



Governor's Office of  
Economic Opportunity

# Housing and Transit Reinvestment Zone (HTRZ) South Salt Lake

December 20, 2023  
Jim Grover  
Managing Director



# South Salt Lake HTRZ

## Mixed Use Development - Housing

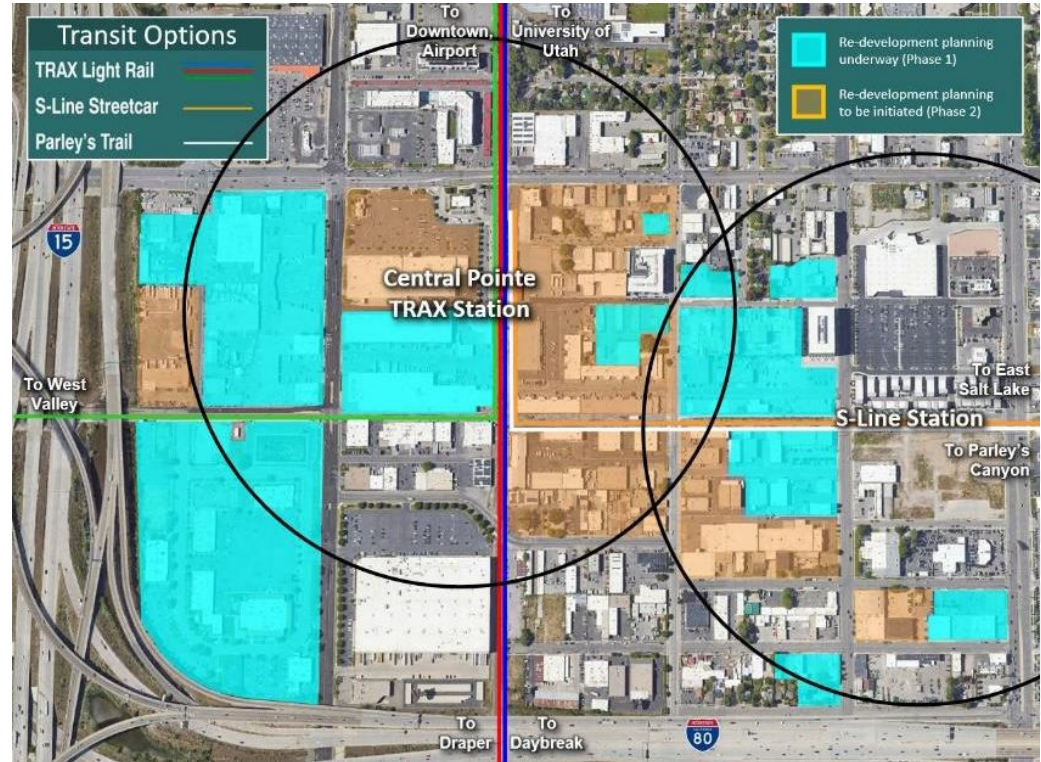
- 51.37 units/acre
- 5,125 units, 640 @ <80% AMI

## Mixed Use Development - Retail, Office and Hotel

- 268,000 Sqft. of office space
- 64,564 Sqft. of retail
- 130 hotel keys

## Gap Analysis

- Gap of \$184 million projected increment when considering 80 percent at 30 years



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## Proposed Motion

The Housing and Transit Reinvestment Zone Committee approves the project, as presented to the committee, located within 1/4 mile of the Central Pointe TRAX and South Salt Lake S-Line Station for the duration 15 consecutive years over a 30 year period at 80% property tax and 15 years of sales and use tax increment with the requirement of 12.5% of affordable housing of less than or equal to 80% of AMI, estimated at \$184 million.

Including the removal of the tax levies of the increment of county assessing and collecting



# Housing & Transportation Reinvestment Zones White Paper



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