

## GACC August 3, 2022 Community Meeting Minutes

**Welcome** Gwen welcomed the community members in the room and on Zoom. Attendance 72. She reminded everyone questions are to be asked in the Chat or written.

### **Zoning and Affordable Housing in the Avenues with Michael Hughes, Cindy Cromer, Daniel Gaffin, and Merrilee Morgan.**

Michael explained this presentation is not about affordable housing, just about housing in general. The goal is to invite all residents to get involved in the housing issue, learn what is happening and why, make your comments known, and solicit ideas for how the Avenues can improve.

Daniel talked about what makes the Avenues special. It is one of the oldest neighborhoods in the city, with about 9000 residences. There is architectural diversity, economic diversity, and diverse housing stock, with some commercial that even includes a grocery store. The blocks are smaller, which improves walkability. It is adjacent to the foothills and 10 minutes from downtown and U of U. Existing Avenues housing.

Michael outlined the History of GACC. During the 60s and the 70s, residents were concerned about the loss of housing and run-down conditions in some areas. In 1976 GACC was formed. The Avenues Historic District was established in 1978, and the South Temple Historic District was established in 1982. The Avenues Master Plan was approved in 1987. The Master Plan needs updating because of what is happening in the Avenues. Michael displayed a zoning map showing the 11 zones allowing different building types. Already very diverse zonings in the Avenues that must be considered when the city looks at overlays initiatives.

Cindy explained the City has been working on addressing severe shortage problems and the high cost of housing. The new City Housing Plan was just launched. The Thriving in Place project is a study of gentrification and displacement. Every neighborhood is now gentrified, and there is nowhere for displaced people to go in the City. The Housing Loss Mitigation Ordinance has been in place for decades, but it does not work. The initiatives currently before the Planning Commission are the Affordable Housing Overlay which will be heard again in September, and revisions to the Accessory Dwelling Unit Ordinance are on the Planning Commission agenda next week. The initiatives at the City Council are Residential Multi-family Modifications 30, Parking Reduction Ordinance, Shared Housing, and Moderate Income Housing Strategies Implementation Plan. All these initiatives have consequences on housing, which has a lasting impact on people's lives.

Daniel emphasized the purpose of this meeting is to start a conversation and to gather information from the community. He encouraged residents to be informed and educate themselves. The residents have successfully preserved the Avenues, and we need to unite to make changes that will make it suitable for the next generation. Make your opinions known. Send your questions to [gaccchair@slc-avenues.org](mailto:gaccchair@slc-avenues.org).

Merrilee asked the questions from the Zoom Chat and the members in the room.

*#1 - When you break down the numbers, The Affordable Overlay defines affordable as \$2050 a month for a studio or one-bedroom apartment. Who is this affordable for? Is it worth the developer handouts and eliminating community standards? What are the handouts the developers are getting for the overlay? What problem is the overlay actually solving?*

Chris Wharton: AMI stands for Area Media Income. It is a statistical designation borrowed from the Federal Government to define housing as affordable. 80% AMI is a standard benchmark but doesn't always mean it is affordable. We use the numbers to define the rates, but 80% is not affordable to everyone. Another marker is 1/3 of the gross income for housing, and that figure often aligns with 80% or 60% AMI depending on the population they are trying to reach.

*#2 - Is the Planning staff working on any revision to the Affordable Housing Incentive since the May public hearing? Especially, are they considering lowering the AMI requirement for more low-income families to qualify for incentives?*

Chris: The 80% won't be used for all projects we call affordable. Some Affordable Housing may include subsidized or fixed income, such as veterans. We want longer-term projects such as 10, 25, or 50 years. Affordable housing is an umbrella term for a wide variety of programs, and the affordability component will change as dollars change from Feds, State, etc. So AMI will vary depending on the project.

Michael reminded the group that the GACC webpage has a complete definition of affordability. For the Federal Government, "affordable" is no more than 30% of income.

*#3 - The City has created the Foothills and Canyon Overlay Zone to minimize the impact on our adjoining open space. Given the recent interest by the City and Planning Commission to increase housing density, do the City and planners plan to respect the reasons for and intent of the FCOZ and open space protections? How can we encourage them to do so?*

Michael explained this is the County's overlay zone for development in the foothills on County property. The County does not control the development in the City.

*#4 - What does overlay mean?*

Michael explained an overlay is an ordinance that is overlaid over a specific geographical area.

Cindy made the point that there are numerous other overlays.

*#5 What will it take to better support more young families (and other demographics) in the Avenues?*

Cindy explained it is more lucrative for a landlord to have a studio or one-bedroom instead of a larger apartment for a family because you can get more money per square foot. This is a widespread problem because math affects what the builders will build.

Daniel: SLC does not have a diverse housing stock because 97% is single-family housing. The City needs to provide housing for the people in the middle. Who are we incentivizing to build what is being built?

Cindy: Phil Carroll said all the housing is affordable to someone. If it isn't affordable to someone, it is empty. We need to be careful how we use the words affordable and affordability. We now have people in SLC who cannot afford what is here. We need more housing at every price point. The Planning Commission wants to address less than 80% of AMI.

Chris: One of the easiest ways to cut down on price is to cut the number of parking stalls. Because parking availability is connected to affordability, we need more public transit to make it possible to get where you need to go if you do not have a car.

*#6 Where are we going to locate all of this development?*

Michael: Some of it will come from infill with ADUs adding a second dwelling unit.

*#7 People on fixed incomes being priced out of their homes increased appraised value and property taxes.*

Michael: The County does offer seniors tax relief, but it is still an issue.

*#8 Which overlay "wins" over others? Will affordable housing "win" over historic?*

*#9 How do we reconcile the environmental issues of lack of water (drying GSL) and pollution with a need to build a lot more housing and make it more affordable for more people to live here?*

Michael: We are out of time, so we will find information to answer these questions?

Daniel: The purpose of this meeting is to open a dialogue. Please let the GACC know if you want to see more of this info.

Gwen recommended people go to the GACC Website at [www.slc-avenues.org](http://www.slc-avenues.org) for more information.

Detailed information about the history of Zoning and Land Use is on the GACC website - <https://www.slc-avenues.org/news-events/the-agenda-newsletter/333-gacc-aug2022-web/file>.

## **Announcements:**

· Community members interested in joining the GACC board for 2023 should contact the GACC Nominating Committee Chair – Dave Alderman - 281-435-9080 or

[davealderman@hotmail.com](mailto:davealderman@hotmail.com).

· Community members can sign up as a volunteer at the Avenues Street Fair at

<https://avenuesstreetfair.org/participate/volunteer>

## **Community Reports:**

**Fire - Matt Hoakenow:** In July, they had 68 fire calls and 32 medical calls. The majority of the fire calls were false alarms. They are concerned about the wildland/urban interface because of the drought. He urged everyone to have a Family Emergency Plan.

**Legislature - Rep. Jen Dailey-Provost:** Jen is chairing the bipartisan Clean Air Caucus, which is open to the public. The next meeting is on 8/16. She is working on a bill to quantify the health effect of greenhouse gas emissions. It is time to have an honest conversation about a carbon tax. Working on legislation to make sure people with disabilities have health care. The Great Salt Lake Summit is on October 13 in Ogden. An audience member asked if there will be any legislation to codify marriage equality. Jen said they are waiting to see what happens on the Federal level.

**City Council - Chris Wharton:** The City is working on two proposed bonds to replace retiring bonds. The general obligation bond will create a park the size of Liberty Park where Raging Waters used to be and stabilize buildings in Allen Park. The other one is a sales tax bond and is mostly facilities such as Warm Springs Plunge and Fisher Mansion. Two years ago, CIP money was approved for re-sloping the hillside and the snack shack at the Lindsay Gardens ballpark. Due to inflation of construction costs, those numbers need to be reconsidered. The Ivory Homes proposal has not been sent to the Council. 20 mph is the new default speed. Chris is worried about the pedestrian safety of school children. A council member asked about weeds in Memory Grove. Chris said it could be because the City does not use herbicides. The City Parks department has more staff now than in years past, so it's not due to a worker shortage.

**Police - Detective Marie Steward** on Zoom: She is also concerned about pedestrian safety. Please check the crosswalks when making a turn. If you witness an accident, please gather information and report. The Police Department is in the process of rewriting the 5-year strategic plan. They ask for neighbors' input and want to know what the police do well and where they need to improve. Please email ideas to her. She is creating a program of safety tips for females and raising awareness of the danger of sexual assault with ride-shares. Her PowerPoint is available. A resident asked if the police do anything about vehicle burglaries and porch pirates. She said we always see an increase in the summer. She advised residents to be more actively involved in taking packages inside or arranging for someone to be at home and to never leave anything of value in their vehicle. A resident asked if the police monitor the NextDoor App. Officer Steward explained they do not and would prefer personal communication about problems.

**LDS Hospital - Brandy Lee:** She reminded us about the Active Shooter Drill on October 17 and the fall flu vaccine available at the drive-through clinic on October 11.

**Mayor's Office Liaison - Hannah Barton:** The community outreach team is starting a new strategy of holding office hours out in the community. She will be available in different community spaces. She will be at the Marmalade Library on August 18. The State Street and 2nd Avenue construction should be finished by the end of August. Go to [www.statestreetwaterline.com](http://www.statestreetwaterline.com) for updates.

**Library - Mary Maloney:** On August 16, there will be Dungeons and Dragons for beginners. On August 23, the Sweet Reads Book Club will meet. They are bringing back their children's programs for preschoolers and babies in September.

**Open Forum** Goud Maragani is running for SLCo Clerk. He is a lawyer and a veteran of the National Guard and Army Reserves. Go to his website at [Goud4clerk.com](http://Goud4clerk.com) for proposals.