

WESTPOINTE

JORDAN MEADOWS

POPLAR GROVE

GLENDALE

ROSE  
PARK

FAIR-  
PARK



# WEST SIDE HOUSING PLAN

## PLANNING FOR AFFORDABLE HOUSING AND A HIGH QUALITY OF LIFE

SPRING 2020 – WESTSIDE STUDIO | ECOLOGICAL PLANNING WORKSHOP  
DEPARTMENT OF CITY & METROPOLITAN PLANNING  
THE COLLEGE OF ARCHITECTURE & PLANNING



## WESTSIDE STUDIO TEAM



Ivis García is an Assistant Professor in the City and Metropolitan Planning Department at the University of Utah. She is also a fellow and board member of the Asset Based Community Development Institute at DePaul University, Chicago. García earned her PhD in Urban Planning and Policy from the University of Illinois at Chicago. She worked at Urban Ecology in San Francisco. Ivis enjoys dancing and walking at least 10,000 steps every single day.

**IVIS  
GARCIA**



Heather is from Salt Lake City, Utah. She is majoring in Architecture and minoring in Urban Ecology. She aspires to design sustainable architecture. She is currently launching a Design for America studio on the University of Utah campus. This studio will allow students from all majors to use the design process to create social impact on campus and in Salt Lake City. Heather is currently working at Nordstrom as a sales associate. In her free time she enjoys hot yoga and gardening.

**HEATHER  
BOLAND**



Trey was born in Santa Rosa, California but moved to Orem, Utah with his family at a very young age. Trey originally began his studies at SLCC and transferred to the University of Utah with his undergrad in pre-architecture. It was within one of his prerequisite courses that Trey discovered the field of Urban Ecology and he instantly knew that was what he wanted to study to become a city planner as his career. It is Trey's intention to graduate with his undergrad in Summer 2020.

**TREY CANCELLA**



Sammie is from Salt Lake City, Utah. She is a double major in Urban Ecology and Sustainability Studies with an emphasis in Food Systems. In addition to school, Sammie works at Swaner EcoCenter and Nature Preserve and interns at The Green Urban Lunch Box. In her free time, Sammie enjoys going to yoga, thrift shopping, hiking, gardening, camping, backpacking, and exploring. Sammie will graduate in May of 2020 and plans to travel and farm her way across the world.

**SAMMIE  
GARCIA**



Jeong is from Paju, South Korea and also lived half of his life in Boston. He is a transfer student and currently studying Urban Ecology at the University of Utah. He is still searching for an internship that is related to his major. In his free time, he likes to bike, run, play soccer, watch videos, and sleep. He used to like building weird stuff with LEGO when he was young so he hopes to become a planner one day. Jeong will be graduating in May of 2020 and find something that he likes to do after.

**JEONG KIM**



## URBAN ECOLOGY STUDENTS



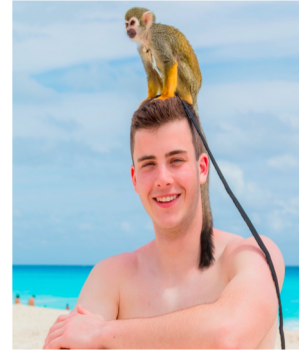
Demetri Kourtides was born and raised in Greece. Spent most of his time in California. Demetri is majoring in Urban Ecology.



Colby Lee is from Salt Lake City, Utah. He is an undergraduate student majoring in Urban Ecology and planning to minor in Architecture at the University of Utah. When not in School, he enjoys spending time with his family, hiking, cooking, baking, and going everywhere with his dog.



Miso Lee is born and raised in southern part of South Korea. Miso is majoring in Urban Ecology at the University of Utah.



Fin Merrill grew up all over the country, but spent most of my life in Hawaii and Virginia. Fin is an undergraduate student who is majoring in Urban Ecology at the University of Utah. Fin will be graduating from the University of Utah at the end of the spring semester. In my free time I enjoy getting outside as much as possible and being active.



My name is Cody Opperman and I'm an Urban Ecology Major wanting to get into the 4+1 program for a Masters in City Metropolitan & Planning. I live in Layton, Utah and ride the train/bus to and from the University. In my free time I enjoy playing video games, or if I'm working I enjoy doing my job.

DEMETRI  
KOURTIDES

COLBY LEE

MISO LEE

FIN MERRILL

CODY  
OPPERMAN



# Team Process

## Historical Timeline

Build a series of timelines in order to:

- Learn more about the history of U.S. housing policy.
- Understand the importance of fair housing in planning practice.
- Investigate the history of the west side.
- Acknowledge the community organizations that have contributed to community development.
- Conduct research on subsidized and unsubsidized housing developments.
- Read current and future plans developed for the west side as well as the housing plan created for the city as a whole.

## Data Analysis

Collect, analyze, and visualize data from Census and other publicly available sources in order to create a demographic and housing picture of the west side.

**February 5-19**

Due: February 5 (Draft Power Point),  
February 12 (Draft Poster)  
February 19 (Final Poster and Power Point)

## Strategic Planning I

We developed collectively our mission, vision, and guiding principles.

## Strategic Planning II

We crafted eight recommendations based on our analysis of data and our research.

## Engagement

Engage the general public with our final product in a public space. Make tweaks based on feedback.

**March 25-April 5**

April 1 – Community Event  
April 2 – Community Event

## Site Analysis

First site visit, walking, and taking photographs for collage in order to:

- Develop an environmental transect to study the make-up of natural and human ecosystems.
- Study multiple housing scales to reveal important spatial patterns.
- Record the most common materials used in buildings to be aware of the character of the site.
- Analyze the social, economic, and build environment patterns that create a sense of place.
- Observe land-uses, mixes of uses, and human diversity to be conscious of the vibrancy of place.
- Understand the infrastructure that encourages walkability and thus a healthy living.
- Discover the physical community assets that need to be mobilized in the near future through housing construction.
- Conduct node analysis to identify distinctive local-scales of urban growth.
- Identify where vacant and underutilized land is located as sites of possible future development.

**January 29**

**February 26**

**February 5-23**

Feb. 12, Rose Park  
Feb. 19, Westpointe and Poplar Grove  
Feb. 26, Glendale

## Listening

Visited community councils meetings seeking to understand the character, stories, values, priorities, and aspirations of west side residents.

**March 18**

**April 5-14**

## Finalize Document

Draft mission, vision, guiding principles, recommendations and priorities.

**April 15**

## Final Presentation

Invite key stakeholders to present document. Digital copy available online.



# Table of Contents

## Introduction

Our mission, who we are, and the why of this work.

6

## History

Remembering our national housing policy and our local west side history.

7

## Site Analysis

A variety of studies to understand place.

18

## Data Analysis

A detailed presentation of demographic and housing data.

29

## West Side Voices

A time to listen and unlock the stories of community leaders and residents.

93

## Strategic Plan

Vision, guiding principles, and recommendations for the future.

104

## Community Engagement

How we engaged residents with our findings and this plan.

118

## Conclusion

Where we have been and where are we going.

129

## References

A peak to a great reading list.

130

“ **Our mission** is to seek to understand the stories, values, and housing goals guiding the future of the west side as well as provide residents and others with high quality analysis. ”



Team with Mayor of Salt Lake City Erin Mendenhall at the Westside Coalition meeting

This report was created and compiled by the Westside Studio, a workshop course in City and Metropolitan Planning Department at the University of Utah. The course is certified as a Community engaged course (CEL) with the Bennion Center and certified as limited sustainability with the Global Change & Sustainability Center. This workshop places student in a real-world planning context while providing the west side neighborhoods with planning services. This semester, our project is titled, “West Side Housing Plan: Planning for Affordable Housing and a High Quality of Life.”

# Introduction

**Suggested Citation:** García, I., H. Boland, T. Cancilla, S. Garcia, J. Kim, D. Kourtides, C. Lee, M. Lee, and F. Merrill. 2020. “West Side Housing Plan: Planning for Affordable Housing and a High Quality of Life.” Westside Studio: University of Utah.



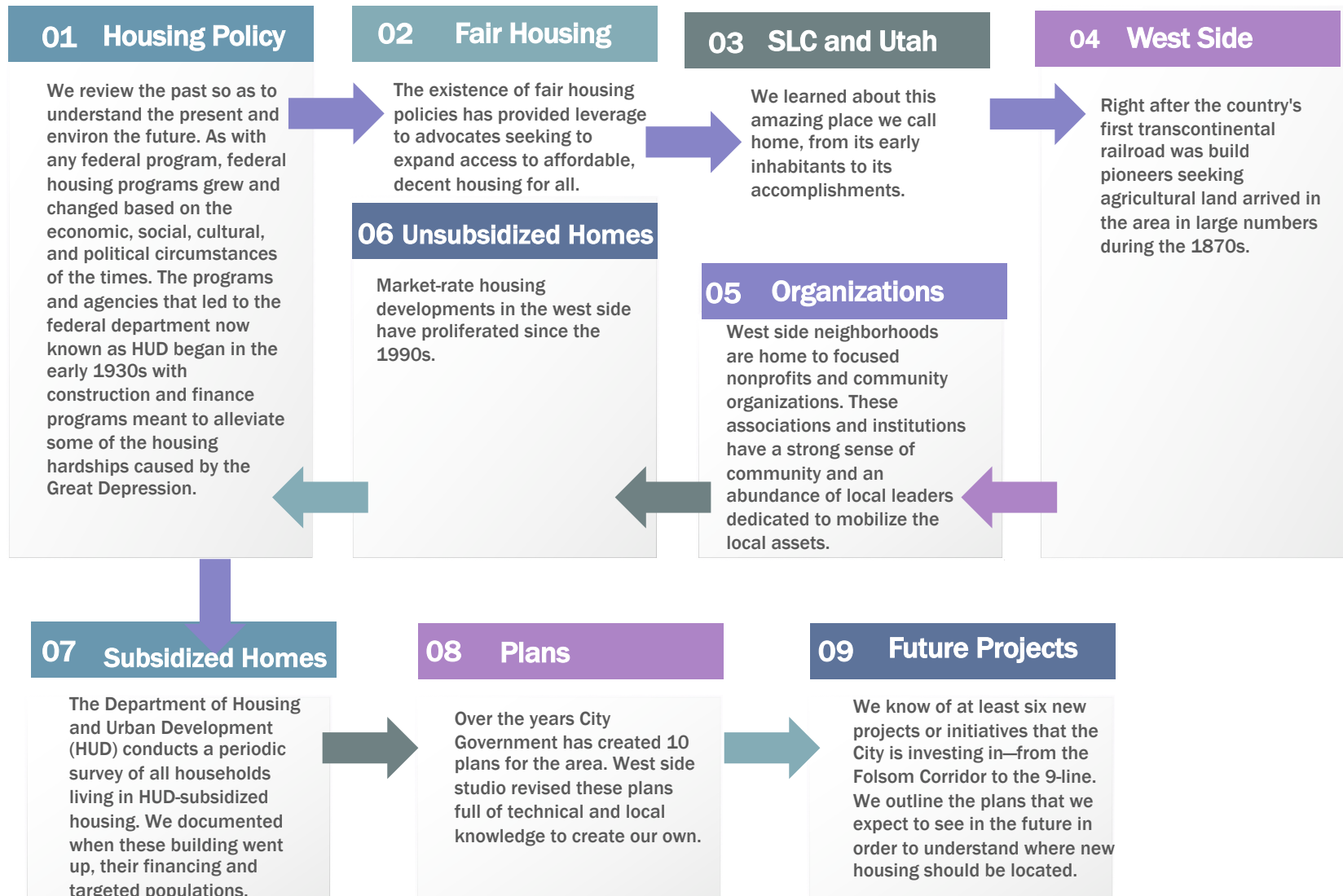


# 2020: 150 YEARS OF HISTORY

BECAUSE HOUSING AND COMMUNITY IS BUILT FROM THE PAST



# FIRST CONTACT: PLACE AND TIME

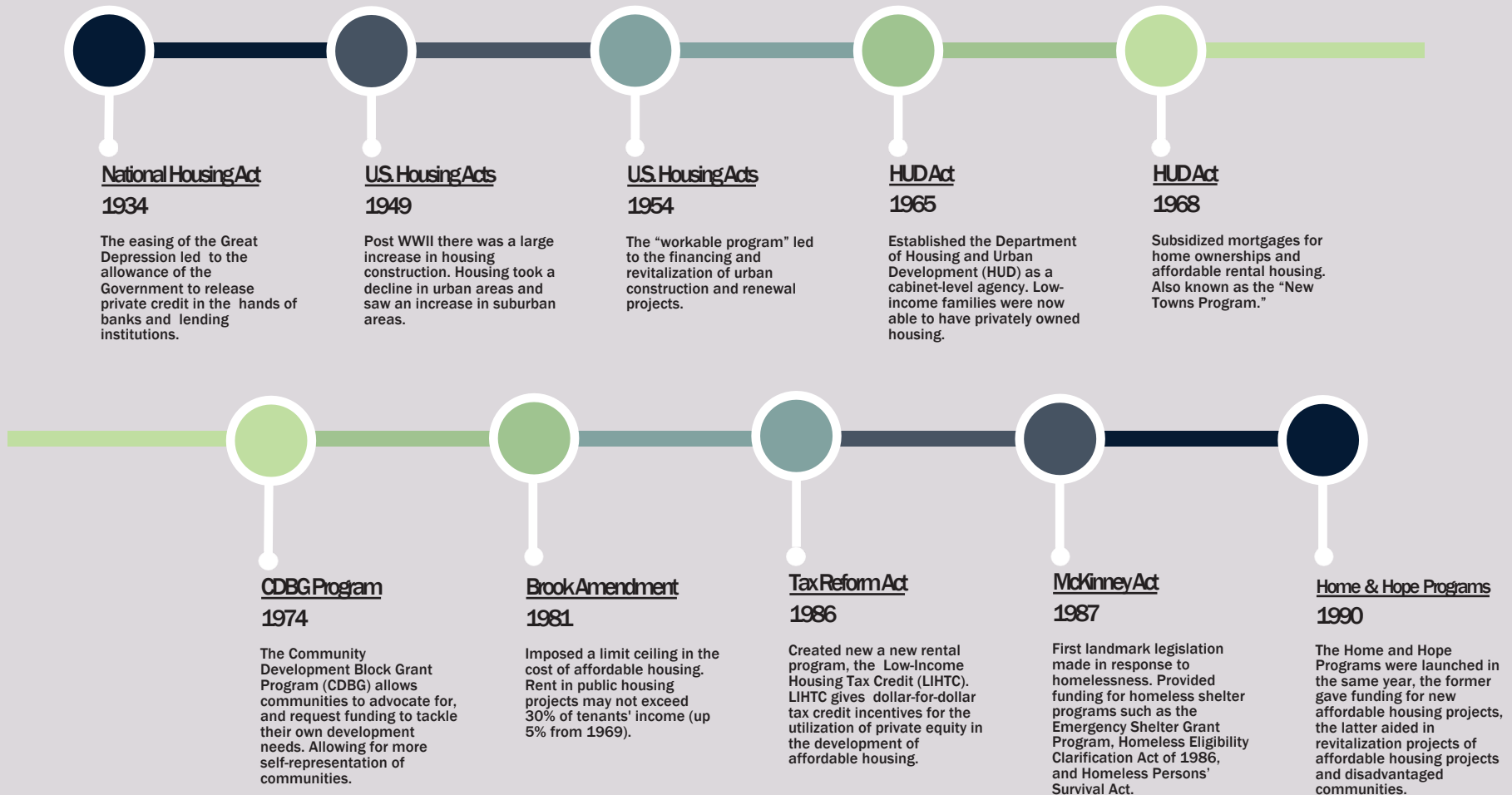


# Housing Policy Timeline

Created by: Colby Lee

Source: huduser.gov/hud\_timeline

## A History of Housing Policies



## Home Mortgage Disclosure Act - 1975

Financial institutions have to show how much they are lending in geographical regions.

## Equal Credit Opportunity Act - 1974

Prohibits creditors from discriminating based on gender, race, color, religion, national origin, age or source of income.

## Rehabilitation Act - 1973

Prohibits discrimination based on disability in federal financial assistance.

## Truth in Lending Act - 1968

Requires lenders to disclose terms and costs of loans.

## Fair Housing Act - 1968

Prohibits discrimination on the basis of race, color, religion, or national origin in the sale, rental or financing of housing.

## Civil Rights Act - 1964

Prohibits discrimination on the basis of race, color, or national origin in federal financial assistance

## Servicemen's Readjustment Act 1944

Public housing for WWII Veterans.

## US Housing Act 1934

Federal housing was built. The Federal Government backed mortgages.

## 1866 - Civil Rights Act

All males born in the U.S. are citizens and can own property.

## Fair Housing Amendments Act - 1988

Adds handicap and familial status to the list of the Fair Housing Act.

## Housing for Older Persons Act - 1995

Allows retirement communities to prohibit persons under 55 to move into them.

## Dodd-Frank Wall Street Reform and Consumer Protection Act - 2010

Prevents mortgage related abuses.

# FAIR HOUSING

## TIMELINE

Created by: Heather Boland  
Source: <http://www.avoiceonline.org/fair-housing/timeline.html>





# Salt Lake City and Utah Timeline

**500 ~ 1300**

The Anasazi people lived in the region.



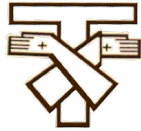
**1600**

The Ute and Shoshone Native American tribes inhabited the land.



**1776**

Franciscan priests Francesco Atanasio Dominguez explored Utah on the way to California.



**1821**

Mexico won its independence from Spain and claimed Utah.



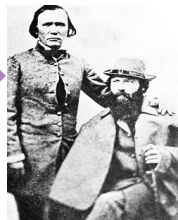
**1824**

Jim Bridger became the first European to discover the Great Salt Lake.



**1843**

John C. Fremont & Kit Carson explored the Great Basin.



**1847**

Mormon pioneers arrived in the Salt Lake Valley.



**1848**

Utah became part of the U.S. after the Mexican-American war ended, the Treaty of Guadalupe was signed.



**1849**

Mormons founded the State of Deseret.



**1850**

Utah became a U.S. territory and University of Deseret (University of Utah) was chartered.



**1861**

The first transcontinental Telegraph service began in Salt Lake City.



**1869**

The world's first transcontinental Railroad was completed at Promontory Summit.



**1896**

Utah became the 45th state.



**1906**

Copper mining began in Bingham Canyon.



**1919**

Zion National Park was created.



**1928**

Bryce Canyon National Park was created.



**1996**

Utah celebrated its 100th birthday of Statehood.



**2002**

The Winter Olympic games were held in Salt Lake City.



**SALT LAKE 2002**

Created by: Jeong Kim

Source:

[https://www.ducksters.com/geography/us\\_states/utah\\_history.php](https://www.ducksters.com/geography/us_states/utah_history.php)

<https://www.ereferencedesk.com/resources/state-history-timeline/utah.html>

<https://www.worldatlas.com/webimage/countrys/namerica/usstates/uttimeln.htm>

# West Side History

1870



## Pioneer Settlement

Land within the west side was settled by pioneers in search of undeveloped agricultural land.

1870



## A Demarcated Land

The establishment of the railroad split Salt Lake and physically delineated the city's west side.

1870



## Poplar Grove

Edwin Rushton family developed the area in the late 1800's. The area received its name from all the grove trees planted.

1876



## Cannon House

George Q. and Caroline Cannon Built Victorian-style brick house (1354 S 1000 W).

1880



## Rose Park

Developer Alan E. Brockbank designed streets in a Rose Park development to look like a rose from an aerial view.

1885



## The Surplus Canal

Originally constructed to control flooding along portions of the Jordan River. Currently delisted due to deficiencies.

1893



## Fisher Mansion

A Victorian-style home built by the owner of one of the biggest breweries in Utah; A. Fisher Brewing Co.

1898



## Street Car Expansion

Westside Rapid Transit Co. extends West past the Jordan River.

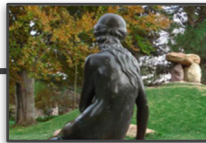
1930



## Taking Flight

Salt Lake Municipal Airport was established which consisted of 400 acres, 11 hangars, and 2 gravel runways.

1939



## Intl. Peace Gardens

Dedicated in 1952, this garden was a citizenship project to reflect peace and understanding between nations.

1940



## Glendale Gardens

Developed as a housing project to accommodate large influx of families moving to Utah for WWII effort.

1968



## International Travel

Airport renamed to Salt Lake International Airport. Airport grew to 7,500 acres within 5 years.

2013



## The Green Line

UTA expands the Green Line along North Temple to connect downtown to the Salt Lake International airport.

2018



## Inland Port

Utah Inland Port Authority and jurisdictional land established on 16,147 acres for a proposed intermodal port.

# Community Organizations

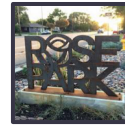
## Neighborhood House—1911

The NH has a 125-year legacy of nurturing and educating children and helping families with aging & disabled adults.



## NeighborWorks—1977

work to revitalize neighborhoods by building on their existing strengths, creating opportunities through housing and resident leadership, and contributing to the development of our youth and local economy.



## 2008—Rose Park CL Center

The center offers several after-school programs and services for students and families in partnership with organizations across the valley, including an Intermountain Healthcare clinic.



## 2008—Sorenson Unity Center

A civic engagement & community learning center. The programming and services provided engage neighbors, creates opportunities, builds community pride, and enhances livability in the Westside of SLC.



## Artspace—1980

creates affordable live and work space for artists, cultural organizations, nonprofits and others to revitalize and promote stable, vibrant and safe communities.



## 2013—Glendale-Mountain View CLC

The center offers multiple services including early learning opportunities, youth programs, adult education, physical health, mental health, and wellness services all on a single campus situated between an elementary and middle school.

University Neighborhood Partners—2001  
UNP brings together University and west side people and resources in reciprocal learning, action and benefit—in short, a community coming together.



## 2014—Sugar Space Arts Warehouse

The Westside installation of the original Sugarhouse location. Provides a unique space for arts and events. Often hosts events for other Westside organizations.

Mestizo Institute of Culture & Arts—2002  
MICA has advocated for SLC's Westside and championed social change through the arts, fostering dialogue & activism, and providing education.



UNP Hartland Partnership Center—2004  
Builds a campus community partnership to offer resources such as English language instruction, mental health support, citizenship classes, employment workshops, afterschool and summer programs, and educational resources to the community.



## 2016—Westview Media

a non-profit news organization that informs, educates and inspires readers through publications that focus on the diverse, undervalued, and misrepresented communities in west SLC.

## 2018—Westside Coalition

A social welfare organization that advocates for the health, safety and quality of life of Westside Salt Lake City residents.



## UNSUBSIDIZED HOUSING DEVELOPMENTS IN SALT LAKE CITY WEST SIDE ( 1911-2020)



OAKLEY PARK SUBDIVISION-ROSE PARK, 1911



RIVERWOODCOVE APTS, 1968



ALL SEASONS MOBILE PARK, 1973



LANDINGPOINT APTS, 1973



ASPEN COVE, 1977



WINDSOR PARK, 1985



APTS ON THE GREEN, 1985



BRIDGES, 2009



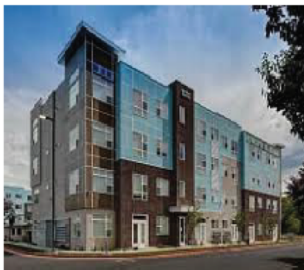
THE VILLAGE, 2010



644 CITY STATION, 2013



GATEWAY 505, 2017



WEST STATION, 2018



HARDWARE, 2018



MERIDIAN, 2018



SKY HARBOR, 2018

SOURCES: SALT LAKE COUNTY ARCHIVES, APARTMENTS.COM  
CREATED BY: DEMETRI KOURTIDES

**Hidden Oaks IV**

36 \*LIU  
Not currently active in \*\*\*LIHTC program

**Country Oaks I**

7 LIU  
No specific target stated

**Sedona Apartment**

16 LIU  
No specific target stated

**Westgate Apartment**

\$187K in LIHTC for 60 LIU at 60% AMI  
Targets homeless

**Escalante III Apartment**

\$60K in LIHTC for 80 LIU at 60% AMI  
Targets elderly and ADA

1991

**Northgate Apartment**

\$1.5M in LIHTC for 159 out of 330 LIU at 60% \*\*AMI  
Targets handicapped/ADA

1993



1995

**Citifront Apartment**

\$382K in LIHTC for 95 out of 155 LIU at 60% AMI  
Targets handicapped/ADA

2002

**Westgate II Apartment**

\$345K in LIHTC for 32 out of 36 LIU at 60% AMI  
Targets developmental disabled

2002



2002

**Shadow Glen Crown**

\$125K in LIHTC for 10 LIU at 60% AMI  
No specific target stated

**Riverwood Cove Apts.**

110 LIU  
No specific target stated

**Rendon Terrace**

\$1M in LIHTC for 70 LIU at 60% of AMI  
Targets elderly and homeless

2003

**Escalante Park I Apts.**

\$333K in LIHTC for 32 LIU at 60% AMI  
Targets elderly and homeless

2004

**North 4th Apartment**

\$1M in LIHTC for 81 out of 112 LIU at 60% of AMI  
Targets homeless and ADA

2006

2010



2012



2013



2017



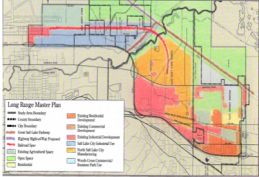
\*LIU - Low Income Units

\*\*AMI - Area Median Income

\*\*\*LIHTC - Low Income Housing Tax-credit



1990

**Northwest Master Plan**

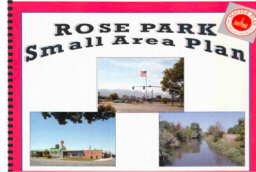
An update to the Northwest Community Master Plan with the current needs of the time.

2000

**Northpoint Small Area Plan**

Eliminate land-use conflicts with SLC airport and improve agricultural lifestyle.

2001

**Rose Park Small Area Plan**

Vision for a neighborhood commercial area and the Rose Park Golf Course.

2010

**North Temple Boulevard Plan**

Improve transportation in North Temple to accommodate more forms and abilities.

2014

**Westside Master Plan**

Goal of developing a diverse and active community with more opportunities.

2014

**Master Plan for the Jackson Neighborhood**

Development in Jackson can lead to low-cost improvements with great benefits.

2015

**9-Line Corridor Master Plan**

Create a pathway that connects the east and west side of the city while promoting the surrounding area.

2016

**Northwest Quadrant Master Plan**

Develop the Northwest Quadrant of SLC for economic growth in an environmentally sustainable way.

2017

**Transit Station Area Plan**

Ensure proper integration of transit stations in the area for maximum performance.

2018

**Growing SLC: A Five-Year Housing Plan**

Vision to improve affordability and equitable city.






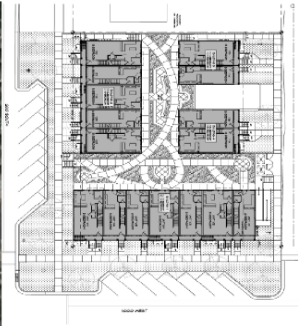
# Overview of Plans

Created by: Fin Merrill

# Future Projects

Cody Opperman

Sources: "PROJECT AREAS – SLCRDA." SLCRDA. Accessed January 15, 2020. <http://www.slclda.com/project-areas/>; Riddle, Isaac, Matt Miller, and Lance Hemmert. "Neighborworks to Build Townhome Development in Poplar Grove." Building Salt Lake, February 25, 2017. <https://www.buildingsaltlake.com/neighborworks-build-townhome-development-poplar-grove/>; Riddle, Isaac, and Mike Fife. "City Seeking Proposals for Redevelopment of North Temple Motel." Building Salt Lake, April 6, 2018. <https://www.buildingsaltlake.com/city-seeking-proposals-for-redevelopment-of-north-temple-motel/>.

					
Folsom Corridor	Utah State Fairpark	Congregation	SPARK!	Motel on 1500 W.	NeighborWorks
<p>The Folsom Corridor Project plans to redevelop an abandoned railroad corridor. It is going to be about 0.75 miles of pedestrian and bike paths that connects the Jordan River Parkway and the Downtown area. The organizations that are helping with this project are: Parks and Public Lands Division, etc.</p>	<p>The Utah State Fairpark is being looked at for a full year round public market. With the public market being located at the Fairpark it provides more weekday access and makes a more interactive experience with the Jordan River.</p>	<p>Congregation Spirits is going to be the first distillery in Salt Lake City since the prohibition days. The Developer is Congregation Group, LLC and they have a loan of \$850,000 from the RDA in Salt Lake City. The project is going to cost around \$3.6 million dollars and is going to be 0.82 acres.</p>	<p>The SPARK! project is a transit-oriented development near the North Temple TRAX station. It is a mix-use building with retail on the ground floor that is pedestrian scaled. Development partners are Brinshore Development, LLC &amp; HAME. The RDA has an investment of \$4 million dollars and the project is going to cost \$53 million dollars.</p>	<p>The city is looking for qualified developers to purchase the Overnighter Motel property and put in a mix-use, mix-income development. The site is 2 acres and the proposals from the developers must reserve 50% of the units for people who earn less than 60% Area Medium Income.</p>	<p>NeighborWorks, has had this 0.54 acre lot for nearly a decade. They are deciding to create townhomes for the people of this neighborhood. It is located near two TRAX stations making it a great way to travel across the city. The project is called Euclid Corners Townhomes and it is going to have 16 unit townhomes.</p>





# SITE ANALYSIS

A STUDY OF THE ENVIRONMENTAL, SCALAR, MEANING MAKING, ASSET DISCOVERY, NODAL, INFRASTRUCTURAL, VACANT AND UNDERUTILIZED, LAND-USE, MIXED-USE, AND DIVERSITY CONTEXT OF OUR STUDY SITE

# Site Analysis

All human design decisions should be based on ecological awareness



**Environmental  
Transect**



**Scale of Housing**



**Materials & Design**



**Land-use, Mixed-  
use & Diversity**



**Walkable  
Infrastructure**



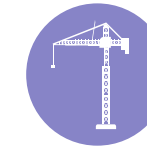
**Physical Community  
Assets**



**Sense of Place**



**Nodes**

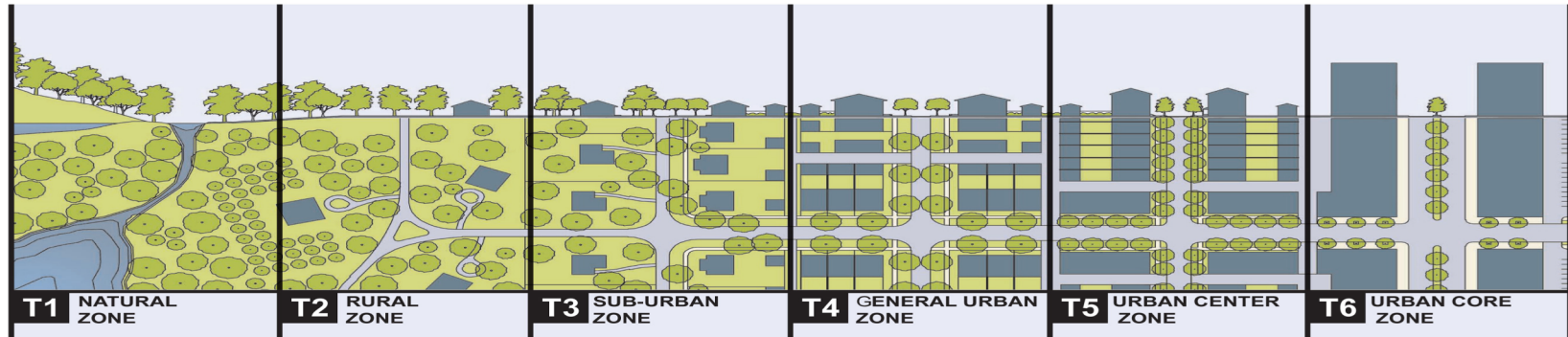


**Vacant &  
Underutilized Land**

# 01 Environmental Transect

Cody Opperman

Source: "Your City, Your Plan." Miami21. Accessed January 28, 2020. [http://www.miami21.org/T6\\_jump.asp](http://www.miami21.org/T6_jump.asp).



Jordan River  
Parkway



900 S. 900 W.



900 S. 800 W.



800 S. 400 W.



700 S. 300 W.



500 S. 200 W.

At the Jordan River Parkway there is a lot of nature that people can enjoy by following the Jordan River Trailhead, or by going to the Poplar Grove Park. As you continue east you can identify homes in a Rural Zone where there is less density towards housing units. Continuing down the line you enter in a more dense Sub-Urban Zone where you can have more and more people living in a closer area. As you enter the General Urban Zone you begin to notice apartment buildings and mix-use buildings happening, but nature is less prevalent. Urban Center Zone has more businesses and apartment complexes than single, or multi-family homes and nature continues to decrease. In the Urban Core Zone you have the highest of densities and have the most uses in this environment. You see no homes, but large apartments complexes, mix-use buildings, civic buildings, etc. Nature is very limited in the Urban Core Zone.

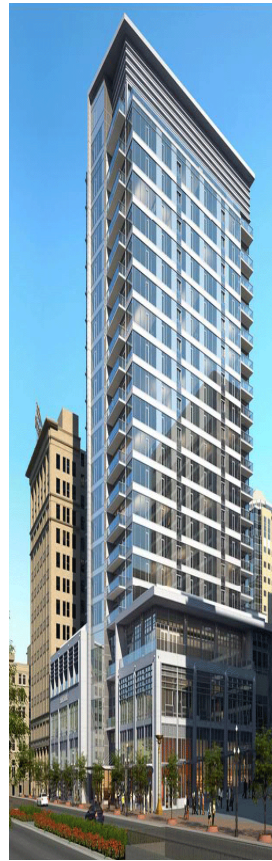
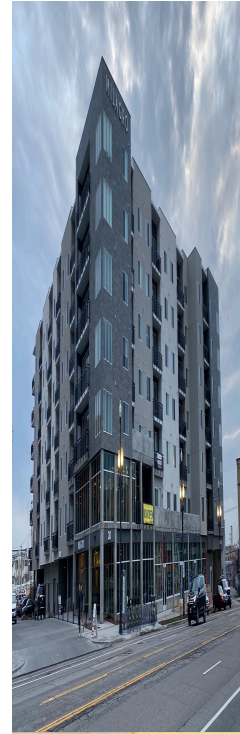
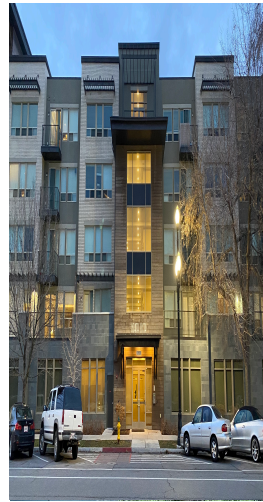


# 02

Study of multiple housing scales to reveal important spatial patterns

In the west side, there are a lot of different types of housing. As you move closer to the transit station areas, you may observe that the buildings get taller and taller. The styles or the patterns of the building differ as there are more units in one building.

Note: \*  
06 & 08 Typologies are not from the west side because it does not exist



## The Scale of Housing

ADUs	Single-family	Duplex	Townhouse Stacked	Walk-Up APT	*Townhouse Court	Mid-Rise APT	*High-Rise APT
01	02	03	04	05	06	07	08
1 Unit	2 Units	2 Units	8 Units	10 ~ 20 Units	30 ~ 60 Units	40 ~ 100 Units	100+ Units

Created by: Jeong Kim

Sources:

<http://www.slcdocs.com/comcoun/pdfs/map11x17.pdf>

<https://www.trpc.org/DocumentCenter/View/774/Housing-Types-and-Characteristics-PDF>

Address:

01) 768 W North Temple, Salt Lake City, UT 84116

02) 60 N 600 W, Salt Lake City, UT 84116

03) 754 W North Temple, Salt Lake City, UT 84116 / All Star Motel

04) 59 N 600 W, Salt Lake City, UT 84116 / Bridges APT Homes

Address:

05) 50 N 600 W, Salt Lake City, UT 84116 / North Sixth APTs

06) 750 S 500 E, Salt Lake City, UT 84102

07) 241 W 200 S, Salt Lake City, UT 84101 / Milagro APTs

08) 35 E 100 S, Salt Lake City, UT 84111 / The Regent

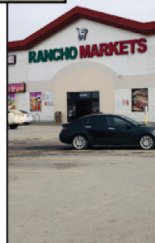
03

## Materials & Design

TSA (Transportation Station Area) Development Guidelines have a high influence on the building designs in the West-Side. For example, many of the façades of the buildings are encouraged to be built with durable materials such as heavy bricks and stone, especially on the first floor of buildings. Other influences are found in the variability of textures, materials, projections and bays in the wall planes add visual interest to many of the buildings. A lot of buildings also feature prominent cornices, belt courses, and a uniform set of windows on each wall.

Created by: Colby Lee  
Sources: TSA Development Guidelines





UTAH STATE FAIR •

7 ELEVEN •

LAUNDRY MAT •

• RANCHO MARKET

• RED IGUANA

NORTH TEMPLE

• WENERSCHNITZEL

**TSA-UC** **Urban Center Transit Station.** An urban center station contains the highest relative intensity level and mix of uses. The type of station area is meant to support Downtown Salt Lake and not compete with it in terms of building scale and use.

**TSA-UN** **Urban Neighborhood Transit Station.** An evolving and flexible development pattern defines an urban neighborhood station area. Development generally happens as infill on vacant parcels or redevelopment of underutilized parcels. These stations evolve in established residential areas where initial changes may add density and intensity in compact building forms that blend in with the residential character of the area.

TSA-UN-C

Created by: Trey Cancilla





## Fairpark

Walk Score

52

Somewhat Walkable

Some errands can be accomplished on foot

Transit Score

49

Some Transit

A few nearby public transportation options

Bike Score

81

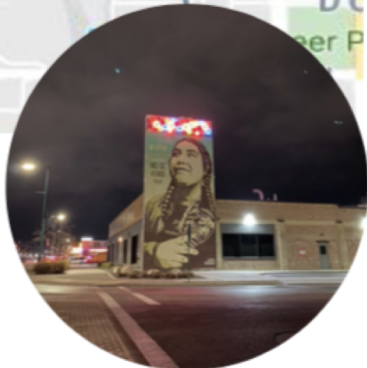
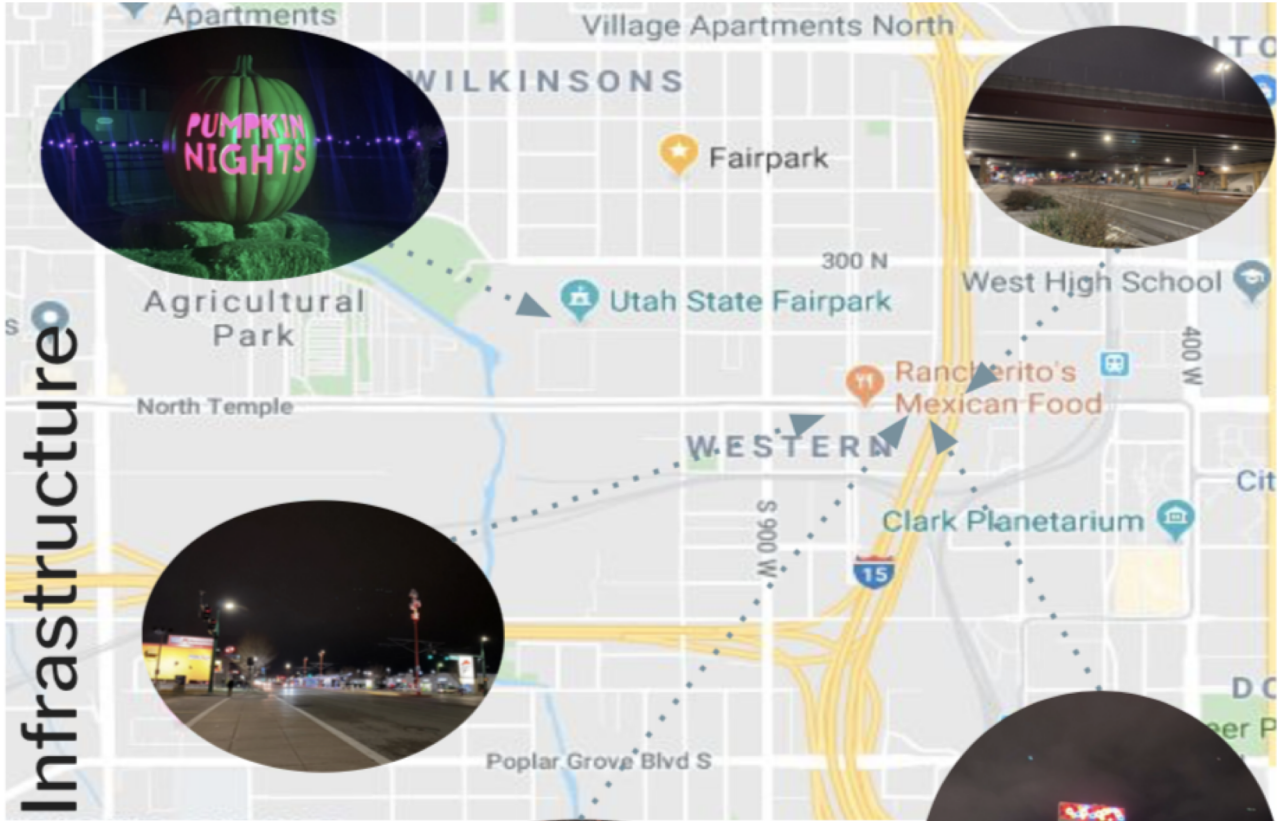
Very Bikeable

Biking is convenient for most trips

Created by: Miso Lee  
Source: Walkscore.com

## Walkable

## Infrastructure



## Walkability

According to Walkscore.com, in Fairpark, there are approximately 30 restaurants, bars, and coffee shop. People in Fairpark can walk to an average of 1.0 restaurants, bars, and coffeeshops in 5 minutes. Additionally, Fairpark has about 3 buses, 1 rail, and 1 light rail lines passing through it. Lastly, there are no hills at all, so it is not only easier for people to walk, but also it is perfect for people to bike. Since Fairpark has very bikeable environment, their bike commuting rate are higher than other cities.

### Good aspects

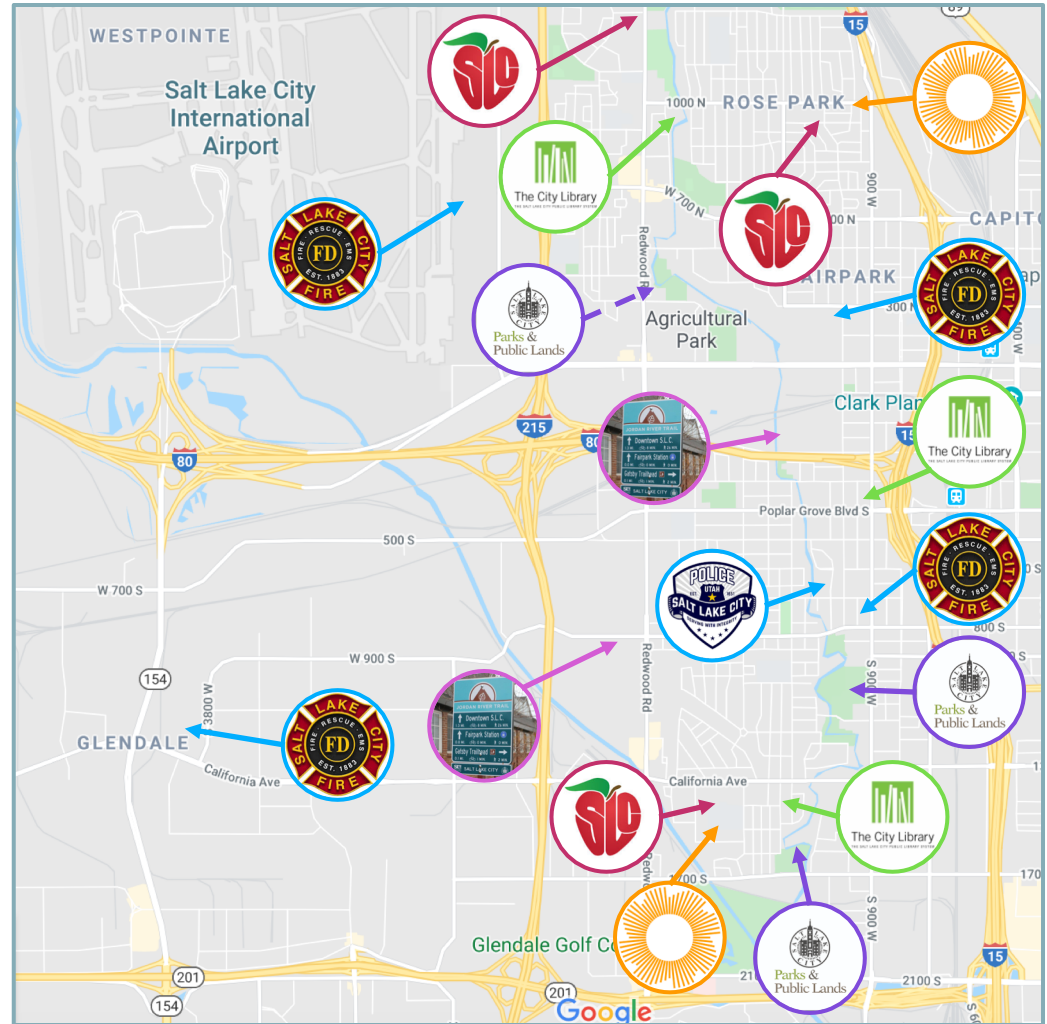
- TRAX station
- street lightings
- Wide pedestrian road

### Bad aspects

- less lightings on pedestrian road
- not many street trees

# Physical Community Assets

**PARKS—SCHOOLS—**  
**LIBRARIES—**  
**COMMUNITY CENTERS—**  
**POLICE AND FIRE**  
**STATIONS—TRAILS**



Created by: Sammie Garcia | Source: Map from Westside Master Plan



## **SOCIOECONOMIC AND BUILD ENVIRONMENT OF SALT LAKE CITY WEST SIDE : ROSE PARK, FAIRPARK, POPLAR GROVE, JORDAN MEADOWS, WESTPOINT AND GLENDALE**

**SOCIAL PATTERN:** Values, Groups, Institutions, Organizations, Education, Collectivities



Rose Park Community Center



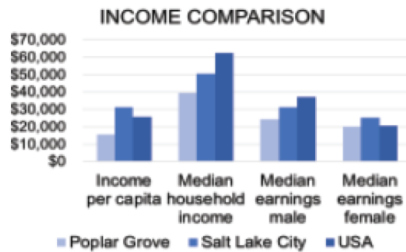
Diverse Races, 44% White, other Minorities



Annual Festival



Poplar Grove Neighborhood House



Income Comparison of Poplar Grove with SLC, USA



Gatsby Power Plant in Poplar Grove



Pickle Building



Airport Expansion

**BUILT ENVIRONMENT:** Buildings, Roads, Parks, Walkways, Bikes, Open Spaces



North Temple TRAX



Jordan River Pedesrian / Bike Lane



Poplar Grove Park



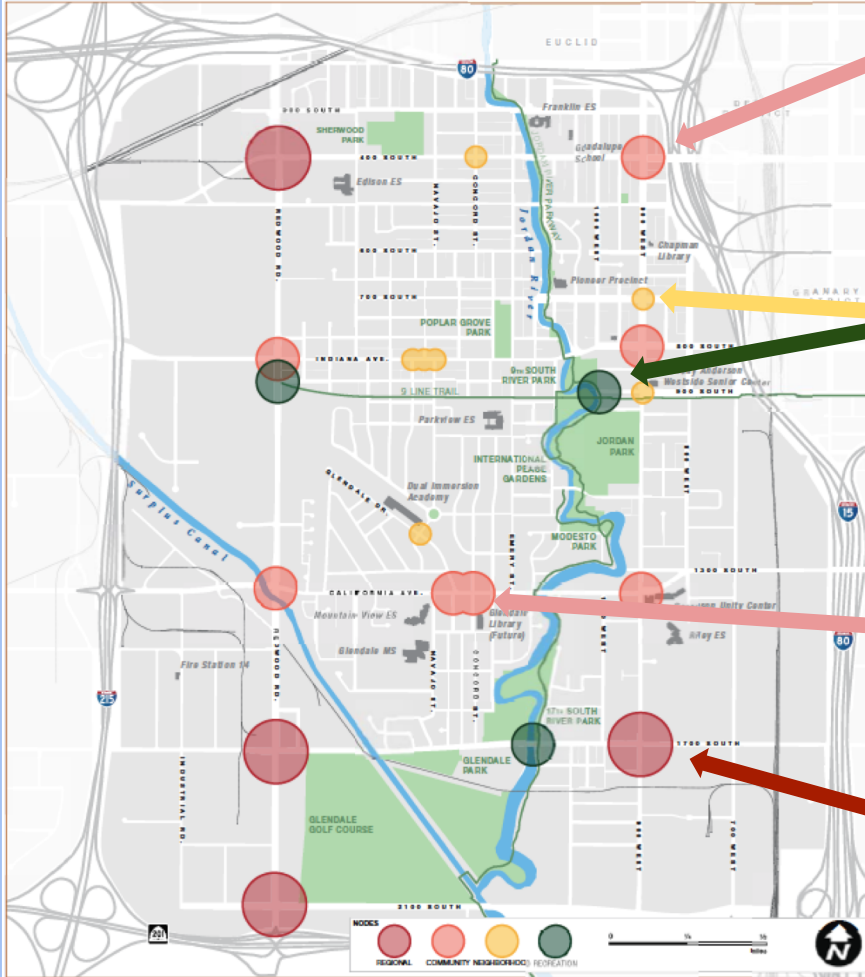
North Temple Affordable Housing

Sources: Statistical Atlas, Salt Lake City Master Plan, <http://neighborhood.utah/salt-lake-city/rose-park/educational-attainment> Created by: Demetri Kourtides

Created by: Demetri Kourtides

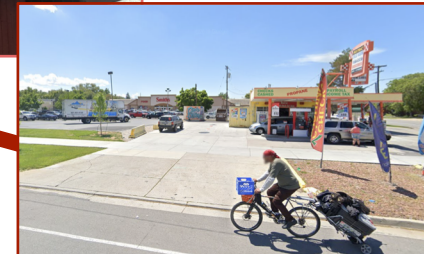
# A Study of Nodes

Regional, Community, Neighborhood and Recreational



Created by: Heather Boland | Source: Map from Westside Master Plan

**Node: a hub of retail, recreation, or community services outside the main city.**

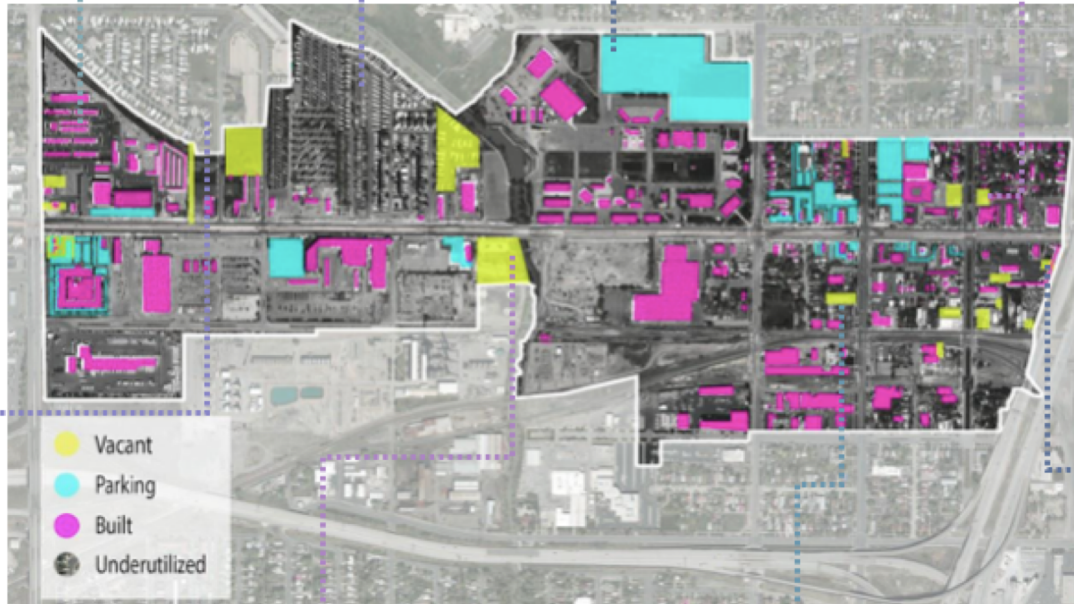




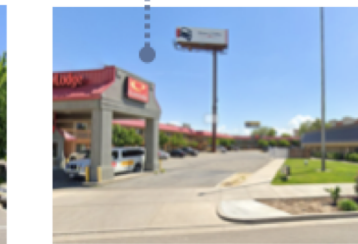
# Vacant and Underutilized Land



Map Source:  
Tracy, J., N. Xiaoyang, and A. Benchaouch. 2017. "North Temple Corridor Housing & Neighborhood Assessment." Edited by I. García. Westside Studio: University of Utah.  
<https://doi.org/10.13140/RG.2.2.28921.83049>.



Created by: Finn Merrill



## Land Use

The use of this land can be categorized into four groups. The four groups are vacant, parking, built, and underutilized.

Underutilized land takes up the most considerable portion of land in the area.

The region has a large number of empty parking lots and decrepit buildings. Though there is a lot of space in the area which is not used to its full potential, this means there are areas in which the community can expand.





# DATA ANALYSIS

HOUSING, DEMOGRAPHICS, LAND USE, AND MORE

# ▶ OUTLINE

01

## GENERAL DEMOGRAPHICS

RACE, FOREIGN BORN, ETHNICITY, INCOME, POVERTY, EDUCATIONAL LEVELS, HOUSEHOLD TYPES, H+T

## POPULATION DYNAMICS

POPULATION BY AGE AND SEX, PROJECTIONS  
RACIAL, ETHNIC, AND INCOME CHANGES

02

03

## NEIGHBORHOOD CHANGE

13 INDICATORS TO DETERMINE GENTRIFICATION SINCE 1970

## COMMUNITY AREA DASHBOARDS AND TYPOLOGIES

IDENTIFY AREAS SUITABLE FOR AFFORDABLE HOUSING DEVELOPMENT

04

# ▶ OUTLINE

05

## HOUSING STATS

A MORE DETAILED PICTURE OF HOUSING

## AFFORDABILITY GAP

WHO NEEDS AFFORDABLE HOUSING?

06

07

## TARGET POPULATIONS

OLDER ADULTS, PEOPLE WITH DISABILITIES,, ETC.

## SUBSIDIZED HOUSING

LIHTC AND HUD MULTIFAMILY UNITS

08

09

## LAND USE AND DEVELOPMENT OPPORTUNITIES

SOCIO ECONOMIC AND HOUSING CHARACTERISTICS FOR EACH WEST SIDE NEIGHBORHOOD



# SALT LAKE CITY, UT

WESTSIDE COMMUNITY COUNCIL DISTRICTS

WESTPOINTE

JORDAN MEADOWS

POPLAR GROVE

GLENDALE

ROSE  
PARK

FAIR-  
PARK

01

## GENERAL DEMOGRAPHICS

RACE, FOREIGN BORN, ETHNICITY,  
INCOME, POVERTY, EDUCATIONAL  
LEVELS, HOUSEHOLD TYPES, H+T



# Westside Demographics

By Trey Cancilla



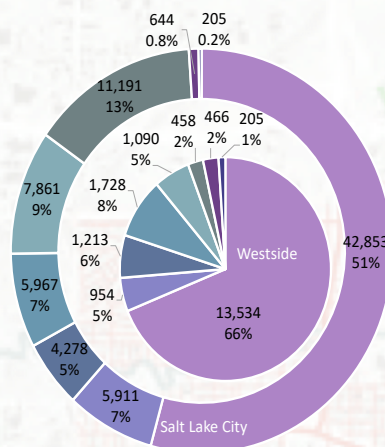
The data presented provides a visual analysis of important demographics within 13 census tracts of the westside compared to Salt Lake City (SLC) as a whole. One of the most vast differences is the racial and ethnic diversity of the westside. For example, about 46% are Latino compared to 22% in SLC. Other statistics in stratum are contextualized throughout the various graphs.

## Housing Units In Structure

**51%** (SLC)  
1-unit Housing  
**66%** (West)  
1-unit Housing

More families on the westside are living in single-family homes compared to SLC. More multi-unit housing is available in SLC and ultimately adding density.

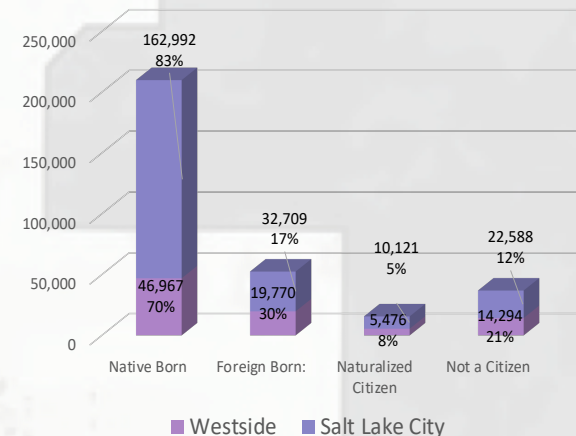
- 1 Unit:
- 3 or 4
- 5 to 9
- 10 to 19
- 20 to 49
- 50 or More
- Mobile Home
- Boat, Rv, Van, Etc.



## Native And Foreign Born

**83%** (SLC)  
Native Born  
**70%** (West)  
Native Born

There is a 13-point difference of Native Born persons living in the westside and SLC. The westside actually has twice as many individuals that are not citizens (21% vs. 12%).

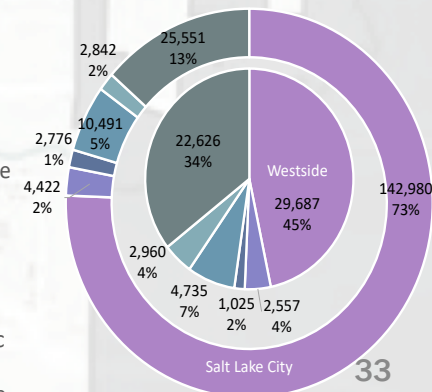


## Race

**73%** (SLC)  
White Race  
**45%** (West)  
White Race

A 28-point difference of people identifying as white are living in SLC as opposed to westside neighborhoods. More people identify as some other race making such communities

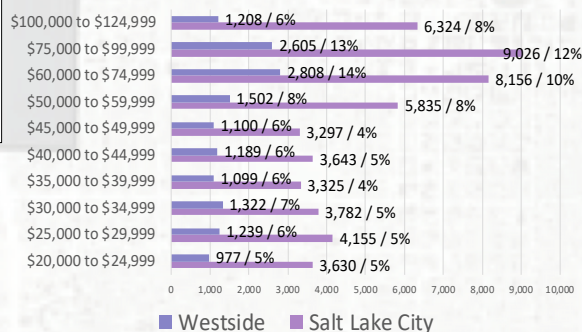
- White Alone
- Black or African American Alone
- American Indian and Alaska Native Alone
- Asian Alone
- Native Hawaiian and Other Pacific Islander Alone
- Some Other Race



## Median Household Income (MHI)

**12%** (SLC)  
\$75 - \$99,999 MHI  
**14%** (West)  
\$60 - 74,999 MHI

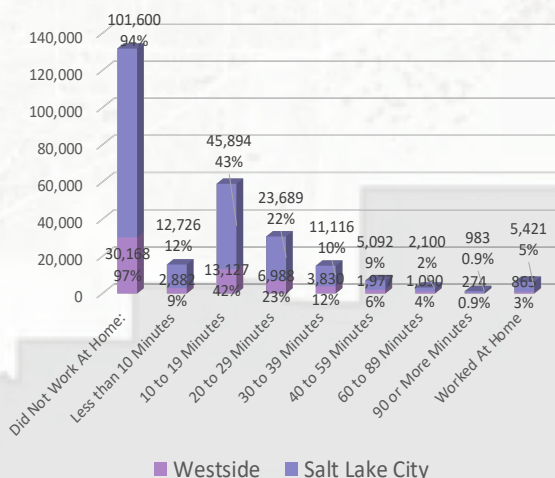
Although slight variation, people living in the westside are earning less annually than those living in SLC, overall.



## Travel Time to Work

**12%** (SLC)  
< 10 Minutes to Work  
**9%** (West)  
< 10 Minutes to Work

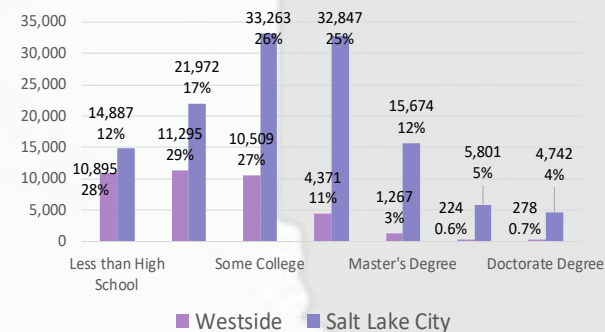
Data shows that individuals living on the westside have a slightly longer commute compared to those in SLC. There is also more evidence showing westside individuals have fewer cars and less housing and transportation affordability.



## Education

**25%** (SLC)  
Bachelor's Degree  
**11%** (West)  
Bachelor's Degree

More people have a higher level of education in SLC compared to those living in westside neighborhoods.

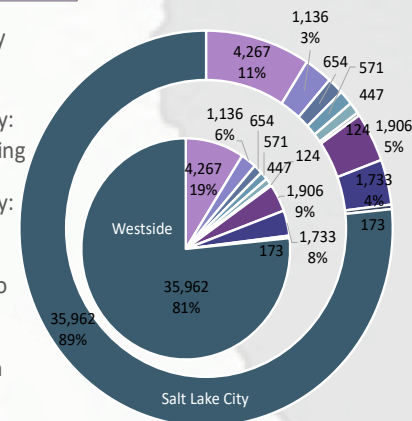


## Poverty

**89%** (SLC)  
Income =/> Poverty  
**81%** (West)  
Income =/> Poverty

While SLC ranks slightly above poverty rates compared to westside communities, there are 8% more families earning incomes below poverty levels, primarily coming from single-parent, female households.

- Income Below Poverty Level:
- Married Couple Family: with Related Child Living Below Poverty Level
- Married Couple Family: No Related Children Under 18 Years
- Male Householder, No Wife Present:
- With Related Children Under 18 Years
- No Related Children Under 18 Years
- Female Householder, No Husband Present:
- With Related Children Under 18 Years



# WESTSIDE DEMOGRAPHICS

BY TREV CANCELLA

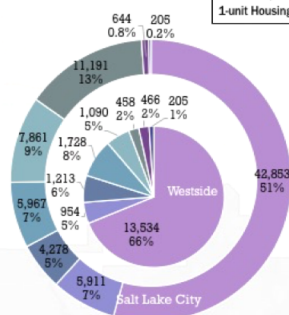


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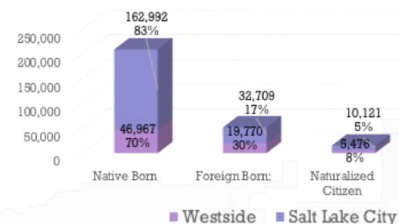
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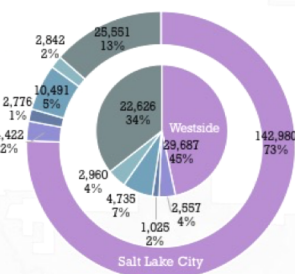


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A 28-point difference of people identifying as white are living in SLC as opposed to westside neighborhoods. More people identify as some other race making such communities more diverse.

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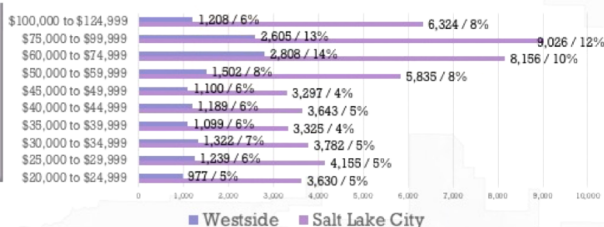


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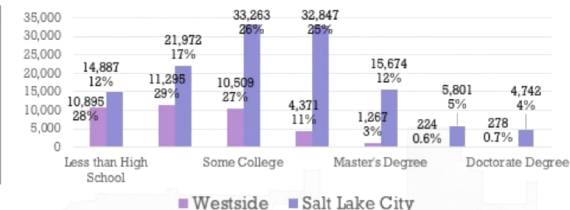
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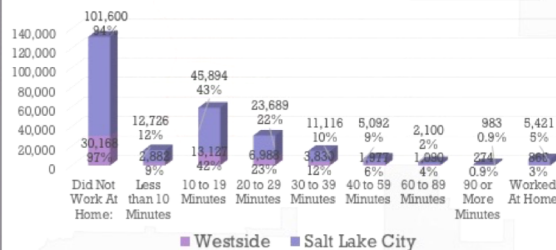
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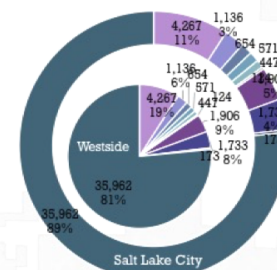


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# SALT LAKE CITY, UT

WESTSIDE COMMUNITY COUNCIL DISTRICTS

WESTPOINTE

JORDAN MEADOWS

POPLAR GROVE

GLENDALE

ROSE  
PARK

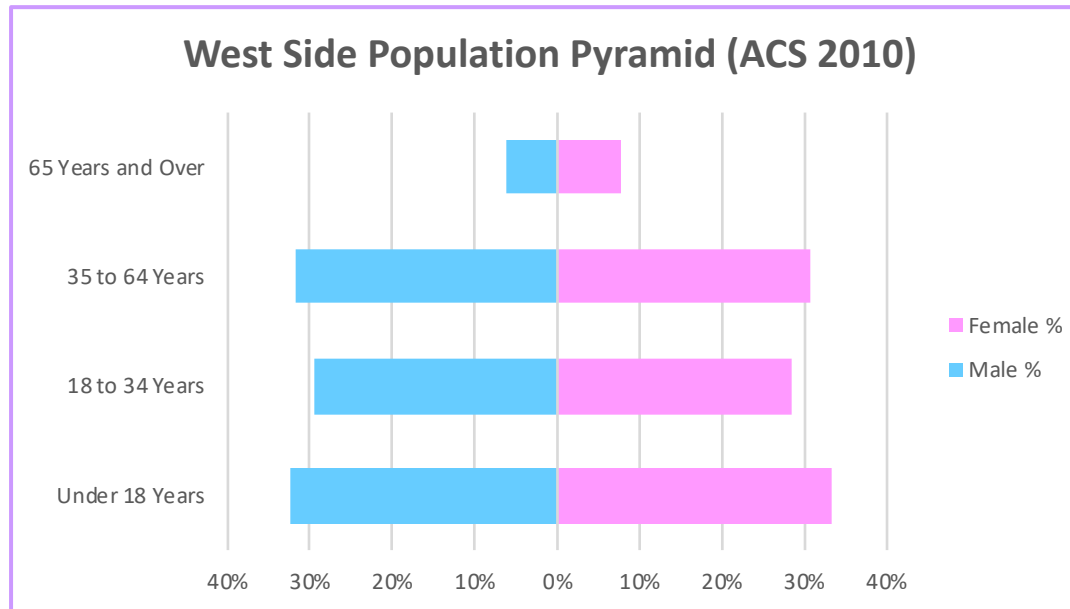
FAIR-  
PARK

02

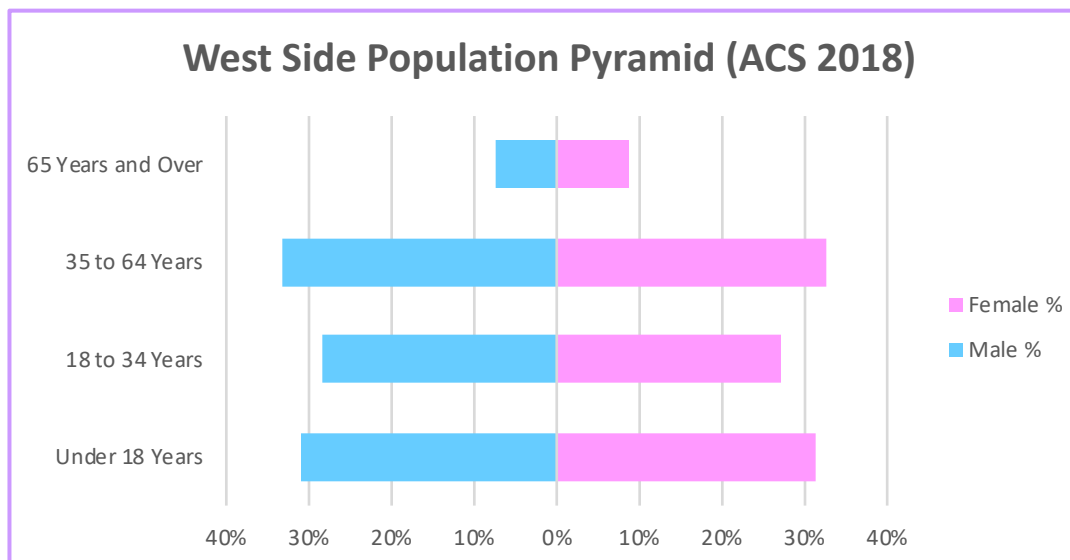
## POPULATION DYNAMICS

POPULATION BY AGE AND SEX, PROJECTIONS,  
RACIAL, ETHNIC, AND INCOME CHANGES

# POPULATION PYRAMID CHANGE

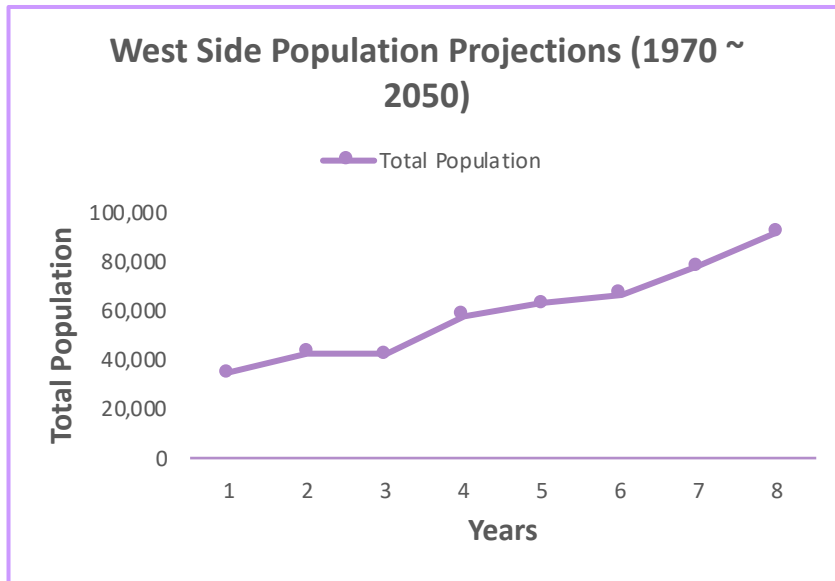


**West side total population is slowly aging from 2010 to 2018**



Created by: Jeong Kim

# WEST SIDE POPULATION AND PROJECTIONS



Total Population -JK- West Side, SLC	
Years	Total Population
1970	34,909
1980	42,835
1990	42,140
2000	57,820
2010	62,716
2018	66,737
2025	78,324
2050	91,923
Average Increase Rate (1990~2018)	
17.36%	

Every decade, West side total population increased an average rate of 17.4% and it will reach about 90,000 by 2050

Our percent calculator uses this formula:

$$((y2 - y1) / y1) * 100 = \text{your percentage change}$$

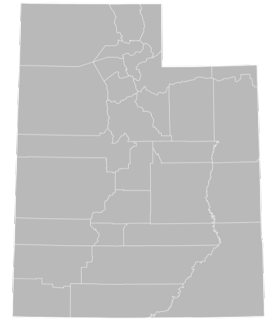
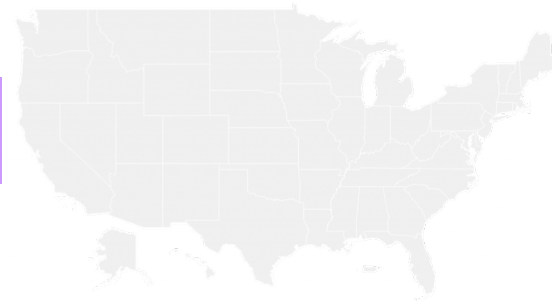
(where y1=start value and y2=end value)

**PERCENT CHANGE**

$$(( - ) / ) * 100 = 0 \%$$



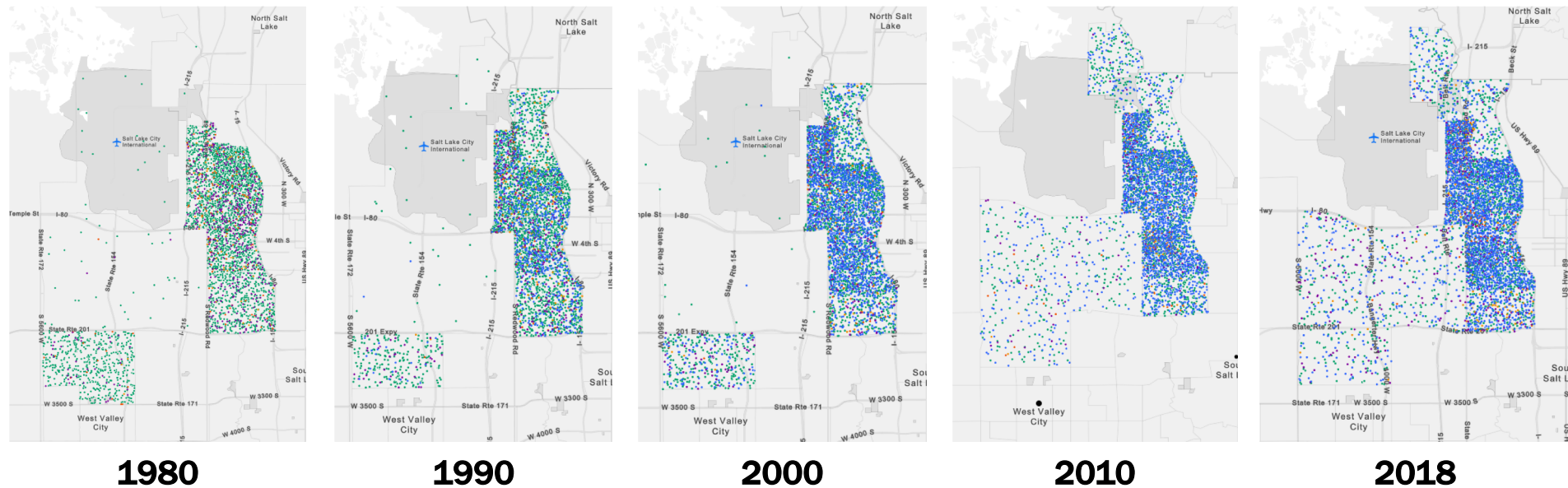
# GEOGRAPHICAL MOBILITY



Statistics	Census Tract 1145, Salt Lake County, Utah		Census Tract 1147, Salt Lake County, Utah		Census Tract 9800, Salt Lake County, Utah		TOTAL (All Selected Census Tracts)	
SE:A08002B. Geographical Mobility in the Past Year for Current Residence in the United States (Renter-Occupied Housing Units)								
Population 1 Year and Over in Households in the United States:	7,810		4,500		0		64,801	
Householder Lived in Renter-Occupied Housing Units:	3,304	42.3%	394	8.8%	0		30,080	46.4%
Same House 1 Year Ago	1,355	17.4%	368	8.2%	0		20,672	31.9%
Moved WithIn Same County	1,365	17.5%	26	0.6%	0		6,275	9.7%
Moved From Different County WithIn Same State	268	3.4%	0	0%	0		948	1.5%
Moved From Different State	204	2.6%	0	0%	0		1,583	2.4%
Moved From Abroad	112	1.4%	0	0%	0		602	0.9%

About 6,275 current residents (9.7%) moved within the same county and about 948 current residents moved from different county within the same state.

# RACE & ETHNICITY DENSITY BY DECADE

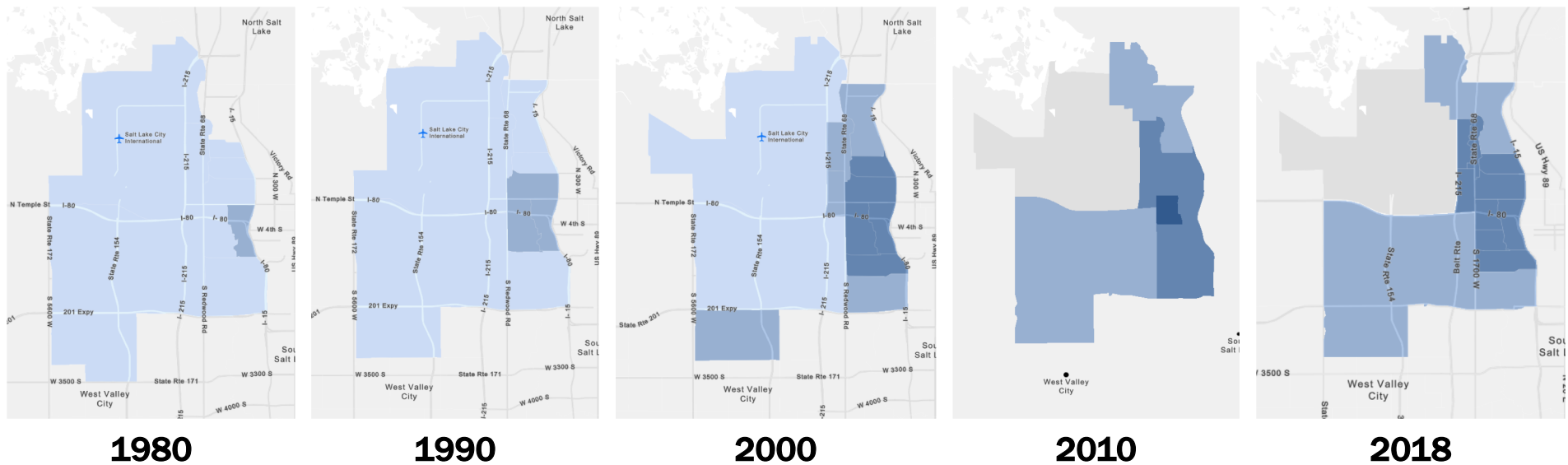


- One dot represents value of 25
- Total Population: Not Hispanic or Latino: White Alone
- Total Population: Not Hispanic or Latino: Black or African American Alone
- Total Population: Not Hispanic or Latino: American Indian and Alaska Native Alone
- Total Population: Not Hispanic or Latino: Asian Alone
- Total Population: Hispanic or Latino

This map shows how all the race population (White, African American, Native American, Asian, Latino or Hispanic) has been growing since 1980.

Despite its growth, the White population (in green) slightly decreased and the Latino population (in blue) significantly increased within the West Side area.

# LATINO DENSITY BY DECADE



Insufficient data

< 20%

20% to 40%

40% to 60%

60% to 80%

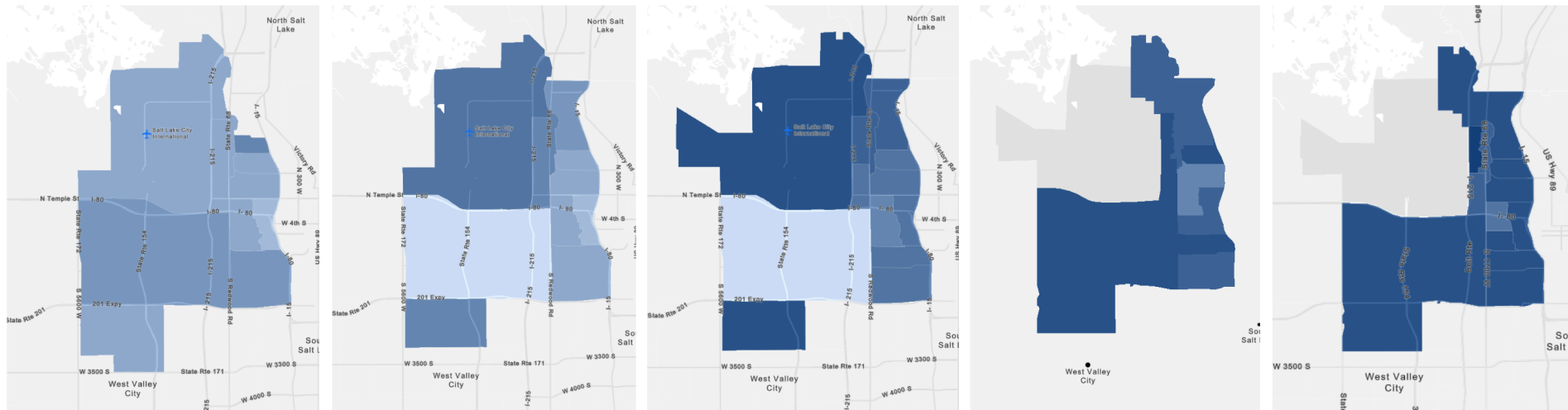
> 80%

This map shows how the Latino population (in blue) has been growing since 1980.

The Latino population has been moving and dispersing further from the West Side, its amenities, and historical communities.



# HOUSEHOLD INCOME BY DECADE



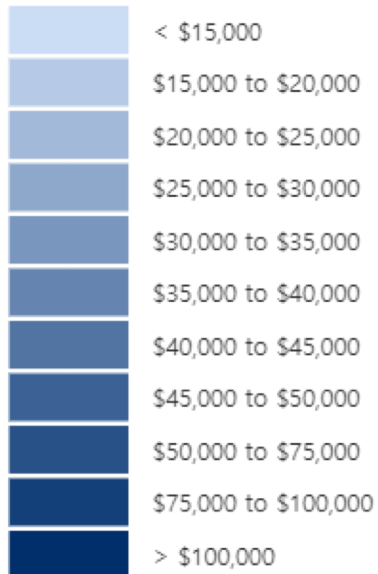
1980

1990

2000

2010

2018



This map shows how the average family income (in blue) has been growing since 1980.

The average family income changes are adjusted by inflation and it shows where the residents historically used to live are higher-income neighborhoods.

# SALT LAKE CITY, UT

WESTSIDE COMMUNITY COUNCIL DISTRICTS

WESTPOINTE

JORDAN MEADOWS

POPLAR GROVE

GLENDALE

ROSE  
PARK

FAIR-  
PARK

## NEIGHBORHOOD CHANGE

13 INDICATORS  
TO DETERMINE GENTRIFICATION  
SINCE 1990

# What is Gentrification?

- Gentrification is changing a neighborhood by increasing the economic value of the area.
- It also displaces low-income residents in the area and changes the entire character of the neighborhood.

## How do we determine if gentrification is happening?

- In order to identify gentrification you need to compare different years to identify change (Ex: 1990 and 2018).
- In order to determine if gentrification is happening we use 13 socio-economic indicators that are positively, or negatively associated with it.
- Comparing Salt Lake City averages with the neighborhood averages creates a composite score between -13 and +13.
- Subtracting total composite scores of both years determines the classification of the community typology the neighborhood is in.
- If the composite score is +7 or higher between subtracting the total composite scores of both years it is considered gentrified.



### Methodology:

García, I., and J. Baker.\* 2017. "The Socioeconomic Change of Salt Lake City Community Council Districts 1970-2010." Salt Lake City, UT: Metropolitan Research Center (MRC) at the City and Metropolitan Department (CMP) and the University of Utah. [https://doi.org/ 10.13140/RG.2.2.12125.77281](https://doi.org/10.13140/RG.2.2.12125.77281).

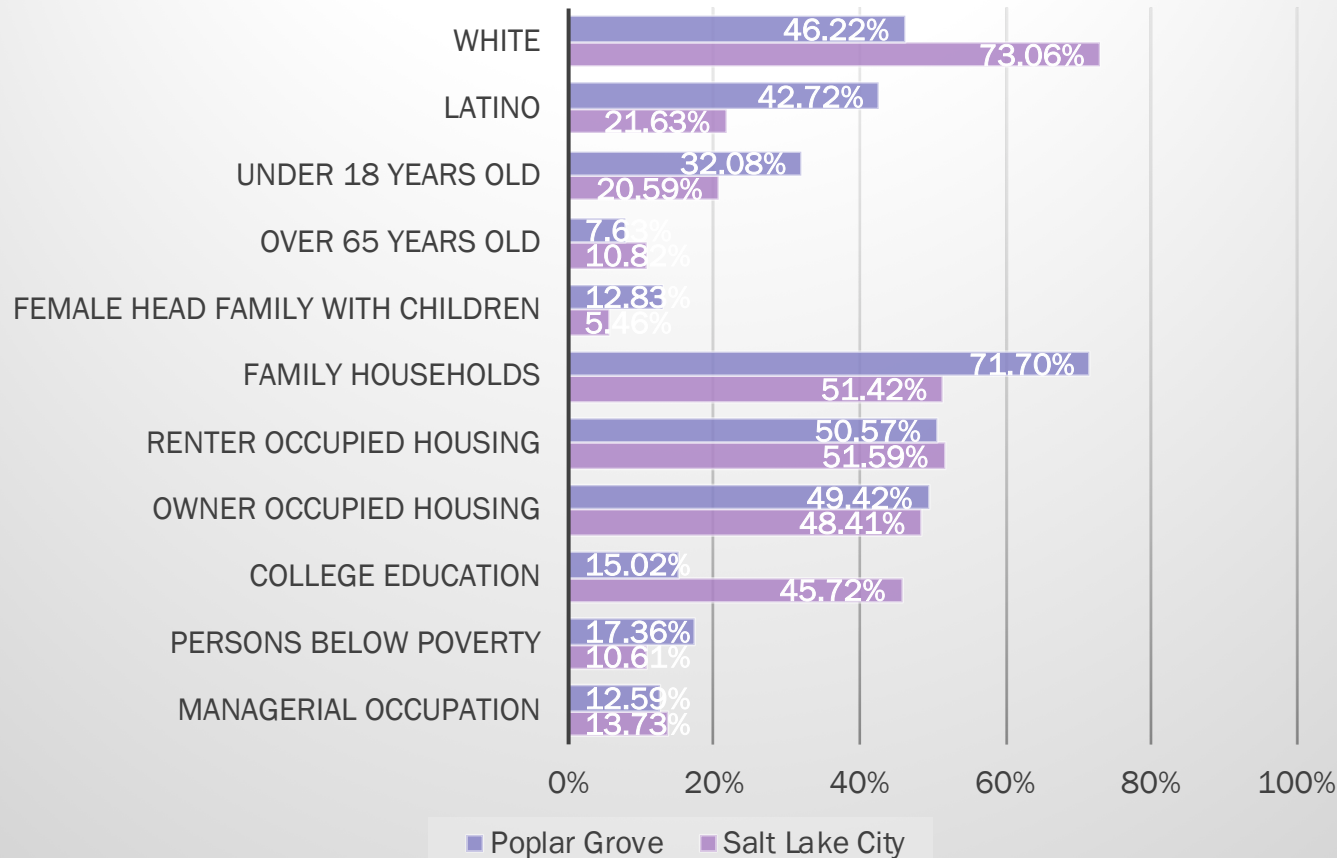
García, I., and J. Baker.\* 2017. "Appendix: The Socioeconomic Change of Salt Lake City Community Council Districts 1970-2010." Salt Lake City, UT: Metropolitan Research Center (MRC) at the City and Metropolitan Department (CMP) and the University of Utah. [https://doi.org/ 10.13140/RG.2.2.22192.10243](https://doi.org/10.13140/RG.2.2.22192.10243).

Image Source: <https://webstockreview.net/explore/apartment-clipart-high-rise-building/>



# Poplar Grove 2018

## Poplar Grove vs. Salt Lake City



### **Median House Value**

Poplar Grove: \$143,400  
Salt Lake City: \$289,200

### **Median Family Income**

Poplar Grove: \$40,216  
Salt Lake City: \$56,370

### **Total Composite**

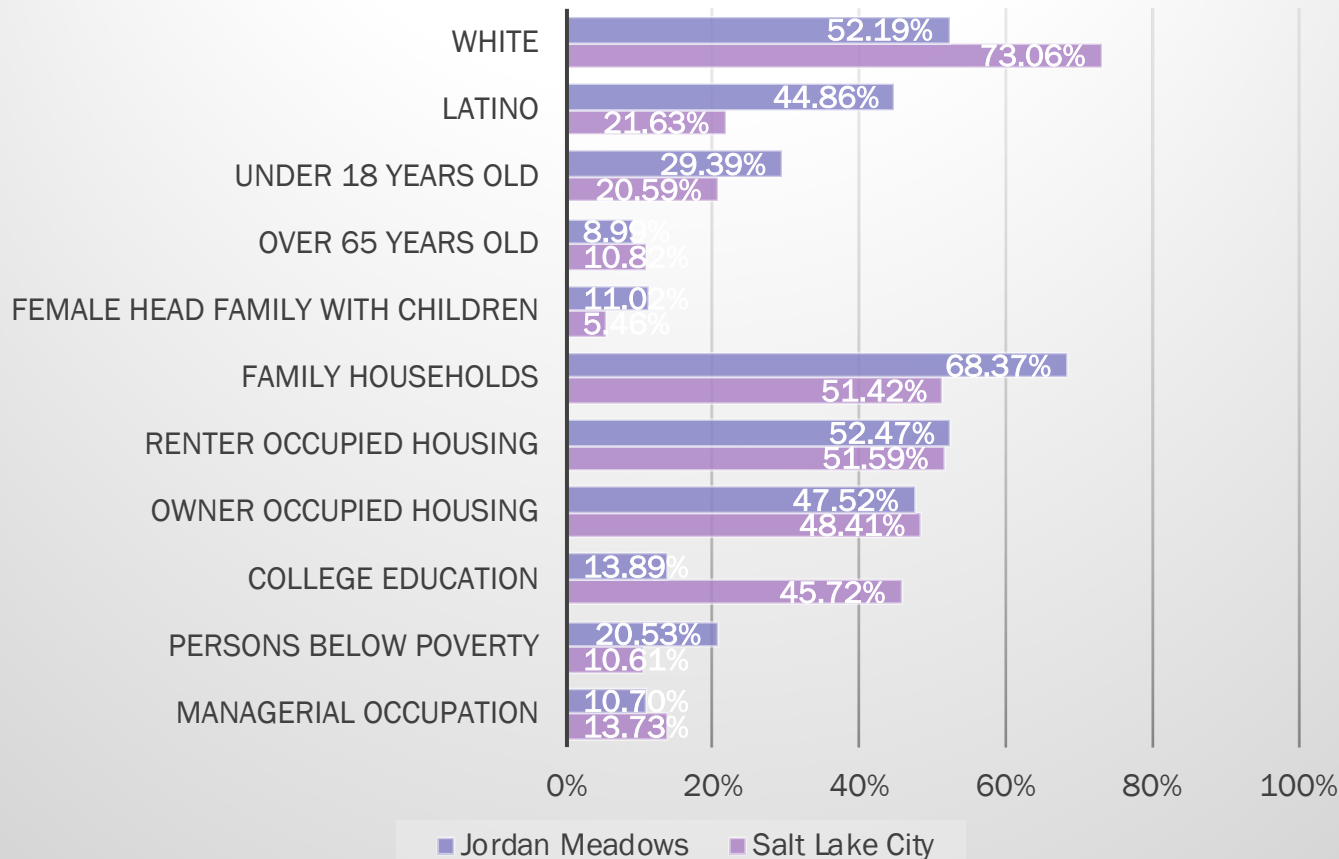
**Score** = -7

### **Community Typology** =

NO CHANGE  
Type 3 Lower-Middle Class

# Jordan Meadows 2018

## Jordan Meadows vs. Salt Lake City



### **Median House Value**

Jordan Meadows:  
\$128,840

Salt Lake City: \$289,200

### **Median Family Income**

Jordan Meadows: \$33,740

Salt Lake City: \$56,370

### **Total Composite**

**Score** = -11

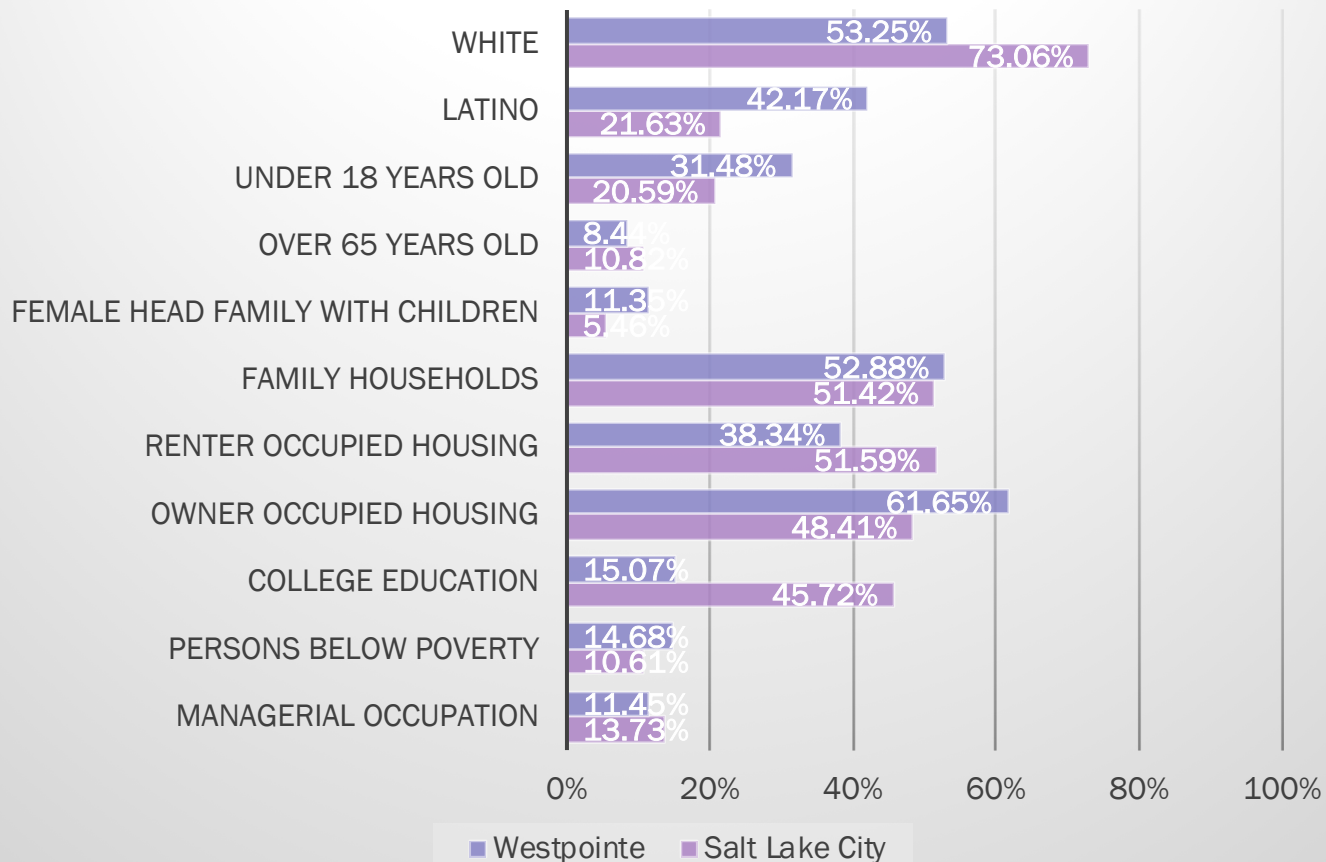
### **Community Typology** =

NO CHANGE

Type 3 Lower-Middle Class

# Westpointe 2018

## Westpointe vs. Salt Lake City



### **Median House Value**

Westpointe: \$153,080  
Salt Lake City: \$289,200

### **Median Family Income**

Westpointe: \$41,555  
Salt Lake City: \$56,370

### **Total Composite**

**Score** = -7

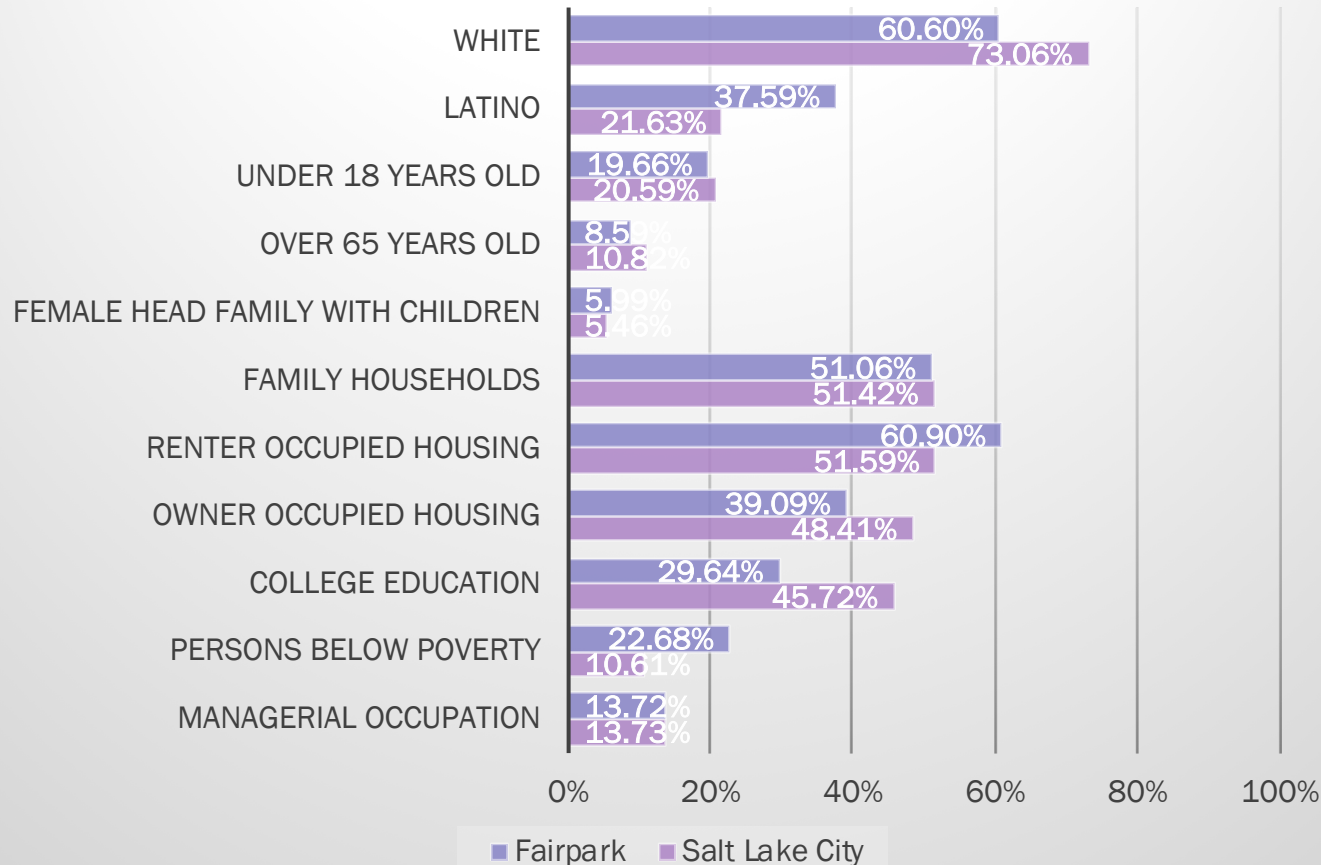
### **Community Typology** =

NO CHANGE  
Type 3 Lower-Middle Class



# Fairpark 2018

## Fairpark vs. Salt Lake City



### **Median House Value**

Fairpark: \$188,033  
Salt Lake City: \$289,200

### **Median Family Income**

Fairpark: \$45,155  
Salt Lake City: \$56,370

### **Total Composite**

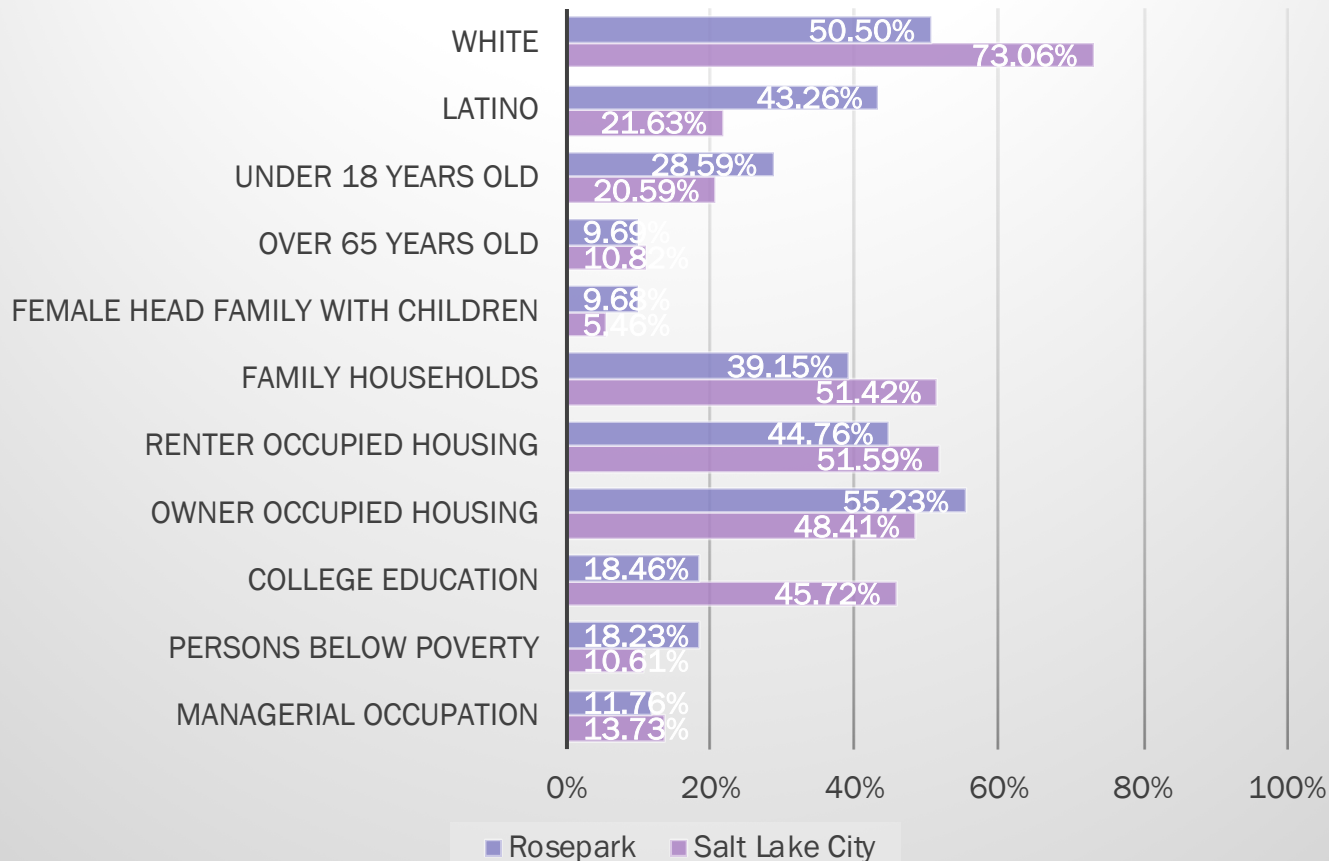
**Score** = -7

### **Community Typology** =

NO CHANGE  
Type 3 Lower-Middle Class

# Rosepark 2018

## Rosepark vs. Salt Lake City



### **Median House Value**

Rosepark: \$183,266

Salt Lake City: \$289,200

### **Median Family Income**

Rosepark: \$48,665

Salt Lake City: \$56,370

### **Total Composite**

**Score** = -5

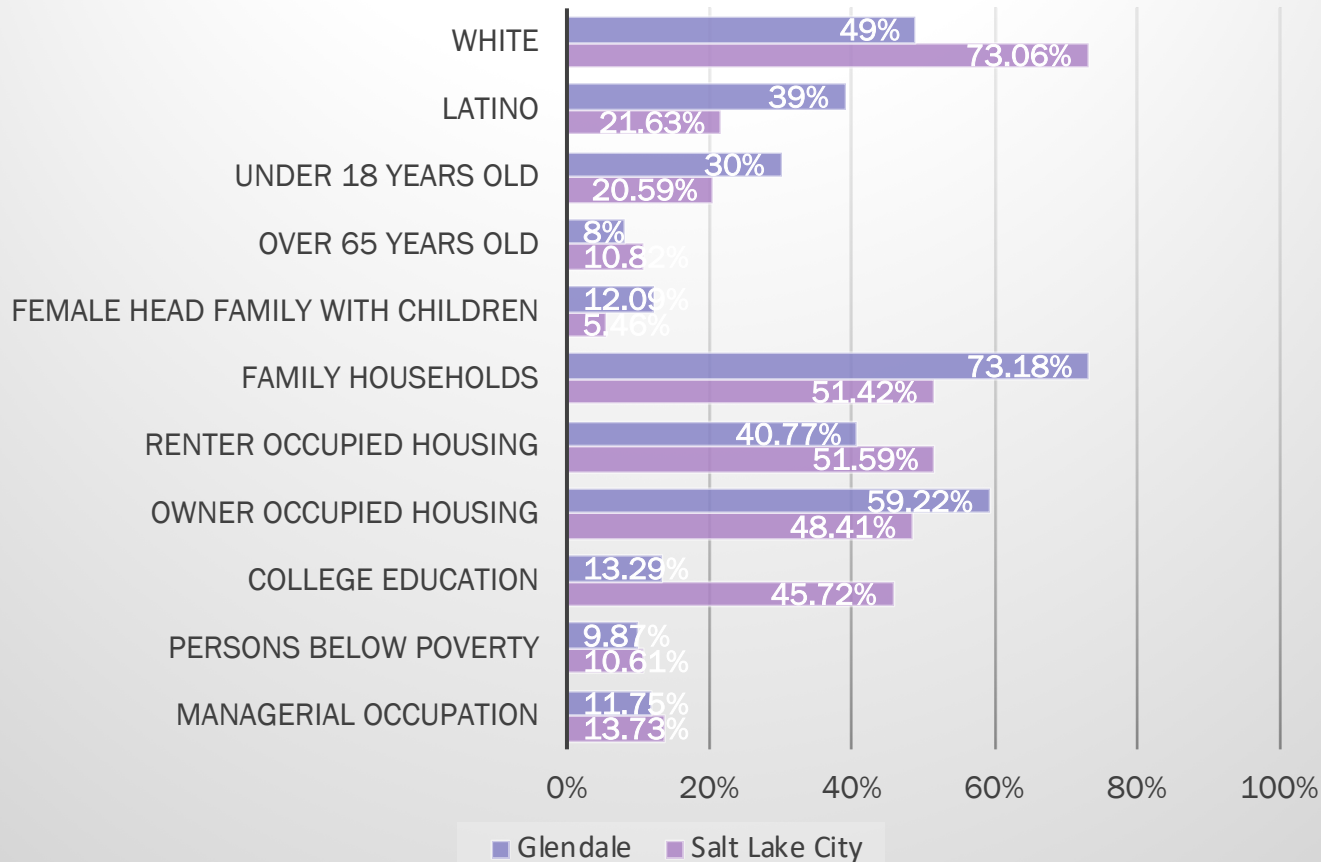
### **Community Typology** =

NO CHANGE

Type 3 Lower-Middle Class

# Glendale 2018

## Glendale vs. Salt Lake City



### **Median House Value**

Glendale: \$176,350

Salt Lake City: \$289,200

### **Median Family Income**

Glendale: \$57,816

Salt Lake City: \$56,370

### **Total Composite**

**Score** = -3

### **Community Typology** =

NO CHANGE

Type 3 Lower-Middle Class



# Gentrification Index

Variables	Above City Average
% White (Non-Hispanic)	+
% College Education (Bachelor's degree or higher)	+
Median Family Income	+
Median Home Value	+
% Owner Occupied	+
% Manager Occupations	+
% Latino	—
% Elderly (Age 65+)	—
% Children (Age 5-19)	—
% Renter Occupied	—
% Persons Below Poverty	—
% Female-headed Households with Children	—
% Family Households	—

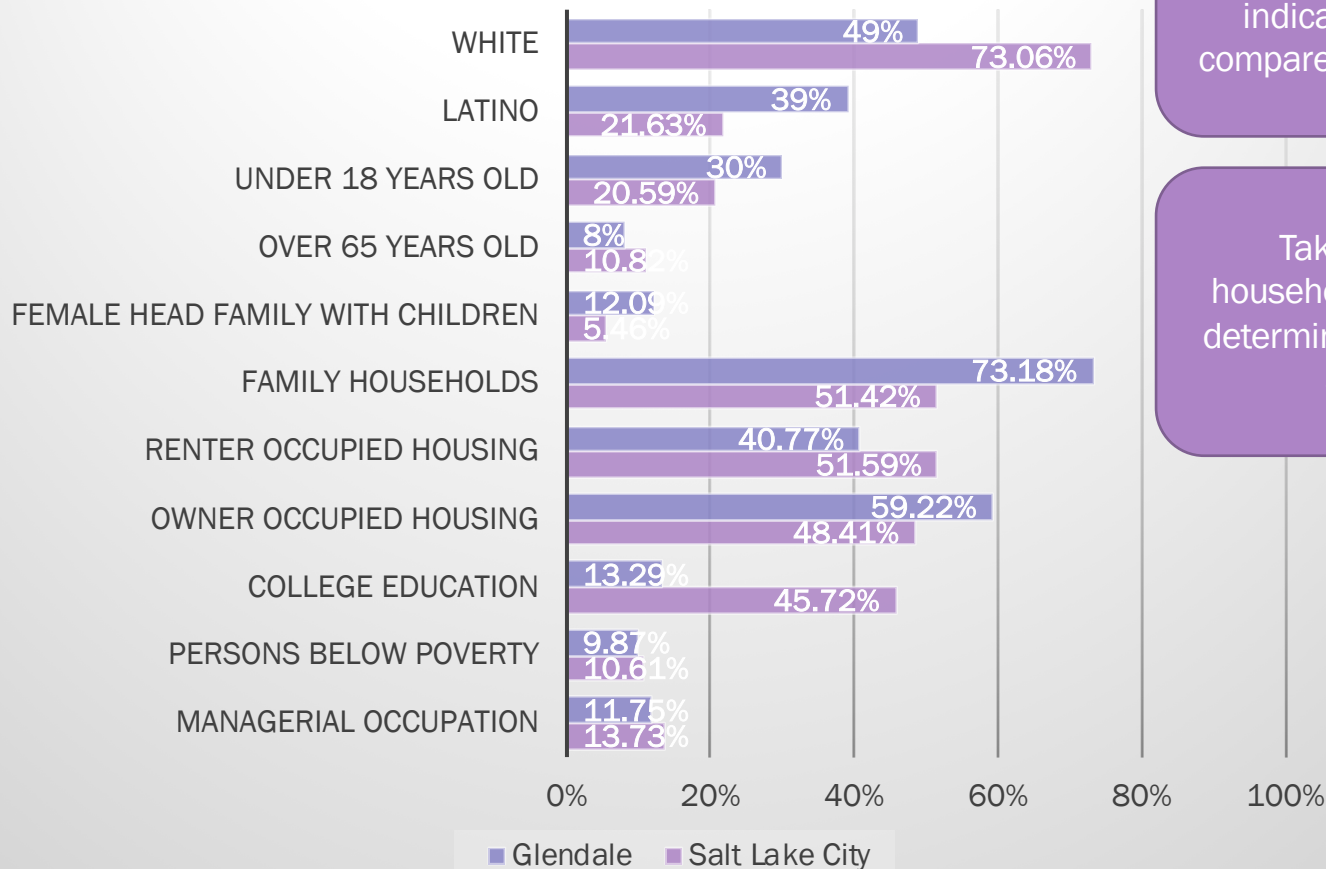
Once we figure out all the information we need we then turn to the gentrification index to determine whether or not each indicator is positive or negative for gentrification.



Sources: <https://www.iconsdb.com/purple-icons/money-bag-icon.html>;  
<https://www.iconsdb.com/purple-icons/home-5-icon.html>

# Gentrification Index Example

## Glendale vs. Salt Lake City



In order to determine gentrification we need to gather information about the 13 indicators for Glendale and compare them to Salt Lake City's Average.

Taking a look at family households will show us how to determine a composite score for all 13 indicators

### **Median House Value**

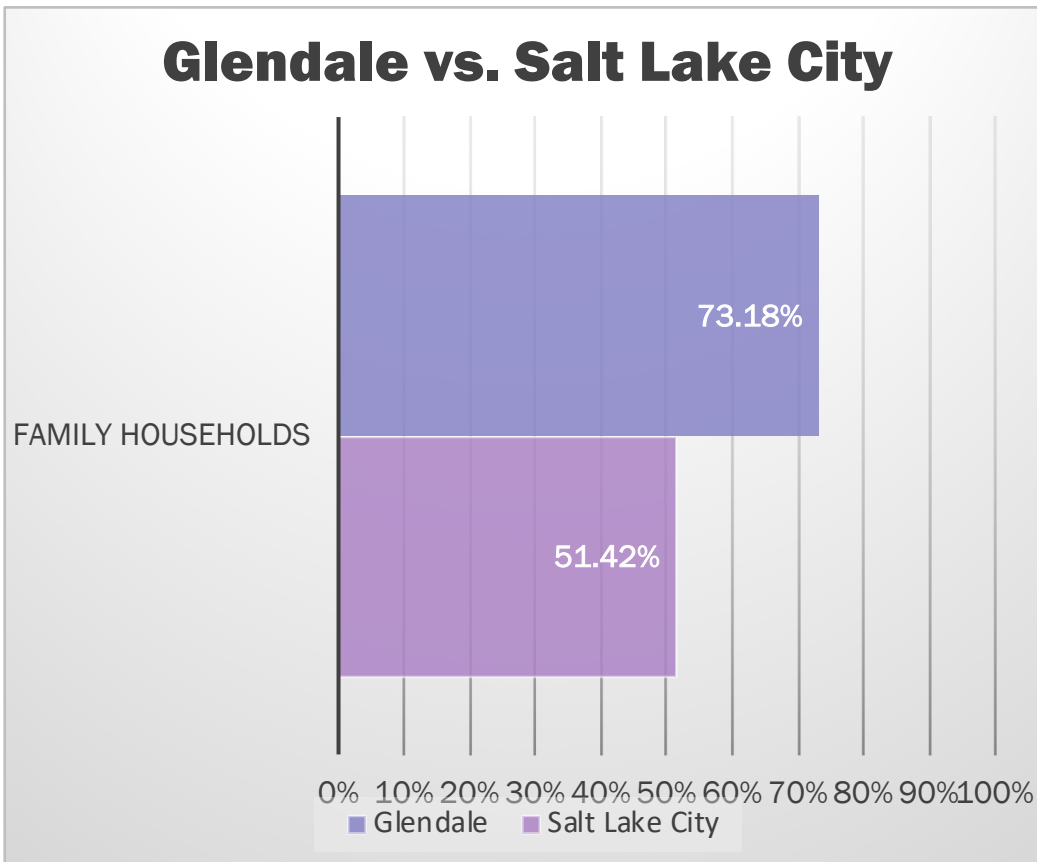
Glendale: \$176,350  
Salt Lake City: \$289,200

### **Median Family Income**

Glendale: \$57,816  
Salt Lake City: \$56,370

# Gentrification Index Example

We need to compare Glendale with the Salt Lake City average. We see that Glendale is above the city's average so that would indicate a -1 composite score.

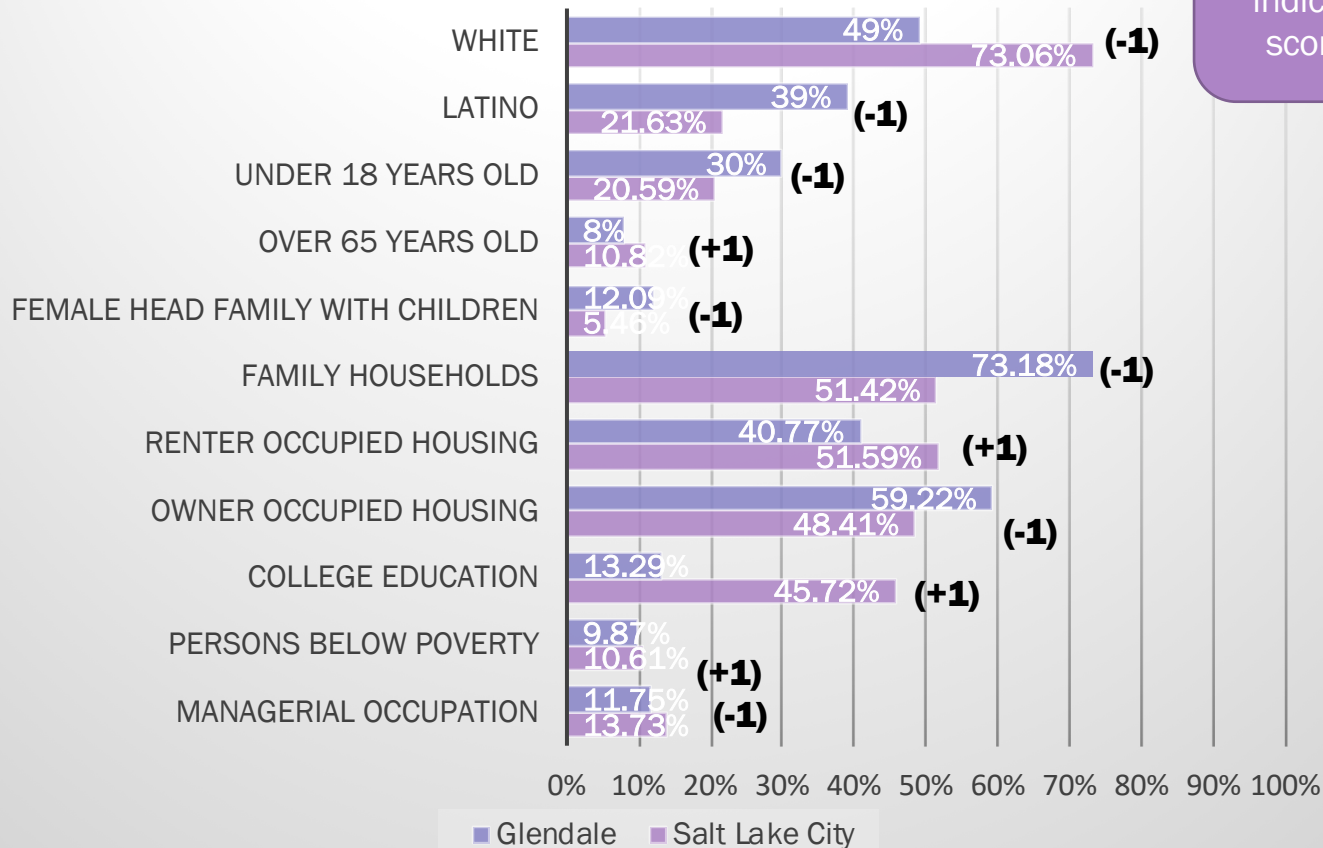


Variables	Above City Average
% White (Non-Hispanic)	+
% College Education (Bachelor's degree or higher)	+
Median Family Income	+
Median Home Value	+
% Owner Occupied	+
% Manager Occupations	+
% Latino	-
% Elderly (Age 65+)	-
% Children (Age 5-19)	-
% Renter Occupied	-
% Persons Below Poverty	-
% Female-headed Households with Children	-
% Family Households	-



# Gentrification Index Example

## Glendale vs. Salt Lake City



Now we can determine the composite scores for all 13 indicators. Once we find all the scores we then find the total.

### Median House Value

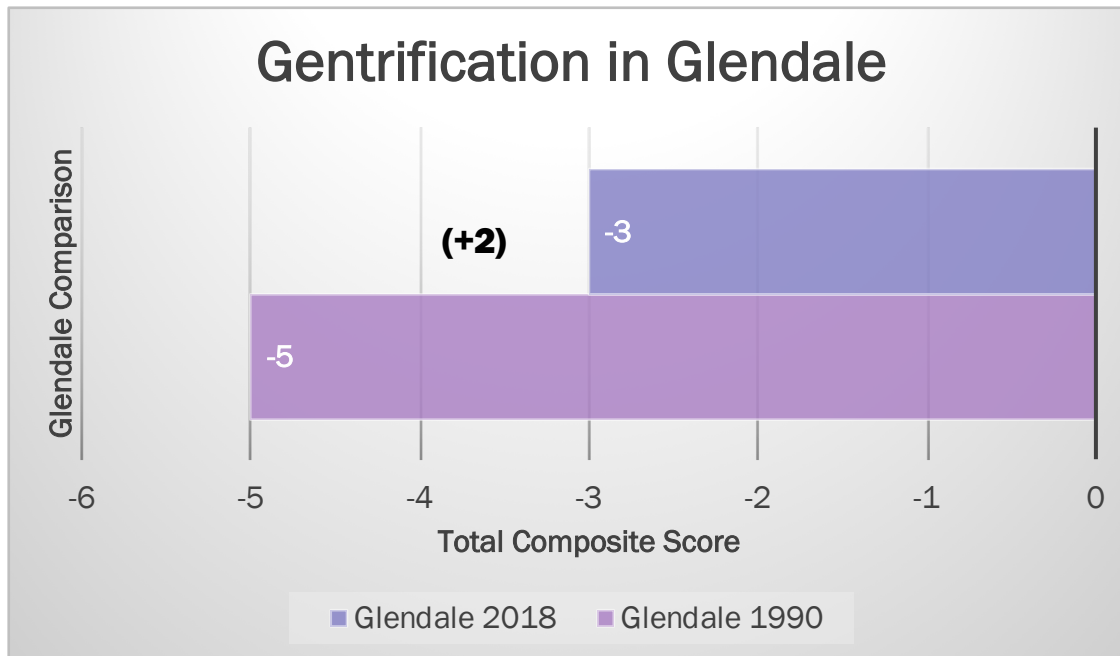
Glendale: \$176,350 (-1)  
Salt Lake City: \$289,200

### Median Family Income

Glendale: \$57,816 (+1)  
Salt Lake City: \$56,370

### Total Composite Score = -3

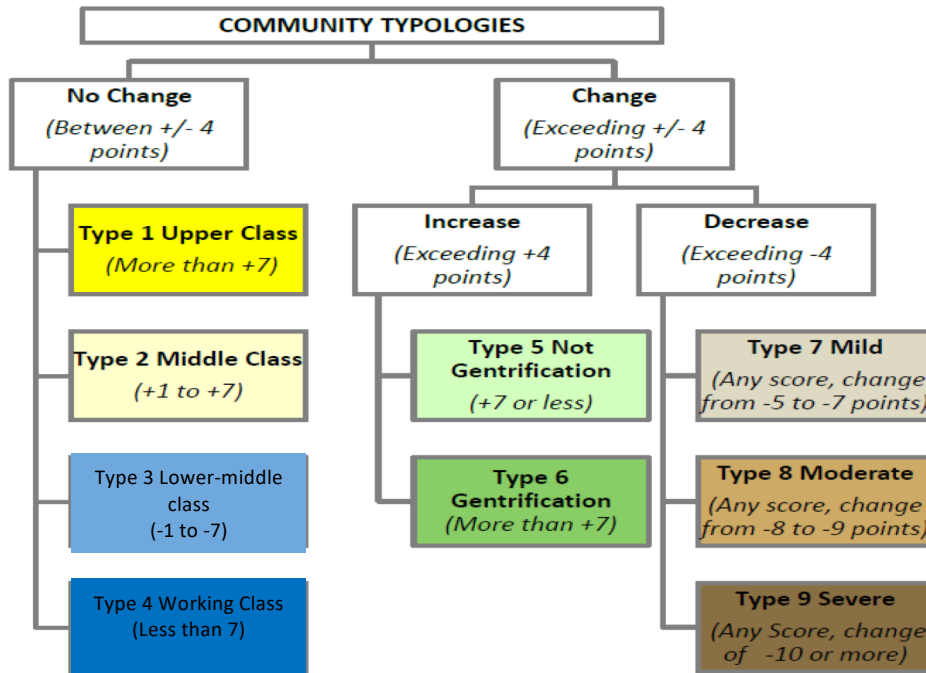
# Gentrification Index Example



Now that we have the total composite score for Glendale 2018 we need to compare it with Glendale 1990's score. This will determine if it has been gentrified, or not.

We can see that the difference between Glendale 1990 and 2018 is a +2 composite score. With this information we need to determine the community typology that Glendale is in.

# Community Typologies



Since Glendale 1990 and 2018's difference in composite score is a +2 there has been no change in the typology.

Within the no change group we then determine if Glendale is a Type 1,2,3, or 4 community typology.

Since the difference in composite scores between 1990 and 2018 for Glendale was +2, it is considered a Type 2 Middle Class community typology.

## Conclusion

- In order to be determined gentrified the neighborhoods would need to have a composite score of a +7, or higher with the comparison between the years of 1990 and 2018.
- Rosepark, Fairpark, Glendale, Jordan Meadows, Westpointe, and Poplar Grove are not considered being gentrified.



Source: Jeong Kim, 2020



# SALT LAKE CITY, UT

WESTSIDE COMMUNITY COUNCIL DISTRICTS

WESTPOINTE

JORDAN MEADOWS

POPLAR GROVE

GLENDALE

ROSE  
PARK

FAIR-  
PARK

04

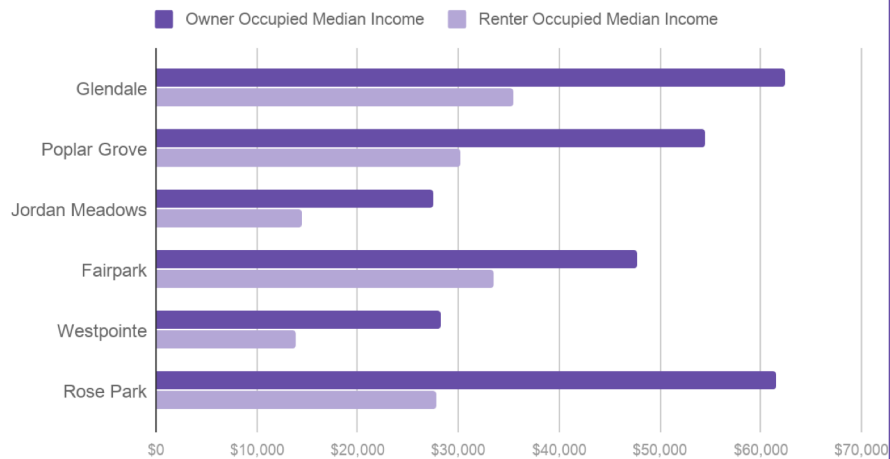
## COMMUNITY AREA DASHBOARDS AND TYPOLOGIES

SOCIO ECONOMIC AND HOUSING  
CHARACTERISTICS FOR EACH WEST SIDE  
NEIGHBORHOOD

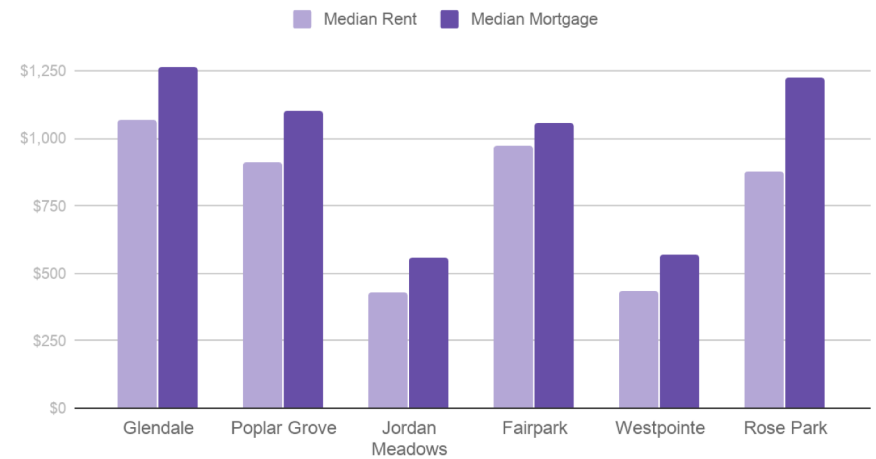
TYPOLOGIES:  
Strong Market, At Risk Owners  
Semi-Strong Market  
Stable and Affordable Communities

# COMMUNITY AREA DASHBOARD

## Owner and Renter Median Income by Neighborhood



## Median Rent and Owner Cost by Neighborhood

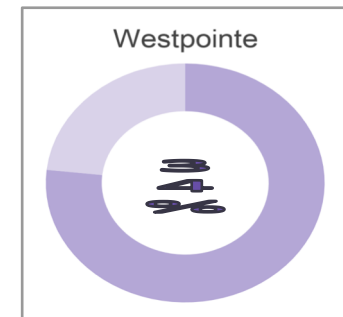
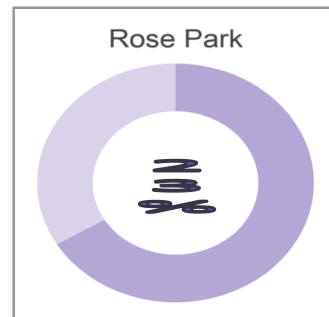
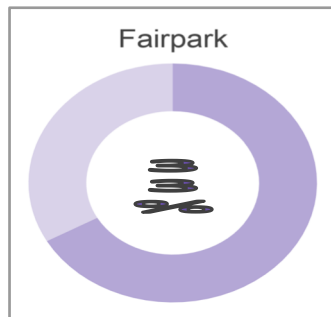
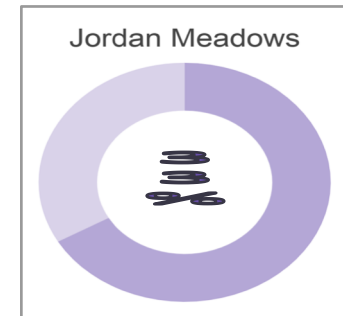
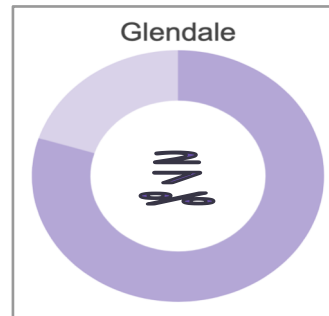
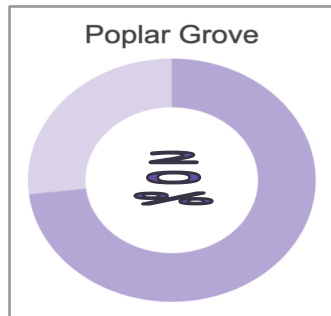


Created by: Sammie Garcia



# COMMUNITY AREA DASHBOARD

Percent of Non-Family Versus Family Residents





# WHAT IS A TYPOLOGY?

A typology is a way to classify, describe, or organize groups based on similar behavior or characteristics. Typologies are helpful for examining complex systems, finding connections or patterns, and suggesting solutions based on an organized, conceptual understanding of the complex system.

For example, we could create a typology for the West side neighborhoods of Salt Lake City based on data like that visualized in the previous graphics. The typology will be based on similar and dissimilar characteristics among and between the six different neighborhoods in West Salt Lake City.

# WEST SIDE NEIGHBORHOOD TYPOLOGY

**Glendale &  
Rose Park**

**Poplar Grove  
& Fairpark**

**Jordan  
Meadows  
& Westpointe**

## **Type 1: Strong Market & At Risk Owners**

High Cost—Higher Incomes—Higher Vacancy Rate—More Owner Occupied—  
Low Mix of Housing Types—Overcrowded—Large Households—High Cost  
Mortgages—High Percent of Cost Burden

## **Type 2: Semi-Strong Market**

Moderate Cost—Mid-Incomes—Mid Vacancy Rates—  
Balance Between Renters & Owners—Some Mix in the Type of Units—  
Becoming Overcrowded—Mid Range Rents & Mortgages—Mid Range Percent  
Cost Burden

## **Type 3: Stable & Affordable Communities**

Low Cost—Lower Incomes—Lower Vacancy Rate—  
More Renters—Some Mix in the Type of Units—No Overcrowding—Smaller  
Households—Low Rents and Mortgages—No Cost Burden



**High Cost Areas**

**Slow the Loss**



**Mid Cost Areas**

**Preserve What  
Exists**



**Low Cost Areas**

**Prepare for the  
Future**

Methodology: García, I., A. Jacobs, A. Rauk, B. Luu, G. Gray, L. Hunt, L. Victor, M. Baker, and S. Safiullah. 2018. "2018 Housing Summit: Strengthening the Puerto Rican and Latino Presence." Chicago, IL: The Puerto Rican Agenda. <https://doi.org/10.13140/RG.2.2.15647.41125>.

# SALT LAKE CITY, UT

WESTSIDE COMMUNITY COUNCIL DISTRICTS

WESTPOINTE

JORDAN MEADOWS

POPLAR GROVE

GLENDALE

ROSE PARK

FAIR PARK

05

## HOUSING STATS

A MORE DETAILED PICTURE OF HOUSING



# WEST SIDE BY THE NUMBERS

Households : 19,831

Families: 14,434

Median Household Income: \$48,018

Average Household Size: Family Households

Housing Units: 20,477

Number of Affordable Units (30-50% of AMI): 343

Number of Deep Affordable Units (30% or below): 271

Renters: 44.4%   Owners: 55.6 %

Vacant Housing Units: 821   For Sale: 111   For Rent: 20   Other: 690

Median Year Structure Built: 1966

Median Home Value: \$168,137

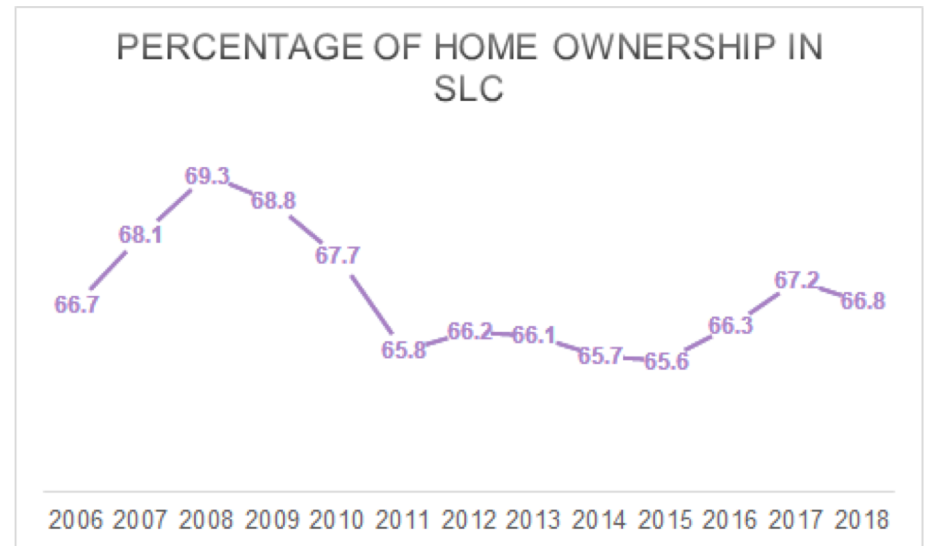
Median Gross Rent: \$1,025



# HOMEOWNERSHIP HISTORICAL RATES

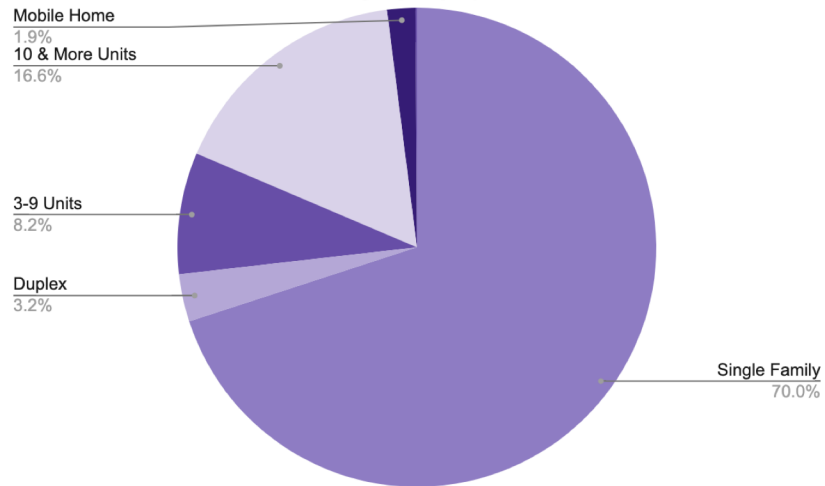


ON THE RISE SINCE 2013

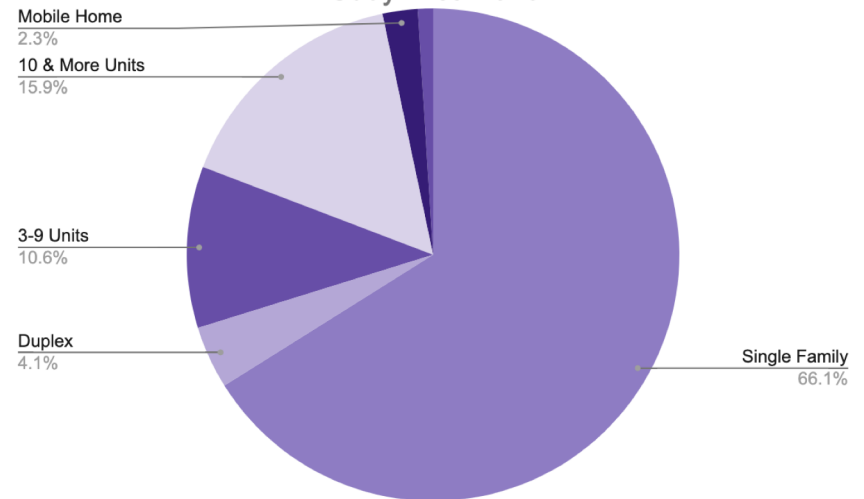


# HOUSING STOCK

SLC 2018



Sudy Area 2018



Created by: Fin Merrill | Source: Social Explorer

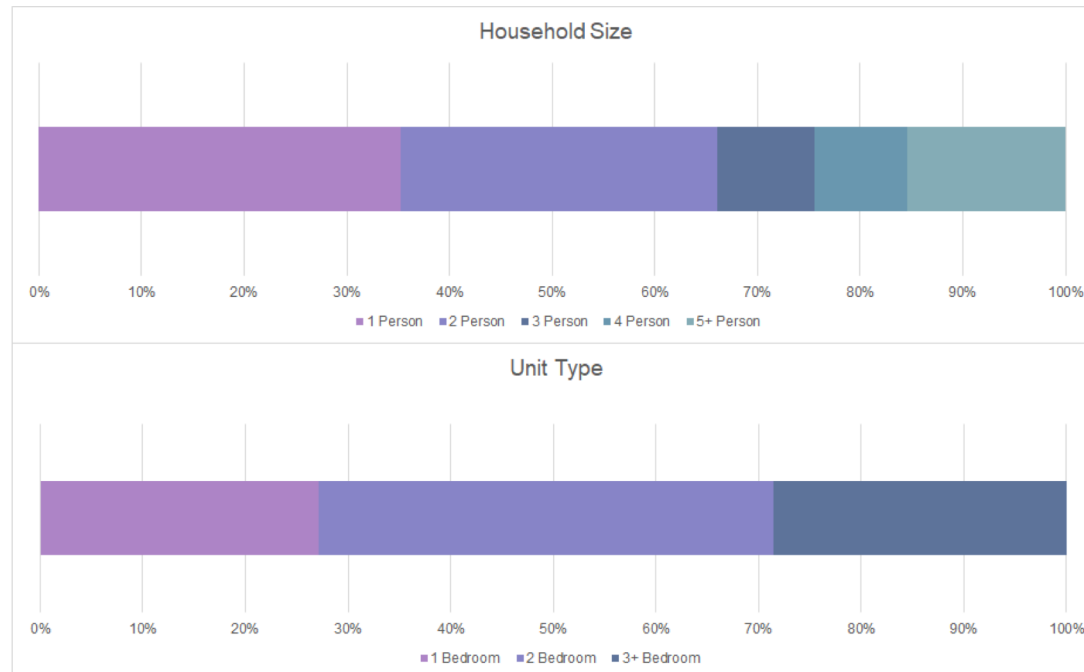
# HOUSEHOLD SIZE AND UNIT TYPE IN THE WEST SIDE

SE:A10002B. Household Size (Renter-Occupied Housing Units)

Renter-Occupied Housing Units:	977	
1-Person Household	345	35.3%
2-Person Household	301	30.8%
3-Person Household	93	9.5%
4-Person Household	88	9.0%
5-Person Household	26	2.7%
6-Person Household	56	5.7%
7-or-More Person Household	68	7.0%

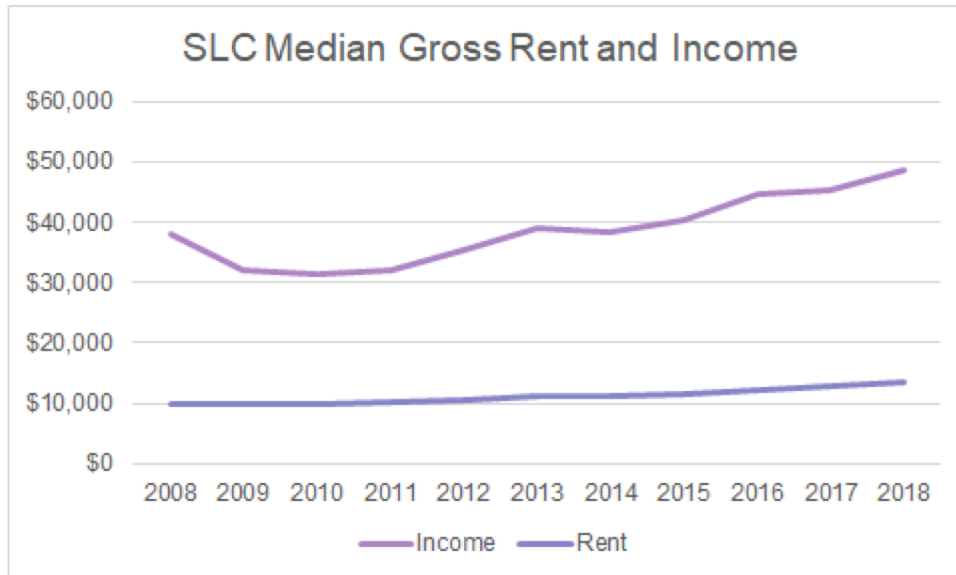
SE:A10042B. Number of Bedrooms (Renter-Occupied Housing Units)

Renter-Occupied Housing Units:	977	
No Bedroom	171	17.5%
1 Bedroom	219	22.4%
2 Bedrooms	357	36.5%
3 Bedrooms	121	12.4%
4 Bedrooms	19	1.9%
5 or More Bedrooms	90	9.2%





# SLC RENT VS INCOME, 2008 - 2018

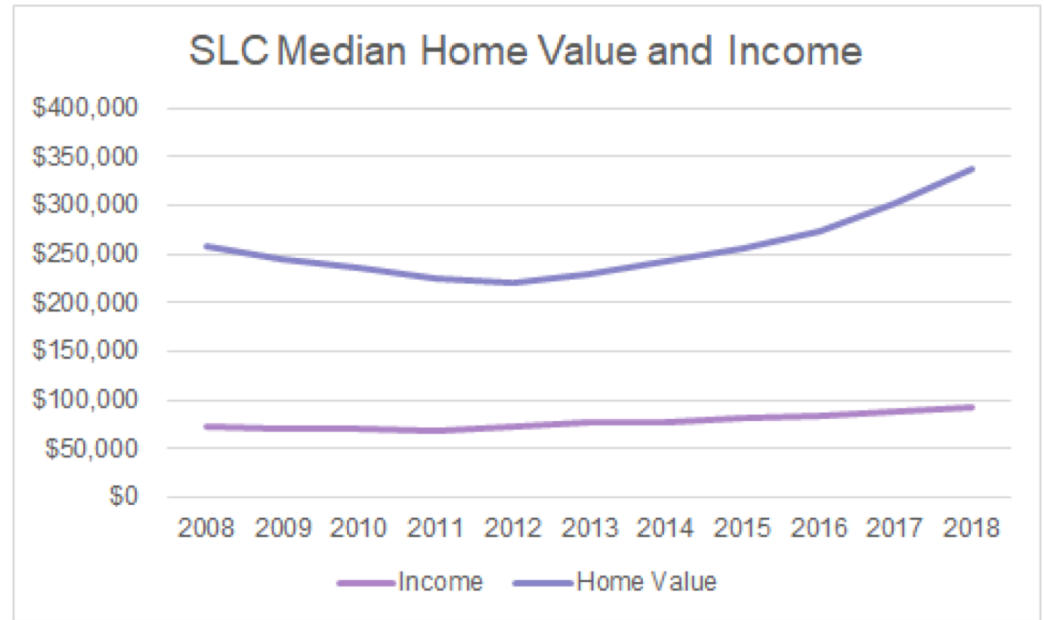


This data shows the income for residents who rent vs the mean cost of rent per year.

Year	Income	Rent
2008	\$38,115.00	\$9,960.00
2009	\$32,136.00	\$9,996.00
2010	\$31,520.00	\$9,984.00
2011	\$32,196.00	\$10,308.00
2012	\$35,424.00	\$10,680.00
2013	\$38,984.00	\$11,304.00
2014	\$38,348.00	\$11,268.00
2015	\$40,387.00	\$11,568.00
2016	\$44,523.00	\$12,372.00
2017	\$45,405.00	\$12,840.00
2018	\$48,731.00	\$13,680.00

# SLC HOME VALUES VS. INCOMES, 2008 - 2018

Year	Income	Home Value
2008	\$72,405	\$257,700
2009	\$70,045	\$244,700
2010	\$70,251	\$236,200
2011	\$69,110	\$225,800
2012	\$73,047	\$220,400
2013	\$76,680	\$229,200
2014	\$77,789	\$241,500
2015	\$81,541	\$256,800
2016	\$84,148	\$273,700
2017	\$87,340	\$301,700
2018	\$92,882	\$336,500



This data shows the income for residents who purchased their homes vs the mean cost of rent a home per year.



# SALT LAKE CITY, UT

WESTSIDE COMMUNITY COUNCIL DISTRICTS

WESTPOINTE

JORDAN MEADOWS

POPLAR GROVE

GLENDALE

ROSE PARK

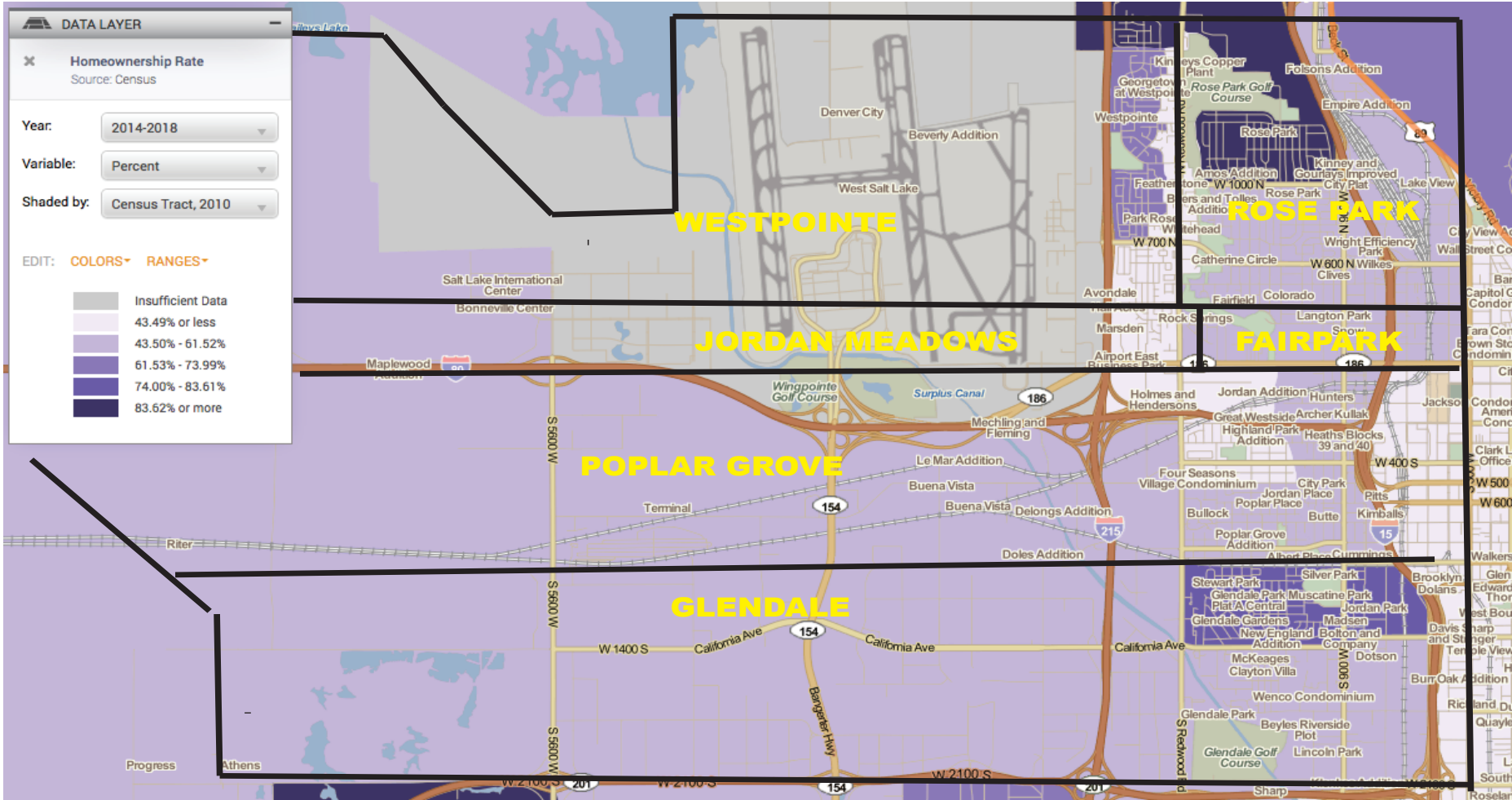
FAIR-PARK

06

## AFFORDABILITY GAP

WHO NEEDS AFFORDABLE HOUSING?

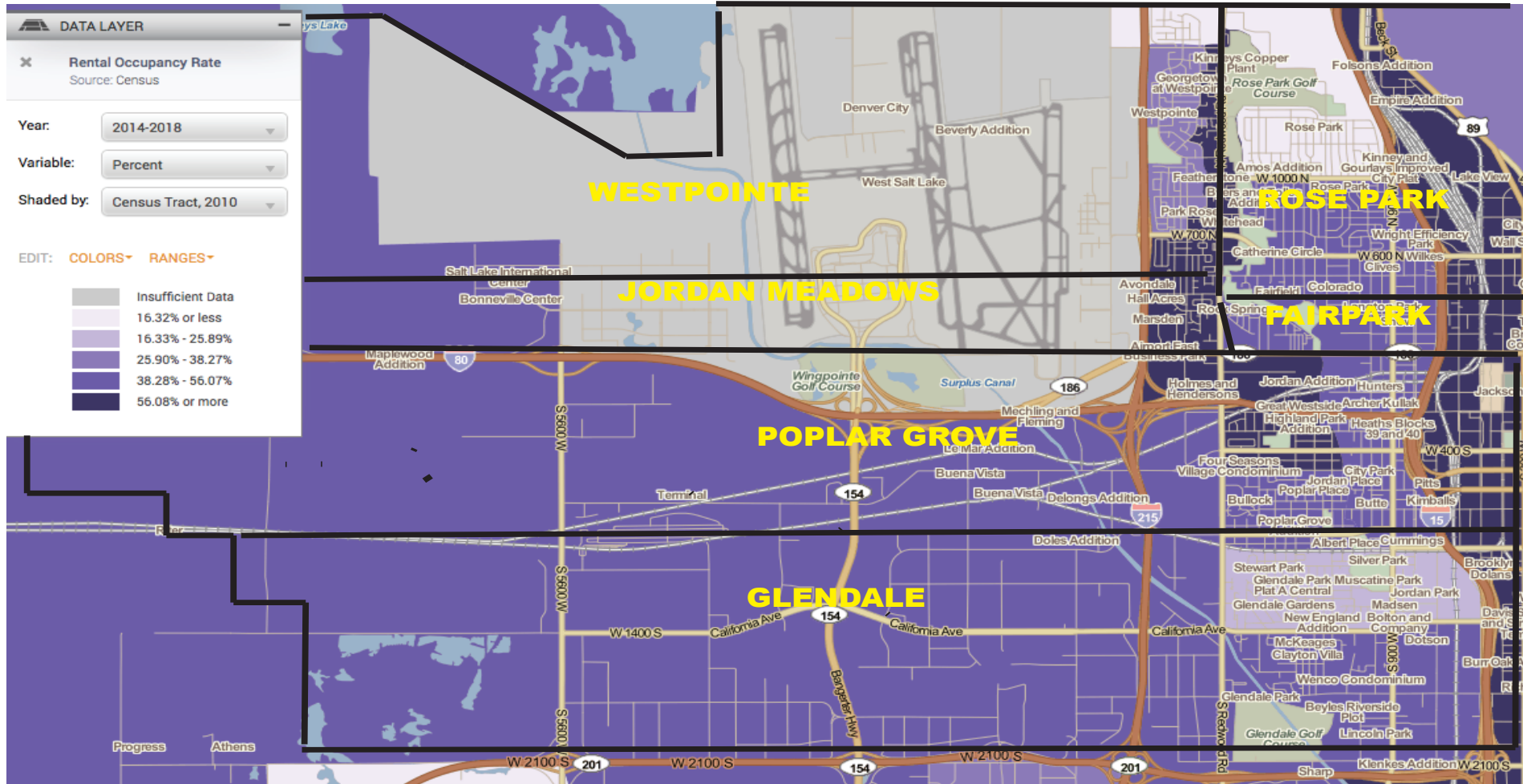
# HOMEOWNERSHIP WEST SIDE SALT LAKE CITY



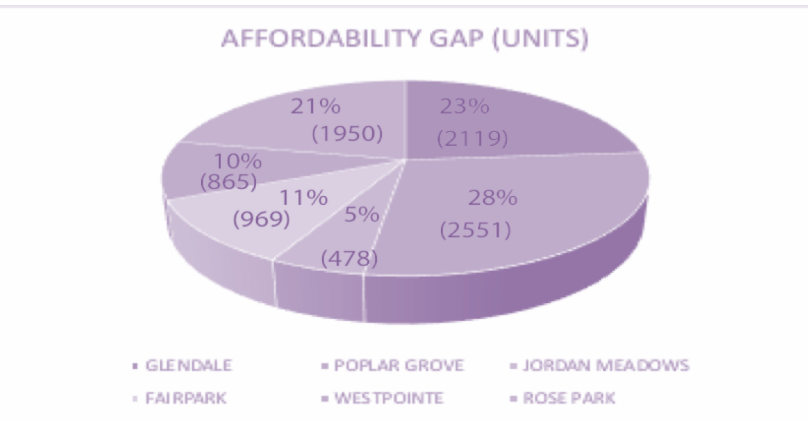
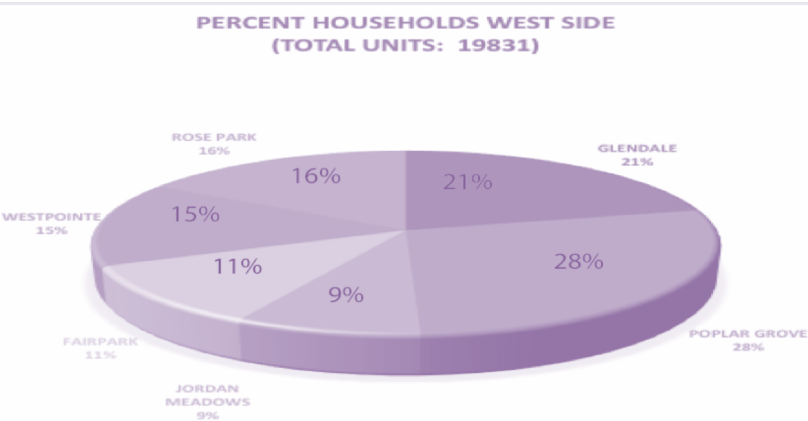
CREATED BY: DEMETRI KOURTIDES | POLICY MAP.COM



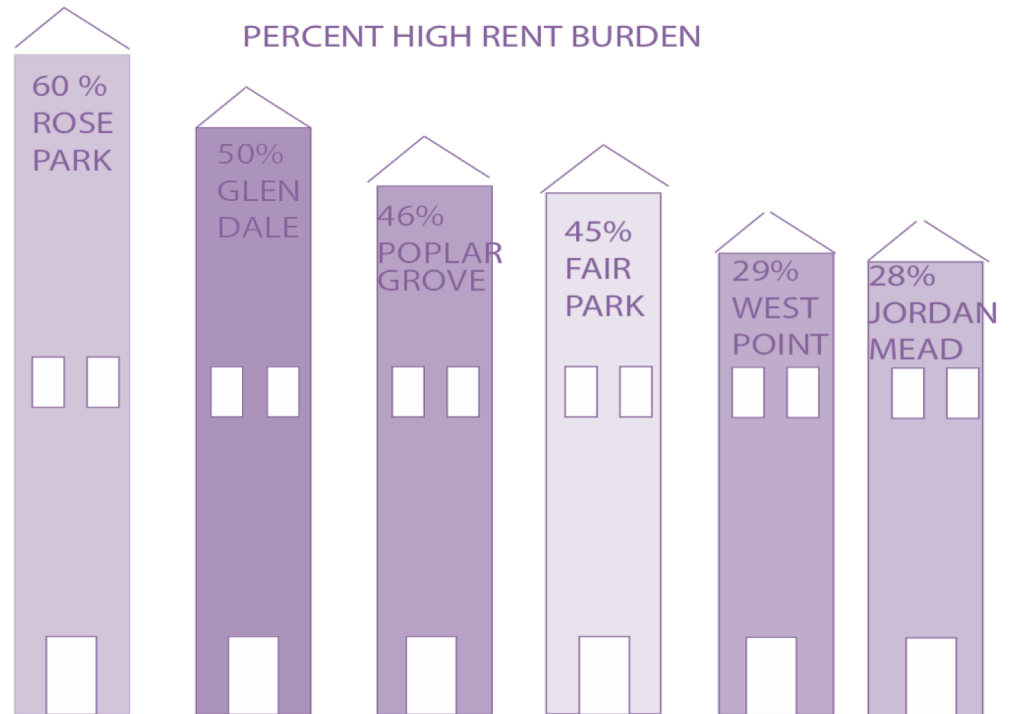
## RENTAL OCCUPANCY RATES WEST SIDE SALT LAKE CITY



## HOW MANY AFFORDABLE UNITS ARE NEEDED ON THE WEST SIDE ?



**TOTAL AFFORDABILITY GAP: 8993 UNITS**



DEMETRI KOURTIDES

# SALT LAKE CITY, UT

WESTSIDE COMMUNITY COUNCIL DISTRICTS

WESTPOINTE

JORDAN MEADOWS

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ROSE PARK

FAIR-PARK

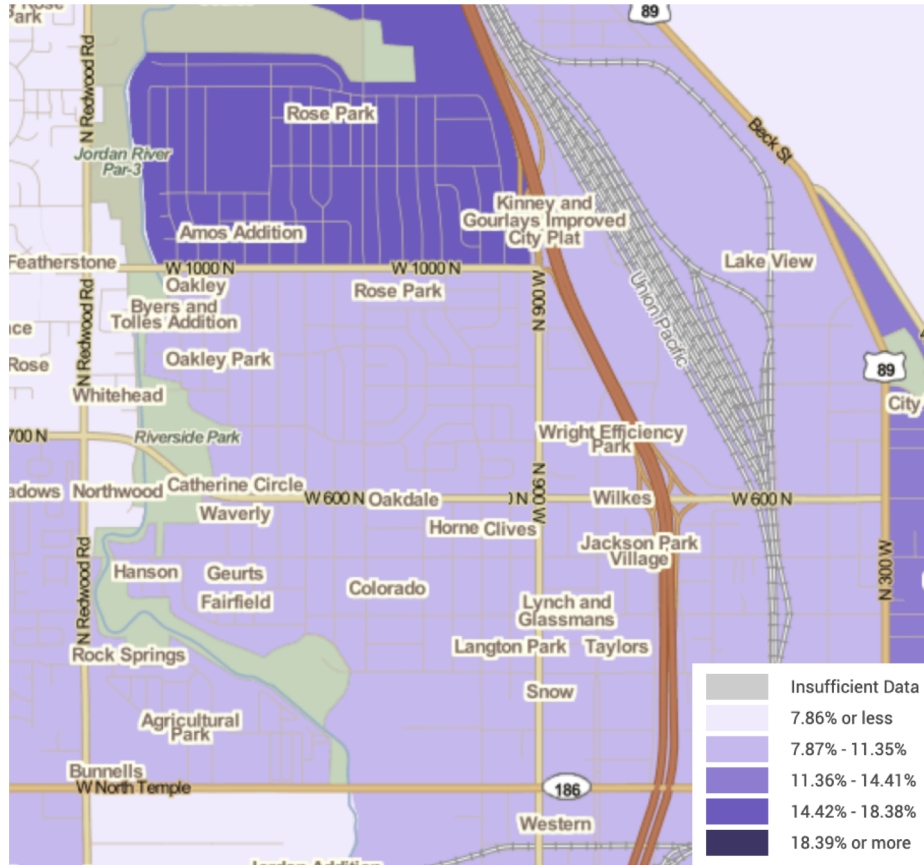
## TARGET POPULATIONS

07

OLDER ADULTS  
PEOPLE WITH DISABILITIES, ETC.

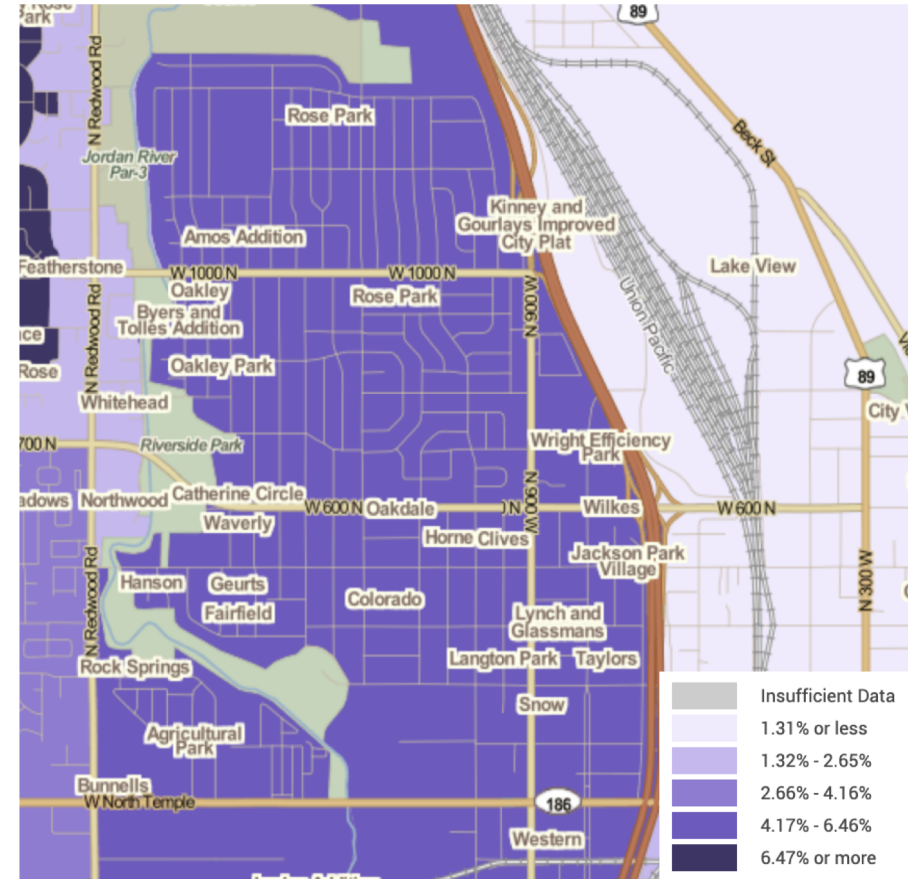


# AGE OVER 65 POPULATIONS



**7.4%** of population in Westside are over the age of 65, and **14.7%** of age over 65 are living in poverty.

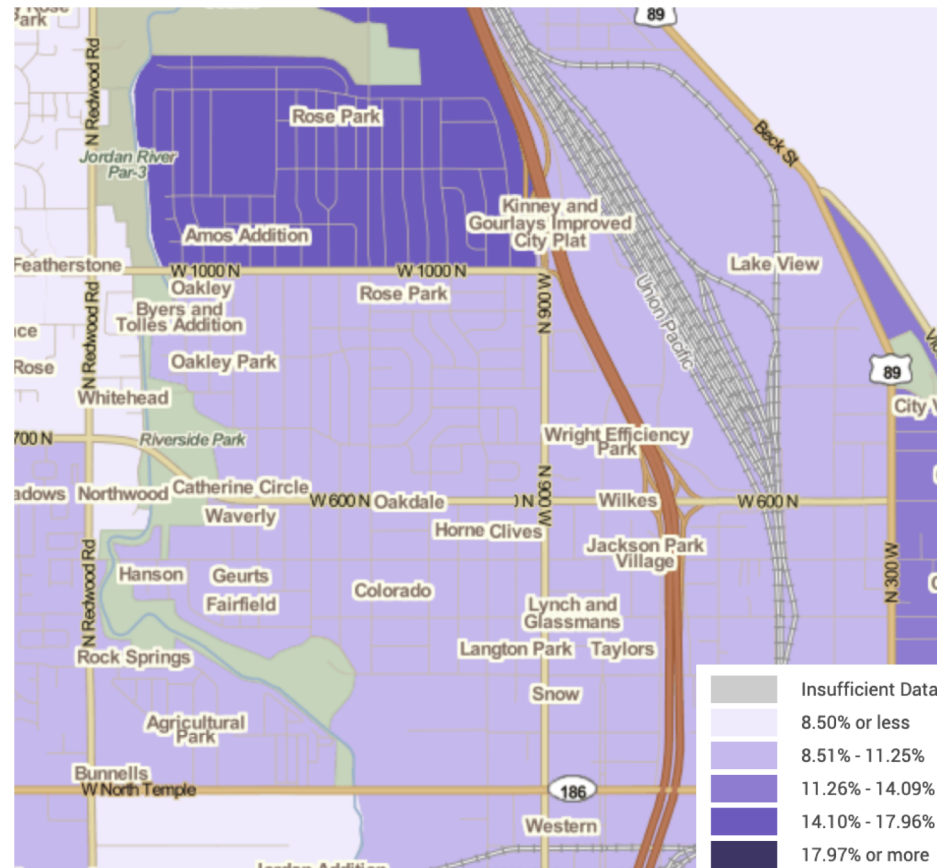
# INTERGENERATIONAL HOUSING IS NEEDED



**4.5%** of population in Westside are intergenerational households.

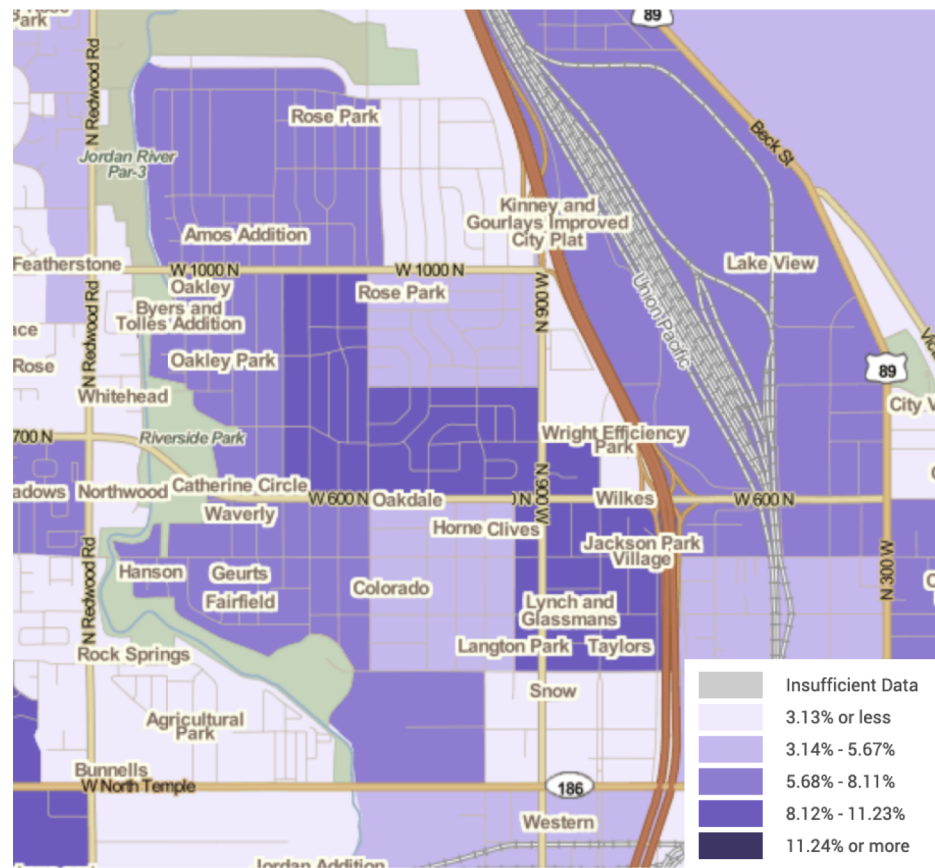


# DISABLED POPULATIONS



6.6% of population  
in Westside are disabled

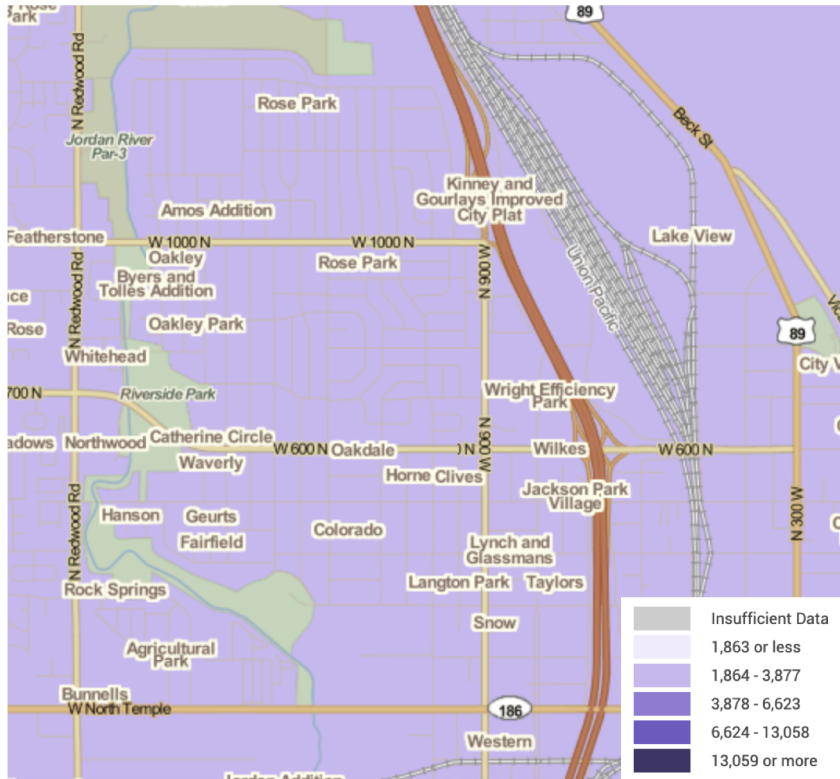
## VETERAN POPULATIONS



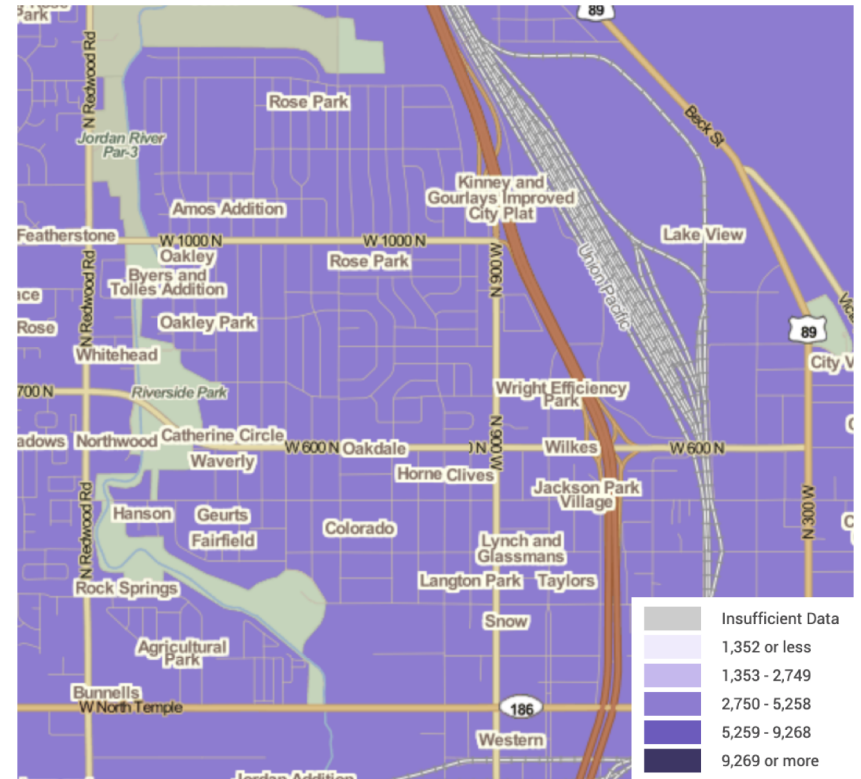
6% of population in Westside are veterans

# HOMELESSNESS

2010



2018



Created by: Miso Lee | Source: [policymap.com](https://policymap.com) & [factfinder.census.gov/](https://factfinder.census.gov/)

# SALT LAKE CITY, UT

WESTSIDE COMMUNITY COUNCIL DISTRICTS

WESTPOINTE

JORDAN MEADOWS

POPLAR GROVE

GLENDALE

ROSE PARK

FAIR-PARK

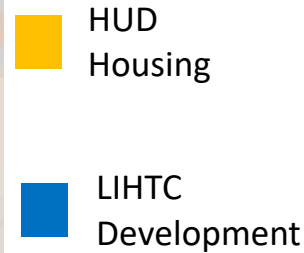
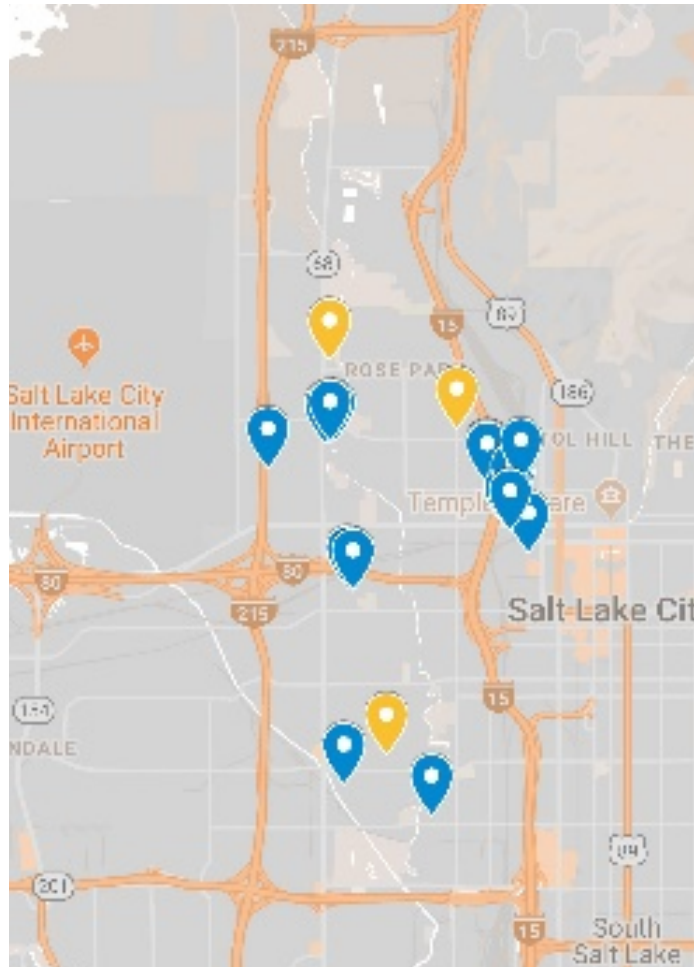
## SUBSIDIZED HOUSING

08

LIHTC AND HUD MULTIFAMILY UNITS

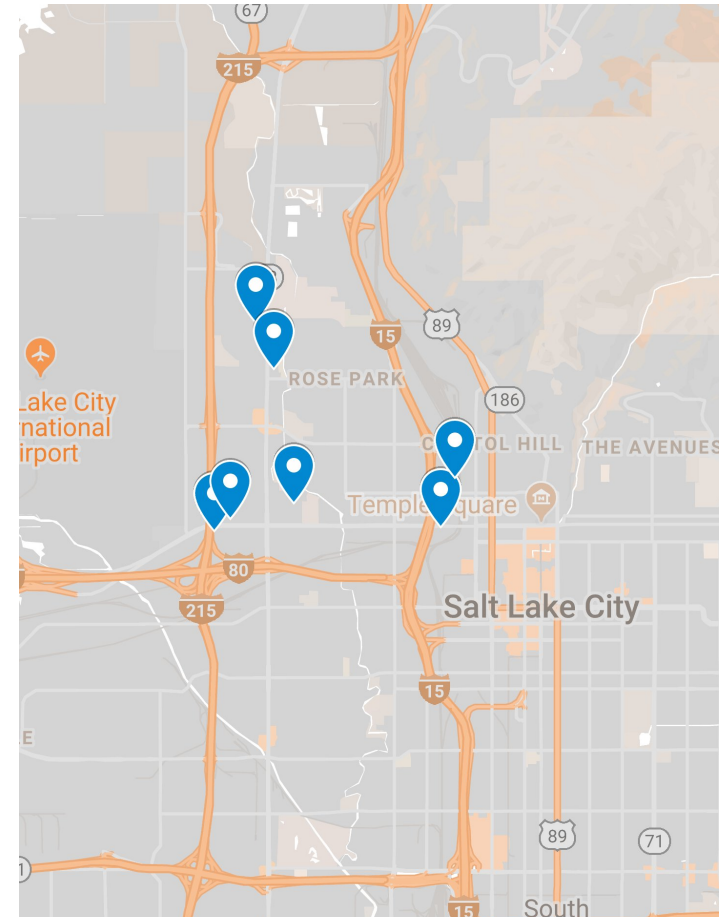


# SUBSIDIZED HOUSING BUILDING MAP



Subsidized Housing Map

2. Local Trust Fund:  
<https://www.slc.gov/hand/funding-programs/housing-trust-fund-2/>  
Kingswood Apartment Project  
North Temple Flats Apartments  
Freedom Landing Apartments



Local Trust Fund Map



# SUBSIDIZED HOUSING UNITS: QUANTIFIED IMPACT

Amount of Subsidized Housing Buildings	20
--	----

## Construction Type

Acquisition & Rehab	New Construction	Both
5	12	2

## Target Specific Populations?

Yes	No
9	8

Household Income as % of AMI (AVERAGE)
21%

## Target Populations

Elderly	4
Handicapped/ADA	5
Homeless (W/CW)	4
Homeless	1
Developmental Disabled	1

# SUBSIDIZED HOUSING UNITS: QUANTIFIED IMPACT CONTINUED...

Rent Income Ceiling AMGI (AVERAGE)	
60%	10 Property Locations

Units below rent or income ceiling

No	Yes
7	7

Lowest Annual Federal Allocation	Highest Annual Federal Allocation
\$59,732 - Escalante	\$1,461,012 – North Gate Apartments

## Local Trust Fund Developments

Name	Units	% of Units Affordable
Kingswood Apartments	72	100% (72)
North Temple Flats	168	58% (97)
City Front	155	60% (94)
Escalante	100	100% (100)
Cornell Streets	146	90% (131)
North 4 <sup>th</sup> Apartments	90	78% (70)

## SALT LAKE CITY, UT

WESTSIDE COMMUNITY COUNCIL DISTRICTS

WESTPOINTE

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POPLAR GROVE

GLENDAL

ROSE  
PARK

FAIR-  
PARK

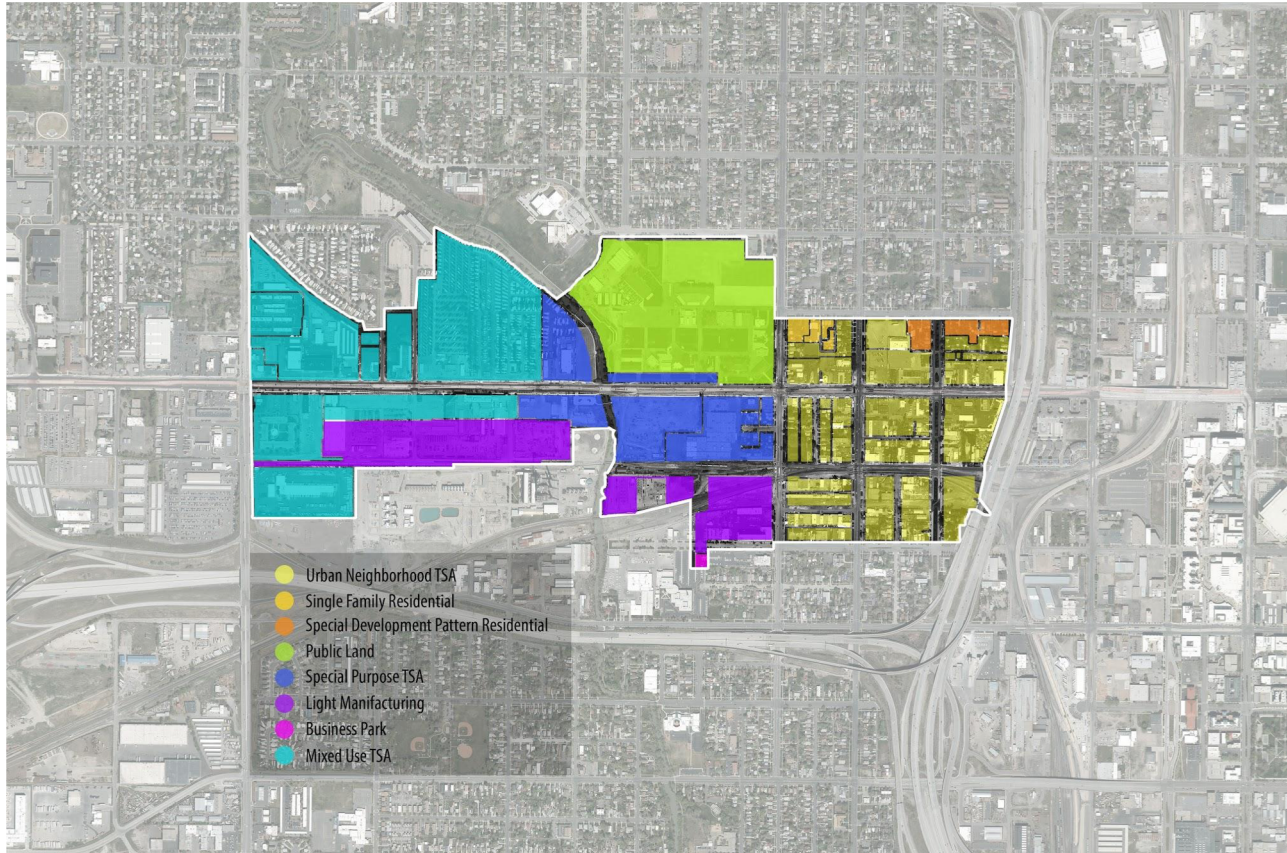
09

### LAND USE AND DEVELOPMENT OPPORTUNITIES

IDENTIFY AREAS SUITABLE FOR  
AFFORDABLE HOUSING  
DEVELOPMENT



# TSA ZONING MAP



Zoning maps outline what type of infrastructure is allowed to be built on different parts of a community. Zoning allows city planners to design the way a city will look.

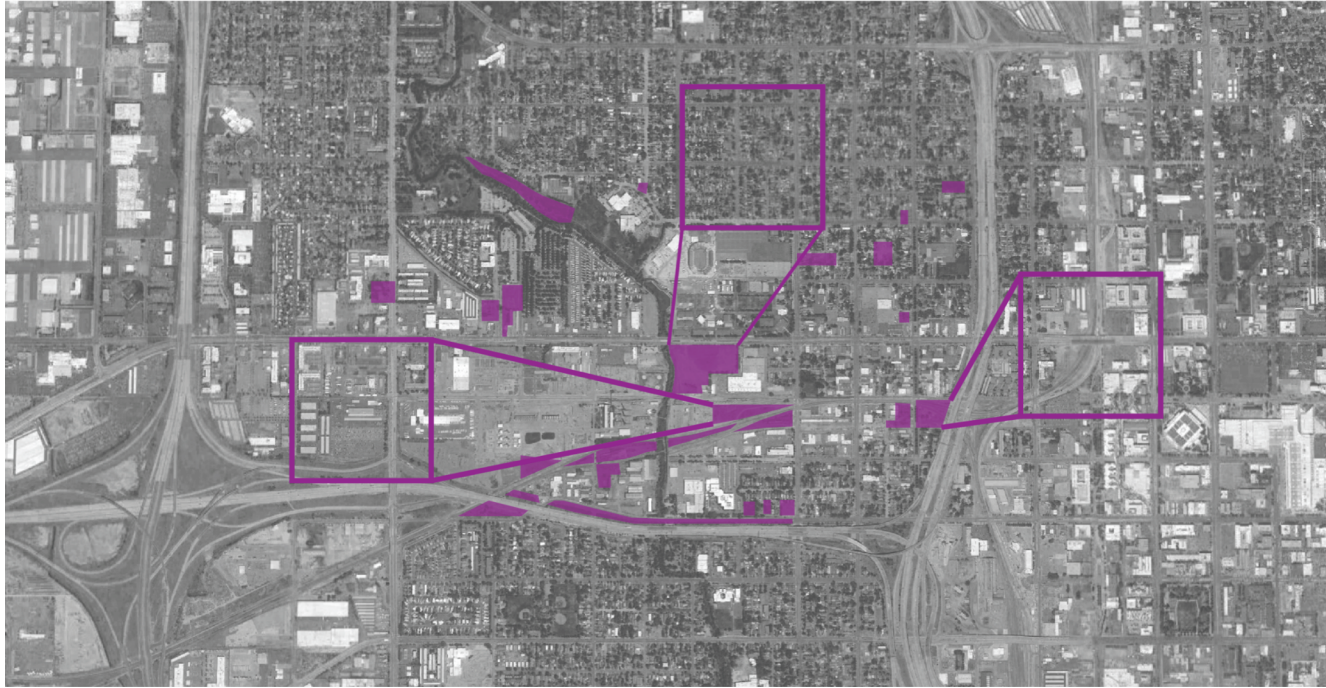
Created by: Heather Boland | Source: West Side Studio  
2019

Map from: Tracy, J., N. Xiaoyang, and A. Benchouch. 2017. "North Temple Corridor Housing & Neighborhood Assessment." Edited by I. García. Westside Studio: University of Utah.

<https://doi.org/10.13140/RG.2.2.28921.83049>.



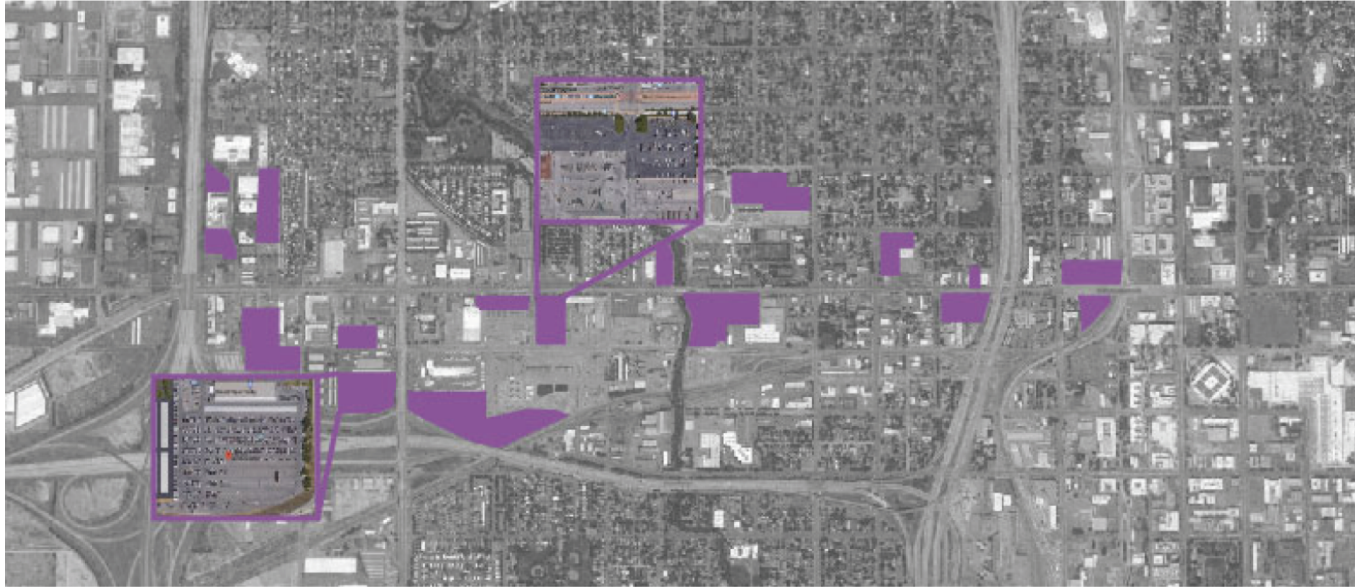
# VACANT LAND



Vacant land is highlighted in the purple. This is land that has either abandoned buildings or has not been developed.

Created by: Heather Boland | Source: Image created by Author

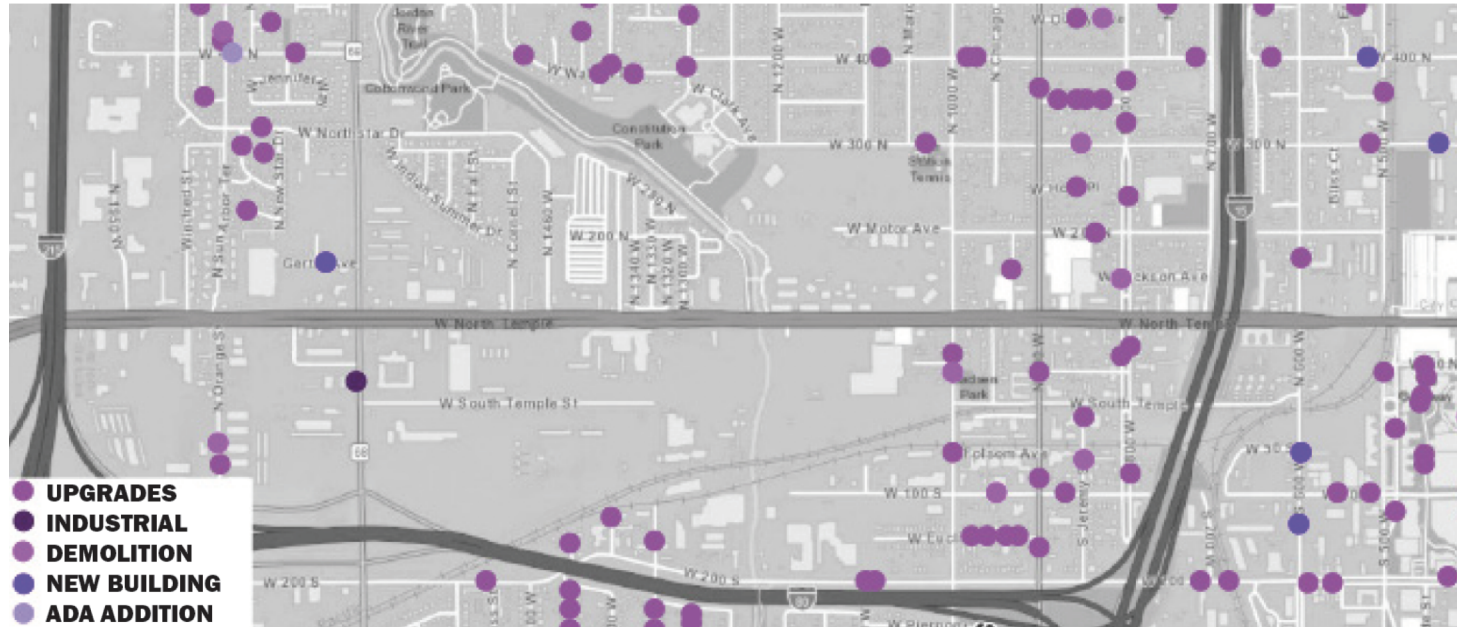
# UNDERUTILIZE LAND



Created by: Heather Boland | Source: Google Images

Underutilized land is highlighted in purple. Underutilized land usually has a large, flat parking lot. This parking lot could be used by building the parking lot up vertically, into a parking garage. This would create space for more development.

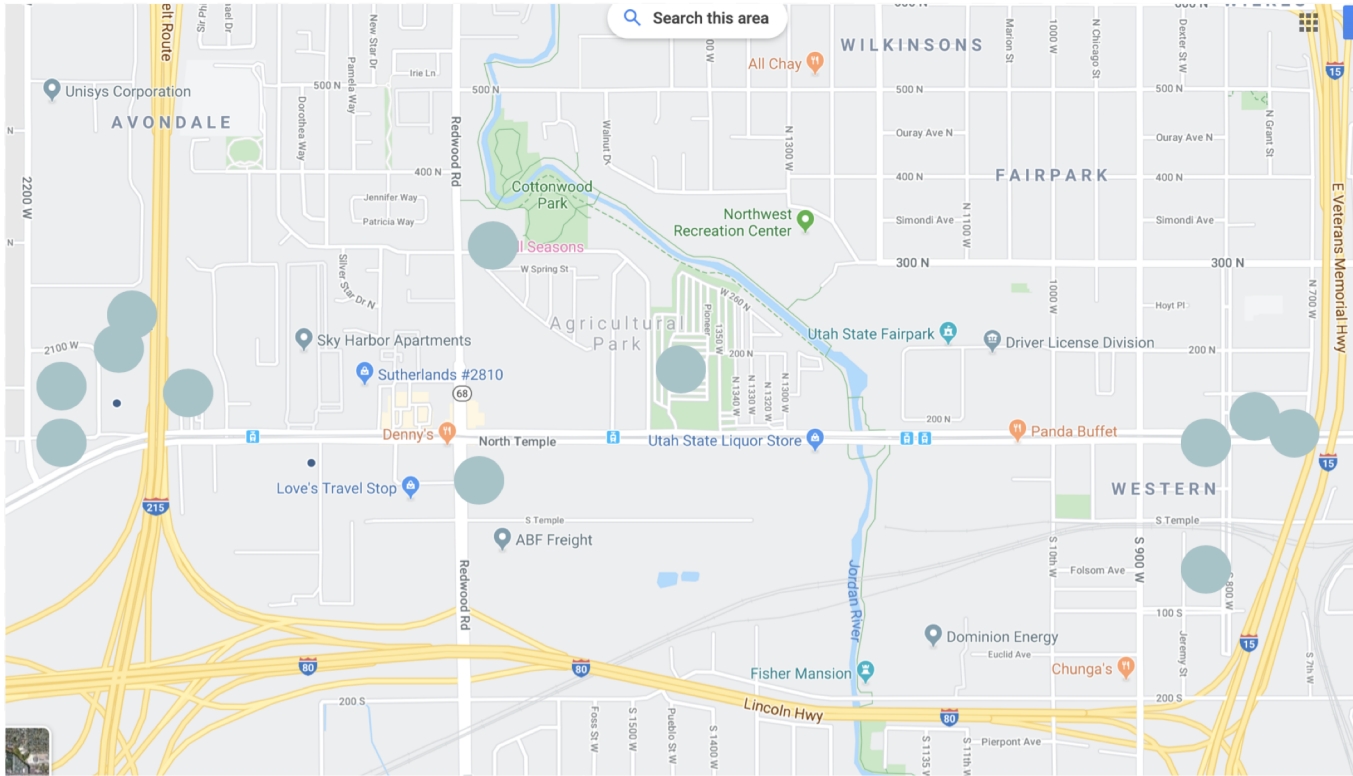
# NEW PERMITS



Most building permits are being used to upgrade homes on the North side of North Temple. On the Southern side, the building permits are being used for industrial building. The further west side has permits to build large apartment complexes.



# POSSIBLE REDEVELOPMENT OF MOTELS

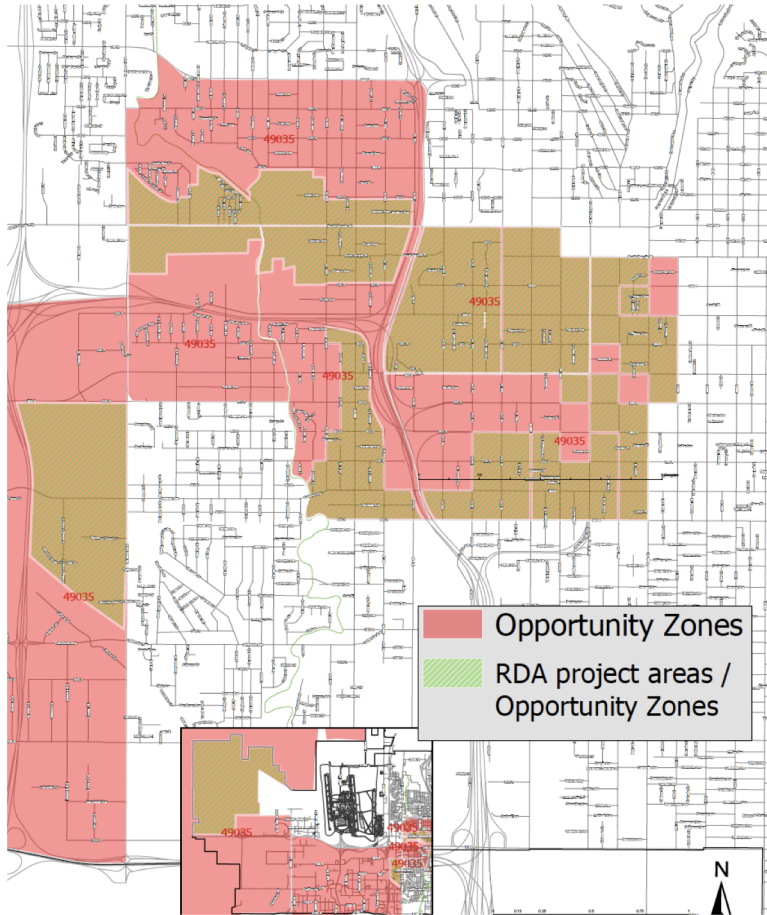


Created by: Heather Boland | Source: Google Maps

The motels are mostly located near the eastern end of North Temple. The further west, the price of a one night stay increases. These motels are mostly used by homeless people when the shelters are full.



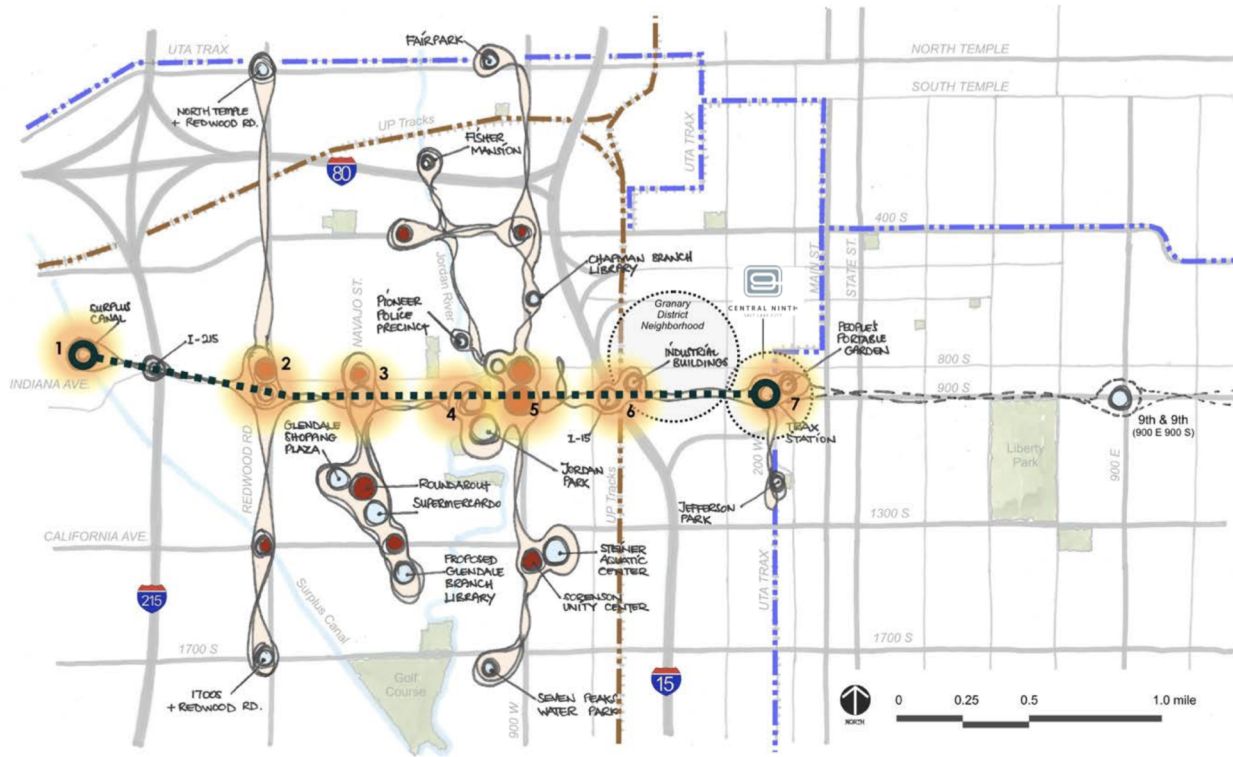
# OPPORTUNITY ZONES



Opportunity zones are census tracts where developers can receive tax credits for developing in the tract. This allows areas that have previously lacked investments due to redlining to be prioritized when it comes to developing a city.

# 9 - LINE PLAN

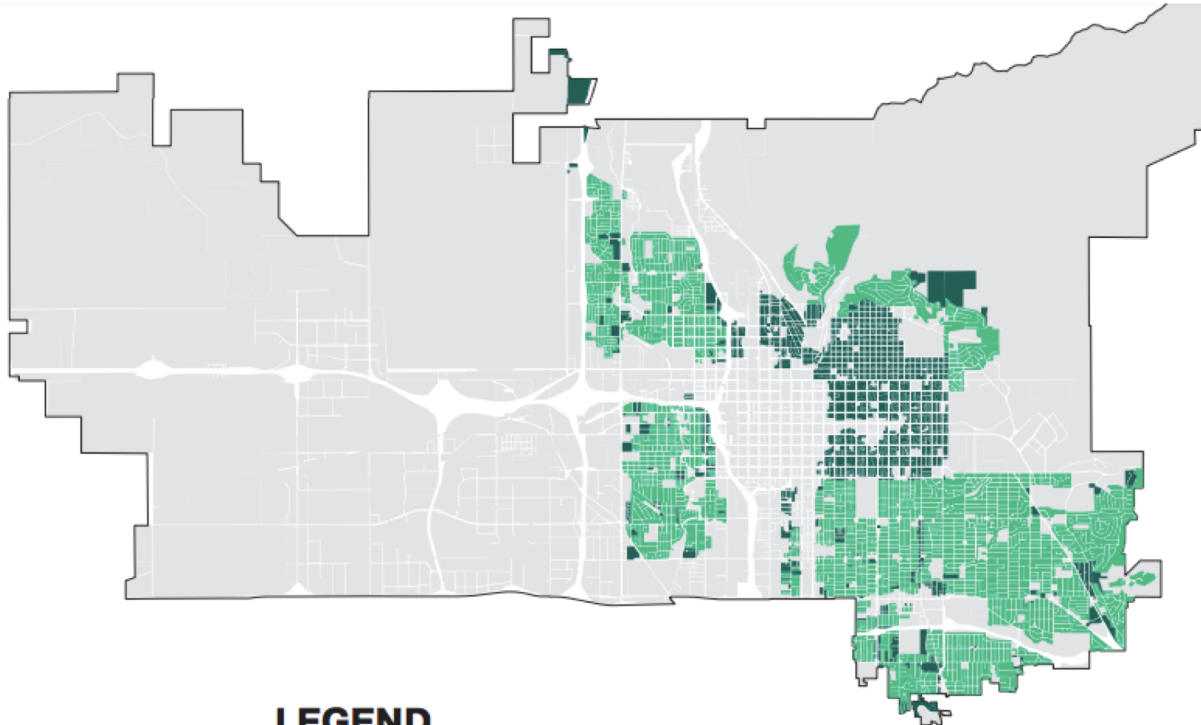
“Connecting people to places.”



Created by: Heather Boland | Source:  
<http://www.slcdocs.com/Planning/MasterPlansMaps/9LCMP.pdf>

The 9-Line Plan is Salt Lake City's attempt to unite the West and East side of the city. This will be a recreational trail that allows residents to get from one side of the city to the other. There will be interactive artwork to allow each cultural neighborhood it passes through to express themselves.

# ACCESSORY DWELLING UNITS (ADU)



## LEGEND

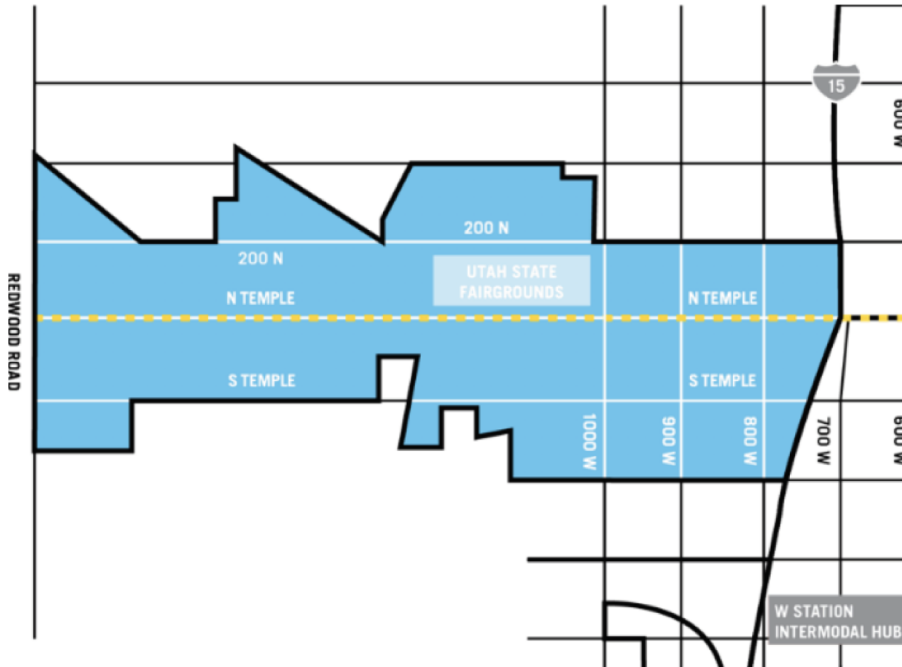
- PERMITTED USE
- CONDITIONAL USE

ADU is a dwelling unit that is added to an existing property.

Benefits include:

- Increasing your property value
- Housing friends or family
- Generate additional income
- Add housing stock to Salt Lake City

# FUTURE RDA PLANS



Created by: Heather Boland | Source: <http://www.slcrda.com/project-areas/>

The area is characterized by single-family neighborhoods, industrial uses, and small to mid-scale commercial centers.

This area contains vacant, underutilized, and neglected properties that have impacted the surrounding neighborhood's potential for revitalization.

The RDA recognizes that this area connects Salt Lake City to the Airport and should therefore incorporate public transportation. This area should also be walkable. Facades of structures and planters on the sidewalk should welcome pedestrians.



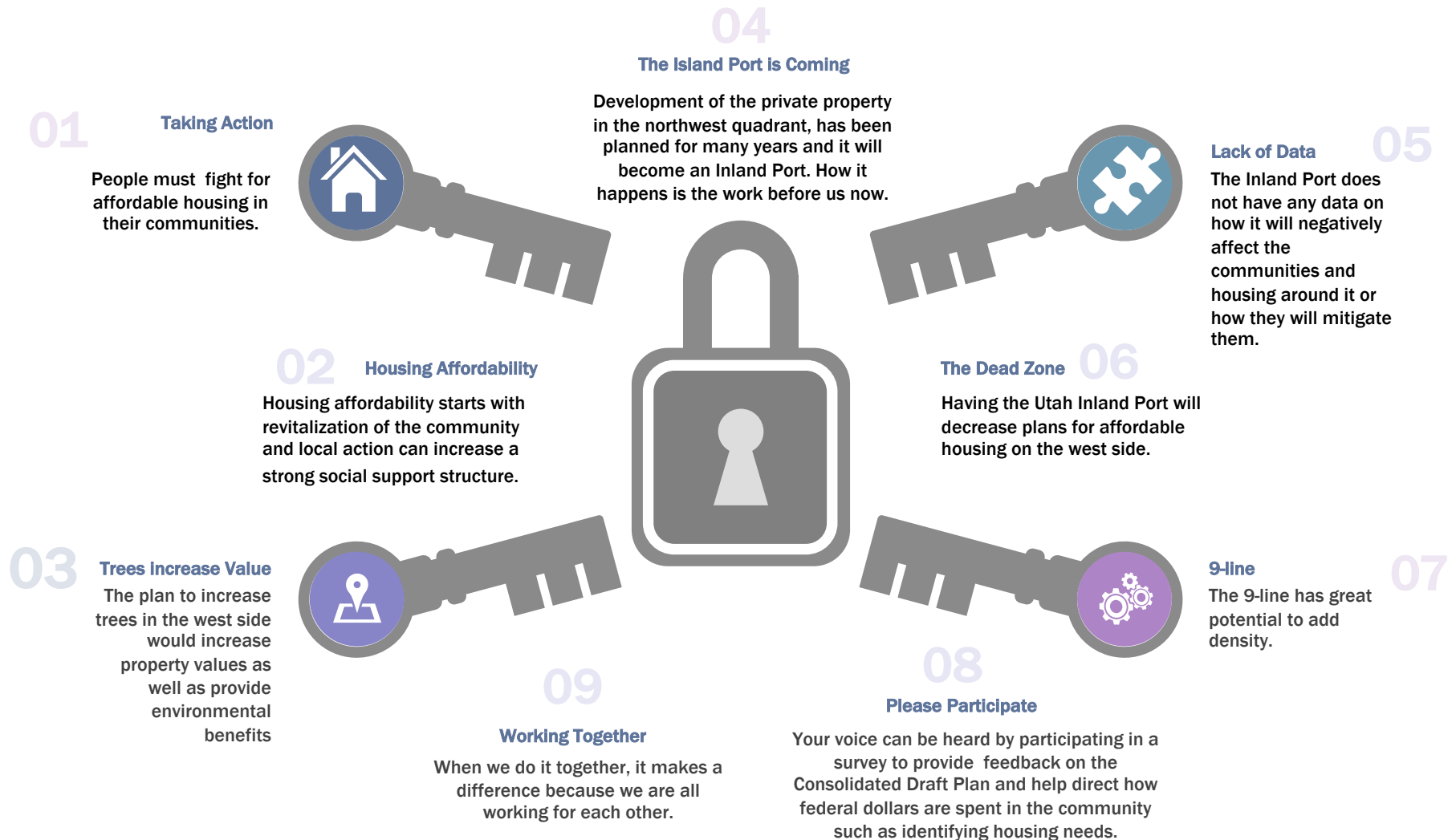


# WEST SIDE VOICES

LISTENING TO WHAT THE COMMUNITY HAS TO SAY

# Unlocking Stories

## Building Support for Affordable Housing



## TAKING ACTION

“

So, we have misleading statements, disparate treatment, and the taking on the part of Rocky Mountain Power and Marathon Oil. When you look at the value reduction of the homes it is going to take \$6 million to bury those lines and put them someplace else, well, it's either them paying \$6 million or taking it out of your hides relative to your home value. So what do you want to do about it? If you're not writing letters, if you're not contacting the Mayor, if you're not contacting Rocky Mountain Power, if you're contacting Marathon Oil any which way you can nobody will hear us.

—Richard Holman,  
Westside Coalition Chair

”

People must **fight** for  
affordable housing in their  
**communities**



02

Housing affordability starts with revitalization of the community and local action can increase a strong social support structure.



FUNDAMENTALS  
BY WESTSIDE LEADERSHIP INSTITUTE

“

\$6,000,000 may not mean much to a big company, but to us - to the westside - it's our livelihoods, our future, and our wellbeing.

”

Councilmember Rick, District 1  
Rose Park Community Council Meeting, February 2020.





## West Side Coalition!!

Erin Mendenhall

“ The trees are a small step toward a more equitable city, and that is truly heart of what we are trying to do. It really comes down to geographic for equitable investment, achieving an environmental justice, access to economic opportunities, better transit and transportation, and having a more diverse and sustainable array of housing options. ”



Created by: Miso Lee | Source: Visit to West Side Coalition Event

Some people oppose affordable housing as an idea not knowing that them, their families or neighbors would be categorized as low income by federal standards.

“Development of the private property in the northwest quadrant, has been planned for many years and it *will* become an Inland Port. How it happens is the work before us now.”

- Mayor Erin Mendenhall

## Westpointe Community Council Meeting

We're building the airplane  
while we are flying it.

The inland port does not have any data on how it will negatively affect the communities and housing around it or how they will mitigate them.



# “The diesel death zone”

Deeda Seed, Member of Stop the Polluting Port  
Westpointe Community Council Meeting, February 2020

Having the Utah Inland Port will decrease plans for affordable housing on the west side. With the port being located in Salt Lake City it can cause dramatic health problems towards all residents decreasing the quality of life in neighborhoods located on the west side.

Created by: Cody Opperman | Source: Westpointe Community Council Meeting



Source: <https://kutv.com/news/beyond-the-books/inland-port-could-mean-more-air-pollution-around-area-schools>; <http://westpointecc.org/>



## FROM TRACKS TO GRASS



### The 9 Line Story

On February 19, 2020, at the Westside Community meeting, Mayor Mendehall mentioned the progress on the Line 9. She said that the plan presents a vision for the future, with long-range goals and objectives for all activities that affect Salt Lake City government. Planning staff in all departments worked together with advisory committees, stakeholders, and the general public to ensure that the final, City Council adopted plans are in line with the community's vision. The Redevelopment Agency of Salt Lake City (RDA), conducted stakeholder outreach and public comment periods, and the RDA Board of Directors and the Salt Lake City Council adopted a plan for the "9 Line Project Area", 945 acres of land that will utilize tax increment to leverage the 9 Line neighborhood's existing assets while undergoing community revitalization through economic development, commercial, housing, and public improvement projects. The greatest asset of the neighborhood is the diverse, youthful and engaged population, which will be essential in furthering neighborhood revitalization activities. The trail provides for a healthy environment for people to walk, bicycle and absent of any motor vehicles.

CREATED BY: DEMETRI KOURTIDES

# 08

## Westside Coalition



### “Please Participate”

Your voice can be heard by participating in a survey to provide feedback on the Consolidated Draft Plan and help direct how federal dollars are spent in the community such as identifying housing needs. Many west side communities are comprised of minority peoples and have long been underserved. Providing a greater variety of housing types is a step in providing sustainability in housing affordability and ultimately leading to a more equitable community.

**Erin Mendenhall**  
Mayor, Salt Lake City

“

One of the continuing focuses of the plan [2020-2024 Consolidated Draft Plan] is, of course, affordable housing and to help people stay in their homes and develop strategies that preserve long-term affordability. We will also be looking at improving citywide zoning codes to allow for more housing types.

”



09



# Working Together

“

“If we are separate community trying to do the same things that we do collectively, it might not be the same volume. However, when we do it together, it makes a difference because we are all working for each other.”

”

The purpose of the meeting was to help maintain our quality life. That being said, the West Side Coalition are pursuing more and better community engagement with companies, area, and the city. Their plan is to focus in cleaner environment and safer place to live principally impacted on the West Side.

Created by: Jeong Kim

Source: Visit to West Side Coalition Community Council



# STRATEGIC PLAN

VISION, GUIDING PRINCIPLES, AND RECOMMENDATIONS



# We Envision A West Side Where...



## Home

Everyone has access to affordable, sustainable, and safe house.



## Choice

Everyone has more access to affordable housing.



## Stay

Everyone has place to stay, especially for lower-income population and elderly.



## Say

Everyone can express their opinions and engage with neighborhoods and cities.



## Equity

Everyone has same access to affordable, sustainable, and safe housing regardless of their race.



## Collaboration

Organizations, financial institutions, and communities cooperate with each other to achieve same goal.



## Sustainability

It has more ecologically sustainable communities for the future generations.



## Wellbeing

Everyone can live healthy life in a community.



## 01 Affordability

Housing that is affordable for low-income individuals and families. This means that housing costs only take up 30% of their income.



## 02 Diversity

Building a range of different housing that accommodates to the needs of various people.



## 03 Health and Communities

Maintain health of citizens by implementing housing in walkable environments and nearby parks for recreational activities.



## 04 Preservation

Maintain the history and integrity of the community pertaining to key landmarks in the built and natural environment.

# GUIDING PRINCIPLES



## 05 Sustainability

To build housing that not only thrives now, but has the ability to excel in the future.



## 06 Accessibility

Building in a way which encourages communication and collaboration amongst the community's residents.



## 07 Sociability

Encourage social interaction by providing activities which bring the community together.



## 08 Community Engagement

Organizations should involve the public in the decision making process.

# HOMEOWNER RECOMENDATIONS



01

**Explore the Idea of Acquiring the All Seasons Mobile Park and Developing it Into A Community Land Trust**



02

**Consider Allowing Accessory Dwelling Units Along the TSA, the Folsom and 9-line Corridors in Fairpark, Poplar Grove and Glendale**



03

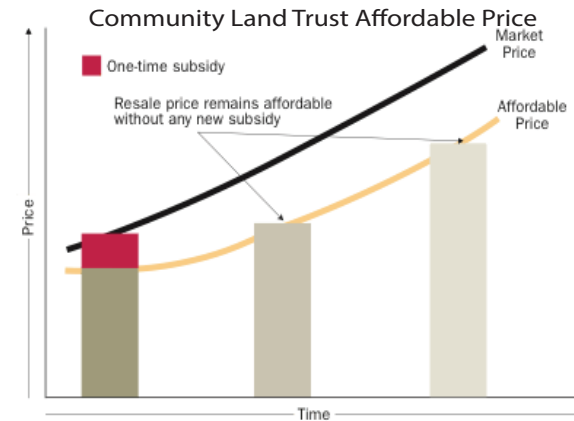
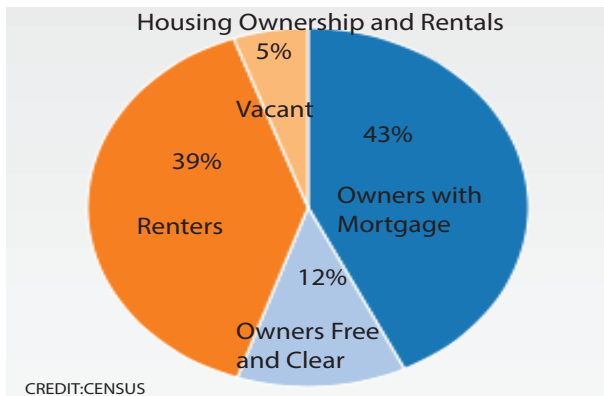
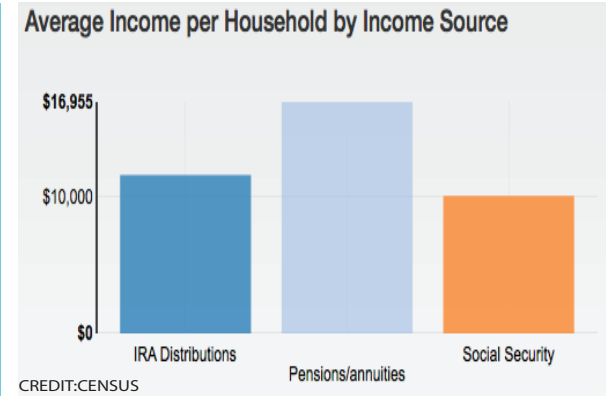
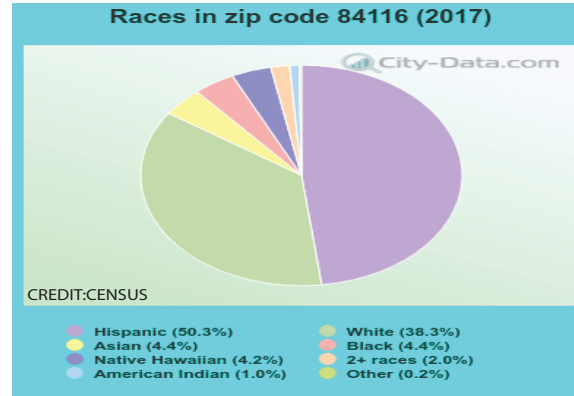
**Buy foreclosed home for re-sale at an affordable price**



04

**Investigate Home Improvement Grants for Rose Park and Glendale**

## RECOMMENDATION FOR DEVELOPING ALL SEASONS MOBILE PARK INTO A COMMUNITY LAND TRUST (CLT)



**CONCLUSIONS AND RECOMMENDATIONS:** ALL SEASONS MOBILE PARK HAS A DIVERSE POPULATION CONSISTING MOSTLY OF ADULTS OVER 55 YEARS OLD. MOST RESIDENTS ARE ON A FIXED MONTHLY INCOME AND CAN NOT AFFORD YEARLY INCREASES IN RENTS, OR INCREASES IN HOMEOWNERSHIPS COSTS. A COMMUNITY LAND TRUST (CLT), WOULD BE ADVANTAGEOUS TO THE RESIDENTS, SINCE IT WILL PROVIDE STABLE RENTS AND MAINTAIN AFFORDABLE HOUSING PRICES. AN ADDITIONAL INVESTMENT BY THE CLT FOR A COMMUNITY CENTER IN THE VACANT LAND OF THE MOBILE PARK, WILL PROVIDE ADDITIONAL SOCIABILITY TO THE RESIDENTS. IT IS RECOMMENDED THAT SALT LAKE CITY ACTIVELY PURSUES THE IDEA FOR A CLT TO PURCHASE THE LAND AND PROVIDE SOME IMPROVEMENTS SUCH AS A COMMUNITY CENTER IN THE VACANT LOT. AS SEEN IN THE GRAPH ABOVE, WITH A MODEST INVESTMENT BY THE CITY OR ANOTHER ENTITY, THE RESIDENCES WILL MAINTAIN AFFORDABLE PRICES FOR FUTURE PURCHASES BY OTHER BUYERS. IN ADDITION RENTS WILL STAY STABLE. AS SEEN ABOVE, MOST RESIDENTS ARE ON A FIXED INCOME AND CURRENTLY ARE SUBJECT TO BOTH RENTAL INCREASES AND REAL ESTATE INCREASES. ONLY ABOUT 12% OF THE HOMEOWNERS HAVE THEIR HOMES PAID OFF AND THE REST ARE EITHER RENTERS OR HAVE MORTGAGES WHICH STRAIN THEIR BUDGETS.

CREATED BY: DEMETRI KOURTIDES



# Consider Allowing Accessory Dwelling Units Along the TSA, the Folsom and 9-line Corridors in Fairpark, Poplar Grove and Glendale

## Overview

“An Accessory Dwelling Unit (ADU) is a complete secondary residential unit that can be added to a single-family residential lot. ADUs can be attached to or part of the primary residence, or be detached as a separate building in a backyard or a garage conversion. An ADU provides completely separate living space including kitchen, bathroom, and its own entryway.” (slcdocs.com)

Utah, especially, Salt Lake City is experiencing a housing shortage due to low unemployment and an increasing population. Like other cities, Salt Lake City is also trying to reduce the gap between supply and demand in housing. As of 2018, Salt Lake City allows for homeowners to occupy either existing home or ADU, and they can rent out whatever unit that are not occupied. In addition to that, there are still some requirements and limitations to what they can build, but the applying process got much easier, and there is no “25 unit per year maximum” anymore.

For single-family homeowners, having a Accessory Dwelling Unit (ADU) is beneficial. Financially, it can be a smart investment to make for homeowners because it can be built on there existing land or space such as garage, basement, or backyard, so homeowners do not have to buy a new land to build it. Also, it can help them earn extra money by renting the place. ADU is a win-win business because it is good for not only homeowners but also renters; renters can rent a house that is affordable and cost-effective.



### Affordability

ADU can support affordable housing options. Also, by allowing ADU along the TSA, it will allow those people who cannot afford a car to have more easier access to public transportation.



### Diversity

ADU along the TSA can help students, older population, people with lower-income to live with affordable housing options and accessible transportation options.



### Healthy Communities

ADU in a TSA area promotes active transportation which promotes health and wellness of the community.



### Preservation

ADU can help overcome housing shortage of the city by build it where other types of housing may be too tall, too wide, or too bulky with the surrounding structures such as historic trees, statues, or structures that need to be preserved without destroying them.



### Sustainability

ADU along the TSA will promote people to use more public transportation, and it will help to make the city more sustainable.



### Accessibility

ADU in a TSA area creates a socially and economically integrated community that provide opportunities for lower-income residents.



### Sociability

ADUs allow order citizens of the city to rent the space to people who can help them with daily tasks.



### Community Engagement

The city can partner with homeowners who live in a TSA area to support ADU along the TSA area and to increase affordable housing units.

# Purchasing Foreclosed Homes and Repurposing Them Into Affordable Homes

## Overview

Salt Lake City needs affordable housing. The prices of homes are far too high for any low-income family, student, or older adult on a fixed-income to afford. Renting is an option, but does not allow low-income households to build equity by purchasing a house.

By purchasing foreclosed homes from the bank, these households could own a home at an affordable price, but these homes tend to be rundown depending on how long they have been in control of the bank. By having the state or non-profit developers purchase these foreclosed homes, they open up the opportunity to fix these homes up and sell them at a lower, affordable price.

The state or federal government could subsidized mortgages income qualified households. They wouldn't have to subsidize too much though because homes could be targeted at 80% of AMI or above. By maintaining the pre-existing structure of the house, developers can simply keep what works and replace what doesn't. This saves a tremendous amount of money that would be spent on constructing a new building. The money saved could be put towards adding sustainable appliances which would lower the cost of utilities for the future homeowners.



### Affordability

Foreclosed homes can be up to half the price of similar homes in the same neighborhood. By using the pre-existing structure (when possible), you can save the amount of money used to make it a livable space.



### Diversity

By allowing low-income families to own a house at a reduced cost, you allow them to build equity. By bringing together people of different economic backgrounds together, you bring more diversity into the neighborhood.



### Healthy Communities

Foreclosed homes lower nearby home values and leave an unsupervised lot that could bring danger into the neighborhood. By bringing families to live in these homes, you can raise home values and maintain a safe neighborhood.



### Preservation

By using the pre-existing structure, you can preserve the historical style of the neighborhood. By keeping the uniformity of the neighborhood, you allow the future residents to join a community that has a sense of place.



### Sustainability

By using the pre-existing structure of these foreclosed homes, you can reduce the amount of materials needed to construct affordable housing. The money saved on building costs could go to fund sustainable appliances.



### Accessibility

When re-designing these foreclosed homes, the design could be tailored to the needs of the future resident(s).



### Community Engagement

By including the neighborhood in the design process, you bring neighbors together. They could help with the construction or even advocate for affordable housing. By turning these foreclosed homes into affordable housing, their home property values would go up.

# Explore Expanding Home Improvement Grants for Rose Park and Glendale

## Overview

Home improvement grants are financial assistance given to homeowners by the federal, state, and local government. These grants are issued for the repair or improvement of income-qualified homeowners. These home improvement grants are issued on a need and merit basis.

In terms of need, home improvement grants are usually offered to those who are below the 50 % of median area income. In regards merit priority is given to homeowners that might be older adults, disable or living in a fixed-income. Priority is also given based on the severity of the repairs needed. For example a leaking roof, would receive priority over a roof that needs repair but is not leaking.

Overall, these grants gives populations of lesser means the ability to improve their homes to a level which promoted their health and safety. This further means that the community as a whole has the ability to stay in place and grow stronger together.



### Affordability

Home improvement grants is a great strategy for long-term affordability as they allow the current population to continue to live in their community while also improving it.



### Diversity

Home improvement grant can help very low-income families, older adults, people with disabilities, and others to afford improving their homes and continue to live in their community.



### Healthy Communities

Home improvement grants allow individuals and families to have a safe and healthy place to leave.



### Preservation

Home improvement grants provides the funds necessary to preserve naturally occurring affordable housing (NOAHs), that is older structures.



### Sustainability

Home improvement grants allow the restoration of homes to a level which meets the current standard. These improvement mean a longer life cycle of homes on the community.



### Accessibility

A greater accessibility to home improvement grants can lead to the continued establishment of affordable housing rather than the tearing down and subsequent replacement of it.



### Sociability

Home improvement grants are proportioned based on need.



### Community Engagement

Home improvement grants help keep communities through their ability to improve and and continue to live together.

# RENTER RECOMENDATIONS



**Consider the Implementation of a Mandatory Inclusionary Housing (IZ) Program in Transit Station Area (TSA)**



**Examine Acquiring Motels and Redeveloping them into Supportive and Accessible Housing for Homeless, Veterans, and Older Adults**



**Consider Developing a Low Income Housing Trust Fund Rental Subsidy Program**



**Explore Approaching Troubled Multi-family Buildings to Apply to the City for a Loan from the Housing Trust Fund**



**Investigate the Possibility of an Infill Temporary Modular Housing**



# 01

## Implementation of a Mandatory Inclusionary Housing (IZ) Program in Transit Station Area (TSA)

### Overview

Inclusionary Zoning (IZ) refers to a local land use ordinance that requires developers to include affordable units in new residential developments, usually 20%. Currently SLC has been compiling information and research studies to investigate IZ as an option in the Transit Station Area (TSA) along North Temple.

In most cities affordable housing production is low, specially if relying on affordable housing developers alone. Through a mandatory IZ, all developers, whether they are non-profit or for-profit, would be required to either (1) build 20% of units as affordable on-site or (2) contribute the cost to a housing fund, where housing could be build off-site.

However, IZ does not tend to produce large number of affordable housing. In a 2017 study conducted by the Center of Housing Policy, only six cities nationally operated IZ programs that had produced more than 100 units per year. One jurisdiction alone, Montgomery County, Maryland, a high-income suburb of Washington, DC, accounted for nearly half of all inclusionary zoning units.

Although IZ has been around since the 1970, only a small handful of cities enforce the ordinance near transit stations, downtown, and in highly dense areas where demand for housing is already high. Right now the SLC's TSA guidelines gives points to developers building affordable housing, which are used to obtain permits in a shorter period of time. Instead of making this optional the idea would be to require all developer to include 20% of affordable housing in all developments.

Created by: Colby Lee  
Source: <https://site.utah.gov/ulct/wp-content/uploads/sites/4/2018/06/Keys-to-Housing-Report.pdf>  
<https://www.slc.gov/blog/2017/11/22/salt-lake-city-seeks-feedback-on-informational-report-on-inclusionary-zoning-programs/>  
Utah League of Cities and Towns

### ●●● Affordability

Localities enacting IZ programs can offer developers the more abilities and opportunities to build a greater number of market rate units than normal, in a city such as Oakland, below-market rate units being produced in the city increased from 4% to 11%.

### ●●● Diversity

IZ programs seek to create standardized and widely available affordable housing in a wide array of developments in an effort to reach as much people in need of affordable housing.

### ●●● Healthy Communities

IZ programs potentially increase overall property, building, and housing prices by increasing overall property values.

### ●●● Preservation

Washington D.C., although starting off slow, IZ programs have become more effective and faster at redeveloping 402 units within already existing properties since its 9 year enactment.

### ●●● Sustainability

Mandatory IZ under the a TSA guideline already seek to promote sustainable and collectively responsible standards of building within the community.

### ●●● Accessibility

IZ programs mandated by a Transit Area Station guideline creates a regulated and standardized system in which affordable housing will be equally accessible for all developments.

### ●●● Sociability

IZ programs are programs designed with inclusion in mind by creating housing opportunities in all new developments.

### ●●● Community Engagement

IZ programs incentivize and encourage local developers to cooperatively create affordable housing solutions in existing developments, and aim to collectively improve and revitalize communities.

# Examine Acquiring Motels and Redeveloping them into Supportive and Accessible Housing for Homeless, Veterans, and Older Adults

## Overview

Acquiring motels and possibly redeveloping them into supportive and accessible housing is a great start to reduce burden for people who are experiencing homelessness, veterans, and older adults near the West Side of Salt Lake City.

This method is very effective and can quickly help many of residents get back on their feet. We don't have to go out and rebuild something; you're we are simply using what is already there or given to us. The area can not only be converted as affordable housing but into community spaces as well.

Converting motels and hotels into residential buildings make good business sense. After all, they are often located near tourist destinations, where people live or work, and where there is a shortage of housing.

Motel conversions can also add some much-needed housing stock. Turning old motels into housing can also add inventory to markets where there simply aren't enough homes to meet demand.

Converting existing motels into new housing is an appealingly affordable option for developers as well as tenants. This is perfect opportunity for the homeless, veterans, or older adults and low-income motel conversions have been sprouting up across the U.S.

## ● ● ● Affordability

Home Improvement Grants is a great strategy for long-term affordability. Home improvement grants allow the current population to continue to live in their community while also improving it

## ● ● ● Diversity

IZ can help very low-income families, older adults, people with disabilities, and others to afford housing in the private market.

## ● ● ● Healthy Communities

IZ in a TSA area promotes active transportation which promotes health and wellness.

## ● ● ● Preservation

In Los Angeles, California IZ resulted in older, unprofitable buildings being replaced by new ones. We propose for the TSA guidelines to discourage such practice as much as possible and instead build in parking lots or vacant structures.

## ● ● ● Sustainability

IZ in a TSA can encourage use of public transit. The TSA supports energy efficiency and several green practices such as water collection, tree planting, use of high-quality materials and good design.

## ● ● ● Accessibility

IZ in a TSA area creates a socially and economically integrated community that provide opportunities for lower-income residents.

## ● ● ● Sociability

IZ is a pro-integrative policy that support fair housing.

## ● ● ● Community Engagement

The city can partner with developers to identify surplus land and speed up the permitting process, as well as identify partners to provide supportive services.

# 03

## Consider Developing a Low Income Housing Trust Fund Rental Subsidy Program

### Overview

Housing Trust Funds are distinct public funds that support the preservation, creation, and accessibility of affordable housing for families and individuals, most especially those with the lowest incomes. In 2000, Salt Lake City established a Housing Trust Fund to “address the health, safety and welfare” of residents by supporting affordable and special needs housing. The Housing Trust Fund has “allocated millions of dollars to create and rehabilitate thousands of affordable housing units” throughout Salt Lake City.

A Low Income Housing Trust Fund Rental Subsidy Program allocates some of the HTF funds to a Rental Subsidy Program that would provide rent subsidies to owners of qualifying buildings or developments. The goal of these subsidies is to provide ongoing affordable housing and community stability to low-income residents. Typically, rental subsidies stay with the development or building, not the tenant in order to support community stability. Usually the HTF subsidizes about one-third of the units in any one development, this encourages mixed-income housing.

Salt Lake City could develop a Rental Subsidy Program through the already established Housing Trust Fund to support affordable housing for low-income Salt Lakers in buildings throughout the city.



### Affordability

A Low Income Housing Trust Fund RSP is a great strategy for preserving and producing long-term housing affordability and community stability because Housing Trust Funds are inherently flexible in nature.



### Diversity

A Low Income Housing Trust Fund RSP supports mixed income housing and provides support to the poorest residents in an area. It also encourages diversity by providing low income and affordable housing throughout a city.



### Healthy Communities

A Low Income Housing Trust Fund RSP does not necessarily support active transportation, but the Housing Trust Fund is flexible and the Low Income RSP could be specified to support transit oriented development.



### Preservation

A Low Income Housing Trust Fund RSP directly supports the preservation, and rehabilitation, of existing buildings and developments. The RSP could also provide stipulations that rehabilitation be prioritized over development.



### Sustainability

A Low Income Housing Trust Fund RSP does not necessarily support sustainability, but the Housing Trust Fund is flexible and the Low Income RSP could specifically subsidize green design in new development.



### Accessibility

A Low Income Housing Trust Fund RSP creates a socially and economically integrated community that provide opportunities for lower-income residents.



### Sociability

A Low Income Housing Trust Fund RSP encourages socialization among mixed incomes and supports fair and affordable housing



### Community Engagement

A Low Income Housing Trust Fund RSP encourages community engagement by allow both for profit and non-profit owners and developers to provide affordable housing to their community.

# 04

## Explore Approaching Troubled Multi-family Buildings to Apply to the City for a Loan from the Housing Trust Fund

### Overview

"Housing trust funds are distinct funds established by the city, county or state governments that receive ongoing dedicated sources of public funding to support the preservation and production of affordable housing and increase opportunities for families and individuals to access decent affordable homes." (Housing).

There are currently two housing trust funds established in Utah at the state and city level. In 1986, The Olene Walker Trust Fund was established with The Division of Community Development being the administering agency. Established in 1991, Salt Lake City developed a housing trust with its main source of revenue coming from RDA commitments.

As of 2018, over \$1 billion was generated by cities from various revenue sources for housing trust funds. Such trusts are flexible and are used to support a variety of projects as long as it meets the requirements determined by the housing trust fund. In addition to providing such projects that address new construction for a variety of housing types, the funds are available for many other uses such as rental assistance, transitional housing, emergency repairs, and other housing-related services.

Homeless Trust Funds has been steadily increasing at the local level to provide the opportunity to design new programs that address the needs of the homeless population. While some existing funds focus more on providing grants to service organizations, others are dedicated to creating new housing opportunities.

An initiative to approach troubled families in temporary housing could be a part of the solution to assist with finances and provide housing that is more equitable, long-term, and sustainable. Educating such households about the purpose of the trust as well as the ease to acquire funds should be a priority. Most, if not all, should be eligible for some assistance as long as the requirements of the trust are met. Of those, a major requirement is that no more than 60% of the AMI should be earned by any household.

### ●●●● Affordability

The Housing Trust Fund is established to fund a variety of new housing that are available specifically for households of low income with earnings less than 60% of the AMI.

### ●●●● Diversity

As housing trust funds are extremely flexible and are dependent on no demographics other than income, funds can be available to and provide for a number of diverse people and projects.

### ●●●● Healthy Communities

Projects supported by housing trust funds provide equitable housing and living conditions that are secure and safe.

### ●●●● Preservation

Aside from new construction, housing trust funds are available for adaptive reuse and focus on preserving significant neighborhood buildings and the overall integrity of a community.

### ●●●● Sustainability

A major goal of housing trust funds is to establish policy and situations that provide perpetuity and get rid of control periods for more long-term housing options.

### ●●●● Accessibility

With its flexibility and clear requirements, accessing housing trust funds is simple and fast. There are also many resources available to get more information and apply for assistance.

### ●●●● Sociability

A portion of housing trust funds are allotted to many programs and organizations that provide various resources and allow like-individuals to come together, socialize, and connect based on similar experiences and circumstances.

### ●●●● Community Engagement

A variety of activities through events and housing types provide opportunities to socialize and engage with neighbors and community members.



# Infill with Temporary Modular Housing

## Overview

Temporary modular housing (TMH) can be a quick and cost effective way of providing housing for 5-10 years while affordable or subsidized housing is created. In Vancouver, Canada each TMH unit created is approximately \$150,000, while social housing is \$300,000 - \$400,000 per unit. Each home is about 320 sq. ft. in size which contributed to the low cost per unit. Each unit could be stacked on top of each other, adding more density which decreases the price per unit associated with land costs. Usually land is 20% of the total cost. TMH decrease construction timelines by being built in a factory environment first and then shipped to the desired location. Labor cost for installation are minimal, contributing to overall affordability.

In real estate, time is money and most affordable housing takes years to be built, but TMH takes just a few months. Homes for Hope is tackling homelessness in Los Angeles, California with TMH. They say that permanent housing being built takes three to five years (due to permitting, home footprint, building on-site, etc.) while a Homes for Hope community can be built within six months. These homes can also be combined horizontally to build offices, or communal spaces.

Temporary modular housing can be located in many vacant lots around the West Side of Salt Lake City that can provide temporary, healthy, and functional homes until affordable, or subsidized housing is created for the people in the city.

Created by: Cody Opperman  
 Source: <https://vancouver.ca/people-programs/temporary-modular-housing.aspx>;  
<https://www.vancourier.com/opinion/vancouver-s-modular-housing-costs-for-homeless-increase-by-22-million-1.23940576>; <https://dailyhive.com/vancouver/vancouver-modular-homes-complete-march-2019>;  
<https://www.dezeen.com/2018/10/19/video-mini-living-madworkshop-homes-for-hope-homeless-housing-los-angeles-architecture/>; <https://www.nrb-inc.com/modular-construction-blog/modular-construction-for-affordable-housing/>



### Affordability

TMH is very cost effective. In Vancouver, Canada average cost of building social housing is \$300,000 - \$400,000 per unit, while building 605 units of TMH was approximately \$150,000 per unit.



### Diversity

TMH can attract a diverse group of people that include low income residents and the formerly homeless population like in Vancouver and Los Angeles.



### Healthy Communities

Creating TMH will make a healthier and livable environment towards anyone seeking housing, or shelter.



### Preservation

Although TMH creates new housing units, it can preserve the people and culture in neighborhoods by keeping the residents there until permanent affordable, or subsidized housing is built for them.



### Sustainability

TMH reduces waste significantly, from about 30 percent on a regular construction site to 2-3 percent in a factory controlled environment. With decreased construction timelines TMH creates less noise, dust, and traffic congestion.



### Accessibility

TMH is accessible to anyone who has a disability, who is low income, who is homeless, etc. All around it is very inclusive towards any of their residents.



### Sociability

TMH creates office and communal spaces in a simple and elegant manner that encourages sociability.



### Community Engagement

Developing communal spaces encourages social interaction among residents and increases the chances of opportunities presented to them. Before being implemented is important to consult with the community.



# COMMUNITY ENGAGEMENT

HOW WE INFORMED AND CONSULTED THE COMMUNITY IN OUR WORK

# Participatory Techniques

01 Place It!

02 Posters

03 Survey





# 01

## Posters

We presented our posters at the West Side Coalition Meeting.







## Presenting Data

People engaged with our data and asked questions.



# PLACE IT!

## Overview:

- **PLACE IT!** is a community engagement process, founded by James Rojas, that involves model building where the public learns and engages with urban planning and design processes. With the idea of model building, the public can create a vision and story that planners and designers can use to develop plans, drawings, and policy recommendations for municipalities, NGOs, and elected officials.

Sources: <http://www.placeit.org/about.html>; Ivis Garcia, 2020



# Place-it!

We ask participants to build their **ideal city** and then tell us about it.



Mostly kids participated.

What they envisioned?

Fun cities!



## 2020 Westside Coalition, Salt Lake City, UT

- Westside kids created a vision of what they considered to be their future city.
- Engaged the Westside community with design and planning processes.





# 03

## Surveys

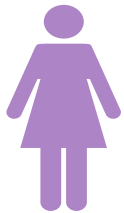
We asked participants to fill out a survey with 13 questions related to housing.

24 west side residents participated.



# Survey Results (n=24)

## 1. Female/Male



13



11

## 2. White/Hispanic



20



4

## 3. Age



18-29 - 4

30-39 - 5

40-49 - 4

50-59 - 5

60-69 - 5

70 or above - 1

## 4. Household Income



\$25,000-\$34,999 - 1

\$35,000-\$49,999 - 9

\$50,000-\$74,999 - 12

\$75,000-\$99,999 - 2

## 5. Homeowner/Renter



24



0

## 6. Mortgage Payments

\$401-600 - 3

\$601-800 - 9

\$801-1,000 - 6

\$1,000-1,200 - 4

\$1,201-1400 - 1

Not applicable - 1



## 7. Agree or disagree with the following statements about the west side

Rents are affordable

- Yes - 23
- No - 1



Mortgages are affordable

- Yes - 2
- No - 22

Homes are becoming more expensive

- Yes - 24
- No - 0

More affordable housing is needed

- Yes - 14
- No - 10

## 8. Housing needed in the west side



### Single family homes

- Yes - 21
- No - 3

### Duplex

- Yes - 2
- No - 22

### 3-10-unit buildings

- Yes - 21
- No - 3

### 11-30 units

- Yes - 20
- No - 4

### 30+ units

- Yes - 2
- No - 22



## 11. Would like to age in place



- Yes - 24
- No - 0

## 9. Small living would you support in the west side

### Accessory dwelling units

- Yes - 19
- No - 5

### Micro apartments

- Yes - 14
- No - 10

### Tiny homes on wheels

- Yes - 2
- No - 22



## 12. What would allow you to age in place

### Loans to retrofit my home

- Yes - 4
- No - 20

### Grants to retrofit my home

- Yes - 14
- No - 10

### Better public transportation

- Yes - 18
- No - 6

## 10. Reason for living in the west side

### Near your place of employment

- Yes - 20
- No - 4

### Affordable housing

- Yes - 14
- No - 10

### Near downtown

- Yes - 15
- No - 9

### Close to family

- Yes - 13
- No - 11



### 13. Which kind of project would you support on the west side?



**Redevelop the Seasons Mobile Park Into A Community Land Trust**

- Yes - 12
- No - 12

**Infill Housing and Scattered Sites Loan Program**

- Yes - 16
- No - 8

**Transform motels in North Temple into affordable housing for very low-income**

- Yes - 13
- No - 12

**More multi-family in North Temple, higher density buildings with mixed-incomes**

- Yes - 13
- No - 12

**Inclusionary Housing Program in Transit Area**

**Low Income Housing Trust Fund Rental Subsidy Program**

- Yes - 10
- No - 14

**Approach Troubled Multi-Family Buildings to Apply for the City for a Loan from the Housing Trust Fund**

- Yes - 16
- No - 8





# CONCLUSION

## Where we have been

We hope that these analysis is helpful to residents and organizations working in the west side. Although this has only be an exploration, we hope that the data, analysis, and recommendations presented here can inspire conversations about what what can be done to inspire building affordable housing in the west side as well as increasing the qualitative of life for everyone, being owners or renters.

We would like to thank all of the organizations that engaged with us, including the Westside Coalition, all of the west side Community Councils, University Neighborhood Partners, the West Side Leadership Institute, and NeighborWorks. Thank you!



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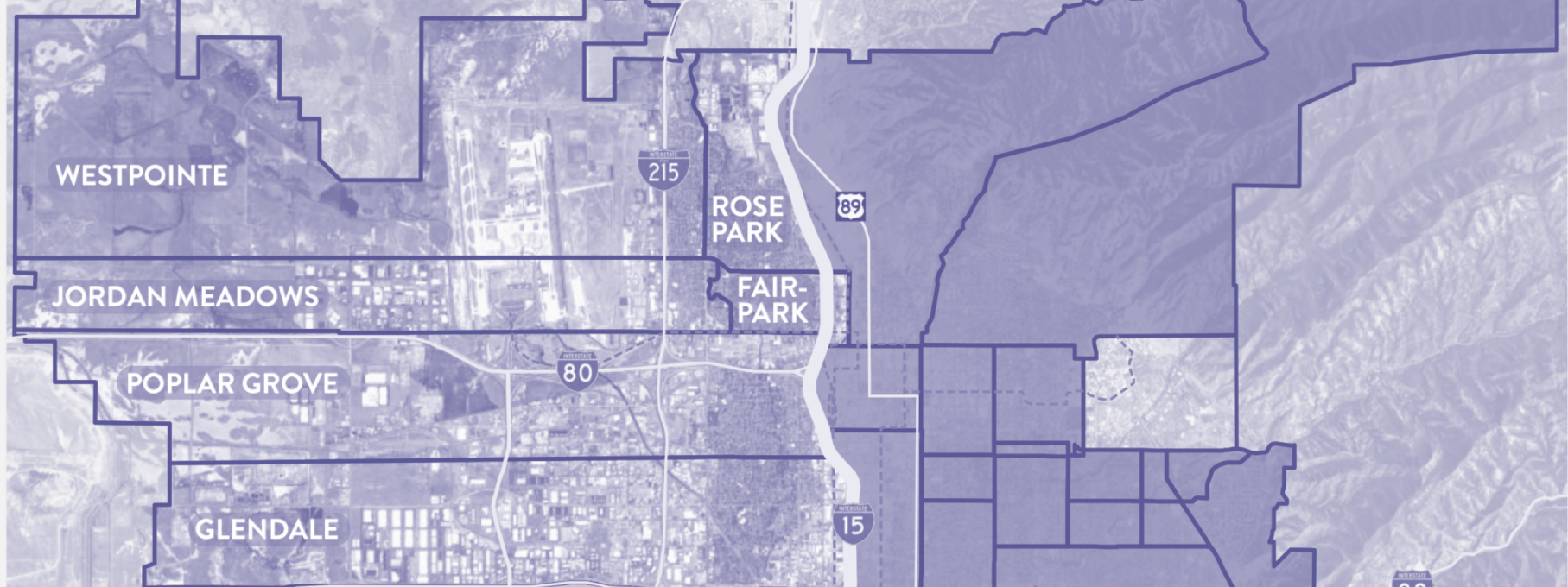
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# WEST SIDE HOUSING PLAN



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