



SALT LAKE CITY HOUSING OVERVIEW

ruedigar matthes // may 15, 2024

HOUSING SLC

- State mandated moderate income housing plan
- Community-driven
- 3 goals
 - Increase housing stock
 - Increase housing stability
 - Increase ownership
- 18 moderate income housing strategies
- 44 action items
- Over five years
- "Moderate income" means 80% AMI or less



IMPLEMENTATION

- Demonstrate investment in the rehabilitation of existing uninhabitable housing stock
 - Increase funding
 - Adaptive reuse ordinance
- Zone or rezone for higher density or moderate-income residential development
 - Ballpark zoning updates underway
- Demonstrate creation of, or participation in, a community land trust program
 - Expand CLT program
- Establish a Community/ Tenant Opportunity to Purchase policy



MORE IMPLEMENTATION

- Demonstrate utilization of a moderate income housing set aside from a redevelopment agency
 - \$17.7 M committed this year
- Demonstrate implementation of any other program or strategy to address the housing needs of residents...who earn less than 80% of the area median income
 - Expand workforce, artist, and essential worker housing, up to 125% AMI, so that these populations can live in the city in which they serve
 - Support community and grassroots organizations that provide displacement assistance, tenant organizing, tenant mutual aid, legal services, and other resources/efforts that help tenants
 - Develop a tenant advocate pilot program to help tenants understand their legal obligations and rights, inspect units, and connect with other resources
 - Adopt a Displaced Tenants Preference Policy
 - Create a public-facing rental database that includes information on accessibility, rent amounts, unit conditions, etc.



THRIVING IN PLACE

- Phase 1 – Listening and learning
 - Community-driven process
 - Surveys, focus groups, student activities, etc.
 - Needed the community to support the efforts
 - Data analysis and [mapping](#)
- Phase 2 – Synthesis and planning
 - Iterative process with City and community input
 - Develop policies, programs, etc. to implement
 - 2-year action plan
 - Council adoption with broad community support



THRIVING
in PLACE

SALT LAKE CITY'S ANTI-DISPLACEMENT STRATEGY

Why It's Needed | Strategic Priorities | Two-Year Action Plan

ADOPTED OCTOBER 17, 2023

IMPLEMENTATION

Affordable Housing Incentives

Community Benefit Policy

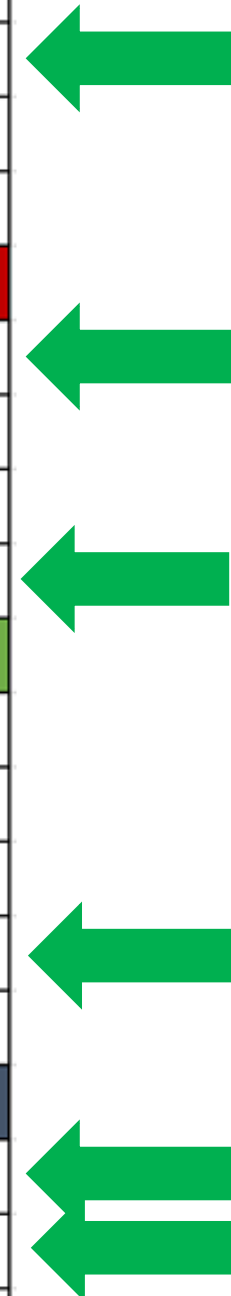
Tenant Resource Center and Navigation Service

Relocation Assistance Funding for Tenants



TWO-YEAR ACTION PLAN

ACTION PRIORITY	LEAD	RESOURCE NEEDS	TIMING
COMMIT RESOURCES + PRIORITIZE PARTNERSHIPS			
4A Develop New Funding / Leverage Existing Funds	City Implementation Team (5A)	Time from Existing Staff	Evaluate / prioritize options by Dec 2023; implement 2024/25
5A Form City Implementation Team	Community and Neighborhoods (CAN)	Time from Existing Staff	Form by June 2023
5B Work with Partners to Create Regional Coalition	City Implementation Team (5A)	Time from Existing Staff	First meeting fourth quarter of 2023
5C Launch Ongoing Community Partnership	CAN w/ Mayor's Office + Civic Engmt.	Time from Existing Staff + \$\$	Launch by Dec 2023
TENANT SUPPORT TEAM			
1A Develop Tenant Relocation Assistance Program	Housing Stability Division, CAN	Time from Existing Staff + \$	Launch by Dec 2023
1B Adopt a Displaced Tenants Preference Policy	Community and Neighborhoods (CAN)	Time from Existing Staff	Design and adopt policy by March 2024
1C Improve/Expand Tenant Resources and Services	Housing Stability Division, CAN	Time from Existing Staff + \$\$\$	Update materials/trainings + improve legal services by July 2024
1D Create a Tenant Resource Ctr. + Navigation Service	Housing Stability Division, CAN	Time from Existing Staff + \$	Launch by March 2024
AFFORDABLE HOUSING DEVELOPMENT TEAM			
1E Help Tenants Become Owners	Redevelopment Agency (RDA)	Time from Existing Staff + \$\$\$\$	Identify shared equity housing priorities by March 2024
2B Acquire and Rehabilitate Unsubsidized Housing	Redevelopment Agency (RDA)	Time from Existing Staff + \$\$\$\$	Ongoing; identify priorities and issue NOFAs at least annually
2C Invest in Community Land Trusts	Housing Stability Division, CAN	Time from Existing Staff + \$	Adopt CLT legislative policy by Dec 2023
3B Make ADUs Easier and Less Expensive to Build	Planning Division, CAN	Time from Existing Staff + \$ / \$\$	Updated ADU ordinance adopted in Q1 2023; other work continues
3D Utilize Publicly Owned Property	Redevelopment Agency (RDA)	Time from Existing Staff + \$	Ongoing, with initial priorities identified by June 2024
ANTI-DISPLACEMENT POLICY TEAM			
2A Develop and Adopt a Community Benefit Policy	Community and Neighborhoods (CAN)	Consultant Support / \$	Develop and adopt by Dec 2024, including code updates
3A Adopt the Affordable Housing Incentives Policy	Planning Division, CAN	Support for implementation	Anticipate adoption by June 2024
4B Define Indicators + Develop Data Systems	Housing Stability Division, CAN	Consultant Support / \$	Develop systems and launch initial reporting by March 2024



Completed/Nearly Completed



CONSTRAINTS

- State law prevents rent control
- State law sets tenant-landlord law (incl. evictions)
- State law prevents mandatory inclusionary zoning
- Funding/staff capacity
- Regional nature of housing / geographic limitations



QUESTIONS

