



**SOUTH SALT LAKE**  
**CITY ON THE**  
**MOVE**

**CITY COUNCIL**

**MEMBERS:**

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COREY THOMAS  
SHARLA BYNUM  
NICK MITCHELL  
PAUL SANCHEZ  
NATALIE PINKNEY  
CLARISSA WILLIAMS

**South Salt Lake City Council**  
**Work Meeting Agenda**

Public notice is hereby given that the **South Salt Lake City Council** will hold a Work Meeting on **Wednesday, March 13, 2024** in the City Council Chambers, 220 East Morris Avenue, Suite 200, commencing at **6:15 p.m.**, or as soon thereafter as possible.

**To watch the meeting live click the link below to join:**

<https://zoom.us/j/93438486912>

Watch recorded City Council meetings at: [youtube.com/@SouthSaltLakeCity](https://www.youtube.com/@SouthSaltLakeCity)

Conducting: Council Chair Bynum

**MATTERS FOR DISCUSSION:**

1. Business License Update Jonathan Weidenhamer
2. Affordable Housing Update Jonathan Weidenhamer

Adjourn

Posted March 8, 2024

Those needing auxiliary communicative aids or other services for this meeting should contact Ariel Andrus at 801-483-6019, giving at least 24 hours' notice.

In accordance with State Statute and Council Policy, one or more Council Members may be connected electronically.

Have a question or concern? Call the connect line 801-464-6757 or email [connect@sslc.gov](mailto:connect@sslc.gov)

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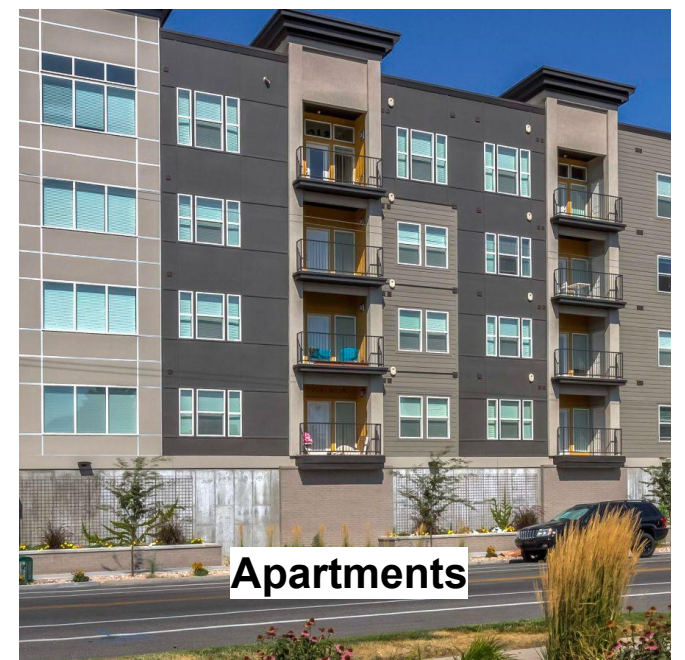


# **South Salt Lake Housing Plan Update**

March 13, 2024

# Agenda

- ◆ Introductions
- ◆ Housing Plan
- ◆ Affordable Housing 101
- ◆ Needs Assessment & Resident Feedback
- ◆ SSL Actions; Opportunities; Tools
- ◆ Q&A



# Introductions



**Lily Gray**  
Gray Impact Consulting



**Kelli Meranda**  
Promise South Salt Lake, Director



**Jason Glidden**  
Housing Consulting



**Jonathan Weidenhamer**  
South Salt Lake Community  
Development Department, Director

# SSL Housing Plan

Above and beyond meeting state requirements, South Salt Lake is currently updating our Housing Plan to include tactics and tools best suited for our city.

The Housing Plan will take an earnest look at our current housing conditions and needs, and guide the future of housing growth in South Salt Lake by using the most effective tools to address the housing affordability issues faced by our residents and community.



# Housing Vision Statement

"South Salt Lake is a community where residents are housed in safe, cared for, and healthy neighborhoods that are connected to parks, local shopping, services, and regional transportation. Residents living in South Salt Lake have a choice of housing types that align with their household type, age, lifestyle, and budget to support our diverse families and residents. Housing opportunities in South Salt Lake are affordable to a variety of households."



# Affordable Housing 101

An Affordable Housing Overview guide was created as an educational resource to share with the public that includes information on terminology and definitions, history of affordable housing, state and federal requirements, tools and funding opportunities.

To access the guide online, go to: [SSLC.gov](http://SSLC.gov) > How We Grow Matters > Housing for All



# Key Terms

**Affordable Housing:** Housing costs less than 30% of a household's income.

**Area Median Income (AMI):** Mid-point for household income for a specific area set by HUD each year.

**Cost-Burdened:** Household pays more than 30% of their income towards housing costs.

**Severely Cost-Burdened:** Household pays more than 50% of their income towards housing costs.

**Deed Restrictions:** Recorded restrictions impose purchase or rental eligibility requirements, limit the price at which a property can be sold, or limit the rental rate an owner may charge. Deed restrictions help keep properties affordable over time.





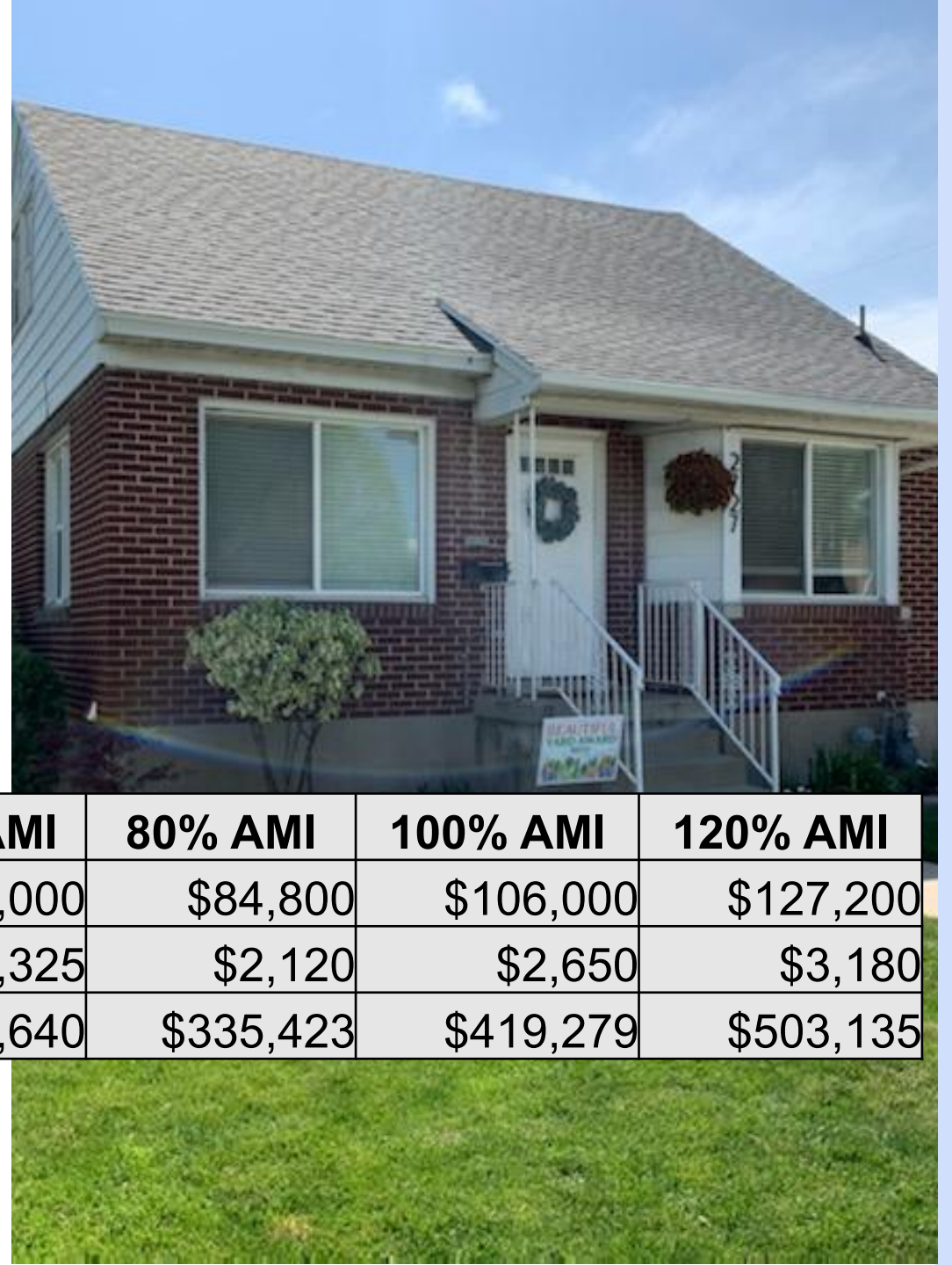
# Income Levels & Affordability

- **Extremely Low Income:** 30% of AMI
- **Very Low Income:** 50% of AMI
- **Low Income:** 80% of AMI
- **Moderate Income:** 120% of AMI

## 2023 Incomes: 4 Person Household in Salt Lake County

	<b>30% AMI</b>	<b>50% AMI</b>	<b>80% AMI</b>	<b>100% AMI</b>	<b>120% AMI</b>
<b>Income Limit</b>	\$31,800	\$53,000	\$84,800	\$106,000	\$127,200
<b>30% Income to Housing</b>	\$795	\$1,325	\$2,120	\$2,650	\$3,180
<b>Maximum Affordable Home</b>	\$125,784	\$209,640	\$335,423	\$419,279	\$503,135

*Sales price assumes: 5% down, 7% interest rate, 30 year amortization, 30% of income to housing costs*



# Benefits of Affordable Housing



**HEALTH**



**ECONOMY**



**EDUCATION**



**ENVIRONMENT**



**COMMUNITY**



# Housing Needs Assessment & Resident Feedback

The Kem Gardner Policy Institute was contracted to complete a Needs Assessment Report of South Salt Lake.

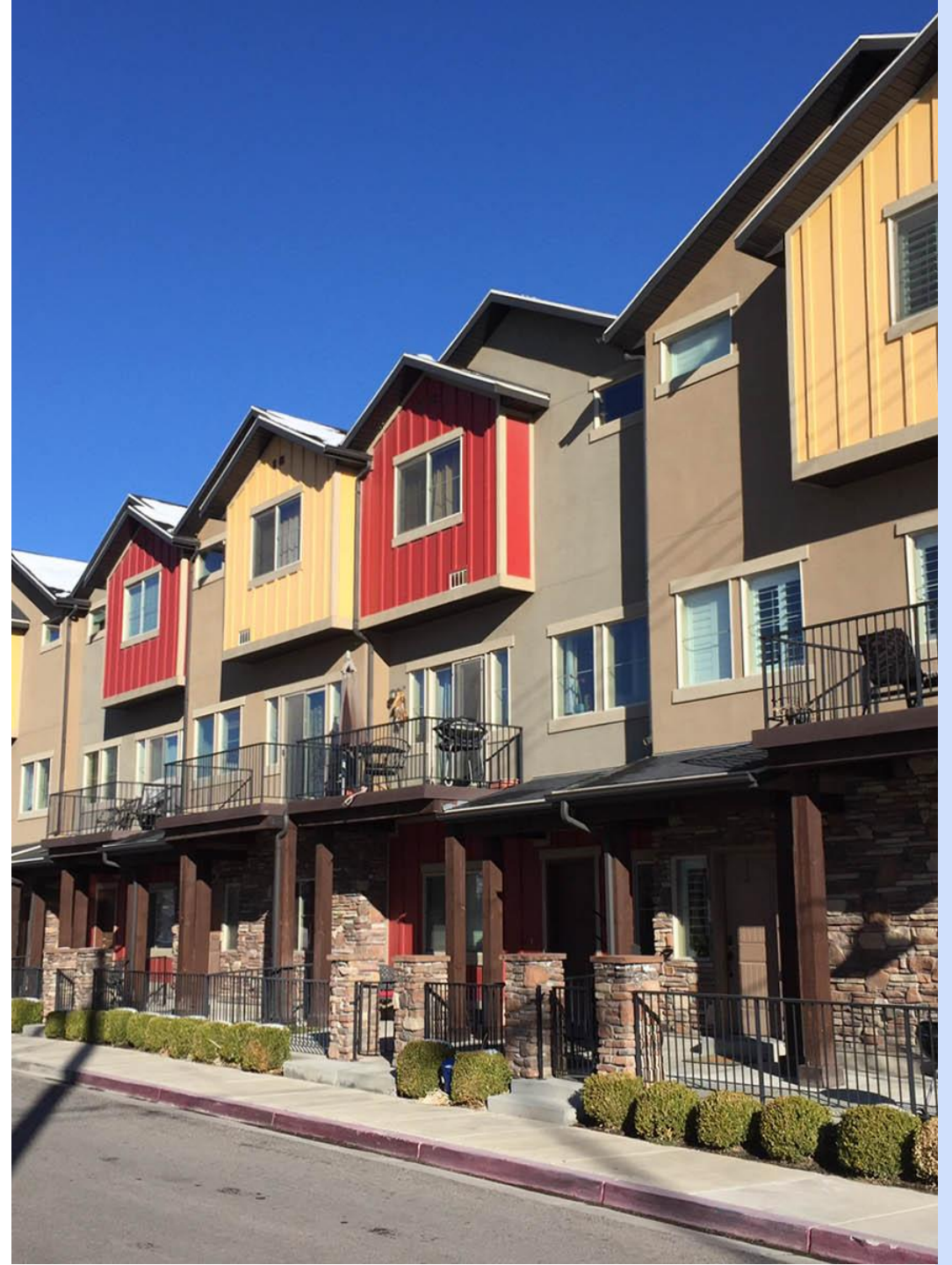
To access the full Needs Assessment Report online, go to: [SSLC.gov](http://SSLC.gov) > How We Grow Matters > Housing for All

Public input was collected through an online survey and small group meetings with various resident populations, nonprofit community partners, and developers.

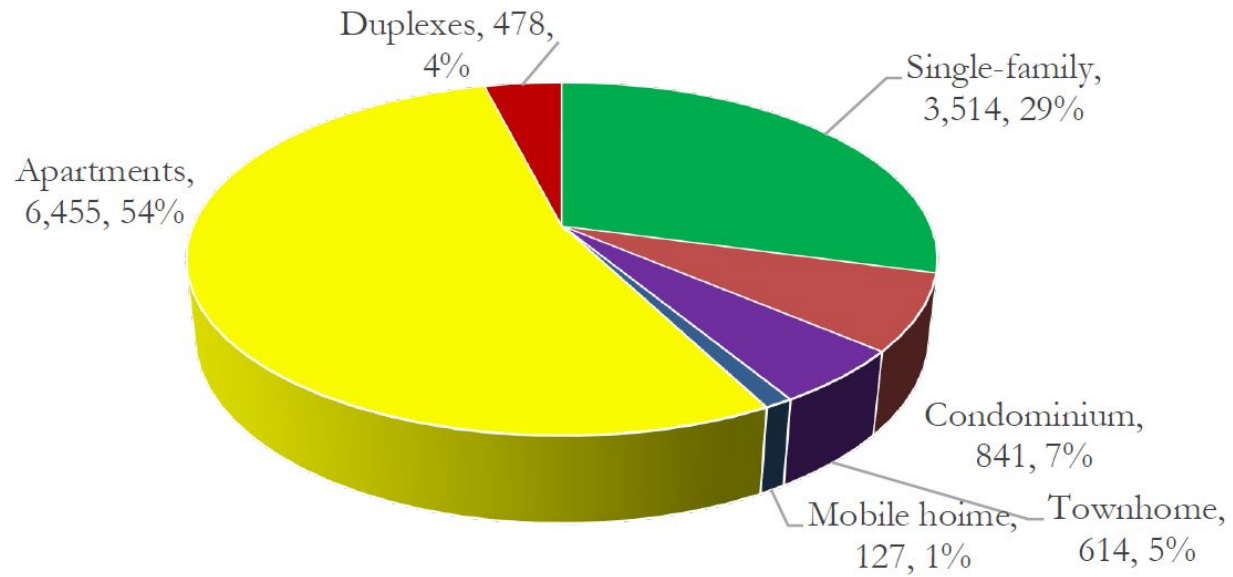


# SSL Demographics

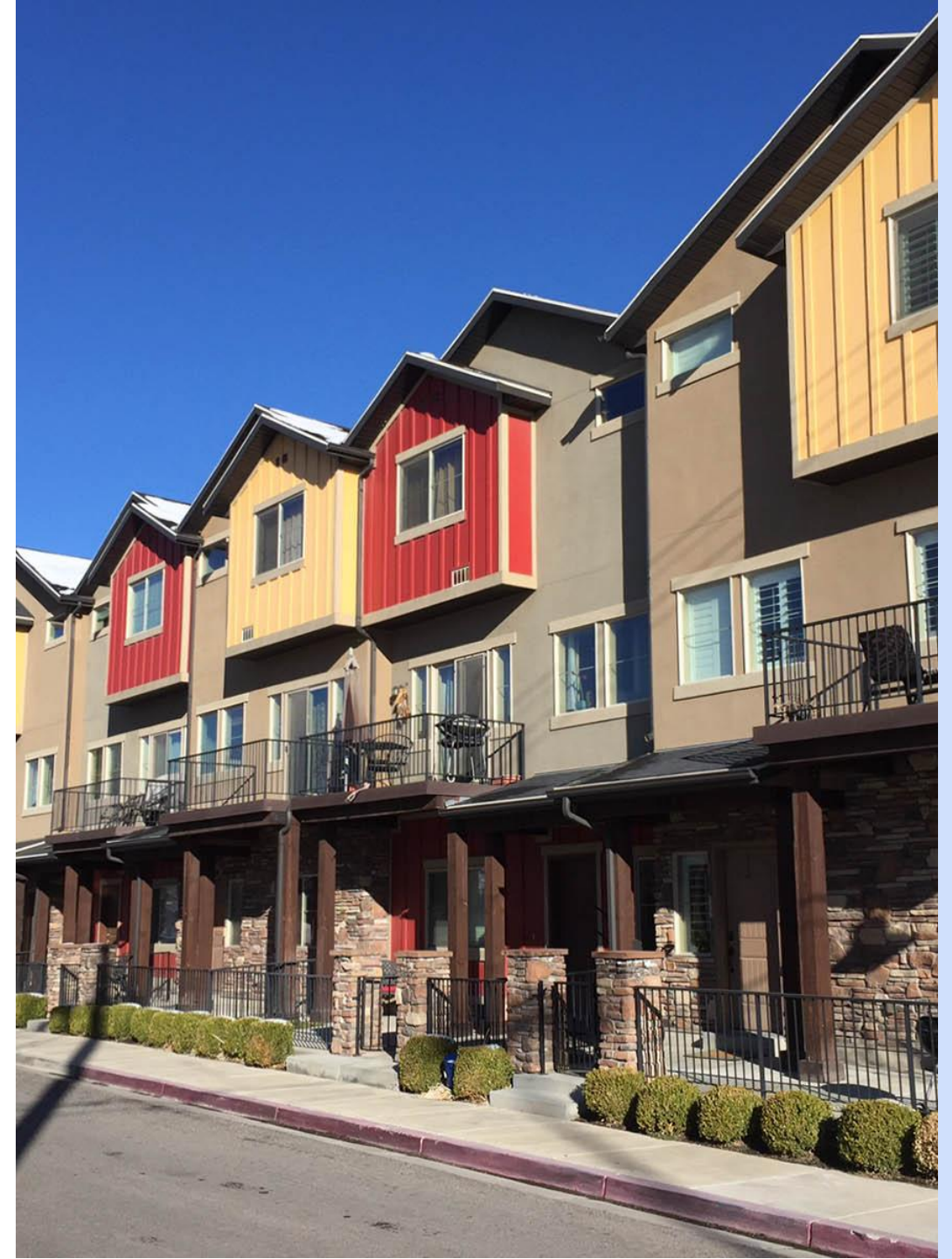
- Population: 26,086 as of 2022
- Employment: 32,976 as of 2022
- Lowest Median Income in Salt Lake County at \$50,589
- More diverse population (nearly 47% of the population is non-white vs. 32% county-wide)
- Almost 93% of residents work outside of the city while over 97% of employees live outside of the city
- Home purchase out of reach for most (~17% of SSLC households have incomes over \$100K)



# SSL Housing Inventory



30% of single-family homes are renter-occupied.  
~8% of apartments are deed-restricted affordable.



# SSL Housing Trends: Needs Assess. Report

- Lower percentage of single-family homes compared to County, and lower turnover of for-sale units.
- 40% of homeowners have a housing cost burden of at least 30%.
- 10% of all homeowners are paying at least 50% of their income on housing.
- 2nd oldest housing inventory in the County
- Lowest median sales price / one of the most affordable cities in the County.
- Largest increase in sales prices in the County (10% annual increase in the period from 2010-2023)



# SSL Housing Trends: Resident Feedback

- **Established residents** (long-time owners):
  - Like community-feel, diversity, lot sizes and access.
  - Currently comfortable, paying 10-30% of income on housing, but feel stuck and cannot afford to upgrade/downgrade.
  - Perception that what is being built is not affordable.
- **At-risk residents** (primarily renters):
  - Would like to stay in the community - like the welcoming feel, access, schools.
  - Pay 30-80% of income on housing and getting priced out.
  - Most fear they will lose their home and/or having to move.
  - Lack of information to navigate the system and need access to first-time homeowner programs.
  - Many are underhoused and seeking more space for their families.



# SSL Rental Trends: Needs Assess. Report

- ~60% of all SSL housing units are rentals, highest in the County.
- 10% of all SSL renters face a severe housing cost burden, paying more than 50% of their income on housing.
- 30% of occupied single-family homes are renter occupied.
- At 62%, highest percentage of renter occupied units in the County.
- High percentage of rental units are “naturally” affordable, while a low percentage are deed-restricted affordable (~8% vs. 14% county-wide).





# SSL Rental Trends: Resident Feedback

- **Established residents** (long-time owners):
  - Concerned about parking with new, large apartment developments.
  - Concerned about short-term rentals eating up housing availability.
  - Support for density around transit, downtown, and along State St.
  - Support density in neighborhoods if scaled and regulated (duplex, townhome, ADUs).
- **At-risk residents** (primarily renters):
  - Want to be close to transportation, parks, schools and retail.
  - Would like to see more “missing middle” housing like townhomes and duplexes.
  - Need help with rental assistance programs to simply stay in their current housing and navigate a pathway to housing security.



# Nonprofit Community Partner Feedback

- Clients love South Salt Lake and want to stay in this community.
- Clients love the city amenities, specifically the Promise afterschool programs for their kids.
- Barriers include: housings costs, housing quality, lack of family-sized units, lack of nearby employment options.
- School enrollment is decreasing as families move to more affordable areas (other cities in the County, out of County, out of State).



# Developer Feedback

- **Strengths - SSL is a desirable place to build and live**
  - Transit and freeway access
  - Proximity to SLC, “blurry” boundary
  - Local character – i.e. arts/breweries
  - Zoning near transit areas is generally workable
  - Large parcel sizes
- **Weaknesses - SSL needs to invest in infrastructure and placemaking**
  - Infrastructure needs
  - Walkability
  - Streetscape vitality
  - Lack of retail
  - Zoning for mid-density residential/missing middle has challenging limitations

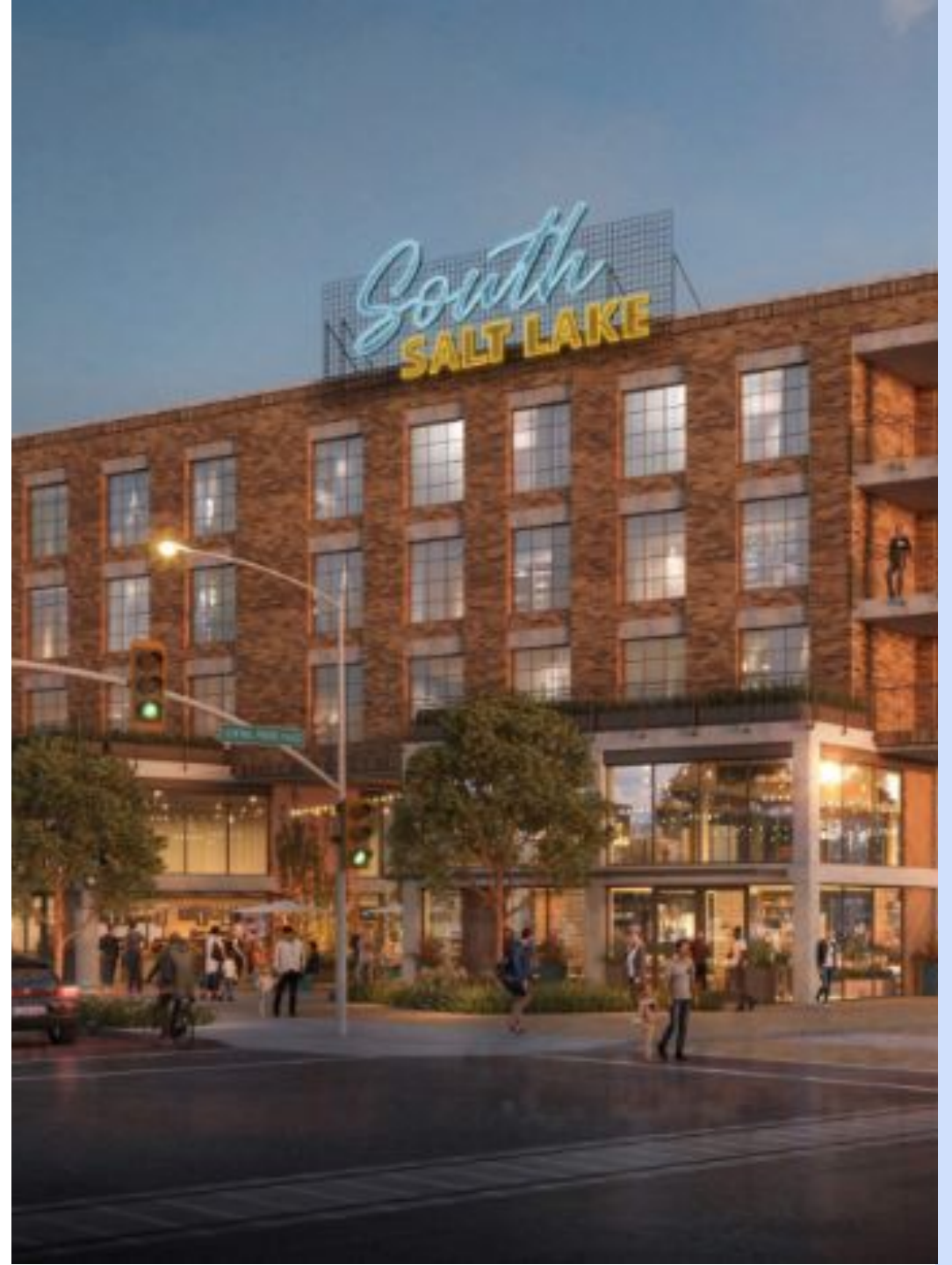


# SSL in Action

South Salt Lake is actively taking steps to address the City's housing needs.

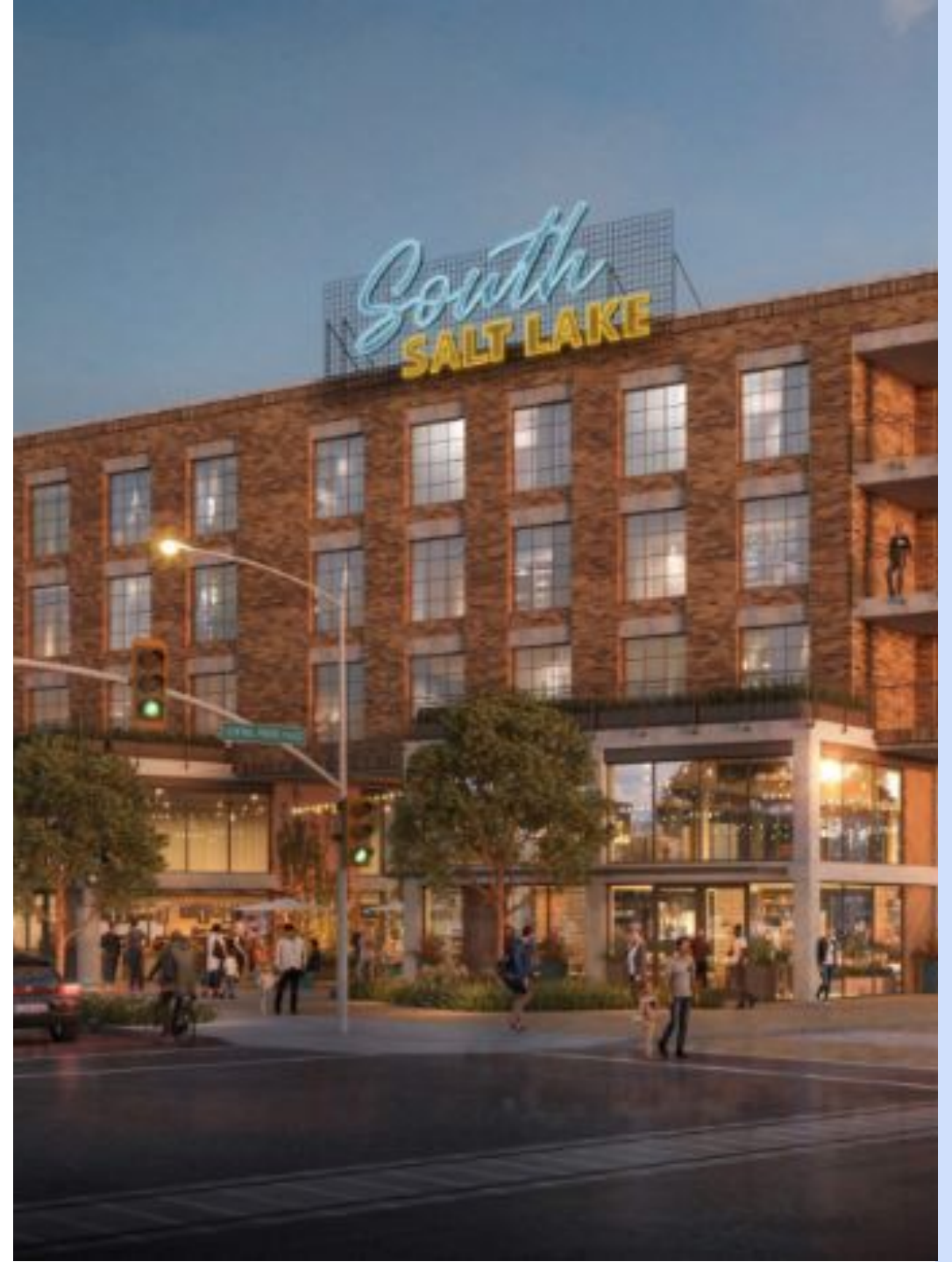
Part of the Housing Plan is finding the best tools for our community.

Key considerations include cost and availability of tools, funding requirements and opportunities, strategies, implementation, short-term and/or long-term results.



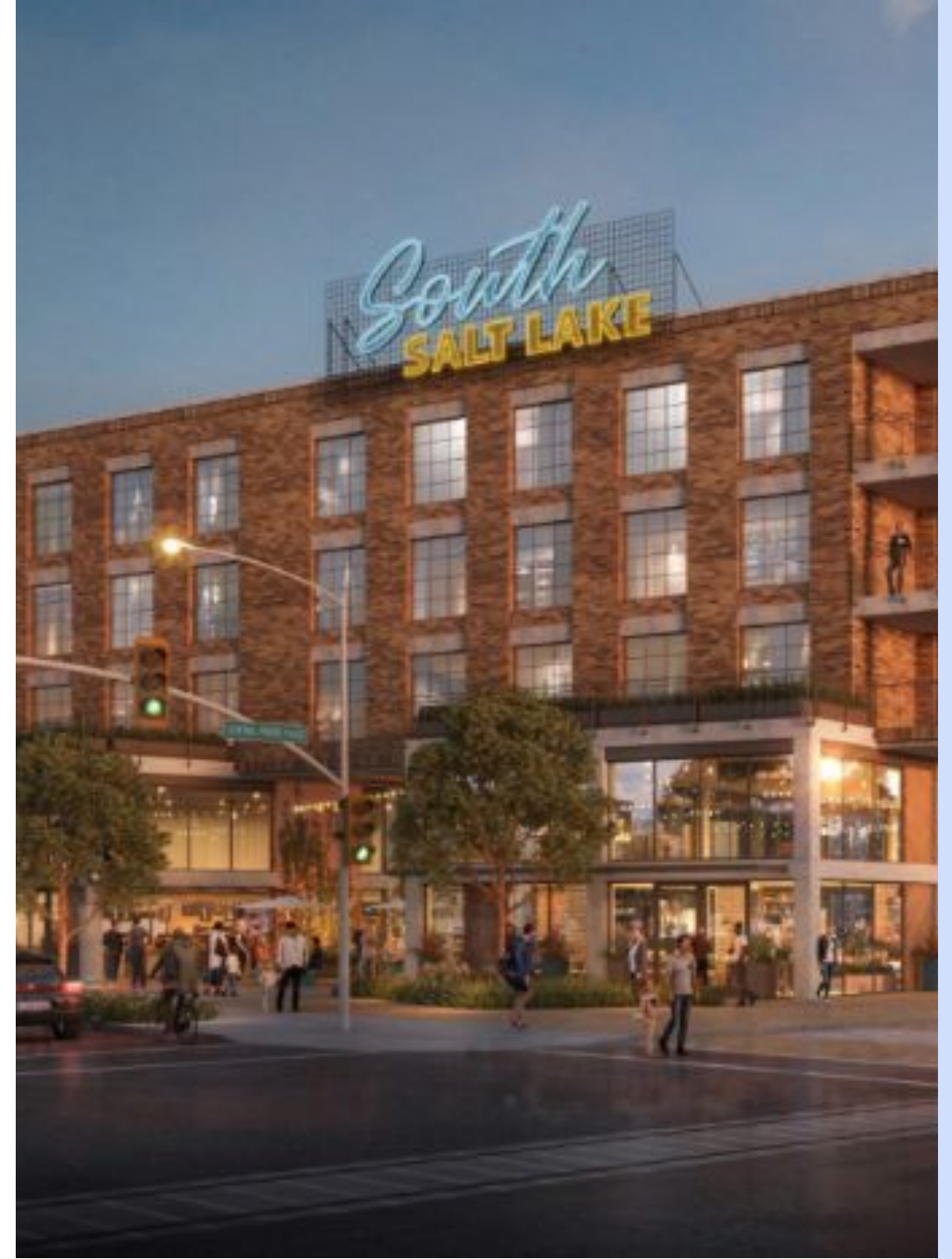
# SSL Efforts to Date

- Housing Needs Assessment Report completed.
- Gathered resident and stakeholder feedback to determine the tools we need and to incorporate input into Housing Plan.
- Adopted ADU Ordinance.
- Adopted modifications to Downtown SSL and TOD zones.
- HTRZ application approved.
- Hired a new Low to Moderate Income Housing Navigator position within the Promise Department.



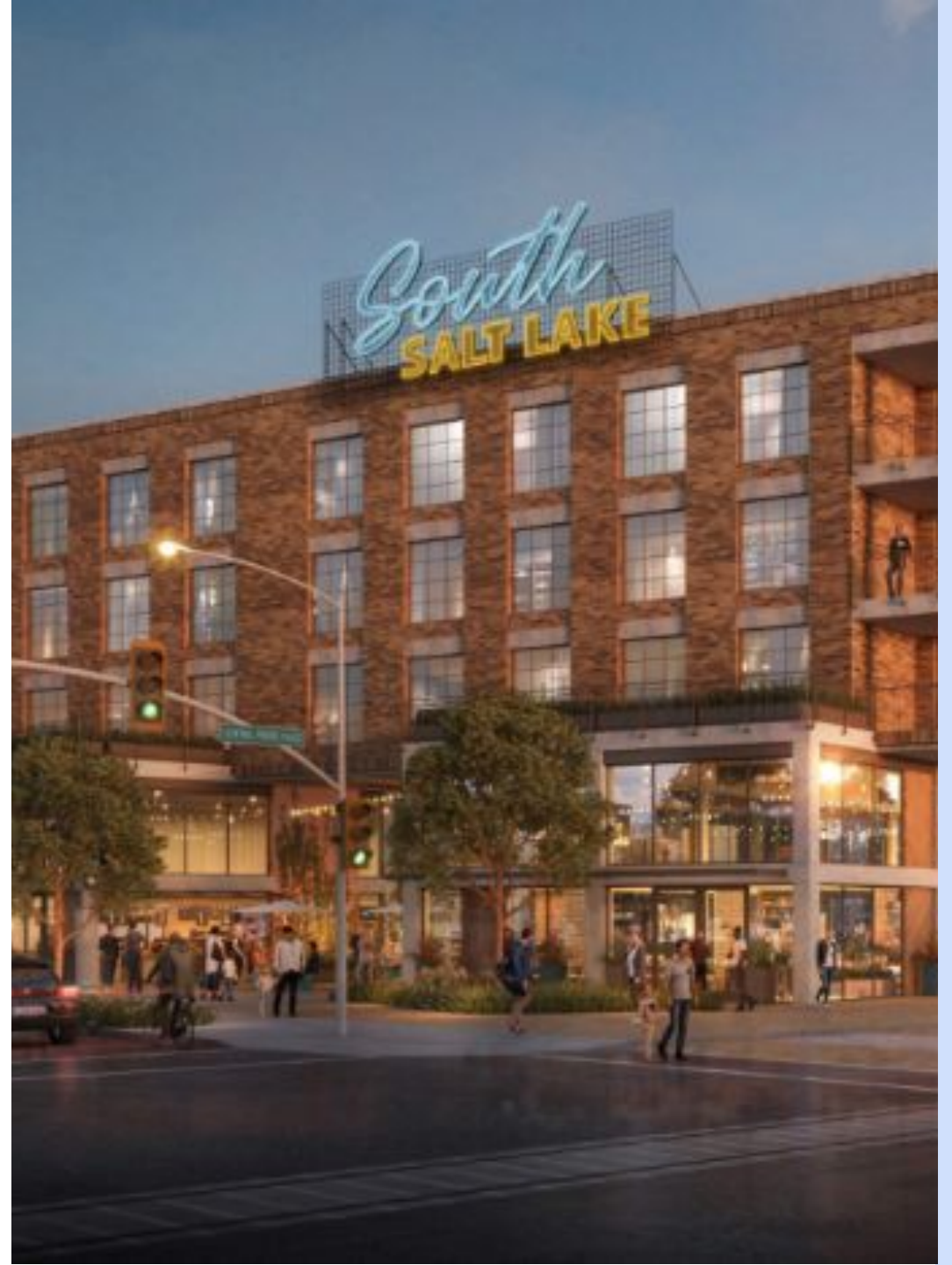
# Existing Resources & Tools

- **State- level**
  - Federal and State LIHTC Programs which fund up to 80% AMI rental
  - Olene Walker Housing Trust Fund which provides loans to affordable rental projects
  - Down Payment Assistance for first time homebuyers (only new construction)
- **County-level**
  - Programs focused on rehab for low income homeowners
  - Allocations of HOME/CDBG for housing projects
- **Other**
  - Rental assistance administered through Salt Lake County and Salt Lake City Housing Authorities
  - CRA Bank programs with preferential terms for affordable housing
  - Social impact and philanthropic funding for housing



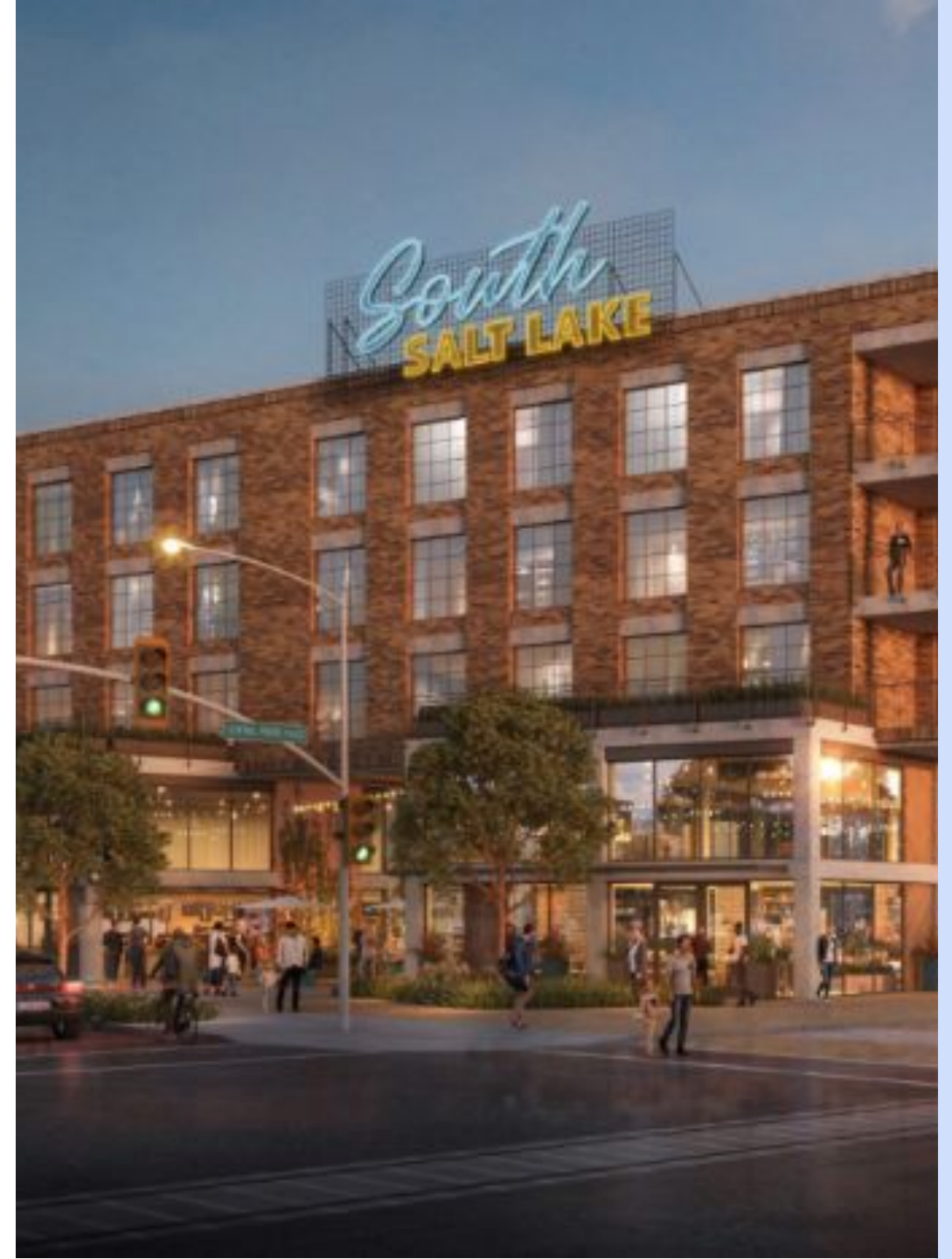
# Potential Opportunities

- **Zoning**
  - Expand opportunities for new housing, adding density where it makes sense.
  - Enable more diverse housing types in existing neighborhoods.
- **Funding**
  - Explore opportunities to fund priority community housing needs through dedicated, focused programs like Promise.
  - Explore opportunities to fund infrastructure/amenities to enhance housing feasibility.
- **Incentives**
  - Enhance feasibility of desired housing types through incentives in the City's control.
  - Examples include: parking requirements, impact/permit fee waivers, priority review process.



# Next Steps

<b>Identify Priorities and Strategies</b>	Identify the overall housing goals and strategies for South Salt Lake.
<b>Identify Funding</b>	Identify funding sources for each of the strategies.
<b>Housing Master Plan</b>	The Housing Plan is updated to reflect the new goals, strategies, and funding.
<b>Adoption of Plan</b>	City Council officially adopts the plan.
<b>Implementation</b>	Ongoing with regular updates to City Council.

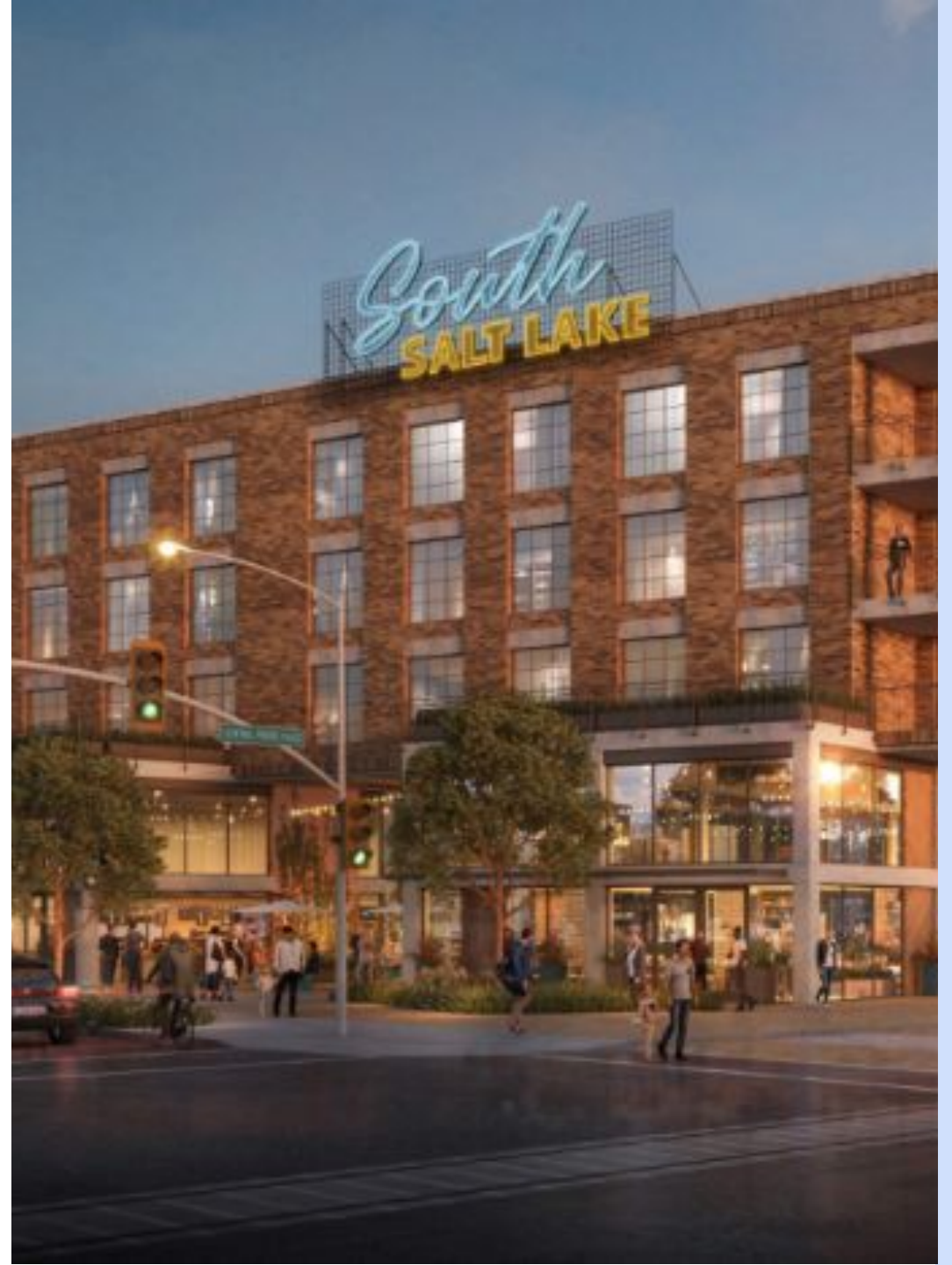




# Input on Priorities

- What do you see as the most important housing needs in our community today?
- What types of strategies do you think make sense in our community?
- What types of strategies do you have concerns about?

**Next session will be focused on strategies and tools**





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**Questions?**

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**Thank you!**