairs this year.	As the repair and rehabilitation programs are ongoing there are no new barriers. Marketing to the right target audience inhibits these programs from being more successful than they are. We continue to serve residents through these programs and will continue to seek ways to enhance the programs. City processes surrounding purchasing properties can be complex and time-consuming, so we have not yet been able to purchase properties to put toward emergency shelter or permanent supportive housing uses.
<b>D - Consider general fund subsidies or other sources of revenue to waive construction related fees that are otherwise generally imposed by the City.</b>	G1: Increase Housing Options: Reform City practices to promote a responsive, affordable high-opportunity housing market. G2: Affordable Housing: Increase housing opportunities and stability for cost-burdened households.	G1 O1.2.1: Create an expedited processing system to increase City access for those developers constructing new affordable units (p 21). G2 O2.1.3: Offer incentives to developers of affordable housing such as land discounts and primary financing options (p 26).	The City uses Trello, a project management software, to track progress toward the goals and objectives outlined in <i>Growing SLC</i> . Each objective is assigned to the respective divisions responsible for carrying out the objective while remaining visible to the entire internal team. Goals and objectives are organized to show prioritization of tasks, to keep track of notes and questions, and to create task lists. Check-in meetings are held to update progress and talk through next steps. The City also has a public dashboard that allows the public to interact with the Housing Plan.	The City has an ongoing, expedited building permit review process for projects containing affordable housing units. To date, there have been no requests for expedited permits in 2021. Each year, the SLR RDA releases affordable housing funds through a competitive Notice of Funding Availability (NOFA) process in which affordable housing developers can apply for low-interest financing. In September 2021, \$8M was released through the NOFA process. Through the Housing Development Trust Fund the RDA has committed \$1,340,000 in 2021 to projects that include 104 affordable units.	Staff, Planning Commission, City Council, RDA staff, RDA board, Developers.	Staff time, funding.	Deadlines for permitting and funding are project dependent. The City employs a four-week standard permitting turnaround time for all projects, and the expedited permitting timeline is quicker than that. The RDA NOFA was released in September 2021 with a proposal submission deadline of October 29, 2021.	Permitting is completed on an ongoing basis. The City continues to build up financial resources and tools and incentivize projects that advance affordable housing in the City.	Barriers include limited resources and staff time.
<b>E - Create or allow for, and reduce regulations related to, accessory dwelling units in residential zones.</b>	G1: Increase Housing Options: Reform City practices to promote a responsive, affordable high-opportunity housing market.	G1 O1.1.3: Revise the Accessory Dwelling Unit (ADU) ordinance to expand its application and develop measures to promote its use (p 20).	The City uses Trello, a project management software, to track progress toward the goals and objectives outlined in <i>Growing SLC</i> . Each objective is assigned to the respective divisions responsible for carrying out the objective while remaining visible to the entire internal team. Goals and objectives are organized to show prioritization of tasks, to keep track of notes and questions, and to create task lists. Check-in meetings are held to update progress and talk through next steps. The City also has a public dashboard that allows the public to interact with the Housing Plan.	In 2018 the City revised the ADU ordinance which modified ADU regulations and required an annual ADU report. The 2020 ADU report indicates that the City received 47 ADU applications, with 9 completed, 21 under construction, and 17 under permit review. The 2021 report will be completed in early 2021. In July, the City partnered with AIA Utah and CDC Utah to sponsor a tiny home and ADU design competition called Empowered Living. There are over 100 registered competitors, and design submissions are due at the end of October. The goal is to receive creative solutions to building tiny homes and ADUs and to inform how ordinance changes may be implemented to better facilitate the construction of tiny homes and ADUs. A modification in how ADU Impact Fees was completed, which will reduce the costs associated with building ADUs.	Staff, Planning Commission, potentially City Council, sponsoring partners.	Staff time, funding for competition, Planning Commission agenda time, partner time.	ADU applications are reviewed as received. Competition submissions are due end of October 2021 and winners will be announced in early December 2021. Any implementation of ideas generated from competition will be undertaken in 2022.	ADUs are permitted as applications are received. The competition is underway and over 100 individuals/teams have registered. A modification of how ADU Impact Fees were calculated was completed in September 2021.	ADUs are challenging and expensive to build. Modifications could be made to the ADU ordinance to loosen restrictions and expedite the process. We are hopeful that the competition will provide insights as to how we can continue to modify ordinance more feasible and affordable.
<b>F - Allow for higher density or moderate income residential development in commercial and mixed-use zones, commercial centers, or employment centers.</b>	G1: Increase Housing Options: Reform City practices to promote a responsive, affordable high-opportunity housing market.	G1 O1.1.1: Develop flexible zoning tools and regulations with a focus along significant transportation routes (p 18).	The City uses Trello, a project management software, to track progress toward the goals and objectives outlined in <i>Growing SLC</i> . Each objective is assigned to the respective divisions responsible for carrying out the objective while remaining visible to the entire internal team. Goals and objectives are organized to show prioritization of tasks, to keep track of notes and questions, and to create task lists. Check-in meetings are held to update progress and talk through next steps. The City also has a public dashboard that allows the public to interact with the Housing Plan.	The City is in the process of amending numerous ordinances that will have an impact on the density, intensity, development, and preservation of affordable housing. The Planning Division is proposing changes to the RMF-30 land use designation to allow for form-based code. A Wasatch Front Regional Council grant was awarded for the 2021-2022 fiscal year, and a contractor was selected to help consult on some of these amendments. Additionally, the City is beginning the public input process on an Affordable Housing Overlay, which will provide incentives for the development and preservation of affordable housing. The public process is anticipated to take 4 months, after which the formal adoption process with the Planning Commission and City Council will begin.	Staff, Planning Commission, City Council.	Staff time, agenda time for Planning Commission and City Council.	The RMF-30 amendment has gone before the City Council and is currently pending before the Council. The Affordable Housing Overlay will be going out for public input shortly. It is anticipated that the public engagement process will take 4 months, after which the formal adoption process with the Planning Commission and City Council will begin.	A City Council decision is pending on the RMF-30 amendment. Affordable Housing Overlay is beginning the public engagement process, which is anticipated to take 4 months, after which the formal adoption process with the Planning Commission and City Council will begin.	Land use code amendments are long processes due to the robust public engagement required. We anticipate that the zoning and ordinance changes will happen, which will have a significant impact on the production of moderate-income housing.
<b>G - Encourage higher density or moderate income residential development near major transit investment corridors.</b>	G1: Increase Housing Options: Reform City practices to promote a responsive, affordable high-opportunity housing market.	G1 O1.1.1: Develop flexible zoning tools and regulations with a focus along significant transportation routes (p 18).	The City uses Trello, a project management software, to track progress toward the goals and objectives outlined in <i>Growing SLC</i> . Each objective is assigned to the respective divisions responsible for carrying out the objective while remaining visible to the entire internal team. Goals and objectives are organized to show prioritization of tasks, to keep track of notes and questions, and to create task lists. Check-in meetings are held to update progress and talk through next steps. The City also has a public dashboard that allows the public to interact with the Housing Plan.	The City is in the process of amending numerous ordinances that will have an impact on the density, intensity, development, and preservation of affordable housing. The Planning Division is proposing changes to the RMF-30 land use designation to allow for form-based code. A Wasatch Front Regional Council grant was awarded for the 2021-2022 fiscal year, and a contractor was selected to help consult on some of these amendments. Additionally, the City is beginning the public input process on an Affordable Housing Overlay, which will provide incentives for the development and preservation of affordable housing. The public process is anticipated to take 4 months, after which the formal adoption process with the Planning Commission and City Council will begin.	Staff, Planning Commission, City Council.	Staff time, agenda time for Planning Commission and City Council.	The RMF-30 amendment has gone before the City Council and is currently pending before the Council. The Affordable Housing Overlay will be going out for public input shortly. It is anticipated that the public engagement process will take 4 months, after which the formal adoption process with the Planning Commission and City Council will begin.	A City Council decision is pending on the RMF-30 amendment. Affordable Housing Overlay is beginning the public engagement process, which is anticipated to take 4 months, after which the formal adoption process with the Planning Commission and City Council will begin.	Land use code amendments are long processes due to the robust public engagement required. We anticipate that the zoning and ordinance changes will happen, which will have a significant impact on the production of moderate-income housing.
<b>H - Eliminate or reduce parking requirements for residential development where a resident is less likely to rely on the resident's own vehicle, such as residential development near major transit investment corridors or senior living facilities.</b>	G1: Increase Housing Options: Reform City practices to promote a responsive, affordable high-opportunity housing market.	G1 O1.1.4: Reduce parking requirements for affordable housing developments and eliminate parking requirements in transit-rich, walkable neighborhoods or when the specific demographics of a development require less parking, such as senior populations (p 20).	The City uses Trello, a project management software, to track progress toward the goals and objectives outlined in <i>Growing SLC</i> . Each objective is assigned to the respective divisions responsible for carrying out the objective while remaining visible to the entire internal team. Goals and objectives are organized to show prioritization of tasks, to keep track of notes and questions, and to create task lists. Check-in meetings are held to update progress and talk through next steps. The City also has a public dashboard that allows the public to interact with the Housing Plan.	The City is in the process of amending the off-street parking requirements found in 21A.44 of the City Code. This amendment started in 2019 and is still going through the administrative and legislative process. The amendment will allow for greater parking flexibility and focus on "context based" parking. The City is also working with developers to include HIVE transit passes for residents in projects where parking requirements are reduced.	Staff, Planning Commission, City Council, UTA, Developers.	Staff time, Planning Commission and City Council agenda, UTA & Developer time.	The parking ordinance amendments has received a positive recommendation from the Planning Commission in 2019 and the City Council has requested changes that are being incorporated before a public hearing date is set. Logistics of HIVE pass incentives are being worked through. It is anticipated that this would be completed in 2022 at the earliest.	The parking ordinance amendment has received a positive recommendation from the Planning Commission in 2019. Initial City Council comments have been received. Initial assessments of HIVE pass incentives have highlighted some logistical hurdles that need to be worked through before this could be fully implemented.	Land use code amendments are a long process due to the robust public engagement process. City staff is currently exploring HIVE pass options that would make this portion of the task more feasible.
<b>I - Allow for single room occupancy developments.</b>	G1: Increase Housing Options: Reform City practices to promote a responsive, affordable high-opportunity housing market. G2: Affordable Housing: Increase housing opportunities and stability for cost-burdened households.	G1 O1.1.2: Develop in-fill ordinances that promote a diverse housing stock, increase housing opportunities, and allow additional units within existing structures, while minimizing neighborhood impacts (p 19). G2 O2.4.2: Work with community partners and government entities to acquire hotels, multi-family properties, and surplus land to preserve or redevelop them as affordable housing (p 30).	The City uses Trello, a project management software, to track progress toward the goals and objectives outlined in <i>Growing SLC</i> . Each objective is assigned to the respective divisions responsible for carrying out the objective while remaining visible to the entire internal team. Goals and objectives are organized to show prioritization of tasks, to keep track of notes and questions, and to create task lists. Check-in meetings are held to update progress and talk through next steps. The City also has a public dashboard that allows the public to interact with the Housing Plan.	The City Council is currently considering an ordinance that would change the definition of Single Room Occupancy to Shared Housing and designate appropriate areas for shared housing within the City. The City is also looking into potentially purchasing and rehabilitating hotels/motels that could be used as single room occupancy affordable housing structures.	Staff, Planning Commission, City Council.	Staff time, Planning Commission and City Council agenda, potential ARPA-HOME funds.	The proposed amendment has been heard by the City Council. Staff is currently awaiting updates from the City Council.	The Planning Commission sent a positive recommendation for the amendment and the City Council has held two well attended virtual public hearings.	Land use code amendments are a long process due to the robust public engagement process.

<p><b>J - Implement zoning incentives for low to moderate income units in new developments.</b></p>	<p>G2: Affordable Housing: Increase housing opportunities and stability for cost-burdened households.</p>	<p>G2 O2.1.2: Consider an ordinance that would require and incentivize the inclusion of affordable units in new developments (p 25). G2 O2.1.3: Offer incentives to developers of affordable housing such as land discounts and primary financing options (p 26).</p>	<p>The City uses Trello, a project management software, to track progress toward the goals and objectives outlined in Growing SLC. Each objective is assigned to the respective divisions responsible for carrying out the objective while remaining visible to the entire internal team. Goals and objectives are organized to show prioritization of tasks, to keep track of notes and questions, and to create task lists. Check-in meetings are held to update progress and talk through next steps. The City also has a public dashboard that allows the public to interact with the Housing Plan</p>	<p>The City is currently working on an Affordable Housing Overlay that will allow for density bonuses and other incentives for affordable housing. Additional "points" will be added for developments that are near transit opportunities.</p>	<p>Staff, Planning Commission, City Council.</p>	<p>Staff time, Planning Commission and City Council agenda.</p>	<p>The Affordable Housing Overlay will be going out for public input shortly. It is anticipated that the public engagement process will take 4 months, after which the formal adoption process with the Planning Commission and City Council will begin.</p>	<p>The Affordable Housing Overlay will be going out for public input shortly. It is anticipated that the public engagement process will take 4 months, after which the formal adoption process with the Planning Commission and City Council will begin.</p>	<p>Land use code amendments are a long process due to the robust public engagement process.</p>
<p><b>K - Utilize strategies that preserve subsidized low to moderate income units on a long term basis.</b></p>	<p>G2: Affordable Housing: Increase housing opportunities and stability for cost-burdened households.</p>	<p>G2 O2.2.1: Propose a significant, long-term, and sustainable funding source for the development, preservation, and stability of affordable housing (p 27).</p>	<p>The City uses Trello, a project management software, to track progress toward the goals and objectives outlined in Growing SLC. Each objective is assigned to the respective divisions responsible for carrying out the objective while remaining visible to the entire internal team. Goals and objectives are organized to show prioritization of tasks, to keep track of notes and questions, and to create task lists. Check-in meetings are held to update progress and talk through next steps. The City also has a public dashboard that allows the public to interact with the Housing Plan</p>	<p>The City passed a .5% sales tax increase for the Funding our Future program. Additionally, the RDA has created a Housing Development Fund to provide a long-term affordable housing funding source. The City is working on amending the Housing Loss Mitigation ordinance 18.97 to ensure that affordable housing units are not lost to development pressures. The City has housing rehabilitation programs that assist in the preservation of moderate-income housing. Additionally, the City has embarked on a Gentrification and Displacement study that will suggest additional strategies to preserve low- to moderate-income housing.</p>	<p>Staff, Planning Commission, City Council.</p>	<p>Staff time and financial resources.</p>	<p>Staff presented to the City Council on 12/1/20 to discuss the direction for the Housing Loss Mitigation ordinance amendments. Work is ongoing on this item, and it is anticipated that a resolution will come in 2022. The Gentrification and Displacement study will be completed in 2022. It is anticipated that suggested policies would then be explored through administrative and legislative channels.</p>	<p>The ordinance amendment has gone through a public process and before Planning Commission where it was tabled. Staff has established a working group and meetings have been convened. A consultant was hired in late Q3 of 2021, and they have begun the initial work toward the study.</p>	<p>Housing Loss Mitigation is a very complex, multi-layered issue. The City recently hired a consultant to examine issues that tie to the loss and preservation of affordable housing including displacement, relocation, and gentrification. The study is anticipated to be completed in late 2022, at which time, an ordinance amendment may occur.</p>
<p><b>L - Preserve existing moderate income housing.</b></p>	<p>G2: Affordable Housing: Increase housing opportunities and stability for cost-burdened households.</p>	<p>G2 O2.2.1: Propose a significant, long-term, and sustainable funding source for the development, preservation, and stability of affordable housing (p 27).</p>	<p>The City uses Trello, a project management software, to track progress toward the goals and objectives outlined in Growing SLC. Each objective is assigned to the respective divisions responsible for carrying out the objective while remaining visible to the entire internal team. Goals and objectives are organized to show prioritization of tasks, to keep track of notes and questions, and to create task lists. Check-in meetings are held to update progress and talk through next steps. The City also has a public dashboard that allows the public to interact with the Housing Plan</p>	<p>The City passed a .5% sales tax increase for the Funding our Future program. Additionally, the RDA has created a Housing Development Fund to provide a long-term affordable housing funding source. The City is working on amending the Housing Loss Mitigation ordinance 18.97 to ensure that affordable housing units are not lost to development pressures. The City has housing rehabilitation programs that assist in the preservation of moderate-income housing. Additionally, the City has embarked on a Gentrification and Displacement study that will suggest additional strategies to preserve low- to moderate-income housing.</p>	<p>Staff, Planning Commission, City Council.</p>	<p>Staff time and financial resources.</p>	<p>Staff presented to the City Council on 12/1/20 to discuss the direction for the Housing Loss Mitigation ordinance amendments. Work is ongoing on this item, and it is anticipated that a resolution will come in 2022. The Gentrification and Displacement study will be completed in 2022. It is anticipated that suggested policies would then be explored through administrative and legislative channels.</p>	<p>The ordinance amendment has gone through a public process and before Planning Commission where it was tabled. Staff has established a working group and meetings have been convened. The RDA has established a Housing Development Trust Fund that allows developers to apply for loans for new construction or the rehabilitation of affordable housing within Salt Lake City. The RDA has released these funds on a competitive basis through a Notice of Funding Availability the last 3 years.</p>	<p>Housing Loss Mitigation is a very complex, multi-layered issue. The City recently hired a consultant to examine issues that tie to the loss and preservation of affordable housing including displacement, relocation, and gentrification. The study is anticipated to be completed in late 2022, at which time, an ordinance amendment may occur.</p>
<p><b>M - Reduce impact fees as defined in Section 11-36a-102 related to low and moderate income housing.</b></p>	<p>G1: Increase Housing Options: Reform City practices to promote a responsive, affordable high-opportunity housing market.</p>	<p>G1 O1.2.1: Create an expedited processing system to increase City access for those developers constructing new affordable units (p 21).</p>	<p>The City uses Trello, a project management software, to track progress toward the goals and objectives outlined in Growing SLC. Each objective is assigned to the respective divisions responsible for carrying out the objective while remaining visible to the entire internal team. Goals and objectives are organized to show prioritization of tasks, to keep track of notes and questions, and to create task lists. Check-in meetings are held to update progress and talk through next steps. The City also has a public dashboard that allows the public to interact with the Housing Plan</p>	<p>The Salt Lake City Municipal Code Section 18.98.060 (E) provides for an impact fee exemption for the development of affordable housing units based on AMI. Adjustments to ADU impact fees have also been undertaken.</p>	<p>Building and Planning Divisions.</p>	<p>Staff time.</p>	<p>Municipal code allows for impact fee exemption. In October 2021, the City updated its impact fee calculation for ADUs.</p>	<p>During 2021 Salt Lake City has granted three impact fee exemptions for projects totaling 1,300 units, 1,278 of which are affordable. The exemptions totaled \$4,525,218 in savings to the development community. The ADU impact fee assessment lowers impact fees by \$2,194 per unit.</p>	<p>Barriers include development community triggering the fee waiver and their ability to make affordable unit projects pencil. A press release was issued in October 2021 to announce the change in ADU impact fees.</p>
<p><b>N - Participate in a community land trust program for low or moderate income housing.</b></p>	<p>G2: Affordable Housing: Increase housing opportunities and stability for cost-burdened households.</p>	<p>G2 O2.4.1: Create and Affordable Housing Community Land Trust (p 29).</p>	<p>The City uses Trello, a project management software, to track progress toward the goals and objectives outlined in Growing SLC. Each objective is assigned to the respective divisions responsible for carrying out the objective while remaining visible to the entire internal team. Goals and objectives are organized to show prioritization of tasks, to keep track of notes and questions, and to create task lists. Check-in meetings are held to update progress and talk through next steps. The City also has a public dashboard that allows the public to interact with the Housing Plan</p>	<p>The City has a Community Land Trust (CLT) that provides opportunities for income qualified residents to purchase a home while the City holds the land in the Trust. No homes have been purchased in 2021, but the City currently has thirteen homes in the CLT. The RDA has been approved to create a Westside Community Land Trust. The City is also looking into ways to expand its Community Land Trust and develop a public wealth fund that would facilitate affordable housing in perpetuity.</p>	<p>Staff, City Council, and RDA Board.</p>	<p>Staff time, funding.</p>	<p>The CLT has already been established, but a contractor was hired in 2021 Q3 to help develop proposals for ways to ensure that the CLT functions at a high level and creates a source of funding that can be used toward creating a perpetual stock of affordable housing in the city.</p>	<p>The CLT is established, and a contractor has been hired on to provide recommendations on ways to improve its functioning and develop a source of funding to create a perpetual stock of affordable housing.</p>	<p>The CLT model has not worked how the City envisioned. A current study being done by a consultant will revisit the model to ensure that the CLT is beneficial to our residents and maintains a perpetual stock of affordable housing.</p>
<p><b>O - Implement a mortgage assistance program for employees of the municipality or of an employer that provides contracted services to the municipality.</b></p>	<p>Not Applicable.</p>								
<p><b>P - Apply for or partner with an entity that applies for state or federal funds or tax incentives to promote the construction of moderate income housing.</b></p>	<p>G1: Increase Housing Options: Reform City practices to promote a responsive, affordable high-opportunity housing market. G2: Affordable Housing: Increase housing opportunities and stability for cost-burdened households.</p>	<p>G1 O1.3.2: Establish partnerships with housing industry leaders to construct innovative and affordable developments (p 22). G2 O2.4.2: Work with community partners and government entities to acquire hotels, multi-family properties, and surplus land to preserve or redevelop them as affordable housing (p 30).</p>	<p>The City uses Trello, a project management software, to track progress toward the goals and objectives outlined in Growing SLC. Each objective is assigned to the respective divisions responsible for carrying out the objective while remaining visible to the entire internal team. Goals and objectives are organized to show prioritization of tasks, to keep track of notes and questions, and to create task lists. Check-in meetings are held to update progress and talk through next steps. The City also has a public dashboard that allows the public to interact with the Housing Plan</p>	<p>Provide financial resources in the form of loans to local housing organizations to develop affordable housing. Additionally, the City is working with regional funders and local homeless service providers to identify potential projects and determine the best utilization of ARPA-HOME funds earmarked for homeless individuals.</p>	<p>Staff, City Council, and RDA Board.</p>	<p>Staff time, funding.</p>	<p>Project is ongoing.</p>	<p>The RDA has recently acquired properties in the 9-line Community Reinvestment Area for affordable housing and released \$8M for affordable housing developments, which will likely be used as gap financing by developers seeking LIHTC credits.</p>	<p>Financial resources are the barrier to this goal.</p>
<p><b>Q - Apply for or partner with an entity that applies for programs offered by the Utah Housing Corporation within that agency's funding capacity.</b></p>	<p>Not Applicable.</p>								
<p><b>R - Apply for or partner with an entity that applies for affordable housing programs administered by the Department of Workforce Services.</b></p>	<p>G1: Increase Housing Options: Reform City practices to promote a responsive, affordable high-opportunity housing market. G2: Affordable Housing: Increase housing opportunities and stability for cost-burdened households.</p>	<p>G1 O1.3.2: Establish partnerships with housing industry leaders to construct innovative and affordable developments (p 22). G2 O2.4.2: Work with community partners and government entities to acquire hotels, multi-family properties, and surplus land to preserve or redevelop them as affordable housing (p 30).</p>	<p>The City uses Trello, a project management software, to track progress toward the goals and objectives outlined in Growing SLC. Each objective is assigned to the respective divisions responsible for carrying out the objective while remaining visible to the entire internal team. Goals and objectives are organized to show prioritization of tasks, to keep track of notes and questions, and to create task lists. Check-in meetings are held to update progress and talk through next steps. The City also has a public dashboard that allows the public to interact with the Housing Plan</p>	<p>The City and the RDA are partnering with the State on a development with 190 units, 104 of which are affordable. The project is set to open in spring 2023. The City has also partnered on multiple projects that are also funded through the Olene Walker Housing Trust Fund (OWHTF). The OWHTF 2020 annual report states that the trust invested in 306 units at \$5.73 million.</p>	<p>Staff and City Council.</p>	<p>Funding resources.</p>	<p>Projects are ongoing and funding dependent.</p>	<p>No specific tasks as they are as projects become available.</p>	<p>Marketing and funding have been barriers to this program.</p>
<p><b>S - Apply for our partner with an entity that applies for programs administered by an association of governments established by an interlocal agreement under Title 11, Chapter 13, Interlocal Cooperation Act.</b></p>	<p>Not Applicable.</p>								
<p><b>T - Apply for or partner with an entity that applies for services provided by a public housing authority to preserve and create moderate income housing.</b></p>	<p>G1: Increase Housing Options: Reform City practices to promote a responsive, affordable high-opportunity housing market. G2: Affordable Housing: Increase housing opportunities and stability for cost-burdened households.</p>	<p>G1 O1.3.2: Establish partnerships with housing industry leaders to construct innovative and affordable developments (p 22). G2 O2.4.2: Work with community partners and government entities to acquire hotels, multi-family properties, and surplus land to preserve or redevelop them as affordable housing (p 30).</p>	<p>The City uses Trello, a project management software, to track progress toward the goals and objectives outlined in Growing SLC. Each objective is assigned to the respective divisions responsible for carrying out the objective while remaining visible to the entire internal team. Goals and objectives are organized to show prioritization of tasks, to keep track of notes and questions, and to create task lists. Check-in meetings are held to update progress and talk through next steps. The City also has a public dashboard that allows the public to interact with the Housing Plan</p>	<p>The City provided \$51,181 in CDBG Emergency Assistance to the Valor House to repair the HVAC system. Valor House has 72 units and is owned by the VA, with the Housing Authority of Salt Lake as the Landlord, and First Step House is the property manager.</p>	<p>Staff.</p>	<p>Funding resources.</p>			<p>Funding has been the primary barrier.</p>
<p><b>U - Apply for or partner with an entity that applies for programs administered by a metropolitan planning organization or other transportation agency that provides technical planning assistance.</b></p>	<p>G1: Increase Housing Options: Reform City practices to promote a responsive, affordable high-opportunity housing market.</p>	<p>G1 O1.1.2: Develop in-fill ordinances that promote a diverse housing stock, increase housing options, create redevelopment opportunities, and allow additional units within existing structures, while minimizing neighborhood impacts (p 19).</p>	<p>The City uses Trello, a project management software, to track progress toward the goals and objectives outlined in Growing SLC. Each objective is assigned to the respective divisions responsible for carrying out the objective while remaining visible to the entire internal team. Goals and objectives are organized to show prioritization of tasks, to keep track of notes and questions, and to create task lists. Check-in meetings are held to update progress and talk through next steps. The City also has a public dashboard that allows the public to interact with the Housing Plan</p>	<p>The City has received a Transportation and Land-use Connection grant to update zoning regulations in the downtown area to increase building heights and align building heights with building code requirements for construction types. This is in an effort to increase housing stock in the downtown area. Using this grant, the City has contracted with a consultant to produce an adoptable code amendment to be adopted by the City.</p>	<p>Staff, consultant, Planning Commission, City Council.</p>	<p>Staff time, consultant time, Planning Commission time, City Council time, TLC grant funds, other funding resources (10% match).</p>	<p>Existing conditions report completion expected November 2021. Public engagement completion expected January 2022. Planning Commission process completion expected March 2022. City Council process completion expected June 2022. Project completion target deadline is June 2022.</p>	<p>None.</p>	<p>The barriers should be able to be address through modifications to the proposed code changes. Most barriers are expected on the edges of the downtown where building heights start to transition.</p>

<p>V- Utilize a moderate income housing set aside from a community reinvestment agency, redevelopment agency or community development and renewal agency.</p>	<p>G2: Affordable Housing: Increase housing opportunities and stability for cost-burdened households.</p>	<p>G2 O2.1.3: Offer incentives to developers of affordable housing such as land discounts and primary financing options (p 26). G2 O2.2.3: Propose a significant, long-term, and sustainable funding source for the development, preservation, and stability of affordable housing (p 27).</p>	<p>The City uses Trello, a project management software, to track progress toward the goals and objectives outlined in Growing SLC. Each objective is assigned to the respective divisions responsible for carrying out the objective while remaining visible to the entire internal team. Goals and objectives are organized to show prioritization of tasks, to keep track of notes and questions, and to create task lists. Check-in meetings are held to update progress and talk through next steps. The City also has a public dashboard that allows the public to interact with the Housing Plan</p>	<p>The Redevelopment Agency of Salt Lake City has 10 RDA areas, of which 8 have triggered the housing set-aside. These funds are released to the development community through a competitive NOFA process. In 2021 \$8M was announced, with applications pending. In 2021, 104 affordable units have been approved for funding, totaling an investment of \$1,340,000. Three projects commenced construction with 390 total units, 334 of which are affordable. A total of 633 units, including 414 affordable units, using RDA funding have, or are scheduled to, come online in 2021.</p>	<p>Staff, RDA Board, City Council, and development community.</p>	<p>Staff time.</p>	<p>Deadlines are based on eligible development projects.</p>	<p>NOFA was issued in September 2021 with applications for funding due October 29, 2021. Other tasks emerge as projects come online.</p>	<p>Funding has been the primary barrier, as has taxing entity participation in new tax increment project areas that would increase the funding pool.</p>
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