
HOUSING SUMMIT
21 NOVEMBER 2011
TABLE DISCUSSION NOTES

What is your perception of South Salt Lake?

- Small, older housing stock.
- Diverse, tolerant, and welcoming.
- Lots of rentals, transient population, and crime.
- The Water Tower.
- Hard to perceive boundaries.
- More business than residential. "Center of Industry."
- Committed partners, vision and leadership.
- The City has needs and challenges, but also has strong leadership and a can-do attitude.
- A diversity of opportunities is available.
- A lack of good schools.
- Neighborhoods are fringe.
- Great potential for mixed use opportunities.
- High mobility rate – South Salt Lake City is a transitional place.
- There is no sense of place. Businesses refer to themselves as being in Salt Lake City, not South Salt Lake.
- The population is ageing.
- Great transportation and transit access.
- Medium sized, land-locked city, with stable growth prospects.
- Housing stock in need of rehabilitation.
- Highway intersections.
- Collaborative leadership.
- Some parents equate diversity with problems and leave the community for other schools.
- Higher crime, although crime rates are declining.
- Positive stories don't seem to stick.
- Lack of a high school contributes to a loss of sense of community.
- An affordable place to live.
- Vacant homes and businesses.
- Lack of recreation facilities.
- Lack of community education facilities.
- High number of rental units.
- Detached communities.
- A need for investment in public schools.
- Industrial.

- Crossroads
- Asleep or in a coma.
- A pass-through city. A place that's on the way to someplace else.
- Strong attachment to the community by the homeowners.
- The "Sugarhood" – may not be the best street, but it's a great location.
- In need of redevelopment.
- Old, in terms of housing stock, demographics, and land use configurations. Industrial areas look tired.
- Convenient.
- Committed to low income people.
- Fostering housing.
- Edges of community that are hard to define. A City defined by the color of its garbage can.
- Lack of a prominent civic space.
- Belittled by news media and conventional wisdom
- Contentious politics and a great deal of voter apathy
- Affordability, access, location, potential.
- Good quality housing.
- South Salt Lake is on the margin. It could go either way.
- Blighted.
- Looking for an identity.
- Sense of place – mainly driven by Granite High School.
- Good tax base.

Where is South Salt Lake headed in 5 years? 20 years?

- Depends on leadership!
- Population to get younger.
 - Streetcar
 - Close to other established neighborhoods
 - Home affordability
 - Proximity and access to transportation.
- South Salt Lake will be rediscovered.
- There will still be a demand for rentals, but homeownership will increase.
- South Salt Lake will be appealing to those without kids.
- South Salt Lake will continue to serve the needs of diverse populations.
- Neighborhoods will become stronger.
- South Salt Lake will still be a great place for businesses to start up.

- **In five years, South Salt Lake will have or experience:**
 - a high school.
 - new development around Central Pointe and the Streetcar.

- A stronger workforce development system connected to economic development plans.
 - Stronger community partnerships with Granite Park Junior High and other schools.
 - No achievement gap for low income and minority students.
 - More cross-cultural engagement.
 - De-industrialization.
 - Increase in high-density living.
 - More traffic.
 - A younger population.
 - Improved public transit.
 - A community high school.
 - Given the short time horizon, it'll be hard to see dramatic change. But a few projects will begin to make a difference.
 - A positive impact on its image.
 - Housing will begin to be made over.
 - More attractive gateways.
 - A long-term housing plan that supports homeownership preservation.
 - Increased homeownership.
 - Better retail opportunities.
 - More dense, increased population, improved infrastructure, revitalization, more positive perception.
 - More new housing and redevelopment
 - Streetcar and TODs
 - Energy efficiency will be increasingly important in building design.
 - Density and infill projects will dominate building permit activity.
 - The beginnings of a civic center.
 - Realize its potential.
 - Will stutter along.
- **In 20 years, South Salt Lake will have or experience:**
 - A big demographic change.
 - A complete community – with all pieces working together.
 - Student residents who graduate from college, get a job, and return to South Salt Lake to start families.
 - Recognition as a city that provides world-class education and high quality of life.
 - A strong, diverse economic base.
 - A renewal.
 - Ageing housing.
 - Increased commercial activities
 - Increased traffic.
 - A transformation.
 - Transit investments will pay off by creating a denser, more urban city.

- Lower crime, attractive, attracting more people, more diversity in income demographics, better developed identity, and the availability of cultural attractions.
- Better community services.
- Mixed-use development.
- Charter or High School that acts as a regional draw.
- More senior housing options.
- A community transportation network.
- Beautiful main corridors.
- Being a model in terms of code and land use.
- the availability of alternatives and good, convenient access will benefit South Salt Lake even if the economy continues to falter, or falters again in the future.
- South Salt Lake will be defined by mixed use corridors, rather than by industrial land.
- South Salt Lake will be like Sugar House: good neighborhoods, charming, nice intersections.

Considering our diversity, how do we meet the community's housing needs?

- Increase desirability to match the cost of homes. We need access to good schools, neighborhoods, and retail.
- Schools: Strong programs for kids, AVID, schools to watch.
- Provide housing for the population we **have**, not just the population we think we want.
- Ethnic diversity is a strength. Find out what housing types are attractive to the people who choose to live in South Salt Lake, and market actively to builders and to those communities.
- Diversity contributes to resilience. Conduct a PR campaign celebrating the community's diversity.
- Consider shared-equity opportunities, and rent-to-own mechanisms to encourage renters to become homeowners.
- Legitimize renting. Look for ways to encourage greater renter participation in the community.
- Promote South Salt Lake's location.
- We need better schools and grocery stores.
- Controlled development on the west side, and enhanced preservation on the east side.
- Productive partnerships with nonprofits and institutions.
- Market South Salt Lake to urban professionals.
- Find a way to get renters to stay.
- Finer-grain, smaller projects.
- Density that supports more and better retail.
- We are well past the notion of suburban housing – it's time to embrace urbanism.

- Recognize that not all mixed use needs to be vertical.
- Walkability and bikeability are help to define “livability.”
- Recognize that most new housing stock will be rental.
- More units on the west side.
- Higher quality rentals.
- Save what we have – facilitate rehabilitation.
- Recognize that the housing we have is “generational” – with kids or grandkids moving in once their elders leave.
- Avoid drawing good renters out of good homes.
- Focus rehabilitation on roof reconstruction – a new roof gives a homeowner a new lease.
- Utilize the redevelopment authority to consolidate parcels and write down some acquisition and infrastructure costs.
- Build on what’s been developed (Waverly, Brickstone, Terra Sol).
- Promote the opportunities that exist already.

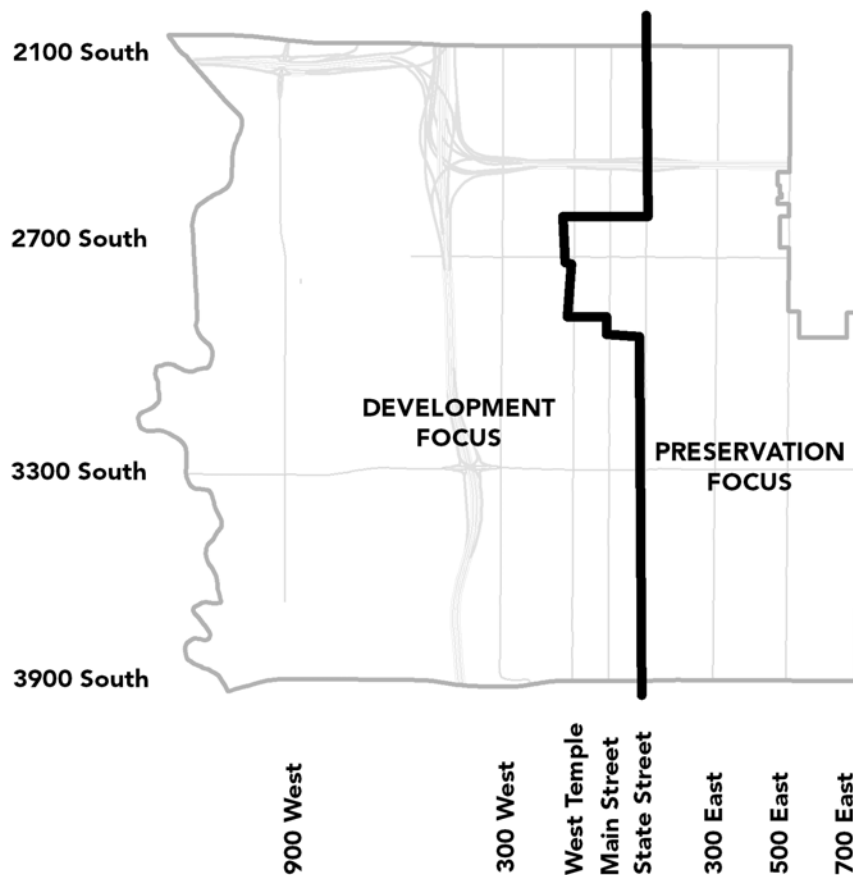
What is South Salt Lake’s ideal housing mix?

- 50/50 homeowner/renter.
- Improve rental housing stock through incentives as well as through code enforcement. Use a carrot-and-stick approach.
- Find places for newer housing.
- Embrace **affordable** green construction as a market niche.
- A diverse housing mix that provides options for people at every stage of life.
- Support form-based codes.
- Higher quality construction.
- Rehabilitate older homes.
- As housing prices increase, consider opportunities for targeted rehabilitation or demolition.
- Consider accessory dwellings where appropriate.
- Ensure that it remains affordable for a resident to become a homeowner.
- Provide housing for ‘lifestyle renters’ – those who rent by choice.
- More senior-friendly housing.

What obstacles are holding back development?

- Our housing stock is old and small. We need public infrastructure that will compensate for what the stock can’t provide itself.
- Bad landlords contribute to a negative impression of the City.
- A lack of available land.
- Physical barriers, such as highways and rail lines, divide neighborhoods.
- Underdeveloped and unattractive commercial corridors.
- No cultural center.
- Outmoded ordinances.

- Contentious politics.
- The perception that South Salt Lake is rural or suburban, when it is neither.
- A perception of poor quality education opportunities.
- Cost of redevelopment is high.
- Ordinances – accessory dwellings and setbacks.
- Absentee landlords. Encourage local investment in the City.
- South Salt Lake is landlocked and built out.
- We have more open space than we think we do.
- A tangle of landowners can make property difficult to assemble.



Facilitator's note:

While there are no hard-and-set rules at this point, I believe this map expresses the intent of the comments that came from several tables: that we should be focusing our efforts east of State Street toward preservation, and, west of State Street, we should be looking for opportunities for new development.