

Statutory Requirements

Every City and County in Utah must prepare a Moderate Income Housing Plan, that is to be reviewed biennially by the City Council. Plans shall include:

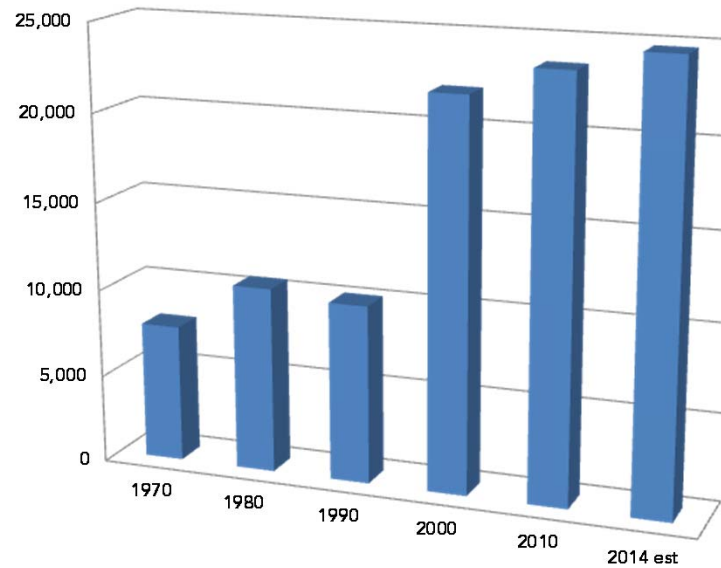
- Efforts made by the City to reduce, mitigate, or eliminate local regulatory barriers to moderate income housing
- Actions taken by the city to encourage preservation of existing moderate income housing and development of new moderate income housing.
- Progress made within the city to provide moderate income housing, as measured by permits issued for new units of moderate income housing, and.
- Efforts made by the City to coordinate moderate income housing plans and actions with neighboring municipalities.

What a Moderate Income Housing Plan Does (and Does Not) Do:

- Analyzes housing needs and demographic trends.
- Forces a community to identify regulatory barriers to affordable housing.
- Fulfills a state statutory requirement to promote fair housing.
- Recommends strategies and policies to encourage affordable housing in the community.
- Prevents exclusionary zoning.
- **Does not** establish a quota for affordable housing for each community.
- **Does not** commit the City Council to fund or participate in affordable housing projects.

Summary of Demographic Trends

Figure 1: Population of South Salt Lake - 1970 to Present



Source: U.S. Census Bureau, South Salt Lake General Plans

Note: In 1998, South Salt Lake City annexed a portion of unincorporated Salt Lake County. This annexation increased the city's population by over 10,000 residents.

Summary of Demographic Trends

Median Income for South Salt Lake Residents:

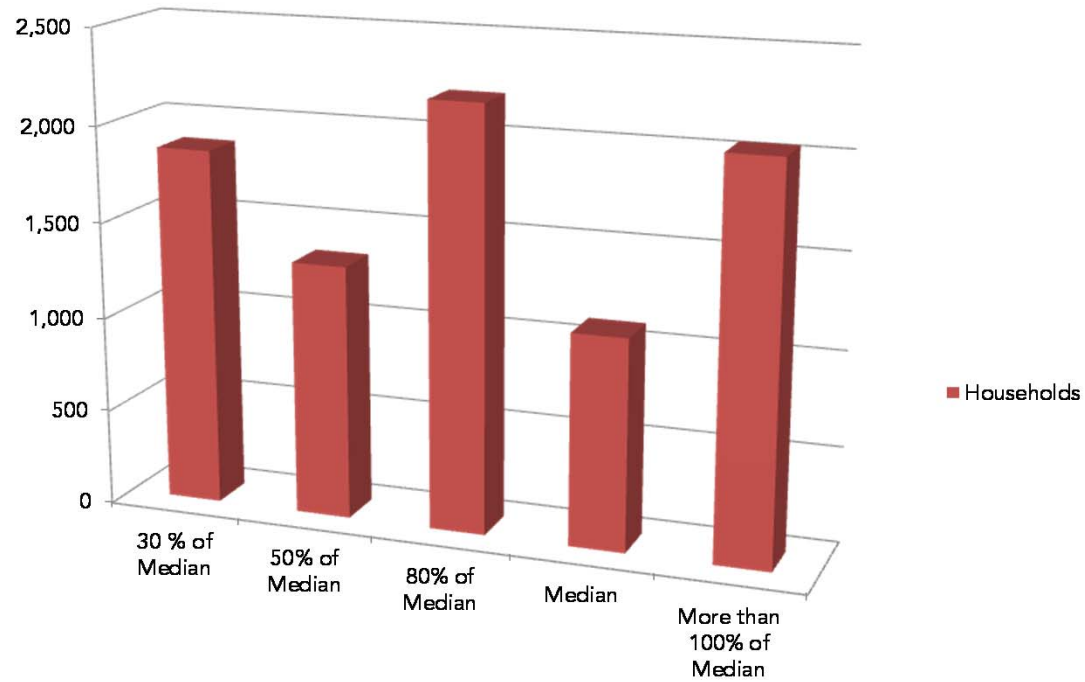
\$37,238

Median Income for South Salt Lake Residents:

\$59,846

Summary of Demographic Trends

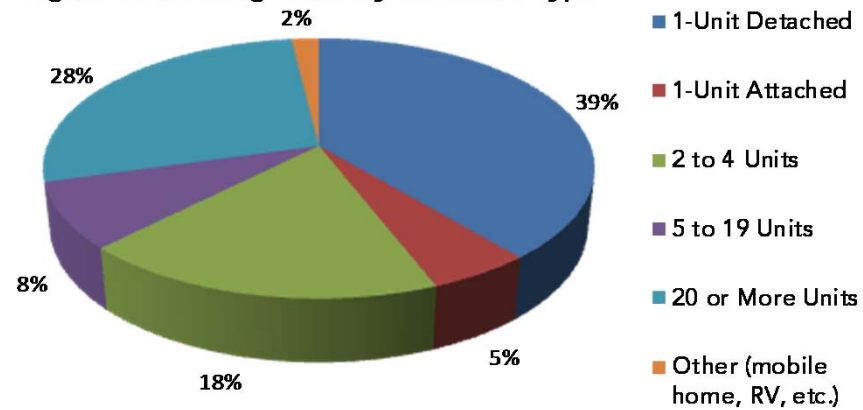
Figure 4: Distribution of Household Incomes in South Salt Lake: 2014



Source: Utah Affordable Housing Forecast Tool, v. 2.2.

Summary of Demographic Trends

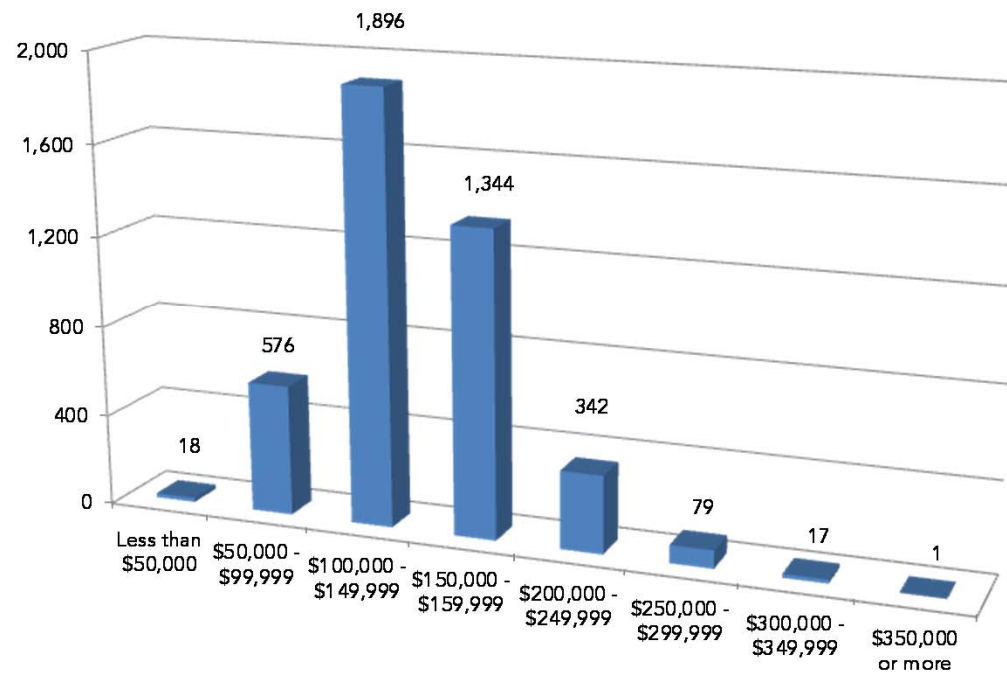
Figure 5: Housing Units by Structure Type



Source: Utah Affordable Housing Forecast Tool, v. 2.2.

Summary of Demographic Trends

Figure 6: Assessed Value of Single-Family Homes, Townhomes, and Condominiums - 2014



Source: Salt Lake County Assessor, 2014

Summary of Demographic Trends

Table 4: Gross Rent in South Salt Lake

Occupied units paying rent	Estimate	Percentage
Less than \$200	5	0.1%
\$200 to \$299	188	3.8%
\$300 to \$499	124	2.5%
\$500 to \$749	1,911	38.9%
\$750 to \$999	1,884	38.3%
\$1,000 to \$1,499	667	13.6%
\$1,500 or more	137	2.8%
Median	\$777	

Source: U.S. Census Bureau; 2010-2014 American Community Survey 5-Year Estimates

Housing Affordability v. Housing Stock

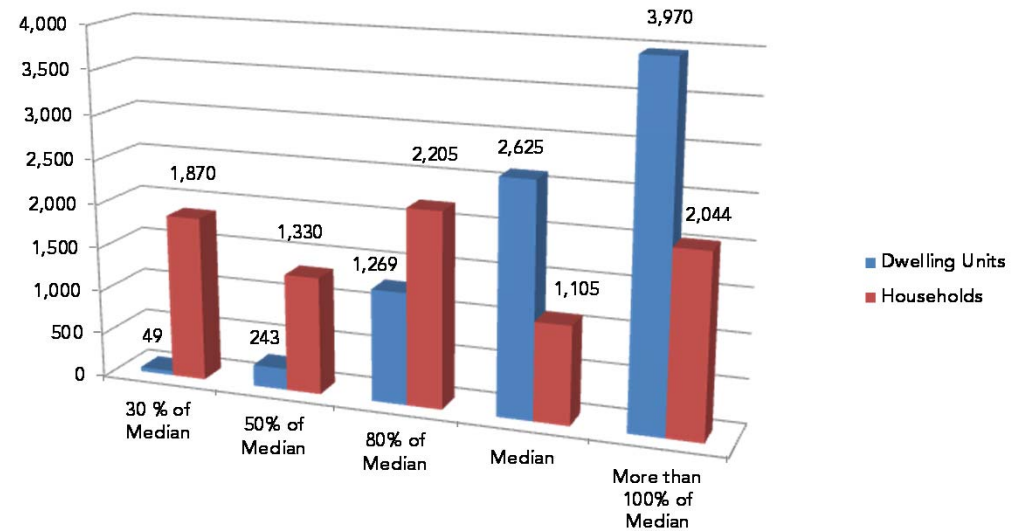
Table 6: Summary of Housing Affordability *

Income Level	Maximum Monthly Income for Housing Expenses	Maximum Mortgage Loan Amount
≤30% AMI	\$ 223	\$ 25,441
>30% to ≤50% AMI	\$ 372	\$ 56,144
>50% to ≤80% AMI	\$ 596	\$ 102,197
>80% to ≤100% AMI	\$ 745	\$ 132,900

* Measured at 30 percent of monthly income.

Source: Utah Affordable Housing Forecast Tool, v. 2.2.

Figure 7: Comparison of Existing Housing Stock to Household AMI



Source: Salt Lake County Assessor, 2013 Data; U.S. Census Bureau American Community Survey 2010-2014 5-Year Estimates

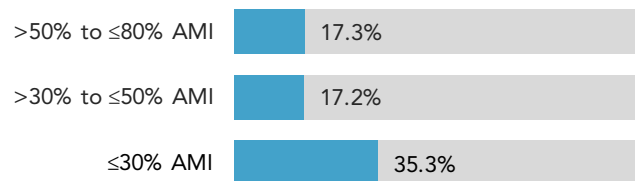
Housing Affordability

Figure 8: Cost Burdened Owner Households

Households Spending 30% or More of Monthly Income on Housing (by Income Level)



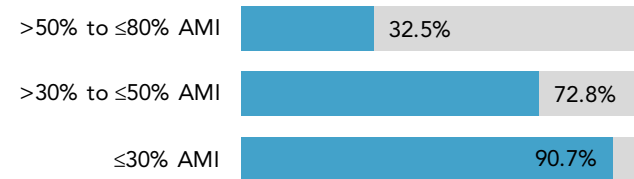
Households Spending 50% or More of Monthly Income on Housing (by Income Level)



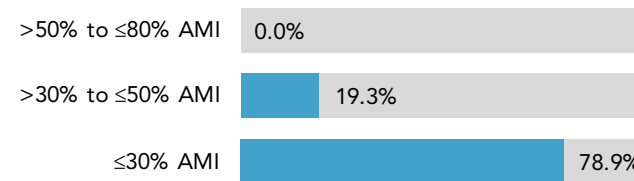
Source: Utah Affordable Housing Forecast Tool, v. 2.2.

Figure 9: Cost Burdened Renter Households

Households Spending 30% or More of Monthly Income on Housing (by Income Level)



Households Spending 50% or More of Monthly Income on Housing (by Income Level)



Source: Utah Affordable Housing Forecast Tool, v. 2.2.



2016 MODERATE INCOME HOUSING PLAN

Do our Zoning Regulations Preclude Affordable Housing?

Table 8: Allowable Housing Types by Zone District in South Salt Lake

Zone District	Size (acres)	Housing Types Allowed as Permitted (P) or Conditional (C) Uses							Residential Facility for Elderly Persons and Persons with a Disability	Live/Work Unit
		Assisted Living (up to 30 units)	Assisted Living (31 or more units)	Condominiums	Senior Living	Group Home	Homeless Shelter			
Agricultural Residential	101.3									
Business Park	5.7									
Commercial Corridor	393.6		C	C	C				C	
Commercial General	103.2						C			
Commercial Neighborhood	11.77	C		P	P			C	C	
Community Facilities	8.9									
Downtown	205.4	P	P	P	P				P	
East Streetcar Neighborhood	36.7	C	C	C	C				C	
Gateway West Overlay	17.1	C	P					C	P	
Historic	2.2									
Light Industrial	1701.4			C					C	
Master Planned Mixed Use	82	See note.								
Mixed Use	24.9		P	P	P			C		
Professional Office	7.8			C					C	
Residential Multiple	123.6	C		P	P	C		C		
Single Family Residential	962.1				C			C		
Transit Oriented Development Overlay	372.6	P	P	P	P			C	P	
Transit Oriented Development Overlay - Core	197.9	P	P	P	P			C	P	

		Manufactured Home	Multifamily (up to 50 units)	Multifamily (50 or more units)	Nursing Home	Permanent Supportive Housing	Single-Family Residence	Townhome	Transitional Housing
Agricultural Residential	101.3						P		
Business Park	5.7								
Commercial Corridor	393.6			C					
Commercial General	103.2					C			
Commercial Neighborhood	11.77				C			C	
Community Facilities	8.9								
Downtown	205.4		C	P				P	
East Streetcar Neighborhood	36.7			C				P	
Gateway West Overlay	17.1	P			C		P	P	
Historic	2.2								
Light Industrial	1701.4								
Master Planned Mixed Use	82	See note.							
Mixed Use	24.9	P		C	C		P	P	
Professional Office	7.8								
Residential Multiple	123.6	P		C	C		P		C
Single Family Residential	962.1	P					P		
Transit Oriented Development Overlay	372.6			C	C			P	
Transit Oriented Development Overlay - Core	197.9			C	C			P	

Note: The master plan mixed use zone could accommodate a variety of housing types, subject to a site-specific master plan that is adopted as a regulating plan for the district. South Salt Lake adopted two master plans in the last three years: Riverfront, which provided for 56 single-family homes and 288 market-rate multifamily units; and the Crossing, which provided for 240 multifamily units, 132 of which will be affordable for households from 40 to 60% AMI.

Source: South Salt Lake City

Addressing Regulatory Barriers Since 2010

- **Adoption of Downtown and East Streetcar Neighborhood Zones**
 - Access to transit is a function of housing affordability.
 - Visitability standards that increase housing choice for seniors and residents with disabilities
- **Density and Parking Requirements for TOD Core Zones**
- **Housing Rehabilitation Program**
 - \$100,000 initial allocation. One home rehabilitated and another home is in process.
- **Critical Needs Home Repair Program / Green and Healthy Homes / Emergency Home Repair**
 - Helps to maintain equity and affordability in our existing home stock.
 - 20 Critical Needs / GHHI loans and 79 emergency home repair grants since 2010.
- **Community Connection**
 - 250 curb appeal projects
 - 45 projects at parks and community facilities
 - 7,000 volunteers, 41,000 volunteer hours, \$800,000 in value
 - Several Community Connection projects are braided with other services.
- **Promise South Salt Lake**
 - Serves 1,000 youth and 300 adults per day, providing essential social services to residents with critical needs six days a week.

Gaps and Needs in Housing Affordability

Table 9: Existing Gaps in Affordable Housing in South Salt Lake

Income Level	Available Units	Households	Gap/Surplus
Up to 30% AMI	49	1,870	(1,821)
>30% to ≤50% AMI	243	1,330	(1,087)
>50% to ≤80% AMI	1,269	2,205	(936)
>80% to ≤100% AMI	2,625	1,105	1,520
More than 100% AMI	3,970	2,044	1,926

Source: Utah Affordable Housing Forecast Tool, v. 2.2.

Gaps and Needs in Housing Affordability

Figure 11: New Housing Unit Demand by Household Income Level



Source: Utah Affordable Housing Forecast Tool, v. 2.2.

Goals and Objectives

Table 10: Summary of Proposed New Housing Opportunities

Objective	Households
Goal 1: Increase housing opportunities for households earning up to 50 percent AMI and for households with critical needs.	
New units for households earning less than 50 percent AMI	100
New units for low- to moderate-income senior households	100
Goal 2: Increase Housing Opportunities for Households Earning From 50 to 80 Percent AMI.	
New units for households earning from 50 to 80 percent AMI	200
Goal 3: Increase Housing Opportunities for Households Earning From 80 to 100 Percent AMI.	
New units for households earning from 80 to 100 percent AMI	200
Goal 4: Increase Opportunities for Affordable Housing through Rehabilitation and Neighborhood Revitalization.	
Additional Community Connection curb-appeal grants	80
Additional Critical Needs Home Repair / Green and Healthy Home Loans	40
Additional Emergency Home Repair Grants	100