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**HOUSING TASK FORCE MEETING**  
**10 JANUARY 2012**  
**TOPIC: SENIORS**

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**Attendees:**

Sandy Aldrich	Danville Development
Roger Borgenicht	ASSIST
Richard Brockmeyer	UTA
Darin Brush	CDCU
Brandon Dalton	Resident
Anna Dresel	Salt Lake County Aging Services
Michael Florence	South Salt Lake Community Development Department
Leslie Jones	Resident
Marci Milligan	Lotus Community Development Institute
Tarek Nosseir	Realtor/Islamic Society of Greater Salt Lake
RaeLin Phillips	South Salt Lake Urban Livability Department
Sherrie Rico	HACSL
Glenn Smith	South Salt Lake Urban Livability Department
Alan Urie	Resident/GE Capital
Marion Willey	Utah Nonprofit Housing Corporation

**1. Summary of Professor Chris Nelson's Presentation: What Do Americans Want?**

Chris Nelson, a professor with the Metropolitan Research Center at the University of Utah, made a presentation as part of the City's Community Conversations Series. His presentation made the case that the American Dream – that you will find yourself in a steady job and a large-lot single family home that will be a financial asset through retirement – is rapidly changing. The new American Dream acknowledges that you will likely want to live close to work, you will be a free agent in the domain of employment, and that you will place more value on neighborhood amenities, walkability, and access to transit when you look to buy a home. While most homes will be owned, the share of renters is increasing.

Professor Nelson asserts that, as a result of these changes, most of the demand for new housing will be filled by higher-density multifamily projects for the foreseeable future. His full presentation is available on the City's Housing Plan website:

<http://www.southsaltlakecity.com/departments-listings/community-development/housing>

## 2. Discussion on Senior Housing Needs, Impediments, and Opportunities

The Task Force discussed the City's existing definitions and standards for senior housing, and made several comments and recommendations.

### **Standards and Definitions**

**Residential Facilities for Elderly Persons and Persons With a Disability** – are permitted where any dwelling units are permitted (currently – R1, RM, Mixed, North District, TOD)

**Elderly Care Facilities** – provided such facilities are designed to be compatible with the surrounding neighborhood, are located adjacent to collector streets, and provide sufficient on site parking, circulation areas, landscaping and open space areas, and buffering components to provide minimal impact to the surrounding neighborhood, as judged by the planning commission;

**Assisted Living Facilities** – permitted in Mixed.

**Convalescent and Nursing Homes** – permitted in Mixed.

**Accessory Dwelling Units** – currently not allowed in R-1 Zones.

### **Parking Requirements:**

**"Elderly Housing"** – 0.5 spaces/du

**"Convalescent, nursing and other similar type home"** - One space for every five persons to whom the home is licensed or designed to care plus one additional space for each car used by the operators in conducting the home, plus one space for every two employees working on the highest employment shift.

### **Comments**

- South Salt Lake should acknowledge that new single-family homes built in the community will likely contain a diversity of family types – not just a nuclear family.
- New homes will be on smaller footprints.
- Aging-in-place should be easy to do, but builders thus far have resisted the required accessibility/visitability features that make aging-in-place an option.
- The Task Force recommended that accessibility and visitability features be required for residential projects at TOD's. These features include:
  - No-step entries

- 32" clear doorways
- Ground-floor bath – ¾ bath minimum
- Ground floor bedroom and laundry facilities.
- Access to healthcare facilities and grocery stores is critical if we are to embed senior housing into single-family neighborhoods.
- Some residents are forced to age in place longer than they want to. Affordable transitional housing for seniors is not an option.
- Seniors want a diversity of housing options. Some want to stay at home. It is safe to assume that seniors want to be active, but some do not want to worry about cooking or yard care.
- Another safe assumption is that projects are unaffordable to seniors without tax credits or some other subsidy.
- Seniors may want to move anyway, to be closer to amenities, even if the residence they move into is a new single-family home (on a smaller lot)
- Investing in smart grid technologies, including net metering and distributed power generation, is a way to finance senior housing and make them more affordable.
- City staff should consider establishing affordability requirements at TODs.
- The City of Logan allows senior housing in any zone under a conditional use permit. This is a strategy South Salt Lake should look into.
- The Task Force was asked to briefly consider design standards for senior housing. They recommended the following:
  - Scale of development should be compatible with the surrounding neighborhood.
  - Senior Housing should be quiet and insulated from noise-generating activities nearby.
  - Perhaps senior housing should be exclusive. Developments with set-aside units for other populations can result in conflicts.
- What can South Salt Lake do to enable more senior housing in the City?
  - Write better definitions into the code. Set parking requirements more specifically by residence type and resident profile (assisted living, independent living, etc.).

- Give parking incentives to developments that provide car-sharing or ride-sharing options.
- Consider allowing accessory dwelling units for existing homes on larger lots. Accessory dwelling units are a good option for the streetcar corridor, by enhancing density while maintaining neighborhood character.
- Facilitate the development of neighborhood-scale retail.
- Deploy overlay zones to implement these standards – some neighborhoods are better equipped to handle senior housing than others.
- Educate decision-makers now on the benefits and impacts associated with accessory dwelling units.

### **3. Outreach**

The Task Force discussed holding community meetings with seniors in the various projects throughout the City. Frank will recruit some of the members to help plan a series of workshops aimed at seniors and soon-to-be-seniors in March.

**The next Task Force meeting will be held on Tuesday, January 24 at 1:30 in the City Council Chambers. The topic will be immigrants and refugees.**