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HOMELESSNESS: REALITY CHECK

Understanding the population

Homeless population increasing

Increase among families experience homelessness

Incomes not keeping up with housing costs

Predatory drug culture

Lack of funding for those with mental illness



HOMELESSNESS: REALITY CHECK

Salt Lake City has a gap of **7,500** rental units for those making \$20,000 or less each year

Salt Lake County has a gap of **42,000** rental units for those making \$20,000 or less each year



PATH FORWARD: HOUSING FIRST

House20

Low Wage Worker Fund

**Veteran Housing
Competition**

City-Owned Property



NORTHWEST PIPELINE BUILDING

- Requirements
 - Adaptive reuse of historic building
 - A minimum of 65 units of PSH
 - 25-30% of remaining units must be for those at 60% AMI or less
 - Neighborhood commercial
 - Social enterprise
 - Open space



NORTHWEST PIPELINE BUILDING

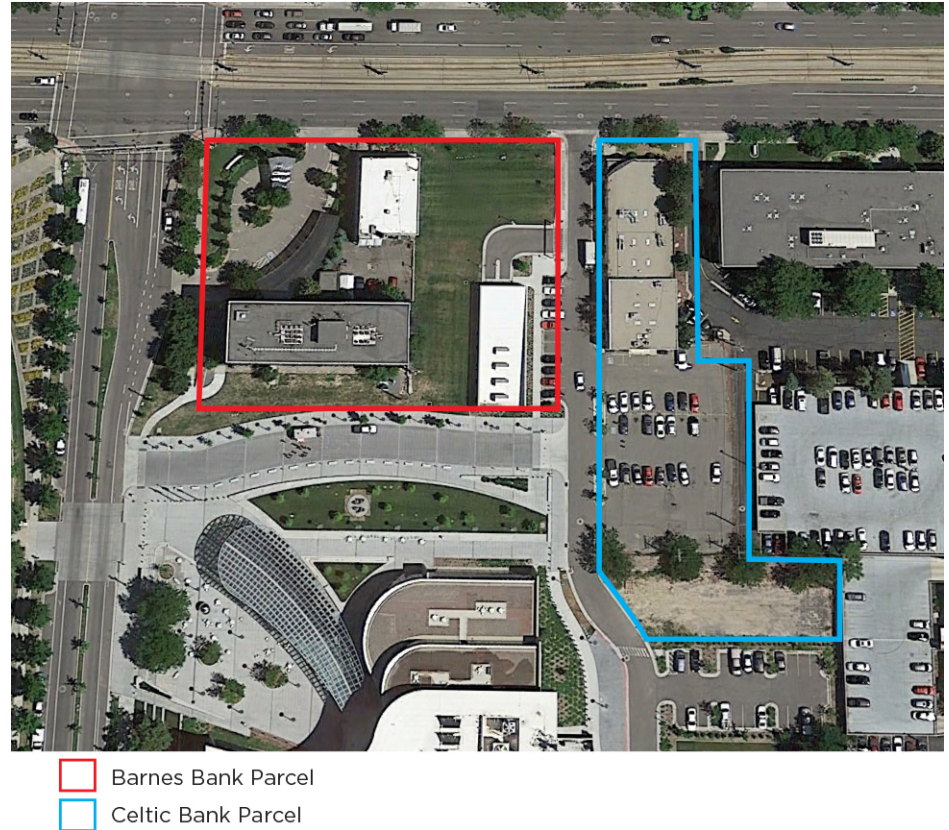
- Project elements include:
 - 248 total units
 - 65 Permanent Support Housing
 - 43 affordable (average 53% AMI)
 - 155 market
 - 11,200 sf of neighborhood commercial
 - 1,210 sf of social enterprise
 - .48 acres of open space
 - Silver LEED

NORTHWEST PIPELINE BUILDING



400 SOUTH TOD

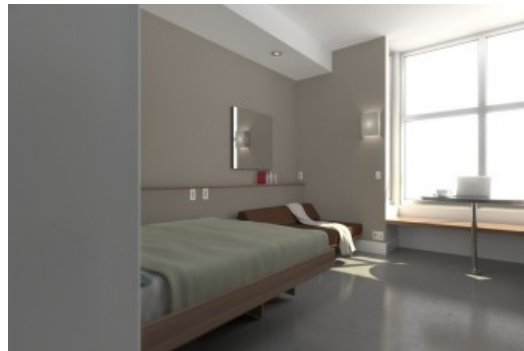
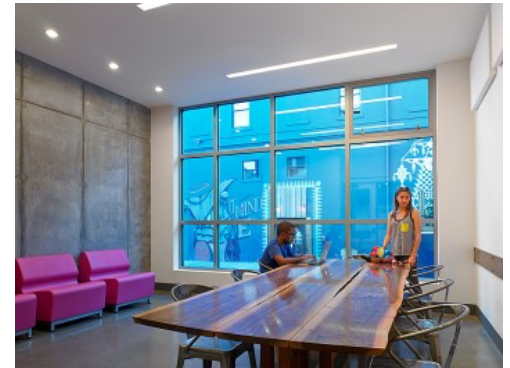
- Downtown location on light rail
- Prime opportunity for mixed-use, mixed-income development
- Economic development opportunities include office, hotel, retail, business incubator
- Housing development includes mix of incomes with an emphasis on affordability
- Micro housing development for those at 40% or below AMI



SLC MICRO HOUSING



SLC MICRO HOUSING





WHY IS AFFORDABLE HOUSING SO DIFFICULT TO DO?

Zoning

Financing

Land costs

Programming and services

NIMBY: crime rates, property values, “those people”

PRIMARY FUNDING SOURCES

4% and 9% tax credits

Private Activity Bonds

CRA funding

Federal funds such as CDBG or HOME

Housing Trust Funds

Olene Walker Housing Trust Fund

Section 8 vouchers

Developer funding and deferred fees

The development of affordable housing does not “pencil” without significant subsidies such as tax credits or grant funds. In addition, depending on the AMI, vouchers may also be needed.

There is not enough funding to meet our need.

NIMBY

BETTER INSTITUTIONS

BLOG

THE DISCONNECT BETWEEN LIBERAL ASPIRATIONS AND LIBERAL HOUSING POLICY IS KILLING COASTAL U.S. CITIES

April 20, 2016

The people who live in coastal urban cities tend to be a pretty liberal bunch. We're leading the country on **minimum wage laws, paid sick leave, climate change mitigation**, and a host of **other important issues**. We care deeply about equality of opportunity, and we're willing to invest our time and money to advance that effort—even if the people we help don't always look like us or come from the same neighborhood, state, or even country. I'm proud to count myself among their number.

And then we turn to housing. Maybe it's just because we're doing great on so many other fronts, but when I look at our inability to solve the housing crisis in places like San Francisco, New York, and Washington, D.C., I'm left feeling nothing but depression and hopelessness. It's all the more frustrating



Higher crime rates

Decrease in property values

Impact on economic development

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WHAT WE CAN DO TO HELP

A significant and sustainable funding source beyond federal tax credits must be created to subsidize new affordable units, especially for those at 40% and below AMI

Voucher program must be expanded

Lending institutions must find and champion more cost effective ways to use CRA funding

Cities must use existing resources, in particular land, to assist in the subsidizing of new units

Cities must examine and repeal current zoning and other policies that may prohibit or disincentivize affordable housing

Cities should find new ways to incentivize affordable housing through impact fee and building permit waivers, density bonuses, inclusionary zoning, etc.

New and innovative affordable housing must be developed that most effectively maximizes space and provides appropriate services