



POLICIES TO INCREASE AFFORDABLE HOUSING

February 2026 NCDA Conference



SALT LAKE CITY

Population | 209,592

Metro Population | 1,257,936

HUD Funding (2025)

CDBG - \$4.8M

HOME - \$1.6M

HOPWA - \$972K

ESG - \$293K

City Funding (2026)

FOF - \$2.4M

General Fund - \$3.0M

Our Team

Housing Stability Division | 26 staff

Community Development Team | 8 staff





UTAH'S HOUSING CRISIS

2013-2023 | Utah had 18% population growth

2024 | Utah was short 37,255 units

2030 | Utah will need 153,000 units

- 42% of Utah renters are cost burdened
- 85% of Utah Renters cannot afford a \$300K - \$400K home

Sources: Kem C. Gardner Policy Institute; U.S. Census Bureau, American Community Survey 1-Year Estimates



SALT LAKE CITY'S HOUSING CRISIS

Income | \$50,827 → \$72,951 (44%)

Rent | \$826 → \$1,492 (81%)

Home Value | \$249,600 → \$566,400 (127%)

- 52% of SLC renters are cost burdened
- In SLC, for every 100 renters at 30% AMI there are 3 affordable units

Sources: Kem C. Gardner Policy Institute; U.S. Census Bureau, American Community Survey 1-Year Estimates



AGENDA

- 1) Data Collection
- 2) Why Doesn't the Market Create Affordable Housing?
- 3) Zoning Laws
- 4) Market Incentives
- 5) Housing Examples



DATA COLLECTION

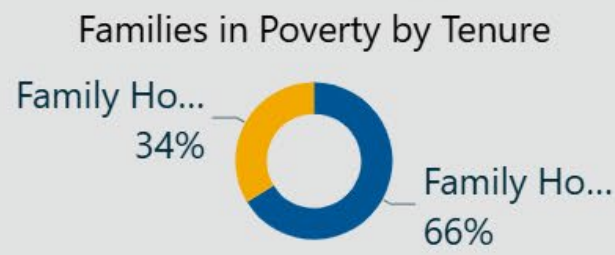
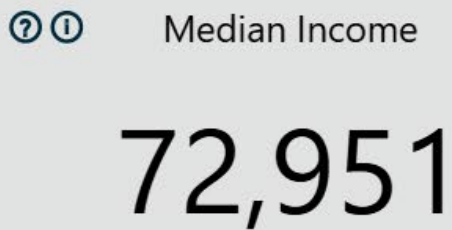
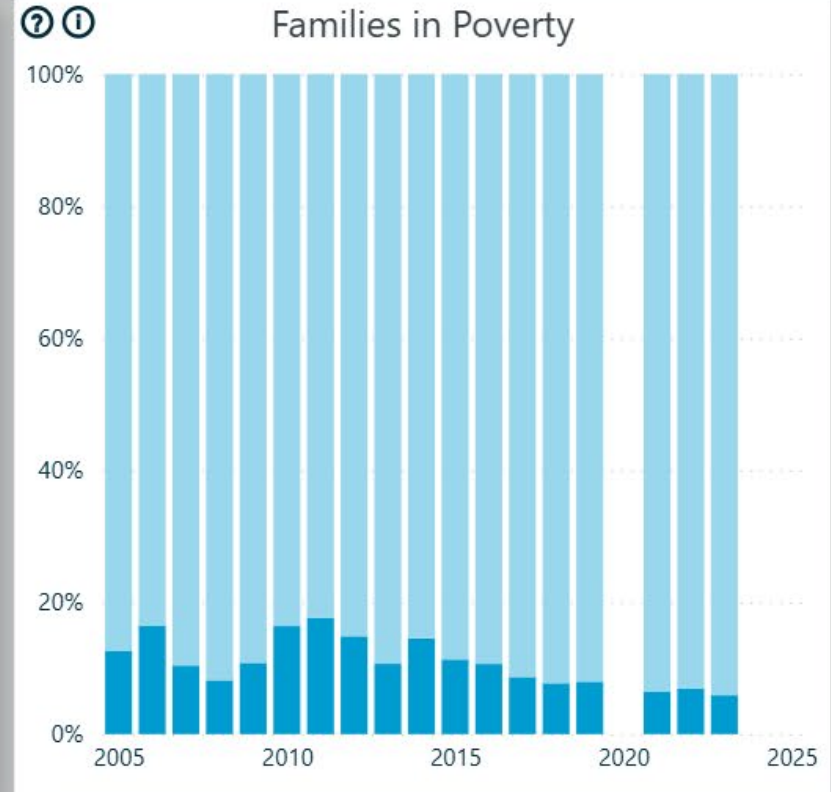
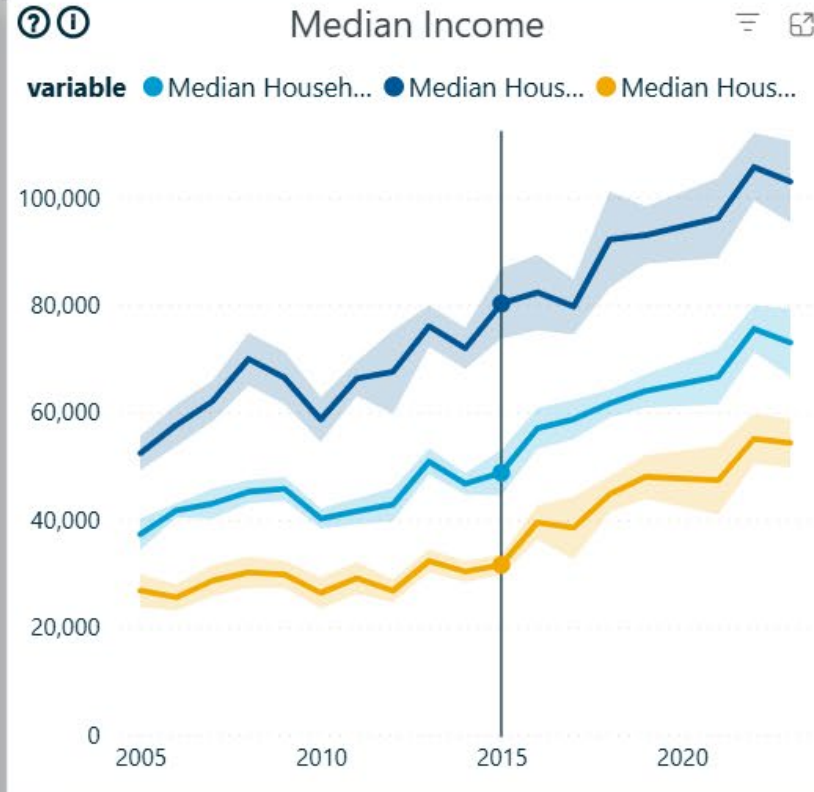
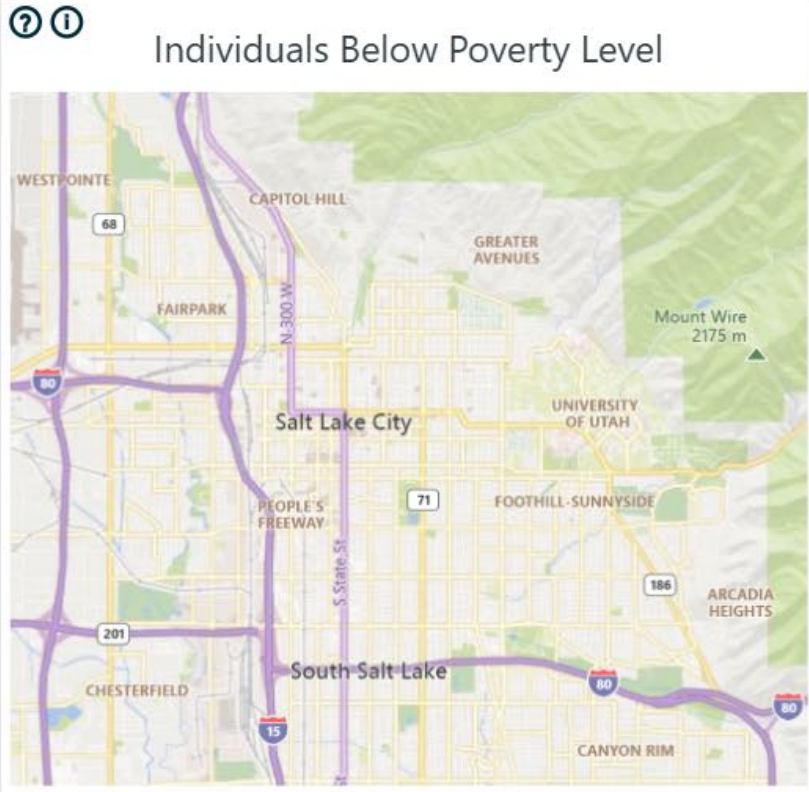


AFFORDABLE HOUSING DASHBOARD



Affordable Housing Dashboard | Income and Poverty

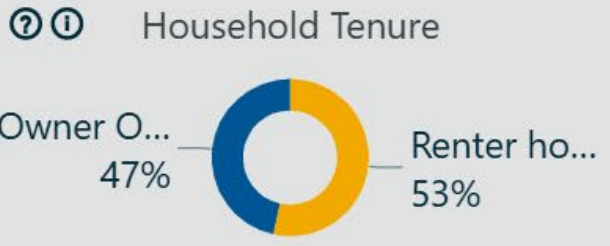
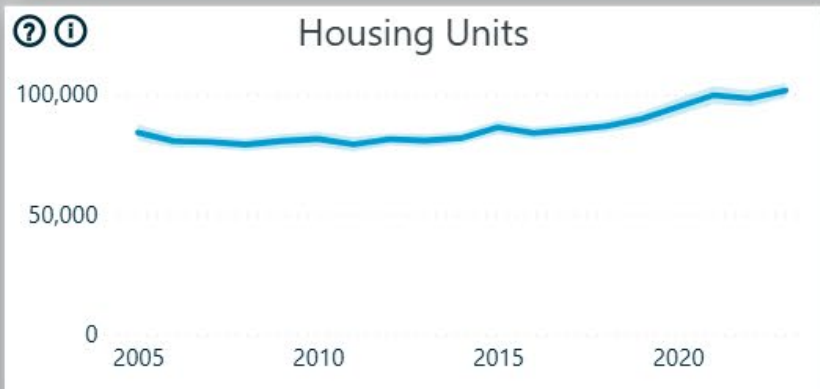
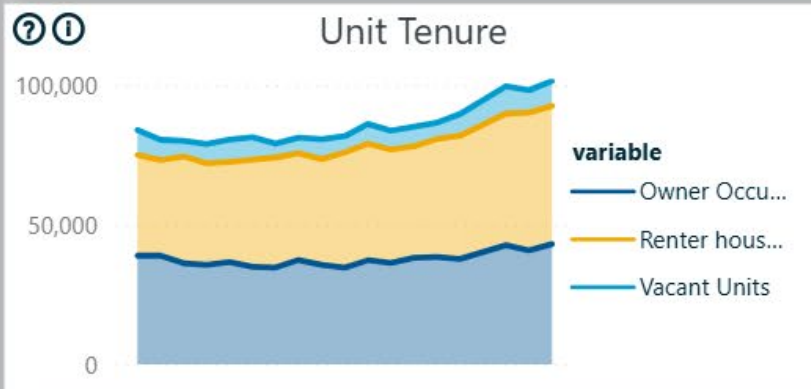
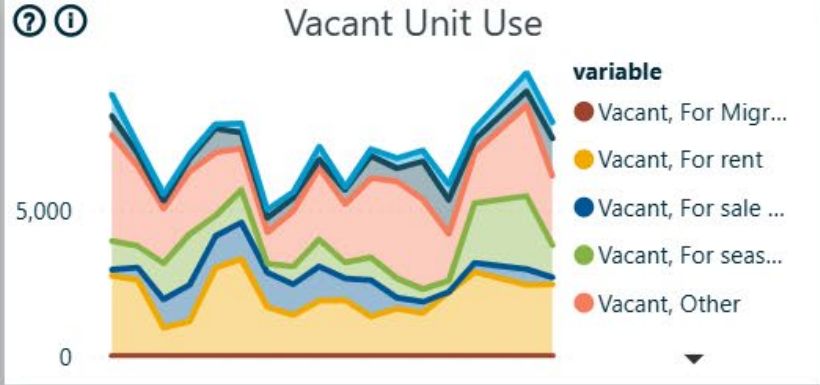
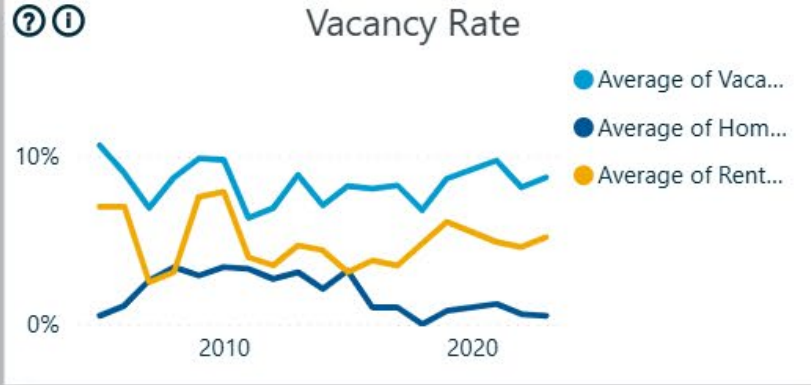
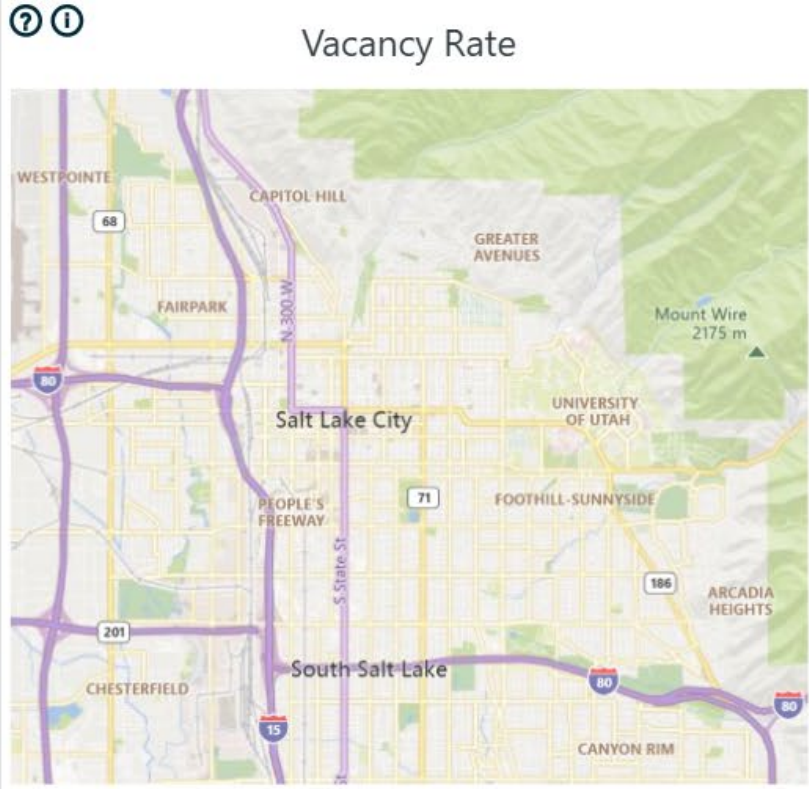
Year 2023 Source ACS 1-Year Estimates Geography Type City Community Council All City Council District All





Affordable Housing Dashboard | Occupancy and Tenure

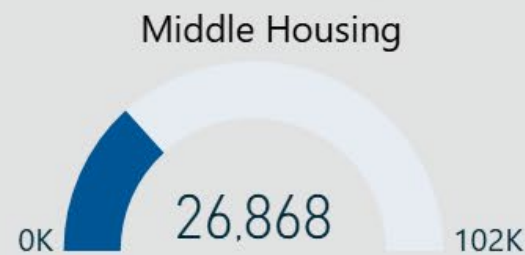
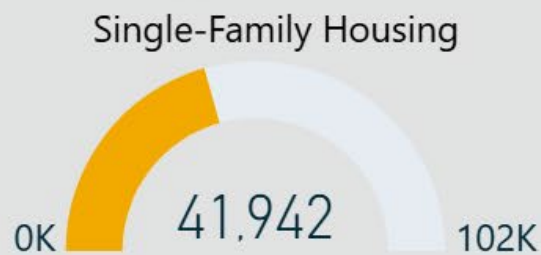
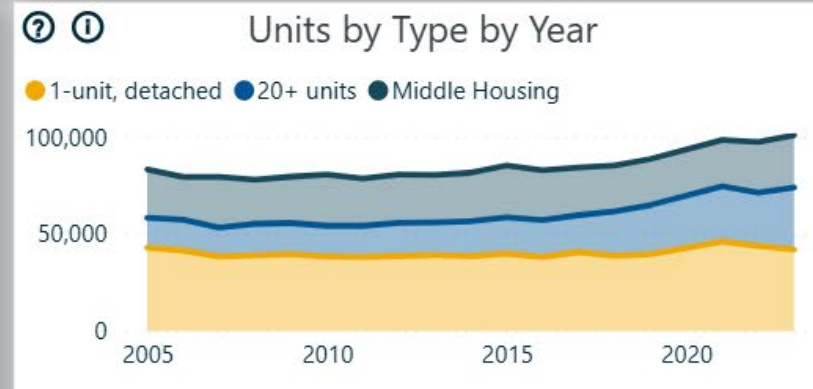
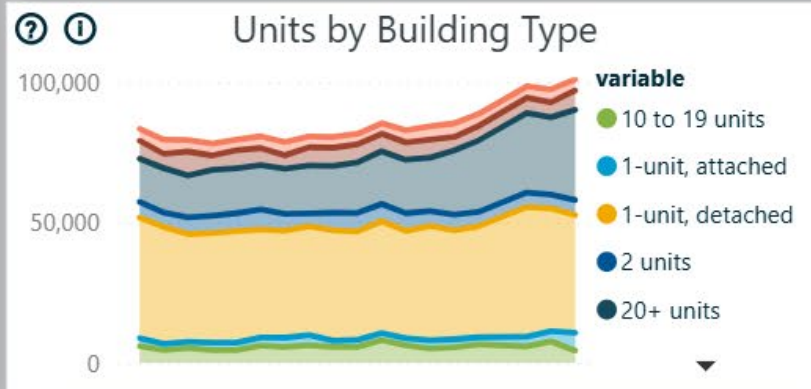
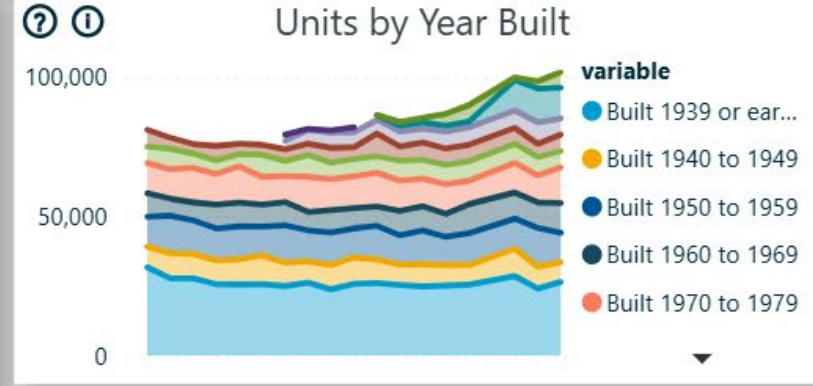
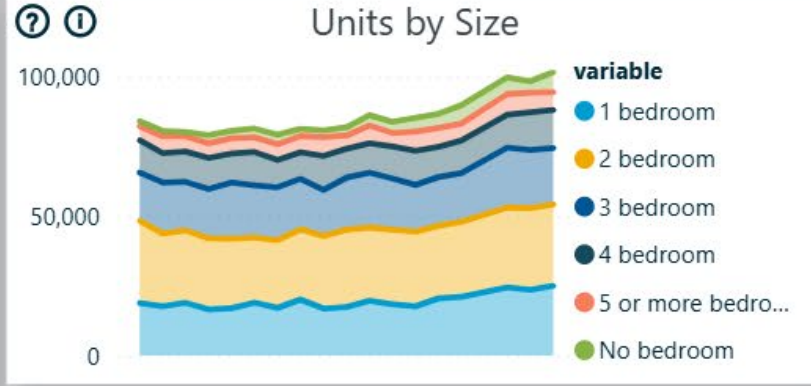
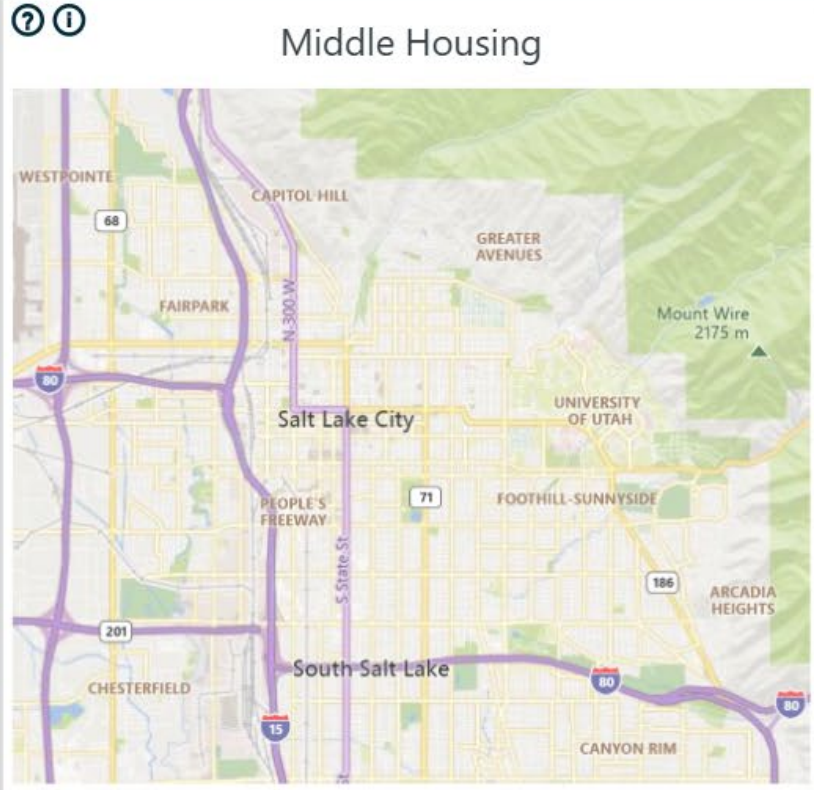
Year 2023 Source ACS 1-Year Estimates Geography Type City Community Council All City Council District All





Affordable Housing Dashboard | Housing Stock

Year 2023 Source ACS 1-Year Estimates Geography Type City Community Council All City Council District All



CONSTRUCTION & PRESERVATION DASHBOARD



Housing SLC Goals

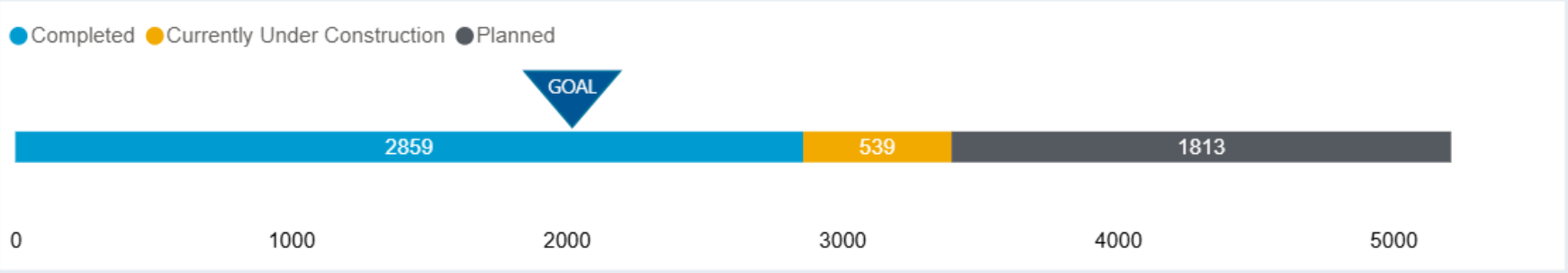
Housing SLC, adopted in 2023, guides the City's housing-related efforts. The plan includes specific goals for the number of affordable housing units Salt Lake City will support over a five-year period.

The three goals referenced are specific to the period of July 2023 - June 2028.

Housing SLC Affordable Unit Goal:

2000 Units
from July 2023 - June 2028

Goal to support the creation of units for those earning 31-80% of the area median income.



Housing SLC Deeply Affordable Unit Goal:

2000 Units
from July 2023 - June 2028

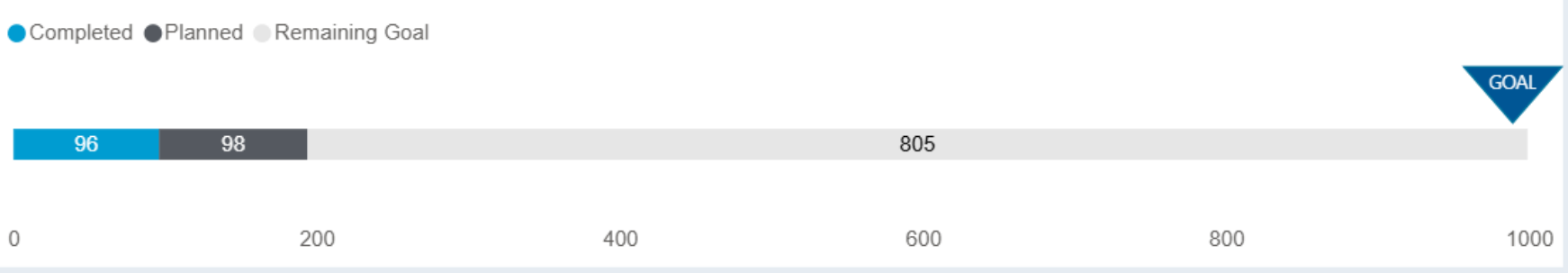
Goal to support the creation of units for those earning 30% or less of the area median income.



Housing SLC Affordable Wealth Building Unit Goal:

1000 Units
from July 2023 - June 2028

Goal to support the creation of units that build resident equity.





Affordable Housing Construction and Preservation Dashboard

Affordable Housing Units Supported by Salt Lake City

The following filters allow you to see the metrics in the report broken down by geography and/or time.

Hold CTRL or Command + click for multi-select

Neighborhood Plan Area

All

Council District

All

Year Construction Completed

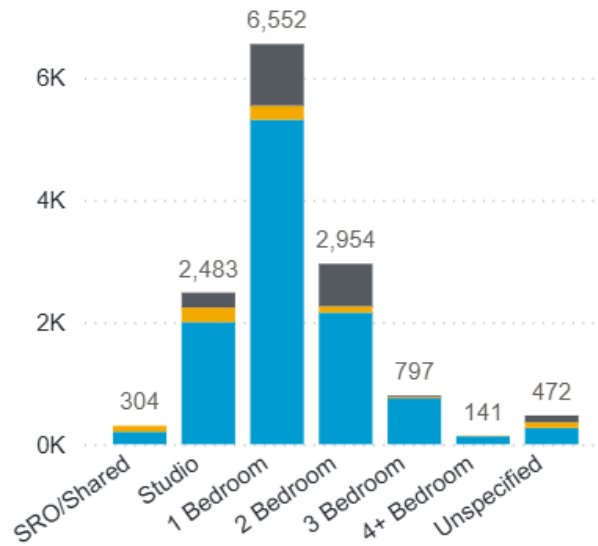
1979

2031



Housing Units by Unit Size

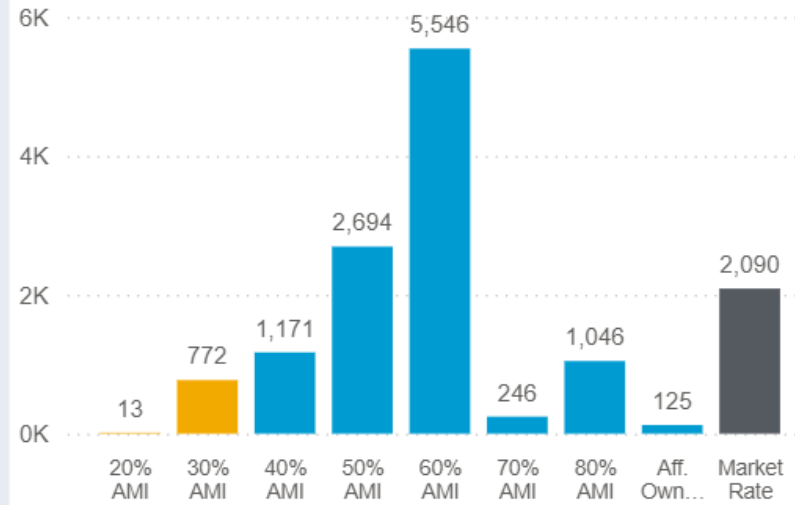
Affordable Deeply Affordable Market Rate



Housing Units by Affordability

Units by the maximum allowable percentage of the AMI a resident can earn.

Affordable Deeply Affordable Market Rate



Affordable Housing Units by Construction Status

Affordable is considered 80% AMI (Area Median Income) or below



Housing Development or Rehabilitation Projects

185

Affordable Units

80% AMI and below

11,488



Deeply Affordable Units

30% AMI and below

785

Family Sized Units

3 or more bedrooms

938

Wealth Building Units

620





City Supported Affordable Unit Map

The following filters allow you to see the map broken down by geography and/or time.

Hold CTRL or Command + click for multi-select

Neighborhood Plan Area

All

Council District

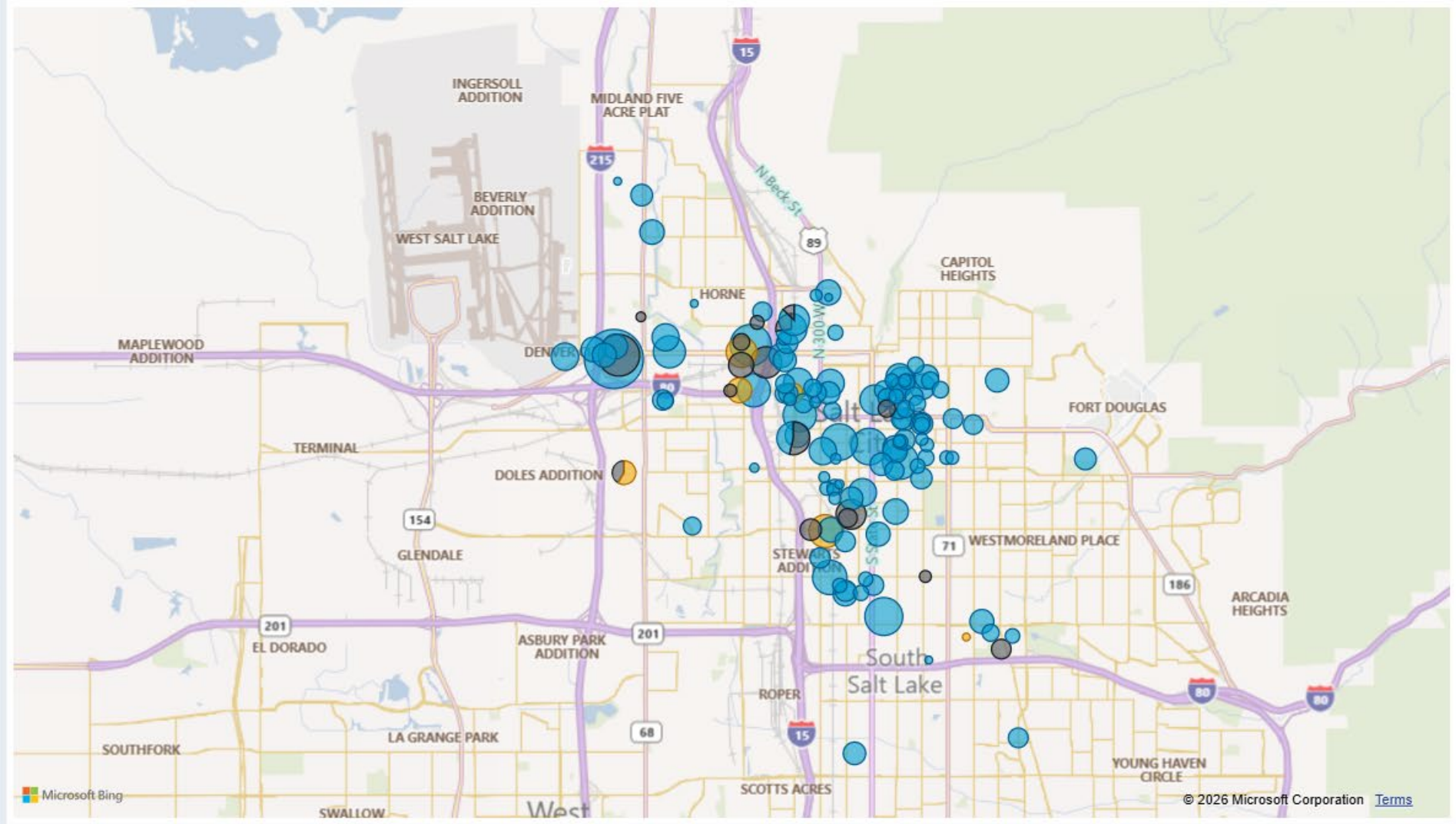
All

Year Construction Completed

1979 2031



Construction Status ● Completed ● Proposed ● Under Construction



THE DEVELOPERS' DELIMA



Why doesn't the market produce affordable housing?



IT DOESN'T PENCIL

Development Costs

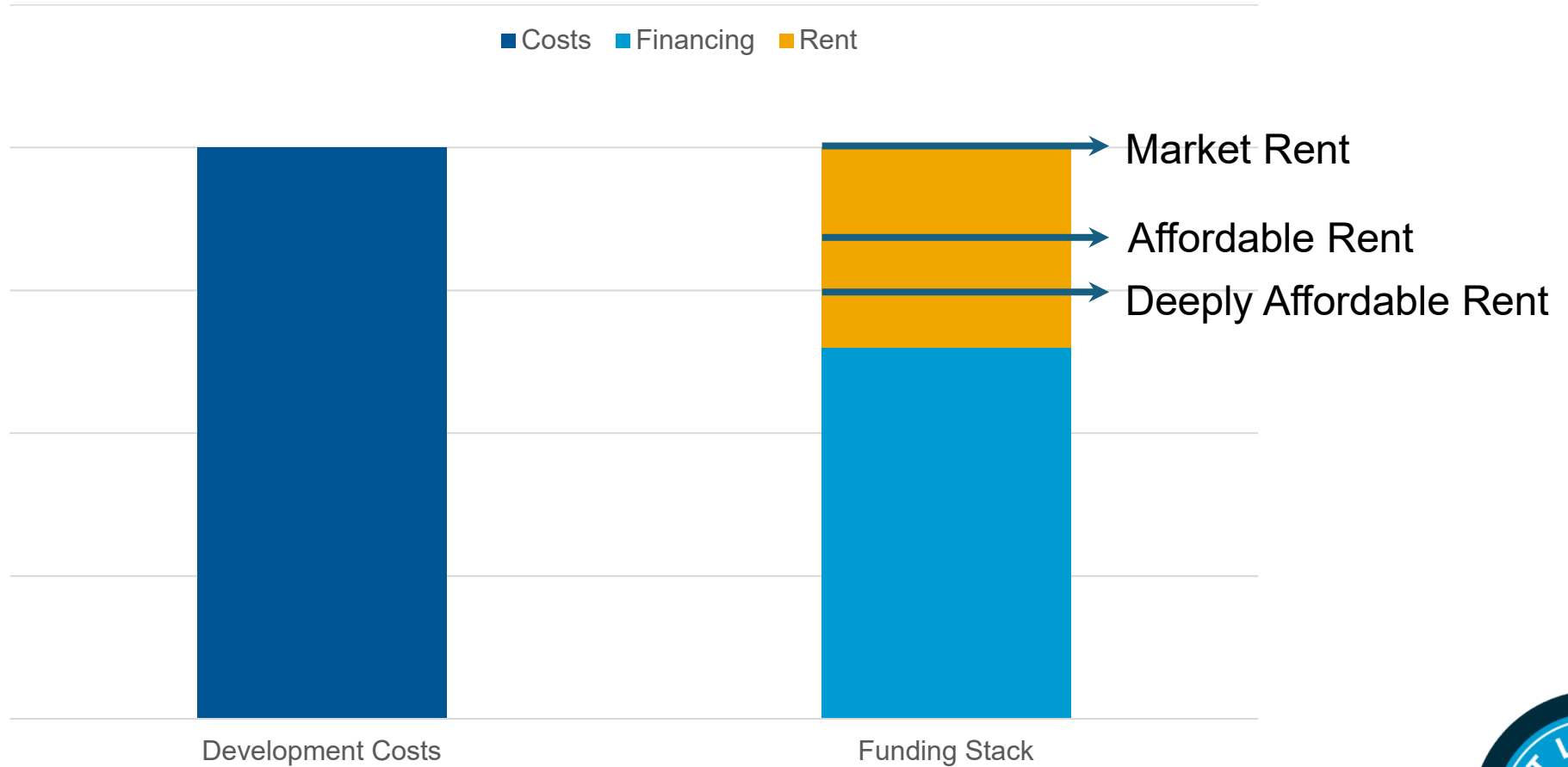
- Land
- Parking
- Construction Materials & Labor
- Development Fees
- Taxes
- Ongoing Maintenance
- Servicing Debt
- Profit

Funding Stack

- Investment Partners
- Bank Loans
- Rent



THE STACKS HAVE TO MATCH



AFFORDABLE HOUSING TOOLS

Development Costs

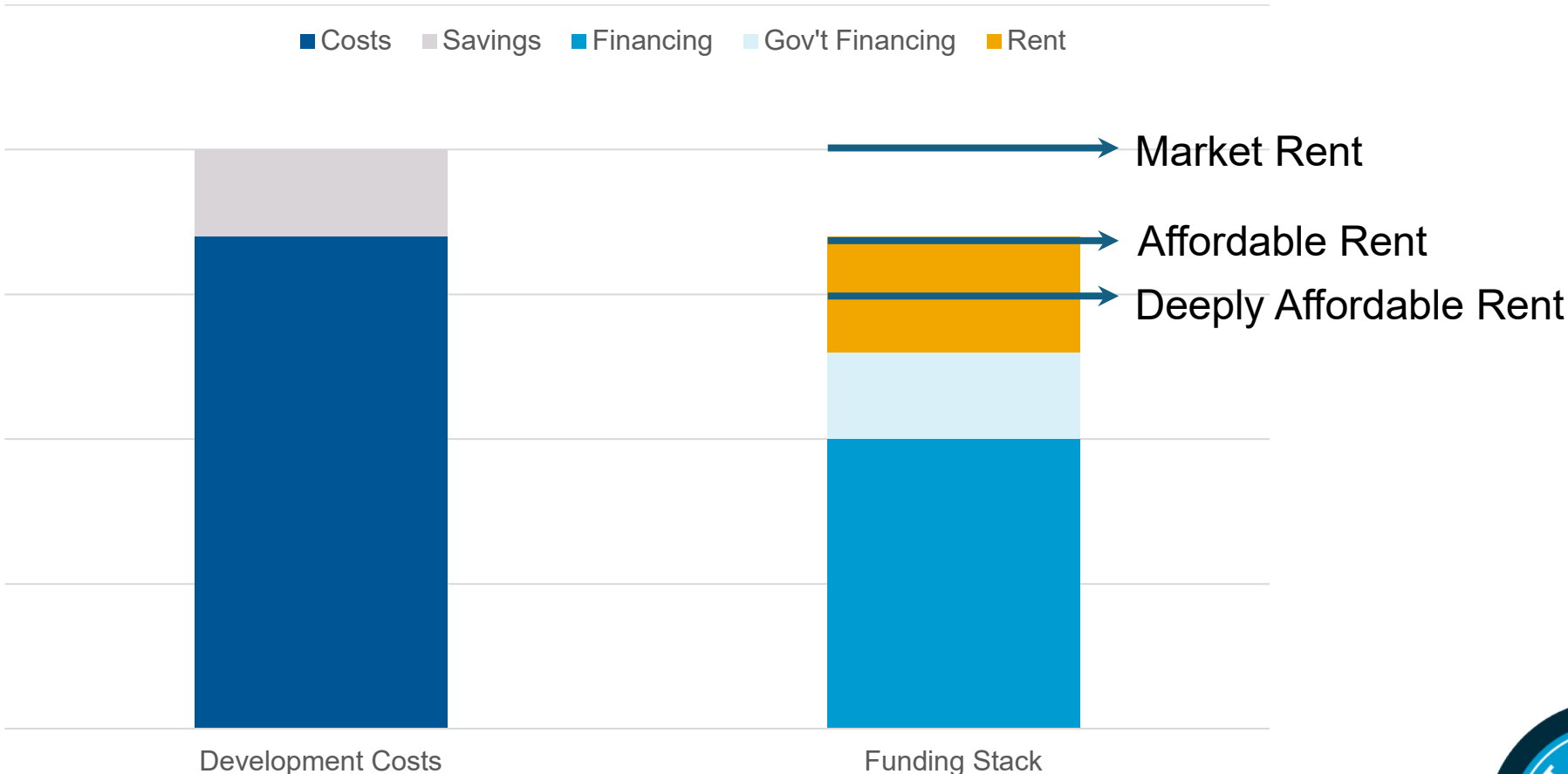
- ~~Land~~ | Land Grant, Community Land Trust
- ~~Parking~~ | Zoning Changes
- Construction | Materials & Labor
- ~~Development Fees~~ | Impact Fee Waivers
- ~~Taxes~~ | LIHTC
- Ongoing Maintenance
- ~~Servicing Debt~~ | Low/No Interest Loans
- ~~Profit~~ | Nonprofit Developers

Funding Stack

- Investment Partners
- Bank Loans
- Rent
- Government Loans
- Government Grants



NOW IT PENCILS



ZONING LAWS



AFFORDABLE HOUSING INCENTIVES



Additional
Housing Types



Additional
Units or Density



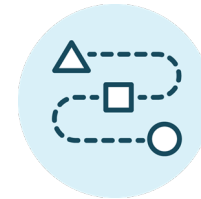
Additional
Height



Reduced
Parking



Planning Process
Waivers



Planning Process
Modifications



MARKET INCENTIVES



IMPACT FEE WAIVERS

- One-time fee for new development (goes towards public services, infrastructure, capital improvements)
- Rental and Owner models
- 50-100% of fee waived



IMPACT FEE WAIVERS (2016-2025)



60-100% AMI



22 Housing Projects



\$11M Waived



GAP FUNDING

HOME Investment Partnerships Program

- Developers building rental units
- New homeowners

Affordability Period

- Rental Units: 20-year
- Home Buyer: 5 to 15-year



HOME FUNDING (2015-PRESENT)



0-80%
AMI



3,180
Affordable Housing
Units



\$20M Funded
\$182M Leveraged



1:9
Ratio

*Includes Projects in the Planning Phase



HOUSING EXAMPLES



Who is not being served by market-rate housing?



UNIQUE NEEDS



Working Families



Older Adults



Exiting
Homelessness



SPARK APARTMENTS



BARRIERS FOR WORKING FAMILIES



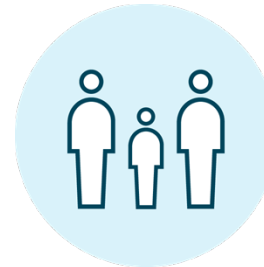
Housing
Costs



Neighborhood
Safety



Transportation
Costs



Childcare
Costs



SOLUTIONS



Rent Limits



Activated Street &
Community Space



Transit-Oriented
Location



On-Site
Childcare



NEW CITY PLAZA



BARRIERS FOR OLDER ADULTS



Housing
Costs



Disabilities



Social Isolation



Transportation



SOLUTIONS



Rent Limits



Accessible Design



Indoor and
Outdoor
Community Space



On-Site
Services



STRATFORD APARTMENTS



BARRIERS TO REHOUSING



Housing Costs



Homelessness
Transition
Difficulties



Substance Use
Disorders



Mental Health
Conditions



SOLUTIONS



Rent Proportionate
to Income



Specialized
Community
Partner



Trauma-Informed
Design



On-Site
Case Management



TAKEAWAYS



AFFORDABILITY STRATEGIES

- Collect & Visualize Data
- Understand Market Constraints
- Reform Zoning
- Create Market Incentives
- Understand Unique Needs



TYLER DURFEE

Policy & Program Manager
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Salt Lake City
Housing Stability Division
www.slc.gov/housingstability/data/



SEE OUR DATA

