

Housing Goals

Goals for 1/1/2009 - 12/31/2009

GOAL #1: Accomplish strategies established in the Salt Lake City Community Housing Plan. RDA staff will participate with City staff as requested to accomplish these goals. The Action Steps, Measurements, and Schedule will be established by City staff. No staff assignments are being designated at this time.		
Objective	Description	Status
1A:	Provide Salt Lake City HAND with data concerning RDA housing projects.	The HAND staff receives regular updates on the status of housing projects sponsored by the RDA through the RDA website.
1B:	Obtain list of residential development sites generated by HAND and work with developers.	The HAND staff provides updates on City sponsored housing projects at the weekly CED staff meetings.
1C:	Participate in HAND and Planning & Zoning efforts to develop criteria for an incentive program that promotes neighborhood sustaining features including participation in the development of the City Council housing strategy.	The City-wide Housing Policy is still in the discussion phase with the Administration. DJ Baxter and Valda Tarbet are members of the Housing Policy Team and are actively participating in this discussion.
1D:	Distribute materials to developers prepared by HAND and Planning & Zoning to support efforts to develop creative designs that reduce building costs through the use of on-grade parking, different types of building materials flexible interior building designs, including universal design building concepts that encourage accessibility and visitability.	The RDA and HAND staff members refer developers to the Assist Utah website that provides home assessment and design services for accessibility issues at no cost. The website is: www.assistutah.org
1E:	Participate with HAND in discussion of options for land acquisition to create an open space credit or land trade program for planned developments to increase the concentration of residential land use in higher density urban areas and preserve existing open space areas.	The RDA and HAND staff members are still in discussion on how to develop and implement this goal.
1F:	Participate with HAND in discussions to maintain a jobs/housing balance in planning and economic redevelopment so that the housing is tied to commercial development and the needs of the workers.	The RDA staff is participating in discussions with Planning and HAND staff members to determine the appropriate multi-family mix while balancing historic preservation. This is part of the current revisions for the City's Historic Preservation Plan.

Objective	Description	Status
1G:	Participate with HAND and Planning and Zoning in discussions to reexamine City ordinances, regulations, development policies and guidelines to determine if barriers or obstacles exist that hinder affordable, transitional housing development, housing stock replacement and rehabilitation, and identify what changes must be made to implement the policy statements. These discussions should include the Agency's ability to implement City Master Plan objectives within historic districts.	The City-wide Housing Policy is still in the discussion phase with the Administration. DJ Baxter and Valda Tarbet are members of the Housing Policy Team and are actively participating in the discussion
1H:	Participate with HAND in discussions to determine the impact of condominium conversions on the rental market.	RDA has participated in a broader discussion with the CED staff to address this issue. Recent changes instituted by the Building Services Division require sellers to provide a statement on the condition of the unit that is certified by an engineer. In response, the City is seeing more condos brought to code.
1I:	Work with HAND to implement the Single-Room-Occupancy Housing (SRO) Ordinance, identify potential buildings or parcels suitable for SRO or multifamily development; maintain inventory with updates semiannually.	The RDA is working with community leaders and the Administration to develop a plan to purchase a potential SRO property.
1J:	Work with HAND to develop funding strategies and to fund one affordable housing project or donate to the Salt Lake City Housing Trust Fund for affordable housing.	The RDA is a funder of the Housing Trust Fund on an ongoing basis. The Community Development Corporation has requested funds from HAND for their RDA sponsored project at 153 W. 900 S. No formal decision has been made on the request.
1K:	Work with HAND to consider joint venture projects to encourage developers to take more innovative approaches.	No formal joint ventures between HAND and the RDA have been conducted this year.
1L:	Work with HAND to strategically purchase land in the immediate vicinity of existing and proposed transit stations and lease for development projects that promote the policies, goals, and objectives, of the City's Housing Policy Plan.	The RDA completed the purchase of property at 264 W. 800 S. and continues to pursue the assemblage of property at 877 S. 200 W. for eventual development.

Objective	Description	Status
1M:	The RDA should identify, target and redevelop properties that would unlikely develop under normal market conditions. Emphasis should be placed on projects that increase owner-occupied housing.	The RDA, in collaboration with HAND, CED, and other community partners, is in the process of creating a targeted housing investment program called Move the Line. The program's focus is to improve the condition of the housing stock and encourage more owner-occupied housing.
1N	The RDA should coordinate closely with the Housing Authority of Salt Lake City for the development of mixed use housing projects as well as work with other housing providers.	