
MEMORANDUM

DATE: February 11, 2005

TO: Council Members

SUBJECT: Housing Policy Discussion

FROM: Janice Jardine
Land Use Policy Analyst

CC: Mayor Anderson, Rocky Fluhart, Sam Guevara, DJ Baxter, David Dobbins, LuAnn Clark, Louis Zunguze, Dave Oka, Valda Tarbet, Rosemary Kappas, Sandi Marler, Marge Harvey, Sylvia Jones

- A. In September 2004, the Council office received a transmittal from the Administration that provided an updated draft Housing Policy document.
- B. The Administration's transmittal notes:
 1. A Housing Coordination committee was established that included City Administrative, Housing Authority, City Council and Redevelopment Agency staff representatives.
 2. The committee took a comprehensive approach to address a broad spectrum of housing issues.
 3. Current policies adopted as part of the City's Community Housing Plan were used as a starting point.
 4. A draft housing policy document was created that includes portions of the existing policies and new policies identified by the committee.
 5. The draft policies were reviewed and approved by the Housing Trust Fund Advisory Board and Mayor Anderson.
- C. As part of the Council's process in addressing Housing as a key policy priority, the Council established a subcommittee. That subcommittee has met with the Administration and Redevelopment Agency staff and is recommending changes to the document forwarded by the Administration to the Council.
- D. To provide a comprehensive context for Council review, Council staff created the attached documents using the current adopted policies as the base document, with the draft policies provided by the Administration added in revision format and changes recommended by the Council subcommittee highlighted in green.
- E. The Council subcommittee would like to discuss the concepts in the draft with the full Council and receive the Council's approval to distribute the draft policies for public review.
- F. The Council may wish to consider the following process options:
 1. Establish a timeframe to receive public comments.
 2. Hold a public hearing to consider adoption of the policies.
 3. Make changes to the Council subcommittee's draft document before it is distributed for public comment.

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SALT LAKE CITY HOUSING POLICY STATEMENTS
(clean copy - incorporating Administration and Council Subcommittee changes)

PREAMBLE

The goal of Salt Lake City's Housing Policies is to enhance, maintain and sustain a livable community that includes a vibrant downtown and other business areas integrated with surrounding neighborhoods that offer a wide range of housing choices for all income levels. The Housing Policies are designed to guide the City's effort to develop new housing opportunities while preserving existing housing stock. The City recognizes that strong vibrant neighborhoods are fundamental to the health and vitality of the City and that residents, business owners and local government each have a role to play in creating and sustaining ideal neighborhoods.

Salt Lake City faces significant housing and population challenges as it begins the 21st Century. The increase in land values, lack of available land, and encroachment of commercial development into neighborhoods previously dominated by residential uses have all combined to reduce available housing stock and made affordable housing increasingly difficult to provide, particularly in the downtown area. Other constraints to additional housing have resulted from the application of standards and requirements in existing land use regulations.

In the 1990s, Salt Lake City's population grew by approximately 10,000 residents, marking the city's first decade of population growth since the 1950s. At the same time, however, the suburban areas have experienced phenomenal population growth and continue to grow at rates that far out pace Salt Lake City's modest increases. The dispersal of the population threatens several of Salt Lake City's traditional revenue sources, sales and property taxes, to the extent those sources are sensitive to residential population. The relative shift of population to the suburban areas has also affected Salt Lake City's urban public schools, two of which have closed in recent years.

Salt Lake City sits poised on the brink of opportunity, and the housing policies that follow seek to maximize current and future opportunities. The construction of two light rail lines, for example, provides Salt Lake City with the opportunity to situate higher-density residential and commercial developments around transit stations. New developments, in configurations that are friendly to pedestrians and bicyclists, would provide many of the residents and businesses near the stations easy access to light rail, thereby providing for greater urban vitality, lower costs of living, healthier lifestyles, and reduced vehicle dependence.

The City considers housing a high priority and intends the Housing Policies to be considered in:

1. City and Redevelopment Agency funding assistance.
2. Zoning and land use planning.
3. Master planning of neighborhoods.
4. Incentives and creative approaches for developers.
5. Incentives or permitting processes to maintain, increase and encourage a variety of housing styles, densities, prices or rents to accommodate all individuals as well as families of all types and sizes.

To achieve these strategic goals, the City will implement the following housing policies:

A. NEW HOUSING DEVELOPMENT IN SALT LAKE CITY

The Mayor and the City Council support:

1. A city-wide variety of residential housing units including affordable housing.

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2. Accommodating different types and intensities of residential development providing access to decent, safe and affordable housing for all Salt Lake City residents that does not consume more than 30% of their gross income.
3. Development of programs to meet the housing needs of all individuals whether employed by, working in or living within Salt Lake City.
4. Policies and programs that encourage home ownership and that will create an appropriate balance of rental and ownership opportunities in neighborhoods without jeopardizing an adequate supply of affordable housing.
5. Mixed-use and mixed-income concepts and projects that achieve vibrant, safe, integrated, walkable neighborhoods through a mix of uses and incomes in areas with established transportation, utilities and related public services that:
 - a. incorporate affordable housing when appropriate; and
 - b. incorporate an assortment of residential, commercial and professional office uses.
6. Architectural designs compatible with neighborhoods that:
 - a. makes good use of and incorporate open space, even minimal amounts;
 - b. interface well with public spaces;
 - c. address parking needs in the least obtrusive manner possible; and
 - d. are creative, aesthetically pleasing and provide attractive public spaces, such as designated common areas, community centers, childcare, resident gathering places, and resident/community gardens, etc.

B. AFFORDABLE HOUSING

The Mayor and the City Council support:

1. All Salt Lake City residents having access to decent, safe and affordable housing.
2. The analysis of the impacts of fees and current zoning on affordable housing.
3. The dispersal of affordable, transitional and special needs housing city-wide and valley-wide.
4. The City providing examples of how affordable housing can be built, offering incentives for innovative projects that developers may not initially be willing to undertake and encouraging public/private partnerships to maximize housing opportunities.
5. Facilitating better coordination and communication among the wide variety of groups involved in housing.
6. Transit- and pedestrian-oriented developments.
7. Mixed-use and mixed-income concepts and projects that achieve vibrant, safe, integrated, walkable neighborhoods through a variety of uses and incomes in areas with established transportation, utilities and related public services and that:
 - a. incorporate affordable housing, whenever possible, in appropriate mixtures;
 - b. incorporate an assortment of residential, commercial and professional office uses;
 - c. are creative, aesthetically pleasing and provide attractive public spaces, such as designated common areas, community centers, childcare, resident gathering places, and resident/community gardens, etc.

C. HOUSING STOCK PRESERVATION, REHABILITATION

The Mayor and City Council advocate:

1. Policies and programs that generally support the preservation, rehabilitation, and adaptive reuse of existing housing stock.
2. Promoting housing safety and quality through adequately funding by fees the City's apartment inspection program.
3. Adequately funding programs that assist home and apartment owners in rehabilitating and maintaining housing units.
4. Reinvestment in existing urban and inner suburban areas.

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5. Preservation, and if possible, expansion, in appropriate areas of existing Section 8 housing in the City.

D. TRANSIT-ORIENTED DEVELOPMENT

The Mayor and City Council support:

1. Coordinated, comprehensive land use and transportation master planning. Specifically, the Council and Mayor support transit-oriented development as well as adequate, reliable public transportation in order to allow residents to easily access employment and residences.
2. A pedestrian and bicycle friendly environment throughout the City.
3. Housing densities and mixed uses and pedestrian-oriented urban design that support walking and the use of alternative and public transportation, depending on the characteristics of each area.
4. Appropriate housing densities and support retail in areas where public transit is available or can be provided and are accessible on foot.
5. Transit-oriented development with an affordable housing component where appropriate.

E. ZONING

On a citywide basis, the Mayor and City Council endorse:

1. Policies and programs that preserve a balance of housing and business opportunities within the City to ensure the continued existence of a population base and business base. While the City supports mixed use development, it also recognizes that there are some zones that are not conducive to residential development. As such, the City will discourage any housing development in industrial-type zones.
2. A zoning designation to permit transitional housing on a small-scale basis.
3. Higher densities in affordable and mixed income and mixed-use housing developments if the developer incorporates features to minimize potential negative impacts such as buffer landscaping, usable open space, on-site amenities, support services, underground vehicle parking, etc.
4. Accessory housing units in single-family zones, subject to restrictions designed to limit impacts and protect neighborhood character.
5. Neighborhood anchor areas or commercial uses that are necessary to the function of residential neighborhoods or are compatible with residential activity.
6. Flexible application of zoning standards to encourage innovation and creative problem solving in new developments.
7. Continue review of potential negative impacts of zoning regulations on single family neighborhoods.

F. STREAMLINED PERMIT PROCESS

The Mayor and City Council endorse:

1. Continuation of the review of reducing the negative affects of building codes and regulations on housing and other possible solutions when available.
2. Streamlining the review and permit processes for developments that offer innovative design options and has a positive impact on neighborhoods.
3. Implementation of a "One Stop Counter" or other means of providing better, faster customer service.

G. DOWNTOWN HOUSING

The Mayor and the City Council support:

1. Development of housing available at all ranges of income levels.
2. Conducting an inventory and zoning review of land within the Downtown that could be used for housing sites, studying the feasibility of purchasing the sites for housing uses, and considering the narrowing of streets.
3. Exploring ways to protect multi-family housing units east of 200 East between South Temple and 400 South and encouraging in-fill development housing east of 200 East.

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4. Encouraging retail support services that support increased residential population and downtown workers.

H. FUNDING MECHANISM

The Mayor and the City Council support:

1. Increasing the housing stock via public nonprofit and/or for profit partnerships.
2. Maintaining the Salt Lake City Community Housing Plan that outlines annual sources and uses of funds for housing and housing programs.
3. Maintaining public reviews and input relating to use of City housing monies through the City's Housing Trust Fund Advisory Board.
4. Establishing a permanent funding source for the Housing Trust Fund.

I. MARKETING AND EDUCATION ON HOUSING IN SALT LAKE CITY

The Mayor and the City Council encourage:

1. Development of educational programs on density, affordable housing and home buyer issues.
2. Sponsoring education programs for developers and community councils to dispel myths and stereotypes about high density and affordable housing.
3. Development of public/private partnerships to market housing and educate the public on housing issues.
4. Marketing programs to highlight Salt Lake City's housing strengths and opportunities.
5. Utilize market research to develop aggressive public marketing campaigns to entice area residents to live in Salt Lake City and to guide the efforts of the City, the RDA and the development community in their efforts to develop housing within the City.

J. HOMELESS, TRANSITIONAL AND SPECIAL NEEDS ISSUES

The Mayor and the City Council support:

1. The continuation of co-locating human services and creating a collaborative environment in the Rio Grande community area to ensure that affluent, low-income and moderate-income populations can live, work and flourish together.
2. The efforts of the "Long Range Planning for Sheltering Needs of Homeless Persons Committee" in creating a County-wide ten-year plan to end chronic homelessness.
3. The creation of permanently affordable housing with appropriate case management for formerly homeless people to reduce the demand on existing services for the homeless.
4. Where possible, small scale, low density, scattered site locations, 100% low-income residential developments based on quality design, good management, and an established neighborhood social support structure.

K. HISTORIC PRESERVATION

The Mayor and the City Council support preservation of valued historic structures deemed significant or contributing to the cultural or architectural heritage of the City based on the completion of the proposed historic resource survey that would be updated every five years.

L. GROWTH TARGETS

The Mayor and the City Council support:

1. Development and maintenance of a city-wide plan for attracting population growth in Salt Lake City.
 - a. Salt Lake City should set and achieve 5-, 10-, and 20-year growth targets. This will help maintain the City's status as Utah's largest city.

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- b. Salt Lake City should use all available tools, as appropriate, including zoning, permitting, fees and incentives, to achieve these growth targets.

M. CITY FUNDED PROJECTS

One of the purposes of Salt Lake City's Housing Policies is to assist the City to achieve a diverse and balanced community with housing that offers a wide range of choices for all income levels. In order to meet this purpose, affordable housing should be available in all neighborhoods and not concentrated in a few areas of the City. Encouraging a variety of low, medium and high density housing developments for all income levels will help to enhance, maintain and sustain livable, viable neighborhoods.

Preservation and creation of affordable housing are high priorities and the City will continue to provide financial assistance to projects that meet the goals of this policy statement. The average percentage of households whose income is below poverty level in Salt Lake City is 13.6%. The City is concerned about census tracts where the poverty percentage is 26% or higher. In the interest of fostering strong, sustainable neighborhoods, this policy discourages additional low-income housing in neighborhoods that currently have at least two times the average poverty rate in Salt Lake City. (Please see attached map.)

The following criteria outline housing projects the City will consider for financial support in order to accomplish our housing goals. The City acknowledges that there will be housing projects that do not meet the criteria but do meet the other land use development requirements. These projects will continue to be considered through the City's regulatory processes but will not be eligible for City funding assistance.

Rental Projects – New Construction and Adaptive Reuses

Percentage of Poverty in Census Tract	Unit Mix
0 – 15%	100% affordable units
16 - 25%	50/50 affordable and market rate units
26% or greater	No City funding assistance available for affordable units

Home Ownership Project – New Construction and Adaptive Reuses

Percentage of Poverty in Census Tract	Unit Mix
26% or greater	80% market /20% affordable
25% or less	50% market/50% affordable

Rehabilitation Project

Multi-family units will be considered for financial support if the properties are rehabilitated and the income level of the residents remains unchanged.

DRAFTSpecial Needs Housing Project

Projects will be reviewed on a case by case basis. Salt Lake City will follow the definition of special needs housing as defined by the U.S. Department of Housing and Urban Development. HUD has identified the following as populations with special needs: homeless, elderly, frail elderly, persons with disabilities, persons with alcohol or other drug addiction, persons with HIV/AIDS and their families and public housing residents.

Note: Source of data is from the U.S. Bureau of the Census and uses data for Salt Lake City.

- Items shown in red and blue revision format are recommendations from the Administration and RDA staff and approved by the Mayor
- Items highlighted in green are recommendations from the Council Housing Policy Subcommittee
- Items shown in black are existing housing policy statements

CITY COUNCIL HOUSING POLICY STATEMENTS

The Council adopted the following Housing Policy Statements on December 14, 1999. The statements were included in the City’s Community Housing Plan, adopted in April 2000.

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HOUSING COORDINATION COMMITTEE
HOUSING POLICIES
SALT LAKE CITY HOUSING POLICY STATEMENTS

PREAMBLE (new section)

The goal of Salt Lake City’s Housing Policies is to enhance, maintain and sustain a livable community that includes a vibrant downtown and other business areas integrated with surrounding neighborhoods that offer a wide range of housing choices for all income levels. The Housing Policies are designed to guide the City’s effort to develop new housing opportunities while preserving existing housing stock. The City recognizes that strong vibrant neighborhoods are fundamental to the health and vitality of the City and that residents, business owners and local government each have a role to play in creating and sustaining ideal neighborhoods. Add – Recommended by Council Subcommittee

Salt Lake City faces significant housing and population challenges as it begins the 21st Century. The increase in land values, ~~resistance to higher density housing developments from current residents~~ the lack of available land, and ~~the~~ encroachment of commercial development into neighborhoods previously dominated by residential uses have all combined to reduce available housing stock, and made affordable housing increasingly difficult to provide, particularly in the downtown area. ~~Delete – Recommended by Council Subcommittee~~ Other constraints to additional housing have resulted from the application of standards and requirements in existing land use regulations.

In the 1990s, Salt Lake City’s population grew by approximately 10,000 residents, marking the city’s first decade of population growth since the 1950s. At the same time, however, the suburban areas ~~of Salt Lake, Davis, and Utah Counties~~ ~~Delete – Recommended by Council Subcommittee~~ have experienced phenomenal population growth, and continue to grow at rates that far out pace Salt Lake City’s modest increases. ~~This change in the region’s population balance has already begun to undermine the quality of life in the region, overwhelm the transportation network and continue the pattern of sprawl development and automobile dependency, which leads to air pollution and adverse public health consequences. While imposing these negative effects on the entire region, t~~ ~~Delete – Recommended by Council Subcommittee~~ The dispersal of the population ~~also~~ threatens several of Salt Lake City’s traditional revenue sources, sales and property taxes, to the extent those sources are sensitive to residential population. The relative shift of population

to the suburban areas has also affected Salt Lake City’s urban public schools, two of which have closed in recent years. ~~has increased traffic congestion and air pollution as more of the City’s daytime employees must commute longer distances to get to work, and has lured some downtown employers to move their operations outside the city.~~ **Delete – Recommended by Council Subcommittee**

Salt Lake City sits poised on the brink of opportunity, and the housing policies that follow seek to maximize current and future opportunities. ~~in ways that will address the issues outlined above.~~ **Delete – Recommended by Council Subcommittee** The construction of two light rail lines, for example, provides Salt Lake City with the opportunity to situate higher-density residential and commercial developments around transit stations. **New developments**, in configurations that are friendly to pedestrians and bicyclists, **would provide so many of the** residents and businesses near the stations ~~can have~~ easy access to light rail, thereby providing for greater urban vitality, lower costs of living, healthier lifestyles, and reduced vehicle dependence.

To that end, the City’s Housing Policies are designed to address two fundamental strategic goals:

~~To preserve, maintain and promote housing of high quality that reflects the City’s commitment to cultural and economic diversity and high quality of life in order to ensure that the City continues to receive at least its share of projected growing population in the region and continues to receive federal funds and maintain adequate political representation at State and Federal levels.~~ **Delete – Recommended by Council Subcommittee**

1. ~~To maintain and increase diversity in the variety of housing styles, sizes, densities, and prices or rents in order to welcome a wider array of families and individuals into the community and to provide affordable homes – access to decent, safe, affordable housing for all residents, including those with special needs that does not consume more than 30% of their gross income. In support of this goal, the City intends to use all available tools to the extent possible, including, but not limited to, zoning, permitting processes, development fees, and appropriate incentives.~~ **Combined with bullet points below – Recommended by Council Subcommittee**

The City considers housing a high priority and intends the Housing Policies to be considered in:

- a. City and Redevelopment Agency funding assistance.
- b. Zoning and land use planning.
- c. Master planning of neighborhoods.
- d. Incentives and creative approaches for developers.
- e. Incentives or permitting processes to maintain, increase and encourage a variety of housing styles, densities, prices or rents to accommodate all individuals as well as families of all types and sizes.

Recommended by Council Subcommittee

To achieve these strategic goals, the City will implement the following housing policies:

A. NEW HOUSING DEVELOPMENT IN SALT LAKE CITY_(new section using existing policy statements)

The Mayor and the City Council support:

1. A city-wide variety of residential housing units including affordable housing.
2. Accommodating different types and intensities of residential development providing access to decent, safe and affordable housing for all Salt Lake City residents that does not consume more than 30% of

- their gross income. **Add – Moved from affordable Housing section - Recommended by Council Subcommittee**
3. Development of programs to meet the housing needs of all individuals ~~whether~~ employed by, ~~and,~~ working ~~in~~ or living within Salt Lake City. **Add – Recommended by Council Subcommittee**
 4. Policies and programs that encourage home ownership ~~and that will create an appropriate balance of rental and ownership opportunities~~ in neighborhoods without jeopardizing an adequate supply of affordable housing. **Add – Recommended by Council Subcommittee**
 5. Mixed-use and mixed-income concepts and projects that achieve vibrant, safe, integrated, walkable neighborhoods through a ~~diverse~~ mix of uses and incomes in areas with established ~~transportation, utilities and related public~~ services that:
 - a. ~~include neighborhood interaction in the design process;~~ **Delete – Recommended by Council Subcommittee**
 - b. incorporate affordable housing when ~~ever possible in~~ appropriate ~~mixtures~~ **Delete – Recommended by Council Subcommittee**; and
 - c. incorporate an assortment of residential, commercial and professional office uses.
 6. Architectural designs compatible with neighborhoods that:
 - a. ~~make~~ ~~makes~~ good use of and incorporate open space, even minimal amounts;
 - b. interface well with public spaces;
 - c. address parking needs in the least obtrusive manner possible; and
 - d. are creative, aesthetically pleasing and provide attractive public spaces, such as designated common areas, community centers, childcare, resident gathering places, and resident/~~community~~ gardens, etc. **Add – Recommended by Council Subcommittee**

A. Citywide Cross Section of Housing

The City Council supports:

1. A citywide variety of residential housing units, including affordable housing.
2. Accommodating different types and intensities of residential development.

Moved to New Housing Development in Salt Lake City Section

B. Design

The City Council encourages:

1. Architectural designs compatible with neighborhoods that:
 1. make good use of and incorporate open space, even minimal amounts;
 2. interface well with public spaces;
 3. address parking needs in the least obtrusive manner possible;
 4. are creative, aesthetically pleasing and provide attractive public spaces, such as designated “commons” areas, community centers, child care, resident gathering places, resident gardens, etc.

Moved to New Housing Development in Salt Lake City Section

B. AFFORDABLE and Transitional HOUSING

The ~~Mayor and~~ the City Council support:

1. ~~All Salt Lake City residents having access to decent, safe and affordable housing, that does not consume more than 30% of their gross income.~~ **Add/Delete – (Add to New Housing Development Section) - Recommended by Council Subcommittee**
2. The analysis of the impacts of fees and current zoning on affordable housing.
 - a. ~~The type of business growth that is compatible with affordable housing needs in the City.~~
3. The dispersal of affordable, transitional ~~and special needs~~ housing city-wide and valley-wide. ~~In particular, the Council supports the establishment of smaller transitional housing programs, with a minimum of one four-plex per Council District.~~

- ~~4. The city-wide development of studio apartment rental housing, single room occupancy housing (SRO's).~~
Delete – Recommended by Council Subcommittee
- ~~5.4. The City providing examples of how affordable housing can be built, offering incentives for innovative projects that developers may not initially be willing to undertake and serving as a facilitator/partner encouraging public/private partnerships to maximize housing opportunities.~~
Add/Delete– Recommended by Council Subcommittee
5. Facilitating better coordination and communication among the wide variety of groups involved in housing.
6. ~~A rebirth of compact Transit- and pedestrian-oriented developments. that conserve water and energy resources, enhance air quality and help restore community vitality.~~
Delete – Recommended by Council Subcommittee
8. Mixed-use and mixed-income concepts and projects that achieve vibrant, safe, integrated, walkable neighborhoods through a diverse mix variety of uses and incomes in areas with established transportation, utilities and related public services and that:
- ~~include neighborhood interaction in the design process;~~
Delete – Recommended by Council Subcommittee
 - incorporate affordable housing, whenever possible, in appropriate mixtures;
 - incorporate an assortment of residential, commercial and professional office uses;
 - are creative, aesthetically pleasing and provide attractive public spaces, such as designated common areas, community centers, childcare, resident gathering places, and resident gardens, etc.; and
 - ~~focus on ensuring a mix of uses and incomes in a neighborhood or block, not necessarily in a single building or project.~~
Delete – Recommended by Council Subcommittee

C. HOUSING STOCK PRESERVATION, REHABILITATION and Replacement

The Mayor and City Council advocates:

1. Policies and programs that generally support the preservation, and rehabilitation, and adaptive reuse of existing housing stock preserve or replace the City's housing stock including, the requirement of, at a minimum, a unit-for-unit replacement or a monetary contribution by developers to the City's Housing Trust Fund in lieu of replacement.
preserve or replace the City's housing stock including, the requirement of, at a minimum, a unit-for-unit replacement or a monetary contribution by developers to the City's Housing Trust Fund in lieu of replacement.
Add – Recommended by Council Subcommittee
2. ~~The City p~~Promoting housing safety and quality through adequately funding by fees the City's apartment inspection program and programs that assist home and apartment owners in rehabilitating and maintaining housing units.
(Moved to next item)
3. Adequately funding programs that assist home and apartment owners in rehabilitating and maintaining housing units.
4. Reinvestment in existing urban and inner suburban areas.
5. Preservation, and if possible, expansion, in appropriate areas of existing Section 8 housing in the City.
Add – Recommended by Council Subcommittee

D. TRANSIT-ORIENTED DEVELOPMENT and Design

The Mayor and City Council supports:

- ~~1.~~1. Coordinated, comprehensive land use and transportation master planning. Specifically, the Council and Mayor supports transit-oriented development as well as adequate, reliable public transportation in order to allow residents to easily access their employment and residences.
Delete - Recommended by Council Subcommittee
- ~~2.~~2. A pedestrian and bicycle friendly environment throughout the City.

~~4.3.~~ Housing densities and mixed uses and pedestrian-oriented urban design that support walking and the use of alternative and public transportation, depending on the characteristics of each area.

~~5.4.~~ Appropriate housing densities and support retail in areas where public transit is and local services are conveniently available or can be provided and are accessible on foot. Add/Delete -

Recommended by Council Subcommittee

~~6.~~ Reinvestment in existing urban and inner-suburban areas. **DELETED**

~~7.~~ A rebirth of compact, transit and pedestrian-oriented developments that conserve water and energy resources, enhance air quality and help restore community vitality. Moved to Affordable Housing

Section

~~8.5.~~ Transit-oriented development with an affordable housing component where appropriate. Add -
Recommended by Council Subcommittee

5. Mixed Uses

The City Council supports:

~~9.~~ Mixed-use and mixed income concepts and projects that achieve vibrant, safe, integrated, walkable neighborhoods through a diverse mix of uses and incomes in areas with established transportation, utilities and related public services that:

- ~~a.~~ include neighborhood interaction in the design process;
- ~~b.~~ incorporate affordable housing whenever possible;
- ~~c.~~ incorporate an assortment of residential, commercial, and professional office uses;
- ~~d.~~ include a variety of housing types, mixed income levels, live-work developments, etc.

Moved to New Housing Development & Affordable Housing Sections

6.E. ZONING

On a citywide basis, the Mayor and City Council endorses:

1. Policies and programs that preserve a balance of housing and business opportunities as well as business opportunities within the City to ensure the continued existence of a population base and business base. Add/Delete - Recommended by Council Subcommittee While the Council-City supports mixed use development, it also recognizes that there are some zones that are not conducive to residential development. As such, the Council-City will discourage any housing development in industrial-type zones.

~~2.~~ Co-housing developments. **DELETED**

~~3.2.~~ A zoning designation to permit transitional housing on a small-scale basis.

~~4.3.~~ Higher densities in affordable and mixed income and mixed-use housing developments if the developer incorporates features to minimize intrusion potential negative impacts such as buffer landscaping, usable open space, on-site amenities, support services, underground vehicle parking, etc. Add/Delete - Recommended by Council Subcommittee

~~5.4.~~ Accessory housing units in single-family zones, subject to restrictions designed to limit impacts and protect neighborhood character.

~~6.~~ Small scale, low density, scattered site location, 100% low income residential developments based on quality design, good management, and an established neighborhood social support structure. Moved to Homeless, Transitional and Special Needs Issues Section

~~7.5.~~ Neighborhood anchor areas or commercial uses that are necessary to the function of residential neighborhoods or are compatible with residential activity.

~~6.~~ Flexible application of zoning standards to encourage innovation and creative problem solving in new developments.

~~7.~~ Continue review of potential negative impacts of zoning regulations on single family neighborhoods. Add - Recommended by Council Subcommittee

7.F. ~~Expedited~~ STREAMLINED PERMIT PROCESS

The Mayor and City Council endorses:

1. Continuation of the review of Reducing the negative affects of building codes and regulations on affordable housing and other possible solutions when available. Add/Delete – Recommended by Council Subcommittee
2. Streamlining the review and permit processes for developments that offer innovative design options and has a positive impact on neighborhoods.
3. Implementation of a "One Stop Counter" or other means of providing better, faster customer service.

G. DOWNTOWN HOUSING (new section)

The Mayor and the City Council support:

1. Development of housing available at all ranges of income levels. Indicators of success include:
 - ~~a. the number of housing units;~~
 - ~~b. vacancy rates;~~
 - ~~c. population;~~
 - ~~d. the mix of market rate, middle income, affordable and low income housing units; and~~
 - ~~e. a mix of home ownership and rental opportunities.~~ Delete – Recommend that the Administration incorporate as part of the Housing Plan's Implementation section - Recommended by Council Subcommittee
2. Conducting an inventory and zoning review of land within the Downtown two blocks of the new main library ~~that~~ that could be used for housing sites, ~~and~~ studying the feasibility of purchasing the sites for housing uses, and considering the narrowing of streets. Add/Delete – Recommended by Council Subcommittee
3. Exploring ways to protect ~~additional~~ multi-family housing units ~~on~~ east of 200 ~~300~~ East between South Temple and 400 South and encouraging in-fill development ~~of multi-family~~ housing ~~along~~ east of 200 ~~300~~ East. Deleted – Recommended by Council Subcommittee
4. Encouraging retail support services that, especially grocery stores, necessary to support an increased residential population and as well as services that cater to downtown workers. Add/Delete – Recommended by Council Subcommittee

H. FUNDING MECHANISM

The Mayor and the City Council support:

1. Increasing the housing stock via public nonprofit and/or for profit partnerships.
2. ~~Establishing a public document~~ Maintaining the Salt Lake City Community Housing Plan that outlines annual sources and uses of funds for housing and housing programs.
3. Maximizing Maintaining public reviews and input relating to use of City housing monies through the City's Housing Trust Fund Advisory Board.
4. Establishing a permanent funding source for the Housing Trust Fund.

I. MARKETING AND EDUCATION ON HOUSING IN SALT LAKE CITY (new section)

The Mayor and the City Council encourage:

1. Development of educational programs on density, affordable housing and home buyer issues.
2. Sponsoring education programs for developers and community councils to dispel myths and stereotypes about high density and affordable housing.
- ~~3.~~ Development of public/private partnerships to market housing and educate the public on housing issues.
- ~~4.~~ Marketing programs to highlight Salt Lake City's housing strengths and opportunities.

5. Utilize market research to develop aggressive public marketing campaigns to entice area residents to live in Salt Lake City and to guide the efforts of the City, the RDA and the development community in their efforts to develop housing within the City.

J. HOMELESS, TRANSITIONAL AND SPECIAL NEEDS ISSUES

The Mayor and the City Council support:

1. The continuation of co-locating human services and creating a collaborative environment in the Rio Grande community area to ensure that affluent, low-income and moderate-income populations can live, work and flourish together.
2. The efforts of the "Long Range Planning for Sheltering Needs of Homeless Persons Committee" in creating a County-wide ten-year plan to end chronic homelessness.
3. The creation of permanently affordable housing with appropriate case management for formerly homeless people to reduce the demand on existing services for the homeless.
4. Where possible, small scale, low density, scattered site locations, 100% low-income residential developments based on quality design, good management, and an established neighborhood social support structure.

K. HISTORIC PRESERVATION (new section)

The Mayor and the City Council support:

1. Preservation of valued historic structures deemed significant or contributing to the cultural or architectural heritage of the City based on the completion of the proposed historic resource survey that would be updated every five years.

L. GROWTH TARGETS (new section)

The Mayor and the City Council support:

1. Development and maintenance of a city-wide plan for attracting ~~Salt Lake City's share of projected population growth in Salt Lake City—the metro area.~~ **Add/Delete – Recommended by Council Subcommittee**
 - a. ~~Salt Lake City should set and achieve 5-, 10-, and 20-year growth targets. ~~to prevent sprawl, preserve air quality, improve public health, enhance quality of life, and to accommodate Salt Lake City's share of regional population growth~~~~ **Add – Recommended by Council Subcommittee** ~~This will help to maintain the City's status as Utah's largest city, to ensure Salt Lake City continues to receive its share of federal funds that come to the region, to preserve its residential, sales and property tax bases, and to maintain adequate political representation in the State Legislature and U.S. Congress.~~ **Delete – Recommended by Council Subcommittee**
 - b. Salt Lake City should use all available tools, ~~as appropriate,~~ including zoning, permitting, fees and incentives, to achieve these growth targets. **Add/Delete – Recommended by Council Subcommittee**

M. CITY FUNDED PROJECTS (new section) Add – Recommended by Council Subcommittee

One of the purposes of Salt Lake City’s Housing Policies is to assist the City to achieve an integrated community with housing that offers a wide range of choices for all income levels. In order to meet this purpose, affordable housing should be available in all neighborhoods and not concentrated in a few areas of the City. Encouraging a variety of low, medium and high density housing developments for all income levels will help to enhance, maintain and sustain livable, viable neighborhoods.

Preservation and creation of affordable housing are high priorities and the City will continue to provide financial assistance to projects that **meet the goals of this policy statement**. The average percentage of households whose income is below poverty level in Salt Lake City is 13.6%. The City is concerned about census tracts where the poverty percentage is 26% or greater. In the interest of fostering strong, sustainable neighborhoods, this policy discourages additional low-income housing in neighborhoods that currently have at least two times the average poverty rate in Salt Lake City. (Please see attached map.)

The following criteria outline housing projects the City will consider for financial support in order to accomplish our housing goals. The City acknowledges that there will be housing projects that do not meet the criteria but do meet the other land use development requirements. These projects will continue to be considered through the City’s regulatory processes but will not be eligible for City funding assistance.

Rental Projects – New Construction and Adaptive Reuses

<u>Percentage of Poverty in Census Tract</u>	<u>Unit Mix</u>
<u>0 – 15%</u>	<u>100% affordable units</u>
<u>16 - 25%</u>	<u>50/50 affordable and market rate units</u>
<u>26% or greater</u>	<u>No City funding assistance available for affordable units</u>

Home Ownership Project – New Construction and Adaptive Reuses

<u>Percentage of Poverty in Census Tract</u>	<u>Unit Mix</u>
<u>26% or greater</u>	<u>80% market /20% affordable</u>
<u>25% or less</u>	<u>50% market/50% affordable</u>

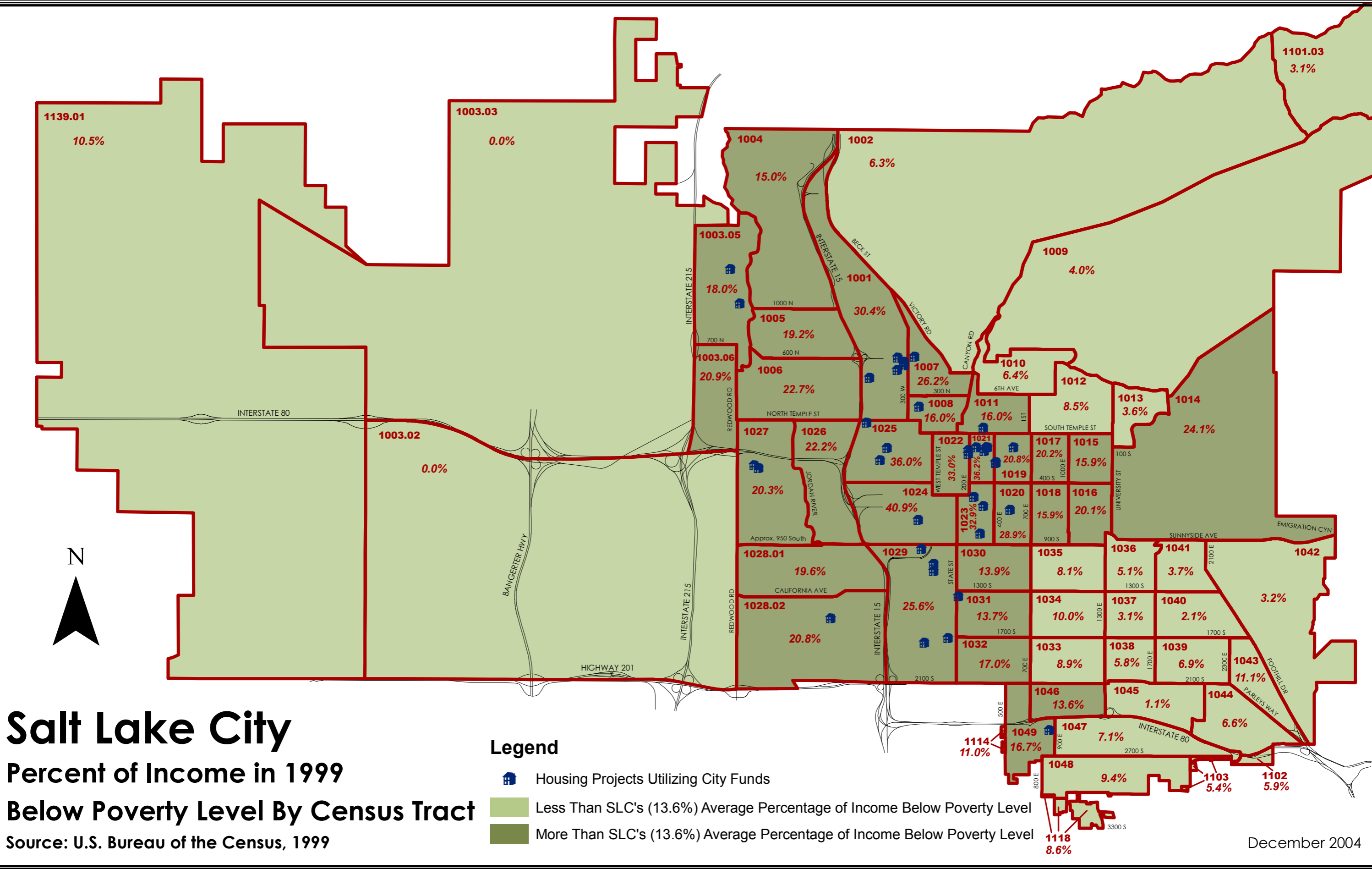
Rehabilitation Project

Multi-family units will be considered for financial support if the properties are rehabilitated and the income level of the residents remains unchanged.

Special Needs Housing Project

Projects will be reviewed on a case by case basis. Salt Lake City will follow the definition of special needs housing as defined by the U.S. Department of Housing and Urban Development. HUD has identified the following as populations with special needs: homeless, elderly, frail elderly, persons with disabilities, persons with alcohol or other drug addiction, persons with HIV/AIDS and their families and public housing residents.

Note: Source of data is from the U.S. Bureau of the Census and uses data for Salt Lake City.



SEP 20 2004


ALISON WEYHER
DIRECTOR

SALT LAKE CITY CORPORATION
COMMUNITY AND ECONOMIC DEVELOPMENT

ROSS C. "ROCKY" ANDERSON
MAYOR

COUNCIL TRANSMITTAL

TO: Rocky Fluhart, Chief Administrative Officer  **DATE:** September 14, 2004

FROM: Lee Martinez, Community Development Director 

RE: A resolution adopting housing policies for Salt Lake City.

STAFF CONTACT: LuAnn Clark

DOCUMENT TYPE: Resolution

BUDGET IMPACT: None

DISCUSSION: At the request of Mayor Anderson, a Housing Coordination Committee was established consisting of representatives from the Housing and Neighborhood Development Division, the Mayor's Office, the Planning Division, the Redevelopment Agency of Salt Lake City, the Housing Authority of Salt Lake City, and staff from the City Council Office to develop housing policies for Salt Lake City. A series of meetings was held by the committee to address the City's housing issues and ensure a comprehensive approach in covering the broad spectrum of housing issues.

The Housing Coordination Committee used the policies adopted in the *Salt Lake City Community Housing Plan* adopted in April 2000 as a starting point, making changes and including new policies as deemed necessary to create the draft housing policies, a copy of which is attached. Upon adoption of the housing policies, the Administration will prepare action steps outlining strategies to be taken to implement them.

The proposed policies have been reviewed and approved by the Housing Coordination Committee, the Housing Trust Fund Advisory Board and by Mayor Anderson.

SALT LAKE CITY HOUSING POLICIES

PREAMBLE

Salt Lake City faces significant housing and population challenges as it begins the 21st Century. The increase in land values; resistance to higher density housing developments from current residents; the lack of available land; and the encroachment of commercial development into neighborhoods previously dominated by residential uses have all combined to reduce available housing stock, and made affordable housing increasingly difficult to provide, particularly in the downtown area. Other constraints to additional housing have resulted from the application of standards and requirements in existing land use regulations.

In the 1990s, Salt Lake City's population grew by approximately 10,000 residents, marking the city's first decade of population growth since the 1950s. At the same time, however, the suburban areas of Salt Lake, Davis, and Utah Counties have experienced phenomenal population growth, and continue to grow at rates that far out pace Salt Lake City's modest increases. This change in the region's population balance has already begun to undermine the quality of life in the region, overwhelm the transportation network and continue the pattern of sprawl development and automobile dependency, which leads to air pollution and adverse public health consequences. While imposing these negative effects on the entire region, the dispersal of the population also threatens several of Salt Lake City's traditional revenue sources, sales and property taxes, to the extent those sources are sensitive to residential population. The relative shift of population to the suburban areas has also affected Salt Lake City's urban public schools, two of which have closed in recent years, has increased traffic congestion and air pollution as more of the City's daytime employees must commute longer distances to get to work, and has lured some downtown employers to move their operations outside the city.

Salt Lake City sits poised on the brink of opportunity, and the housing policies that follow seek to maximize current and future opportunities in ways that will address the issues outlined above. The construction of two light rail lines, for example, provides Salt Lake City with the opportunity to situate higher-density residential and commercial developments around transit stations, in configurations that are friendly to pedestrians and bicyclists, so many of the residents and businesses near the stations can have easy access to light rail, thereby providing for greater urban vitality, lower costs of living, healthier lifestyles, and reduced vehicle dependence.

To that end, the City's Housing Policies are designed to address two fundamental strategic goals:

1. To preserve, maintain and promote housing of high quality that reflects the City's commitment to cultural and economic diversity and high quality of life in order to ensure that the City continues to receive at least its share of projected growing population in the region and continues to receive federal funds and maintain adequate political representation at State and federal levels.
2. To maintain and increase diversity in housing styles, sizes, densities, and prices or rents in order to welcome a wider array of families and individuals into the community and to provide affordable homes for all residents, including those with special needs. In support of this goal, the City intends to use all available tools, including, but not limited to, zoning, permitting processes, development fees, and appropriate incentives.

To achieve these strategic goals, the City will implement the following housing policies:

A. NEW HOUSING DEVELOPMENT IN SALT LAKE CITY

The Mayor and the City Council support:

1. A city-wide variety of residential housing units including affordable housing.
2. Accommodating different types and intensities of residential development.
3. Development of programs to meet the housing needs of all individuals employed by and working or living within Salt Lake City.
4. Policies and programs that encourage home ownership and that will create an appropriate balance in neighborhoods without jeopardizing an adequate supply of affordable housing.
5. Mixed-use and mixed-income concepts and projects that achieve vibrant, safe, integrated, walkable neighborhoods through a diverse mix of uses and incomes in areas with established transportation, utilities and related public services that:
 - a. include neighborhood interaction in the design process;
 - b. incorporate affordable housing whenever possible in appropriate mixtures; and
 - c. incorporate an assortment of residential, commercial and professional office uses.
6. Architectural designs compatible with neighborhoods that:
 - a. make good use of and incorporate open space, even minimal amounts;
 - b. interface well with public spaces;
 - c. address parking needs in the least obtrusive manner possible; and
 - d. are creative, aesthetically pleasing and provide attractive public spaces, such as designated common areas, community centers, childcare, resident gathering places, and resident gardens, etc.

B. AFFORDABLE HOUSING

The Mayor and the City Council support:

1. All Salt Lake City residents having access to housing that does not consume more than 30% of their gross income.
2. The analysis of the impacts of fees and current zoning on affordable housing.
3. The dispersal of affordable, transitional and special needs housing city-wide and valley-wide.
4. The city-wide development of studio apartment rental housing.
5. The City providing examples of how affordable housing can be built, offering incentives for innovative projects that developers may not initially be willing to undertake and serving as a facilitator/partner to maximize housing opportunities.
6. Facilitating better coordination and communication among the wide variety of groups involved in housing.
7. A rebirth of compact transit- and pedestrian-oriented developments that conserve water and energy resources, enhance air quality and help restore community vitality.
8. Mixed-use and mixed-income concepts and projects that achieve vibrant, safe, integrated, walkable neighborhoods through a diverse mix of uses and incomes in areas with established transportation, utilities and related public services and that:
 - a. include neighborhood interaction in the design process;
 - b. incorporate affordable housing, whenever possible, in appropriate mixtures;
 - c. incorporate an assortment of residential, commercial and professional office uses;
 - d. are creative, aesthetically pleasing and provide attractive public spaces, such as designated common areas, community centers, childcare, resident gathering places, and resident gardens, etc.; and
 - e. focus on ensuring a mix of uses and incomes in a neighborhood or block, not necessarily in a single building or project.

C. HOUSING STOCK PRESERVATION AND REHABILITATION

The Mayor and the City Council advocate:

1. Policies and programs that generally support the preservation and rehabilitation of housing stock.
2. Promoting housing safety and quality through adequately funding by fees the City's apartment inspection program.
3. Adequately funding programs that assist home and apartment owners in rehabilitating and maintaining housing units.
4. Reinvestment in existing urban and inner suburban areas.
5. Preservation, and if possible, expansion, of existing Section 8 housing in the City.

D. TRANSIT-ORIENTED DEVELOPMENT

The Mayor and the City Council support:

1. Coordinated, comprehensive land use and transportation master planning. Specifically, the City supports transit-oriented development as well as frequent, adequate, reliable public transportation in order to allow residents to easily access their employment, residences, and many of their daily destinations.
2. A pedestrian and bicycle friendly environment throughout the City.
3. Housing densities and mixed-uses and pedestrian-oriented urban design that support walking and the use of alternative and public transportation, depending on the characteristics of each area.
4. Appropriate housing densities in areas where public transit and local services are conveniently available or can be provided and are accessible on foot.
5. Transit-oriented development with an affordable housing component.

E. ZONING

On a City-wide basis, the Mayor and the City Council endorse:

1. Policies and programs that preserve housing opportunities as well as business opportunities within the City to ensure the continued existence of a population base and business base. While the City supports mixed-use development, it also recognizes that there are some zones that are not conducive to residential development. As such, the City will discourage any housing development in industrial-type zones.
2. A zoning designation to permit transitional housing on a small scale basis.
3. Higher densities in affordable and mixed-income and mixed-use housing developments if the developer incorporates features to minimize intrusions such as buffer landscaping, usable open space, on-site amenities, support services, underground vehicle parking, etc.
4. Accessory housing units in single family zones, subject to restrictions designed to limit impacts and protect neighborhood character.
5. Neighborhood anchor areas or commercial uses that are necessary to the function of residential neighborhoods and are compatible in design and scale with residential activity.
6. Flexible application of zoning standards to encourage innovation and creative problem solving in new developments.

F. STREAMLINED PERMIT PROCESS

The Mayor and the City Council endorse:

1. Continuation of the review of reducing the negative effects of building codes and regulations on affordable housing and other possible solutions when available.
2. Streamlining the review and permit processes for developments that offer innovative design options and have a positive impact on neighborhoods.
3. Implementation of a "One Stop Counter" or other means of providing better, faster customer service.

G. DOWNTOWN HOUSING

The Mayor and the City Council support:

1. Development of housing available at all ranges of income levels. Indicators of success include:
 - a. the number of housing units;
 - b. vacancy rates;
 - c. population;
 - d. the mix of market rate, middle-income, affordable and low-income housing units; and
 - e. a mix of home ownership and rental opportunities.
2. Conducting an inventory and zoning review of land within two blocks of the new main library that could be used for housing sites, studying the feasibility of purchasing the sites for housing uses, and considering the narrowing of streets.
3. Exploring ways to protect multi-family housing units east of 200 East between South Temple and 400 South and encouraging in-fill development of multi-family housing east of 200 East.
4. Encouraging retail services, especially grocery stores, necessary to support an increased residential population as well as services that cater to downtown workers.

H. FUNDING MECHANISM

The Mayor and the City Council support:

1. Increasing the housing stock via public nonprofit and/or for profit partnerships.
2. Maintaining the Salt Lake City Community Housing Plan that outlines annual sources and uses of funds for housing and housing programs.
3. Maintaining public reviews and input relating to use of City housing monies through the City's Housing Trust Fund Advisory Board.
4. Establishing a permanent funding source for the Housing Trust Fund.

I. MARKETING AND EDUCATION ON HOUSING IN SALT LAKE CITY

The Mayor and the City Council encourage:

1. Development of educational programs on density, affordable housing and home buyer issues.
 - Sponsor education programs for developers and community councils to dispel myths and stereotypes about high density and affordable housing.
2. Development of public/private partnerships to market housing and educate the public on housing issues.
3. Marketing programs to highlight Salt Lake City's housing strengths and opportunities.
 - Utilize market research to develop aggressive public marketing campaigns to entice area residents to live in Salt Lake City and to guide the efforts of the City, the RDA and the development community in their efforts to develop housing within the City.

J. HOMELESS, TRANSITIONAL AND SPECIAL NEEDS ISSUES

The Mayor and the City Council support:

1. The continuation of co-locating human services and creating a collaborative environment in the Rio Grande community area to ensure that rich, poor and moderate-income populations can live, work and flourish together.
2. The efforts of the "Long Range Planning for Sheltering Needs of Homeless Persons Committee" in creating a County-wide ten-year plan to end chronic homelessness.
3. The creation of permanently affordable housing with appropriate case management for formerly homeless people to reduce the demand on existing services for the homeless.

4. Where possible, small scale, low density, scattered site locations, 100% low-income residential developments based on quality design, good management, and an established neighborhood social support structure.

K. HISTORIC PRESERVATION

The Mayor and the City Council support:

1. Preservation of valued historic structures deemed significant or contributing to the cultural or architectural heritage of the City based on the completion of the proposed historic resource survey that would be updated every five years.

L. GROWTH TARGETS

The Mayor and the City Council support

1. Development and maintenance of a city-wide plan for attracting Salt Lake City's share of projected population growth in the metro area.
 - a. Salt Lake City should set and achieve 5-, 10-, and 20-year growth targets to prevent sprawl, preserve air quality, improve public health, enhance quality of life, and to accommodate Salt Lake City's share of regional population growth. This will help to maintain the City's status as Utah's largest city, to ensure Salt Lake City continues to receive its share of federal funds that come to the region, to preserve its residential, sales and property tax bases, and to maintain adequate political representation in the State Legislature and U.S. Congress.
 - b. Salt Lake City should use all available tools, including zoning, permitting, fees and incentives, to achieve these growth targets.

**DRAFT
HOUSING COORDINATION COMMITTEE
HOUSING POLICIES**

PREAMBLE

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2. The analysis of the impacts of fees and current zoning on affordable housing.
3. The dispersal of affordable, transitional and special needs housing city-wide and valley-wide. ~~In particular, the Council supports the establishment of smaller transitional housing programs, with a minimum of one four-plex per Council District.~~
4. The city-wide development of ~~single room occupancy~~ studio apartment rental housing.
5. The City providing examples of how affordable housing can be built, offering incentives for innovative projects that developers may not initially be willing to undertake and serving as a facilitator/partner to maximize housing opportunities.
6. Facilitating better coordination and communication among the wide variety of groups involved in housing.
7. A rebirth of compact transit- and pedestrian-oriented developments that conserve water and energy resources, enhance air quality and help restore community vitality.
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- e. focus on ensuring a mix of uses and incomes in a neighborhood or block, not necessarily in a single building or project.

C. HOUSING STOCK PRESERVATION AND REHABILITATION

The Mayor and the City Council advocate:

1. Policies and programs that generally support the preservation and rehabilitation of housing stock. ~~Policies and programs that preserve or replace the City's housing stock including the requirement of, at a minimum, a unit-for-unit replacement or a monetary contribution by developers to the City's Housing Trust Fund in lieu of replacement.~~
2. Promoting housing safety and quality through adequately funding by fees the City's apartment inspection program.
3. Adequately funding programs that assist home and apartment owners in rehabilitating and maintaining housing units.
4. Reinvestment in existing urban and inner suburban areas.
5. Preservation, and if possible, expansion, of existing Section 8 housing in the City.

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The Mayor and the City Council support:

1. Coordinated, comprehensive land use and transportation master planning. Specifically, the City supports transit-oriented development as well as frequent, adequate, reliable public transportation in order to allow residents to easily access their employment, residences, and many of their daily destinations.
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4. Appropriate housing densities in areas where public transit and local services are conveniently available or can be provided and are accessible on foot.
5. Transit-oriented development with an affordable housing component.

E. ZONING

On a City-wide basis, the Mayor and the City Council endorse:

1. Policies and programs that preserve housing opportunities as well as business opportunities within the City to ensure the continued existence of a population base and business base. While the City supports mixed-use development, it also recognizes that there are some zones that are not conducive to residential development. As such, the City will discourage any housing development in industrial-type zones.
- ~~2. Co-housing developments.~~
2. A zoning designation to permit transitional housing on a small scale basis.
3. Higher densities in affordable and mixed-income and mixed-use housing developments if the developer incorporates features to minimize intrusions such as buffer landscaping, usable open space, on-site amenities, support services, underground vehicle parking, etc.
4. Accessory housing units in single family zones, subject to restrictions designed to limit impacts and protect neighborhood character.
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6. Flexible application of zoning standards to encourage innovation and creative problem solving in new developments.

F. ~~EXPEDITED~~ STREAMLINED PERMIT PROCESS

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2. Conducting an inventory and zoning review of land within two blocks of the new main library that could be used for housing sites, and studying the feasibility of purchasing the sites for housing uses, and considering the narrowing of streets.
3. Exploring ways to protect additional multi-family housing units on east of 200-300 East between South Temple and 400 South and encouraging in-fill development of multi-family housing along east of 200-300 East.
4. Encouraging retail services, especially grocery stores, necessary to support an increased residential population as well as services that cater to downtown workers.

H. FUNDING MECHANISM

The Mayor and the City Council support:

1. Increasing the housing stock via public nonprofit and/or for profit partnerships.
2. ~~Establishing a public document~~ Maintaining the Salt Lake City Community Housing Plan that outlines annual sources and uses of funds for housing and housing programs.
3. ~~Maximizing~~ Maintaining public reviews and input relating to use of City housing monies through the City's Housing Trust Fund Advisory Board.
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The Mayor and the City Council encourage:

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3. The creation of permanently affordable housing with appropriate case management for formerly homeless people to reduce the demand on existing services for the homeless.
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 - b. Salt Lake City should use all available tools, including zoning, permitting, fees and incentives, to achieve these growth targets.

RESOLUTION NO. _____ OF 2004
ADOPTING HOUSING POLICIES
FOR SALT LAKE CITY

WHEREAS, Salt Lake City Corporation (the City) has established housing issues as one of its top priorities; and

WHEREAS, the City acknowledges housing as a key element involving the future economic stability of the City; and

WHEREAS, the City established the Housing Coordination Committee to develop housing policies addressing the City's housing needs and ensuring comprehensive coverage of the broad spectrum of housing issues; and

WHEREAS, the City wishes to adopt housing policies to guide decisions relative to housing issues.

THEREFORE, BE IT RESOLVED by the City Council of Salt Lake City, Utah:

1. It does hereby adopt the housing policies as set forth in Exhibit "A" (the "Housing Policies").

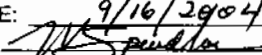
2. That the Administration will develop action steps to implement the Housing Policies and update the existing *Salt Lake City Community Housing Plan*.

Passed by the City Council of Salt Lake City, Utah, this _____ day of _____, 2004.

SALT LAKE CITY COUNCIL

By: _____
CHAIR

ATTEST:

APPROVED AS TO FORM
SALT LAKE CITY ATTORNEY'S OFFICE
DATE: 9/16/2004
BY: 

CHIEF DEPUTY CITY RECORDER