

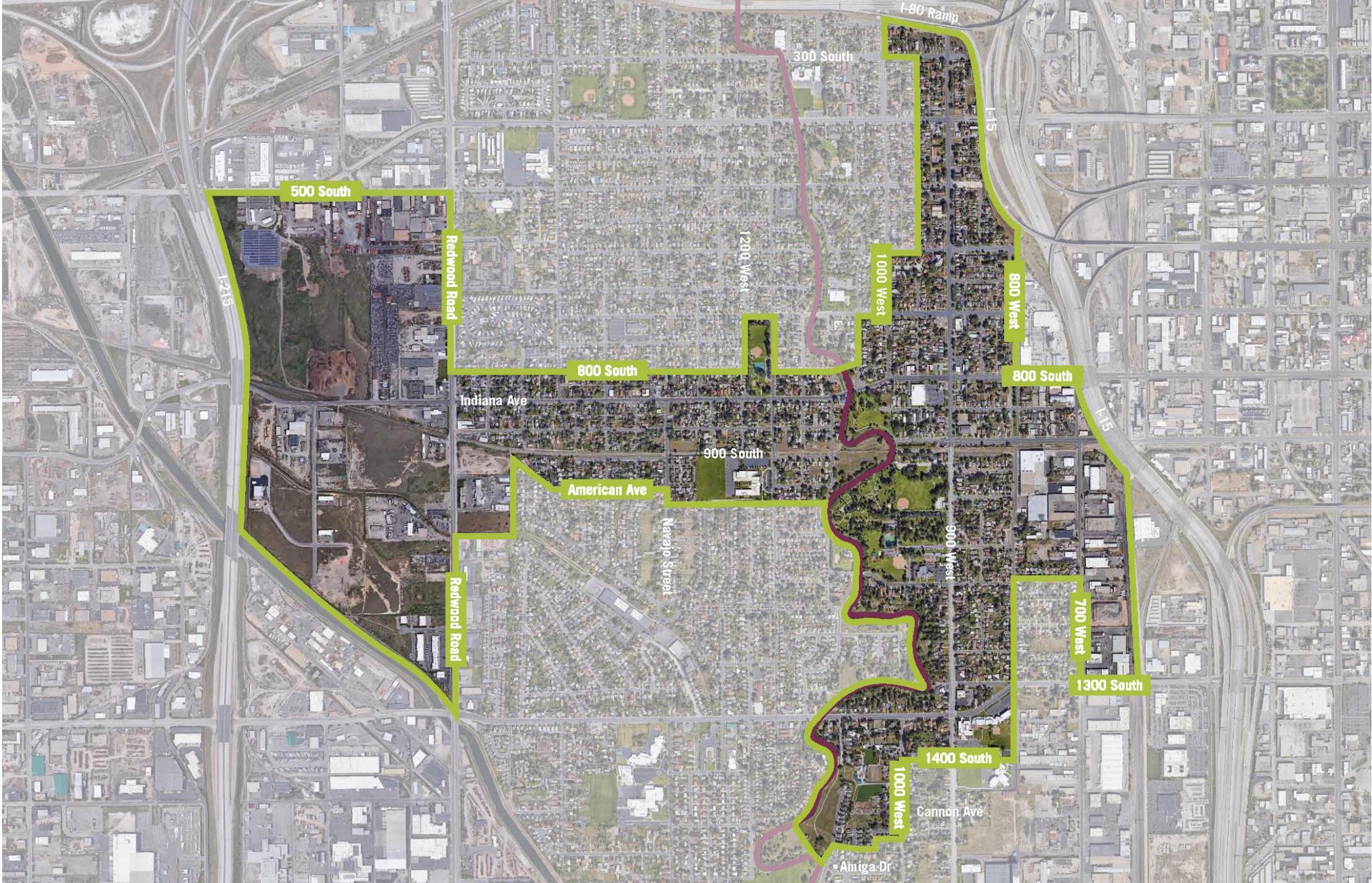
SALT LAKE CITY – 9 LINE COMMUNITY REINVESTMENT AREA

SALT LAKE COUNTY COUNCIL MEETING – OCTOBER 27, 2020



SLCRDA

EN17B



WHY THE 9 LINE?

- Experienced some lack of investment in comparison to the rest of the city
 - *Higher Rate of Poverty
 - *Lower Median Household Income
 - *Lower Rate of Educational Attainment
- Neighborhood conditions may act as a barrier for fair housing/limit access to opportunity
- Need for diversified housing stock to support the existing community
- Regional Assets – Jordan River Trail, Jordan River Park,

International Peace Gardens and Redwood Road

- Opportunity to implement SLC's 2014 Westside Master Plan
- Diversity in the 9 Line



9 LINE

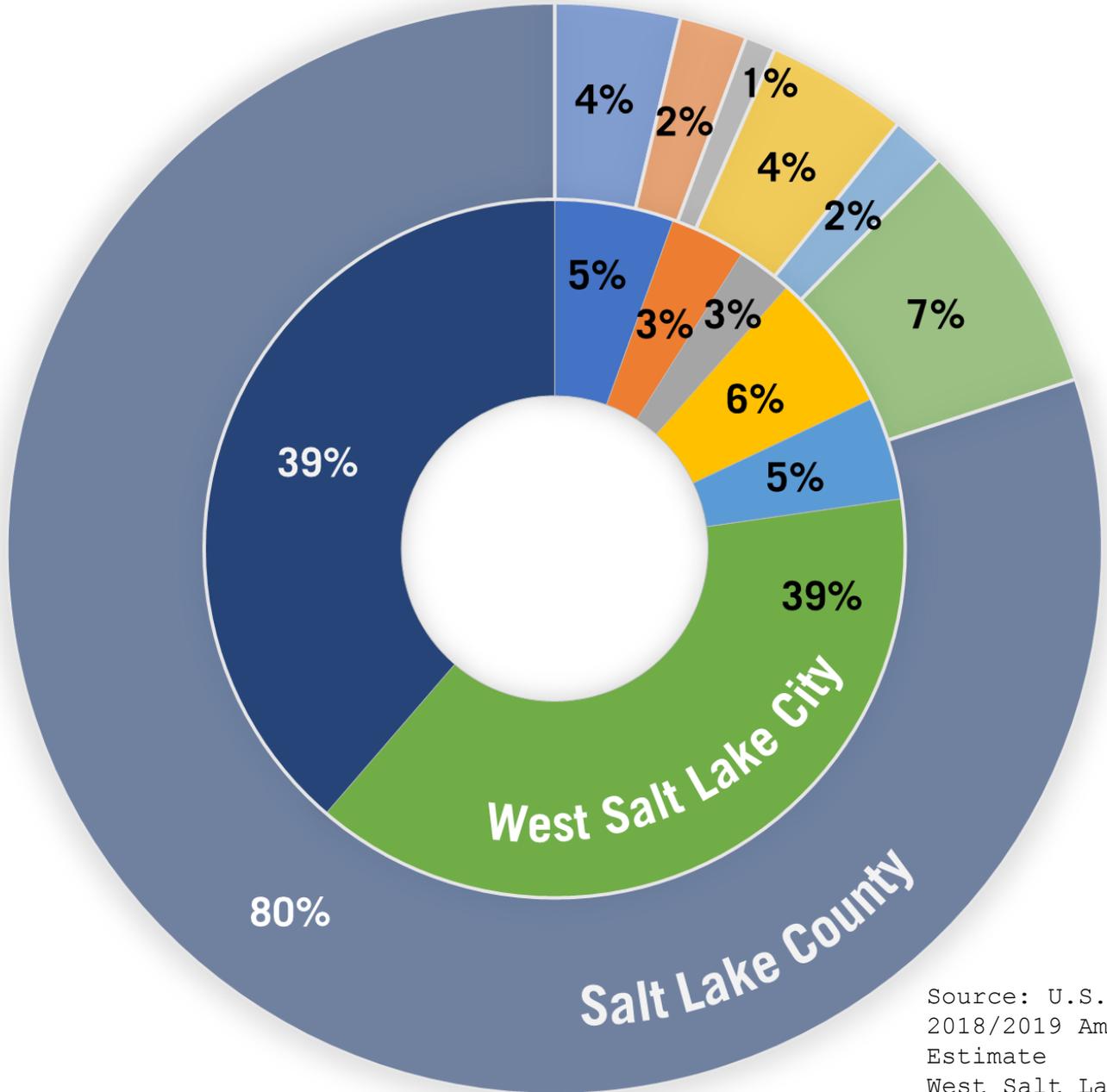
BUILDING OPPORTUNITY

Even with an abundance of assets, a 2014 Fair Housing Equity Assessment completed by SLCO in partnership with the Kem C Gardner Policy Institute, concluded that the 9 Line area is considered **“low opportunity” on the opportunity index**, meaning that it contains a **lower proportion of resources that increase a person or family’s likelihood for social and economic mobility**.



The 9 Line CRA Plan is part of a larger strategy to expand opportunities equitably for all Salt Lake City residents. This strategy includes:

1. Targeting resources to improve neighborhood conditions in areas that rank lower on the opportunity index.
2. Preserving affordable housing and other supports in neighborhoods experiencing growth and change.
3. Increasing the affordability and accessibility of housing in high-opportunity neighborhoods.

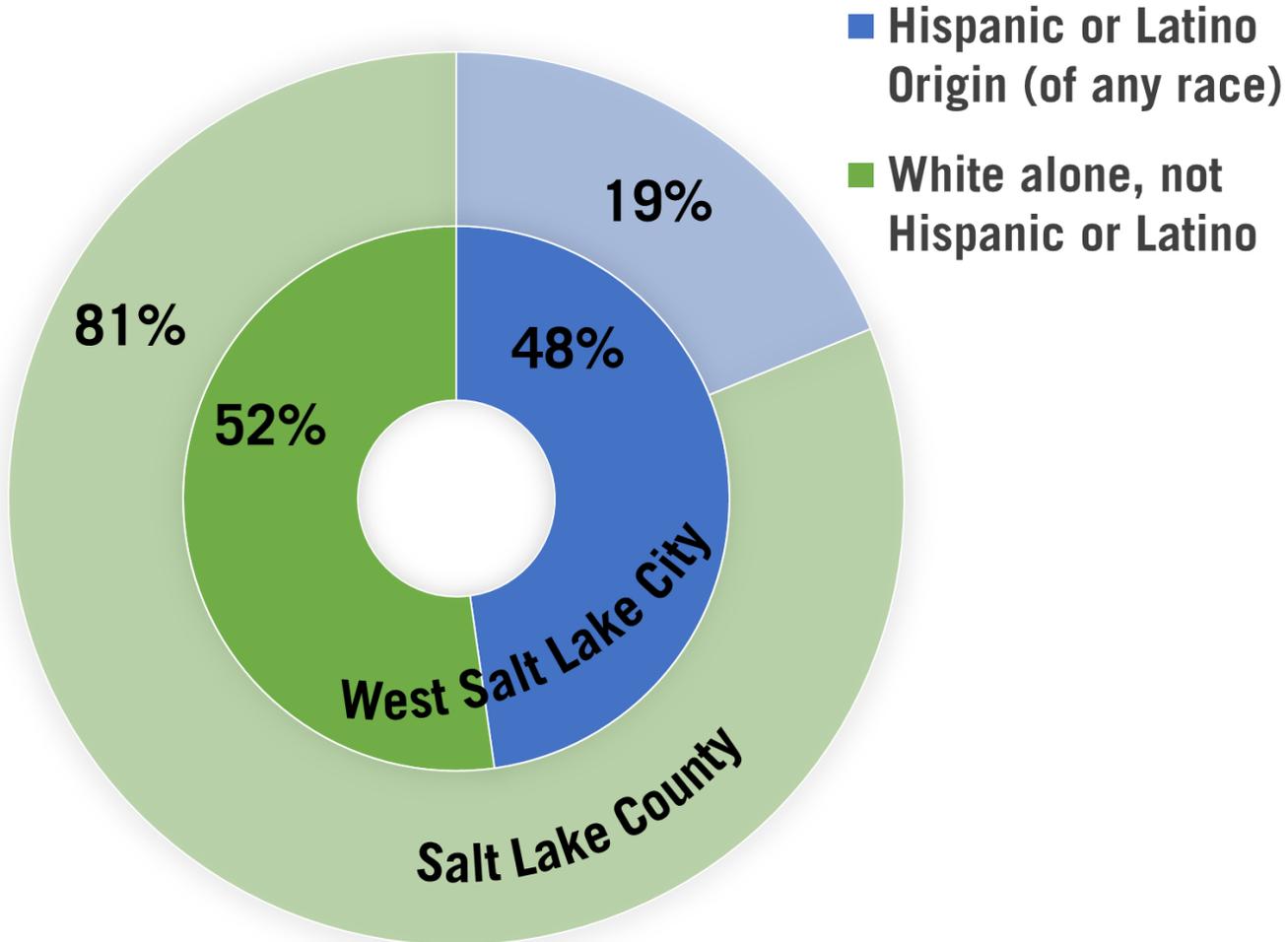


- Two or More Races
- Black or African American
- American Indian & Alaska Native
- Asian
- Native Hawaiian & Other Pacific Islander
- Other Race
- White

Source: U.S. Census Bureau,
2018/2019 American Community Survey 5-Year
Estimate

West Salt Lake City Includes Census Tracts -
1026, 1027.01, 1027.02, 1028.01 & 1028.02

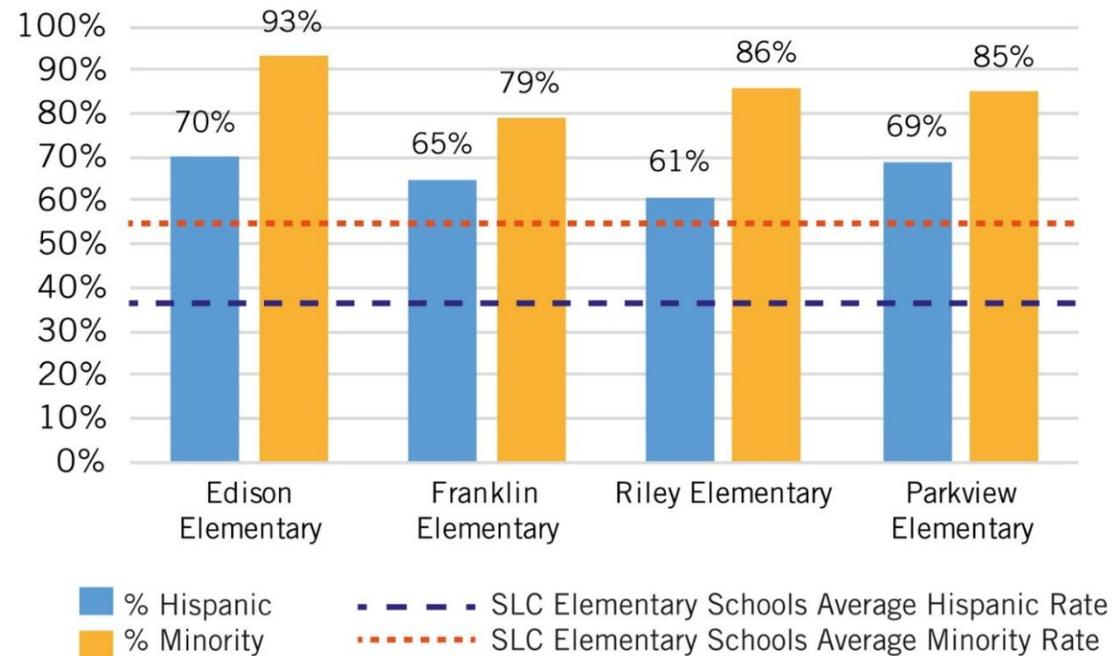
Hispanic and Latino Population



Source: U.S. Census Bureau, 2018/2019 American Community Survey 5-Year Estimate

West Salt Lake City Includes Census Tracts 1026, 1027.01, 1027.02, 1028.01 & 1028.02

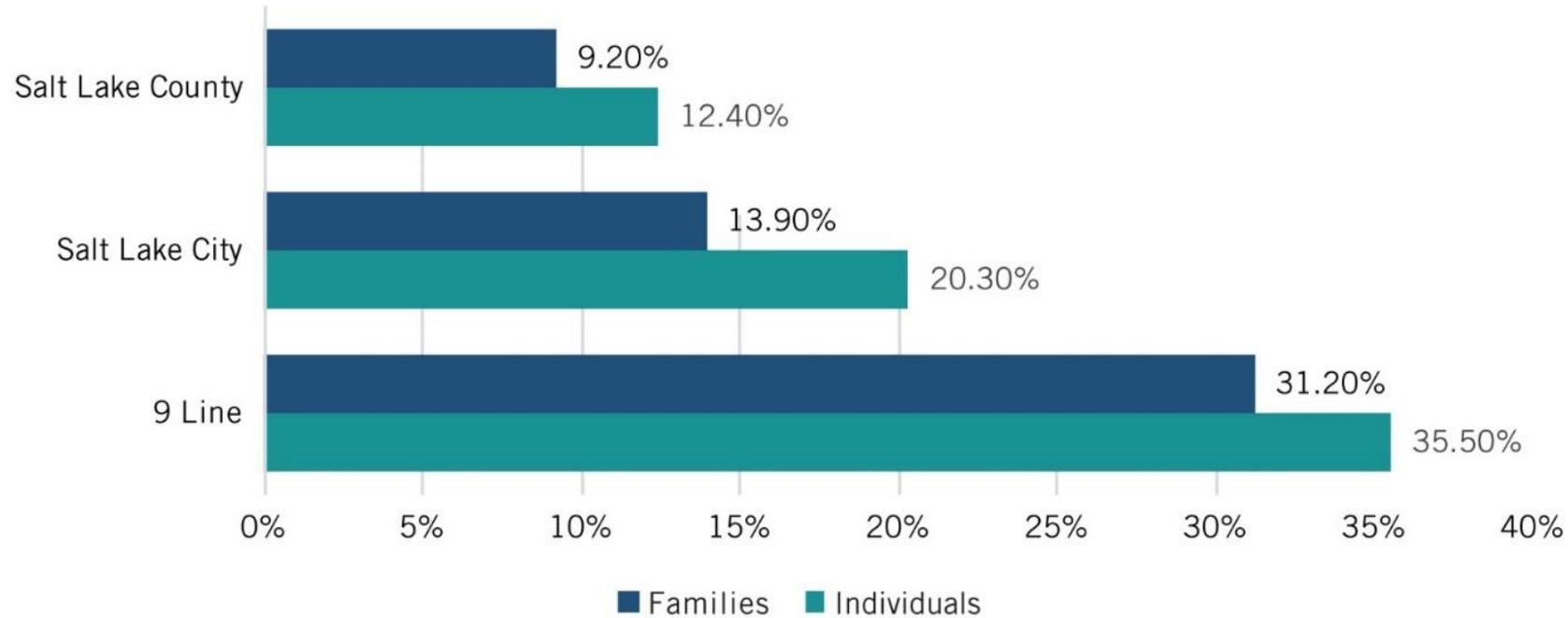
9 LINE PROJECT AREA - 2016 SCHOOL ENROLLMENT: HISPANIC & MINORITY



Source: Salt Lake City School District

The school-age population is very diverse, with racial and ethnic minorities accounting for between 85% and 93% of elementary school enrollment.

POVERTY RATES - INDIVIDUALS & FAMILIES 9 LINE PROJECT AREA, SALT LAKE CITY, SALT LAKE COUNTY



Source: U.S. Census Bureau, 2011-2015 American Community Survey 5-Year Estimates

Note: 9 Line Project Area study boundaries include Census Tract 1026, Block Group 2, 3; Census Tract 1027.01; Census Tract 1028.01

Over 35% of individuals and 31% of families residing in the area are living in poverty according to the U.S. Census Bureau. This is significantly higher than the citywide and countywide averages.

9 LINE

COMMUNITY ENGAGEMENT

- Community open houses
- Public hearings
- Community council meetings
- School community council meetings
- Stakeholder interviews with property owners, housing, community development, transportation, planning, local business, economic development, and governmental stakeholder
- Community festivals, events, and fairs
- Comunidades Unidas targeted additional engagement efforts to residents and local businesses, with focus on the Spanish-speaking population



1. REVITALIZATION

Redevelop strategic properties that are either distressed, vacant, and/or underutilized to reduce the number of vacant buildings/lots, lower crime, and improve the physical environment of the neighborhood.

2. COMMERCIAL VIBRANCY

Integrate new and revitalized commercial space that supports thriving stores and restaurants in strategic locations. Efforts would support existing locally-owned businesses and attract new business and services to the area.

3. EMPLOYMENT VITALITY

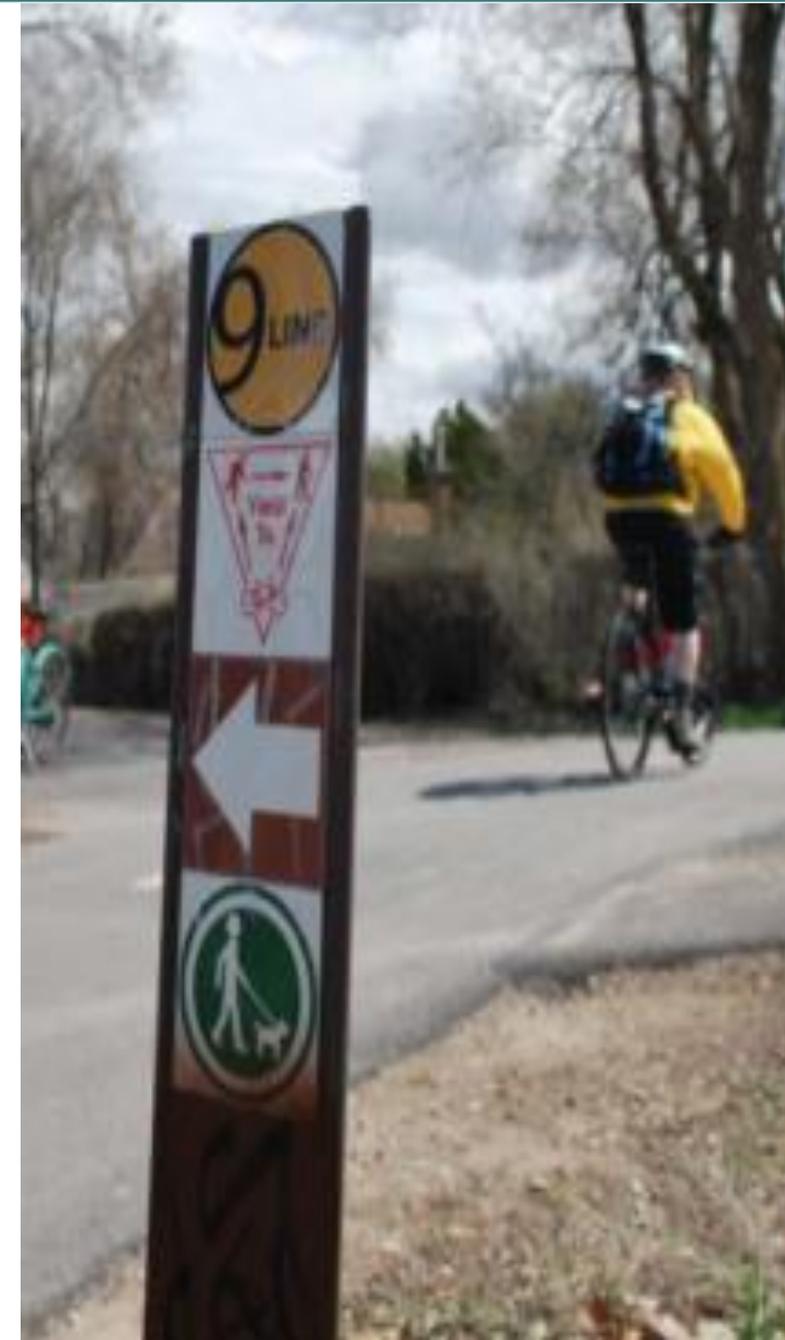
Within industrial and commercial zones, promote employment centers to support the recruitment and expansion of businesses to provide living-wage jobs and economic prosperity.

4. HOUSING OPPORTUNITIES

Foster high-quality housing options to provide housing stability for existing residents and new housing for economically-diverse households. Housing activities will preserve existing affordable units and add new affordable units to the overall housing stock.

5. PUBLIC SPACE & MOBILITY

Encourage a healthy and sustainable neighborhood with regional



There is significant opportunity in the area to increase the tax base within current industrial, vacant, and commercial land uses.

PROPERTY TYPE	ACRES	% OF TOTAL
Tax Exempt	185.66	25%
Residential	235.53	32%
Commercial	45.4	6%
Industrial	124.12	17%
Vacant	103.55	14%
Office	10.85	1%
Residual Road, Right-of-Ways & Easements	33.04	4%
TOTAL	738.15	100%

9 LINE INTERLOCAL AGREEMENT PROPOSED TERMS

BASE YEAR & TAXABLE VALUE	
Base Year:	2016
Base Year Taxable Value:	\$228,048,136
COLLECTION PERIOD & PARTICIPATION	
First Year Tax Year:	2021
Term:	20 years
County Participation Rate:	75%
Participation Cap	\$3,122,000
BUDGET	
Redevelopment Activities:	80%
Affordable Housing:	10%
Administrative:	10%

- Same terms proposed as were approved by Salt Lake City and Salt Lake City School District
- Lowered the initial project area term from 25 to 20 years
- A participation cap may be included in the interlocal agreement
- The County may set budget priorities for the use of their tax increment funds within the interlocal agreement (*for example, the school district set 10% of increment aside for family and workforce housing and prioritized neighborhood safety improvements*)
- A taxing entity's budget is not reduced due to CRA participation, instead, the certified tax rate may be slightly adjusted to accommodate for

9 Line 20-Year Budget Projection

BUDGET SUMMARY			
Activity	%	County Request	Total Budget
Project Area Development	80%	\$2,497,600	\$14,476,000
Housing	10%	\$312,200	\$1,809,500
Admin & Operations	10%	\$312,200	\$1,809,500
Total	100%	\$3,122,000	\$18,095,000

COUNTY PARTICIPATION SCENARIOS				
County Participation Rate	0%	25%	50%	75%
County Participation Amount	\$0	\$1,040,611	\$2,081,221	\$3,121,832
Budget with all Taxing Entities	\$14,972,841	\$16,013,452	\$17,054,063	\$18,094,673
NPV	\$8,805,979	\$9,417,994	\$10,030,108	\$10,642,023

NOTE: Total budget includes participation from, Salt Lake City, Salt Lake City School District and Salt Lake County at the terms proposed herein



THE GOALS SET FORTH IN THE WESTSIDE MASTER PLAN SHALL BE USED AS THE STANDARDS TO GUIDE PROJECT AREA DEVELOPMENT, AS FOLLOWS:

1. Promote reinvestment and redevelopment in the Westside community through changes in land use, Improved public infrastructure and community investment to spur development that meets the community's vision while maintaining the character of Westside's existing stable neighborhoods.

2. Protect and encourage ongoing investment in existing, low-density residential neighborhoods while providing well designed, **compatible and high density residential development** where needed, appropriate or desired.

3. Recognize, develop and foster opportunities for unique, mixed use neighborhood and community nodes in the Westside that reflect the diverse nature of the community and provide resources to allow for their growth.

5. Make the Westside a destination synonymous with recreation, trails, open space and the outdoors by celebrating and spotlighting the Jordan River, the Jordan River Parkway, the 9 Line and the community's parks and natural spaces.

6. Enhance and expand the internal network of assets, nodes and resources ensuring that all residents and employees in the Westside have **access to goods, services and activities** and the opportunity to walk or bicycle safely to them.

7. Strengthen the connections both within and between the Westside and other parts of Salt Lake City by improving the community's Gateways and corridors and strengthening the transportation network for all modes of travel.

8. Maintain the stability of the industrial districts and the employment base in the community while incorporating appropriate land use buffers and urban design features to soften the transition between them and adjacent neighborhoods.