



May 2, 2022

TO: Salt Lake City Planning Commission

FROM: Judi Short, Vice Chair and Land Use Chair

RE: Affordable Housing Incentives

Sugar House has been discussing this issue for at least several years. We have discussed it in Land Use meetings, had various experts talk to us at the Sugar House Community Council meetings, and collected comments. You changed the name from Overlay Zone to Incentives, but still, it is pretty much the same conversation.

This is a big sweeping change, and we fear you are plowing ahead before you have some basic controls in place. This is a town where the developers reign, and this feels like they get free reign. What is at stake here is the quality of our neighborhoods, which is why most of us live in Salt Lake City. You need to throw away your broad brush, and proceed carefully. The goal is to increase deed restricted affordable housing units for those with incomes at or below 80% of the area median income. This is commendable. However, you need to remember that when you lose owners, you lose stability in the neighborhoods.

You have taken a number of things that are very problematic for us, and made them by-right projects with over-the-counter permits. Everyone in this room knows they can drive down the street and identify the newer projects that were done without community input, and through an over-the-counter permit. Generally, they stick out and are not very attractive, they don't fit well into the neighborhood. Who is going to train and supervise the Permits Counter staff? Do you already have a budget for these people? You are going to need more of them, this is already very well known that our permit counter is slower than any other city. You are going to have to improve that, for this to succeed. Otherwise, the developers will be building their projects in other cities. (They already are).

Staff need to monitor, review, and inspect parcels, who is living there, are they renting or owning, no Air BnB should be allowed, and if discovered the owner should be banished from living or owning property in the city limits. You need to have money budgeted to hire a lot of new staff to deal with these issues.

Are you going to maintain the alleys, finally? And what about the private streets? If these are going to be affordable projects, the people living in these homes will probably not have extra money to maintain the streets. Have you thought about that?

Who will monitor that there are no inappropriate uses in these buildings? You aren't doing a very good job of that now. What is to keep developers from using cheaper materials to keep costs down? These housing units need to be built to last 50 plus years, since the deed restriction is going to last that long.

What is the difference between a row house, a sideways row house, a condo or a town home? You should get the Housing Mitigation Ordinance in place before you start opening the floodgates for development. Look at page 31 in your report, there are many buildings in Salt Lake City that have small, affordable units, that should not be torn down to put something new in. If they come down, the developer or owner needs to pay a hefty fine to do that, these buildings serve a big purpose in our community and they are disappearing every day.

How are you going to keep UTA from changing which streets get high-frequency bus lines running? If they change it, does that change the status of all the newly approved deed-restricted homes that have been built?

When you remove all the setbacks, that removes all the green space, who will grow the vegetables and where will the children play? In the streets? Where will you add local parks. What about the heat island effect when you lose grass or ground. What will be tree requirements be. You must leave room for a park strip with trees.

It is clear to us that either you haven't thought about these things, or you haven't take the time to articulate them carefully to the residents of Salt Lake City, or we wouldn't be hearing people talk about these all the time. We love our city, and don't want all the good qualities to disappear. You need to make a list of these incentives I have listed for the neighbors to get behind this project, and get a budget and training set up **before** this is approved

If you can't do that, we are not in favor of having this conversation with you.

Enclosure:

Comments from the public