

THE REDEVELOPMENT AGENCY  
OF  
**SALT LAKE CITY**

**PROJECT AREA  
CREATION**

RDA BOARD OF DIRECTORS  
BOARD MEETING | FEBRUARY 14, 2017



**SLCRDA**

## Key points for each component of the 9 Line and State Street Plans:

Project Area Boundaries/Maps

Existing Conditions

Reason for Selecting Project Area

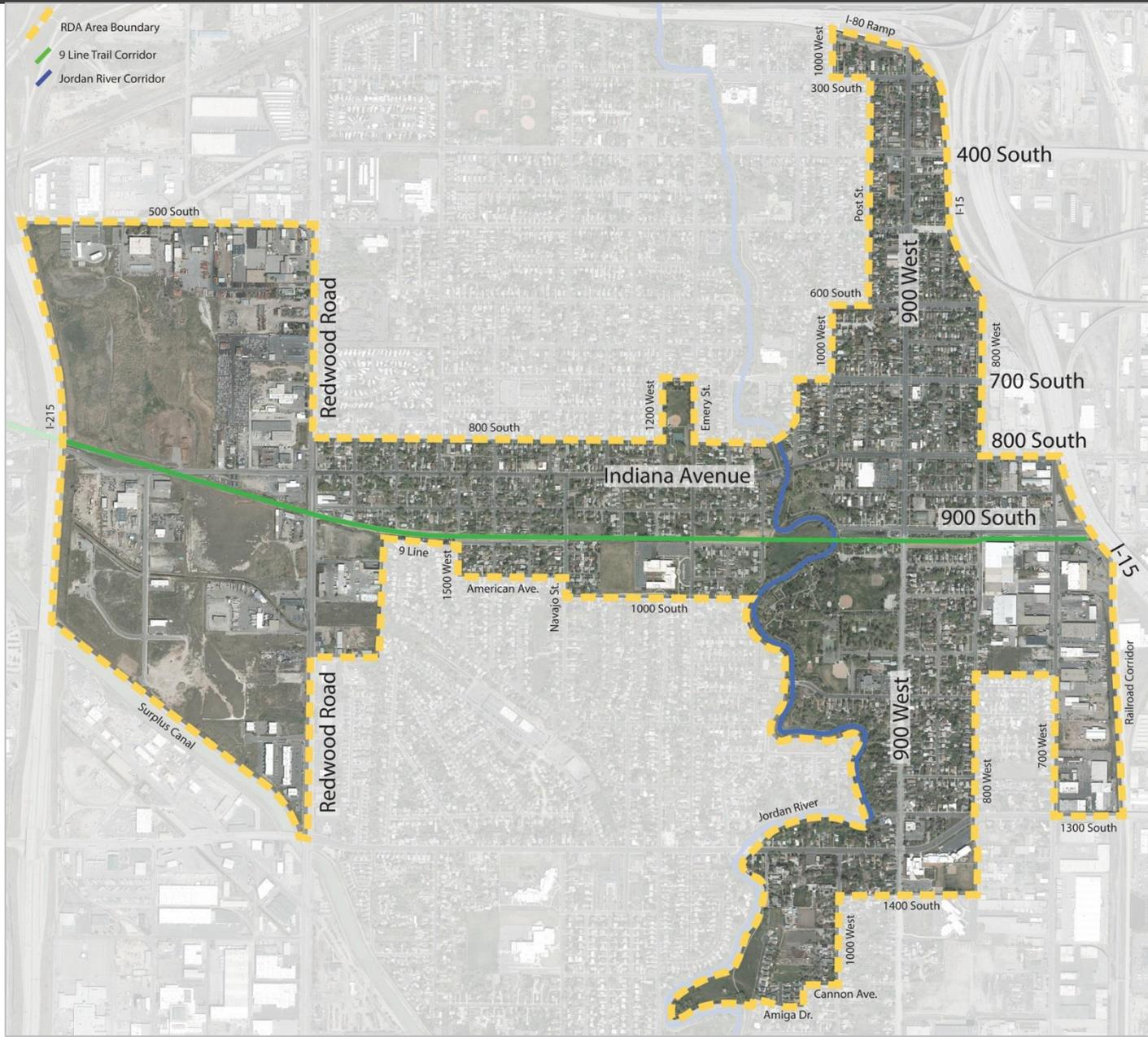
Interlocal Agreement Statement



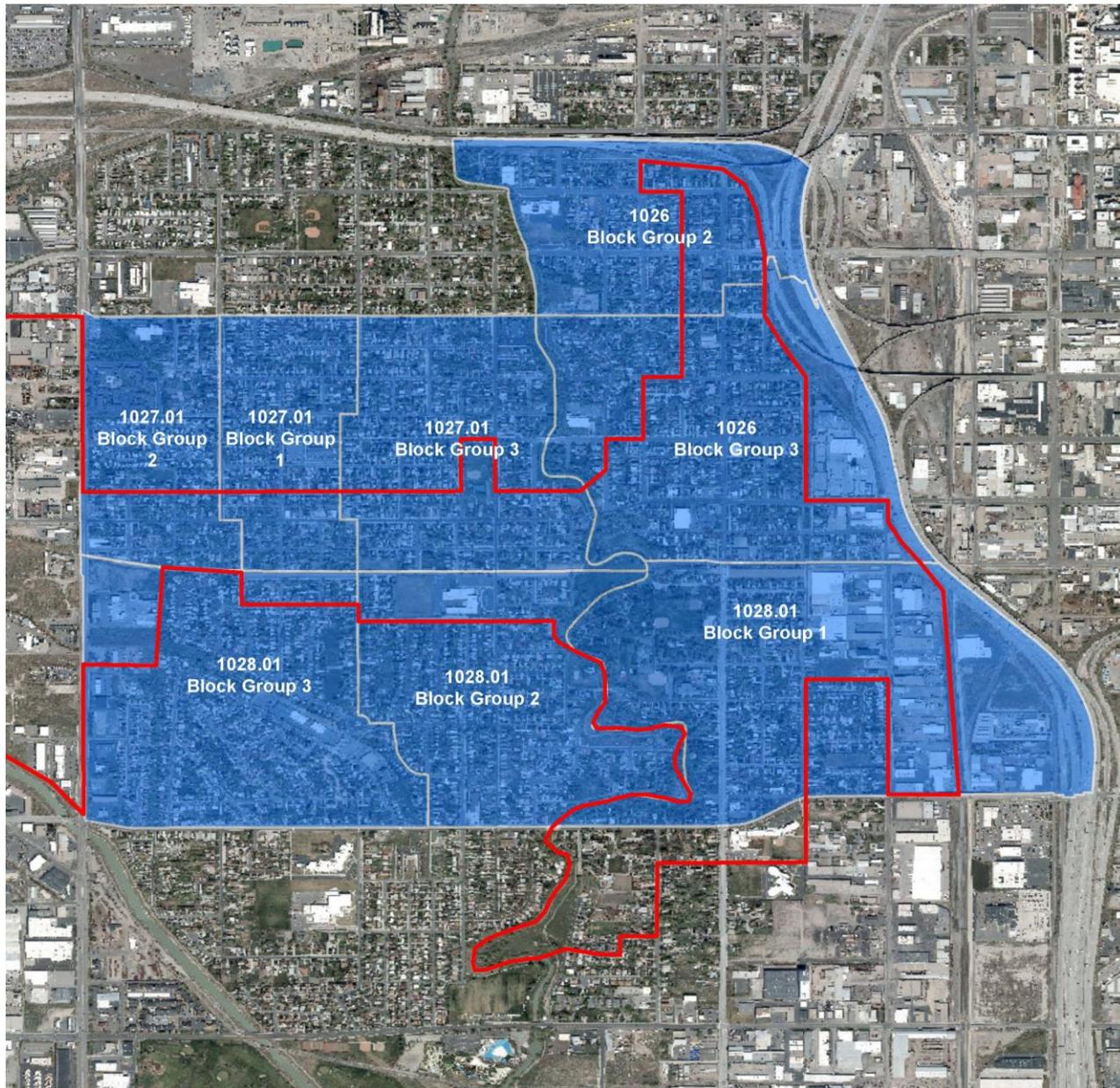
# 9 LINE



# 9 LINE: BOUNDARY MAP



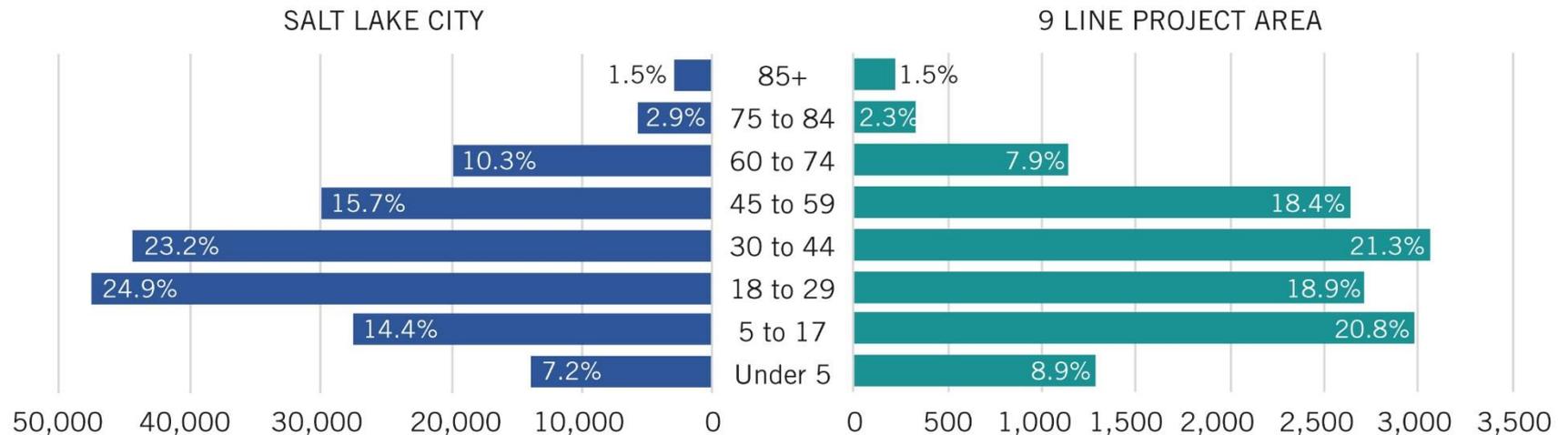
# EXISTING CONDITIONS – DATA SETS



# 9 LINE: AGE STRUCTURE

Residents living in the 9 Line Project Area and surrounding neighborhood are younger than the population of the city as a whole. About 30% of 9 Line residents are under the age of 18, as compared to 22% of citywide residents.

AGE STRUCTURE: SALT LAKE CITY & 9 LINE PROJECT AREA



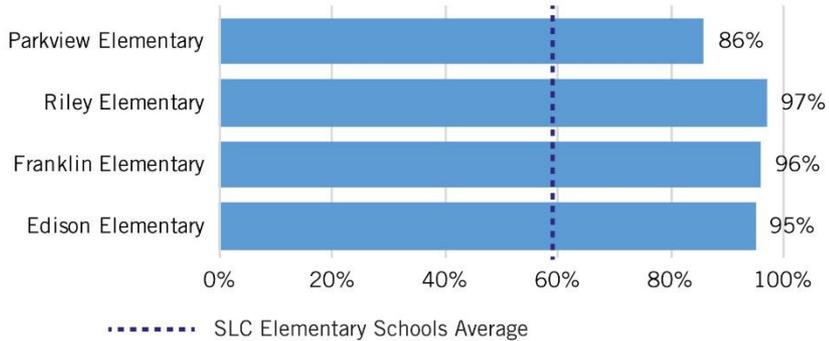
Source: U.S. Census Bureau, 2011-2015 American Community Survey 5-Year Estimates

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



# 9 LINE: SCHOOL ENROLLMENT DEMOGRAPHICS

9 LINE PROJECT AREA - 2016 SCHOOL ENROLLMENT:  
% OF STUDENTS QUALIFYING FOR FREE OR REDUCED LUNCH



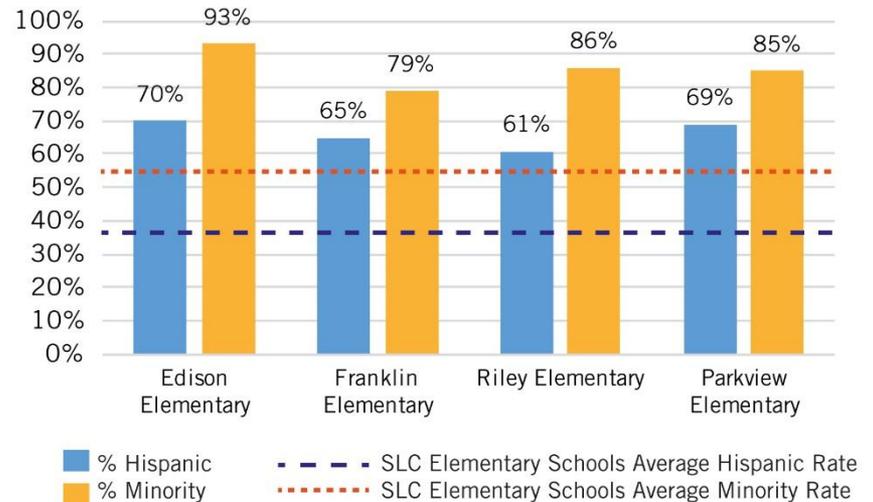
Source: Salt Lake City School District

Note: A student from a household with an income at or below 130% of the poverty threshold is eligible for free lunch. A student from a household with an income between 130% and up to 185% of the poverty threshold is eligible for reduced price lunch.

The vast majority (86%-97%) of elementary-age children who attend schools that draw from the 9 Line Project Area are eligible for free or reduced lunch.

The 9 Line Project Area is very diverse. Racial and ethnic minorities account for between 85% to 93% of elementary school enrollment.

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



Source: Salt Lake City School District

# 9 LINE: POVERTY

Over 35% of individuals and 31% of families residing in the greater 9 Line Project Area are living in poverty. This is significantly higher than the citywide and countywide percentages.

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



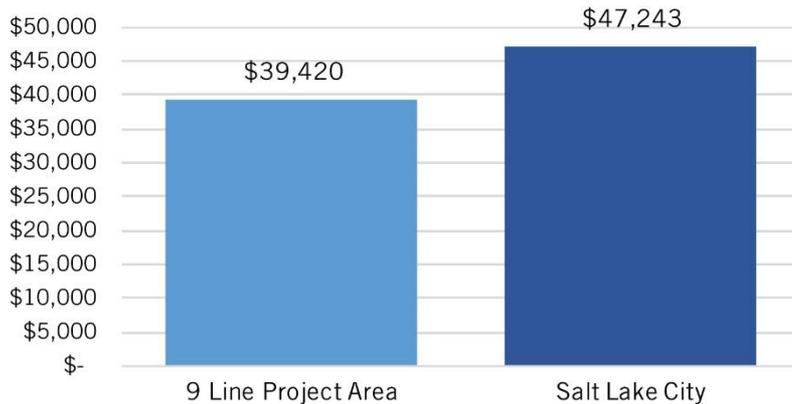
Source: U.S. Census Bureau, 2011-2015 American Community Survey 5-Year Estimates  
Note: 9 Line Project Area study boundaries include Census Tract 1026, Block Group 2, 3; Census Tract 1027.01; Census Tract 1028.01



# 9 LINE: HOUSEHOLD INCOME & SIZE

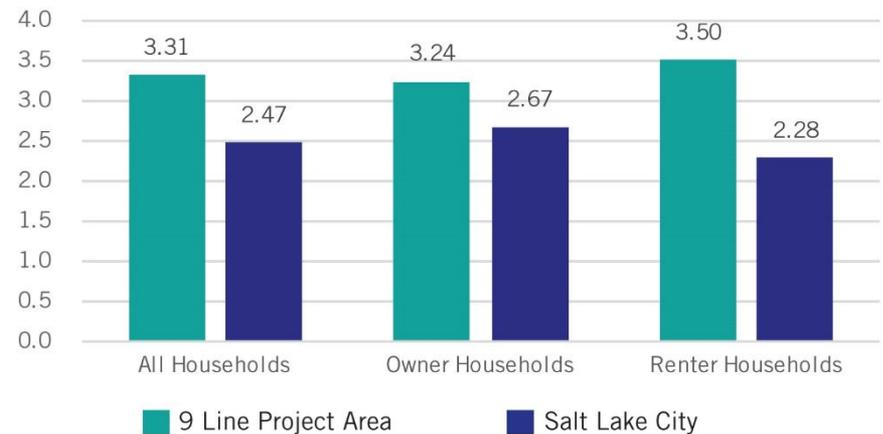
The median household income for the State Street Project Area and surrounding neighborhood (\$39,420) is only 83% of the citywide median (\$47,243).

## 9 LINE PROJECT AREA - MEDIAN HOUSEHOLD INCOME



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

## 9 LINE PROJECT AREA - AVERAGE HOUSEHOLD SIZE

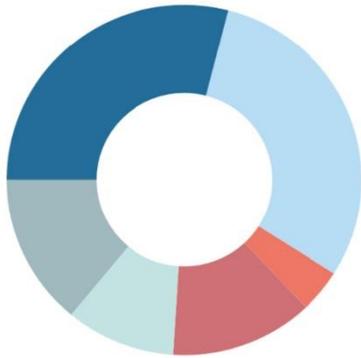


Source: U.S. Census Bureau, 2011-2015 American Community Survey 5-Year Estimates  
Note: 9 Line Project Area study boundaries include Census Tract 1026, Block Group 2, 3; Census Tract 1027.01; Census Tract 1028.01

The low median income is particularly significant because the average household size is significantly larger than that of the city as a whole, 3.31 compared to 2.47.

# 9 LINE: LAND USE & HOUSING UNIT TYPES

## 9 LINE PROJECT AREA - LAND USE

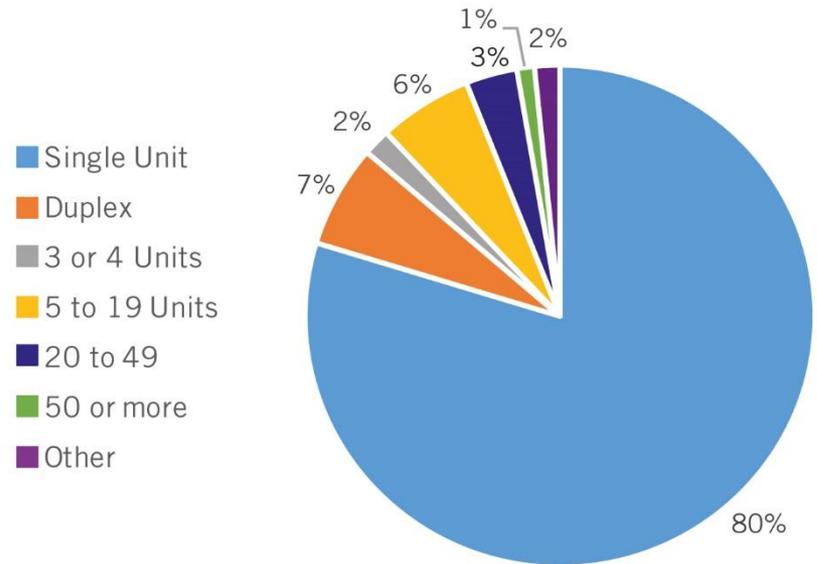


- Manufacturing (29%)
- Single-family residential (30%)
- Multi-family residential (4%)
- Commercial (13%)
- Open space (10%)
- Public lands (14%)

Single-family residential and light manufacturing uses each occupy about one-third of the land area in the Project Area. The remaining third consists mainly of larger commercial uses, open space, and public lands.

Single-family residential comprises 80% of the housing units in the neighborhood, with few high-density multi-family residential units.

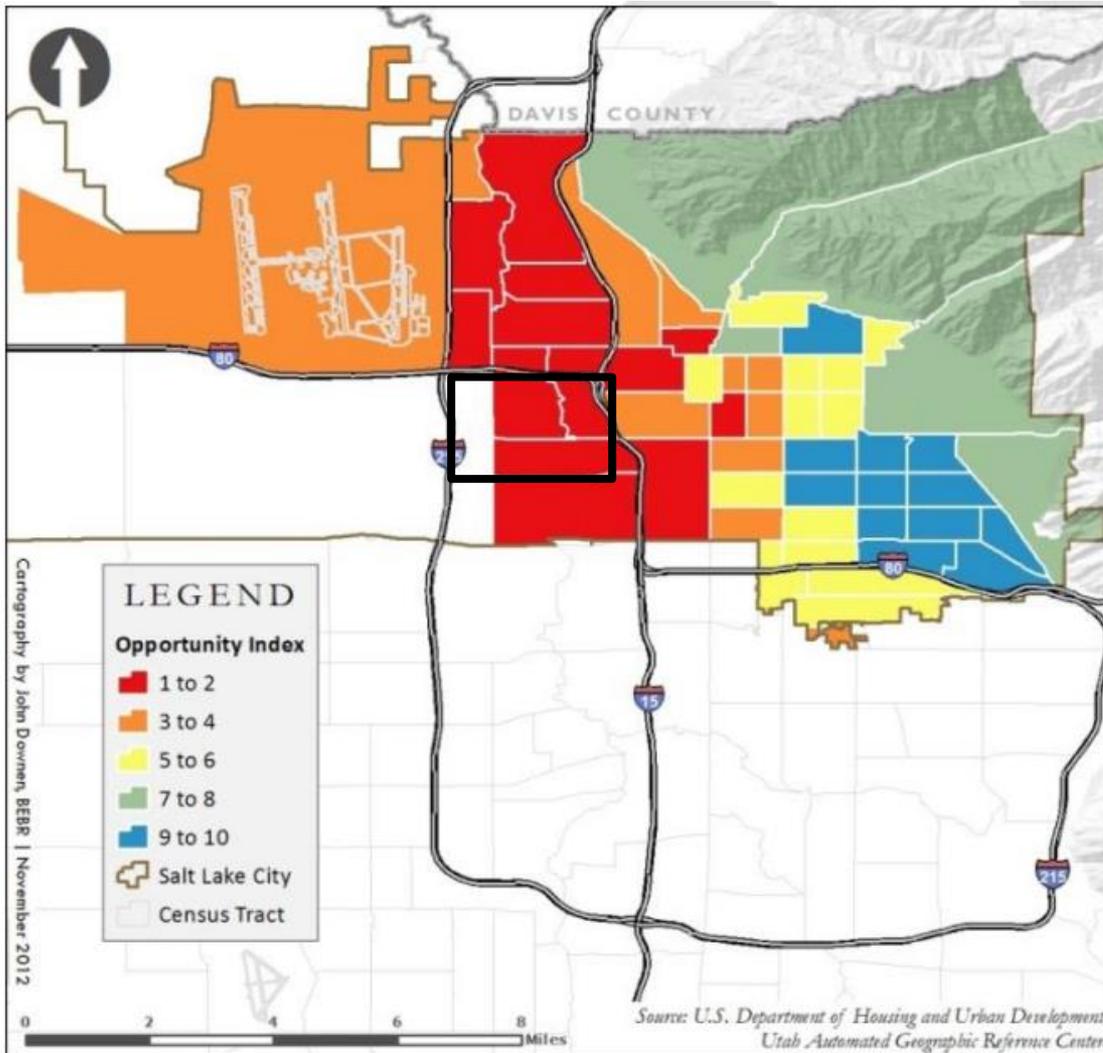
## 9 LINE PROJECT AREA - % OF HOUSING UNITS BY THE NUMBER OF UNITS IN THE STRUCTURE



- Single Unit
- Duplex
- 3 or 4 Units
- 5 to 19 Units
- 20 to 49
- 50 or more
- Other

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

## STANDARDIZED OPPORTUNITY INDEX BY CENSUS TRACT



Source: Bureau of Economic and Business Research, University of Utah, Salt Lake City: Fair Housing Equity Assessment, 2014

According to a 2014 Fair Housing Equity Assessment, the west side of Salt Lake City, including the 9 Line Project Area, is considered a low opportunity area.

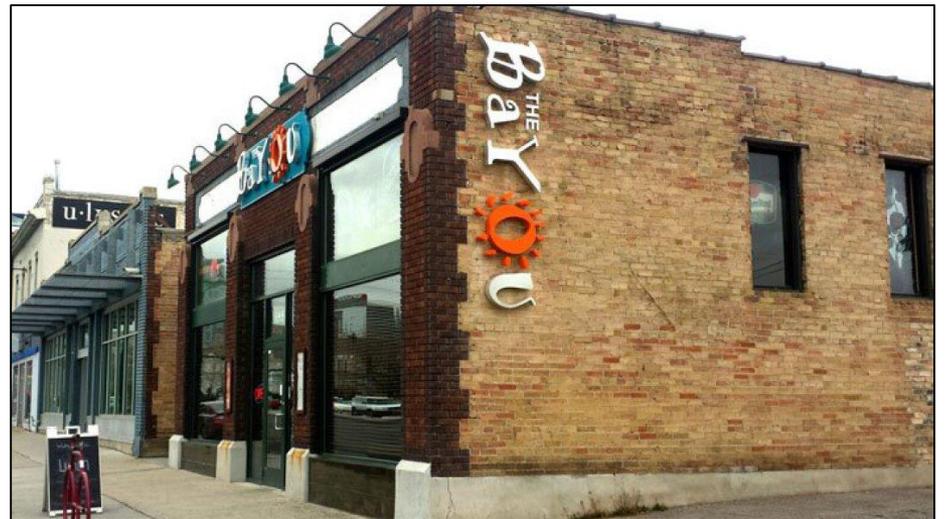
The index measures school proficiency, poverty, labor market, housing stability, and job access.

# REASONS FOR SELECTING PROJECT AREA & AGREEMENT

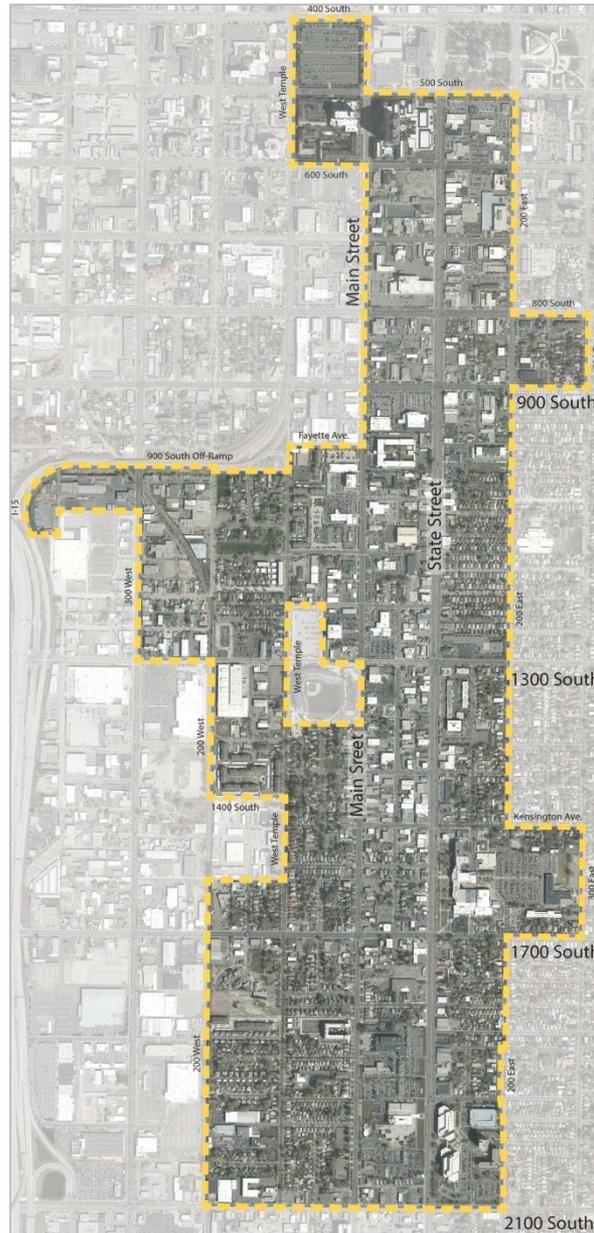
- Improve east-west connections
  - Infrastructure improvements
  - Strengthen commercial nodes at select intersections
  - Promote recreational opportunities, trails, and open space
  - Opportunity for large commercial / light manufacturing development west of Redwood Road
- 
- Subject to Interlocal Agreement because not using eminent domain



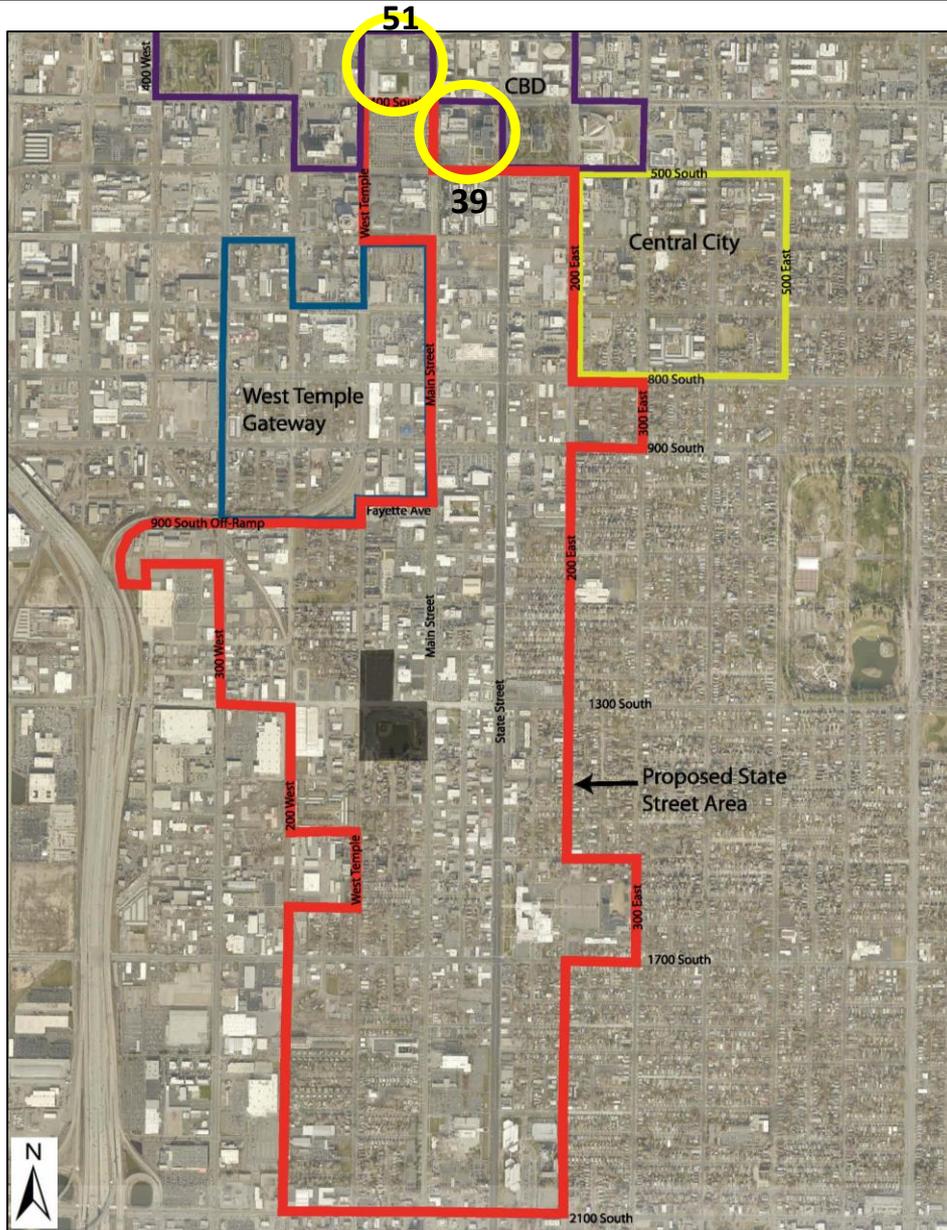
# STATE STREET



# STATE STREET: BOUNDARY MAP



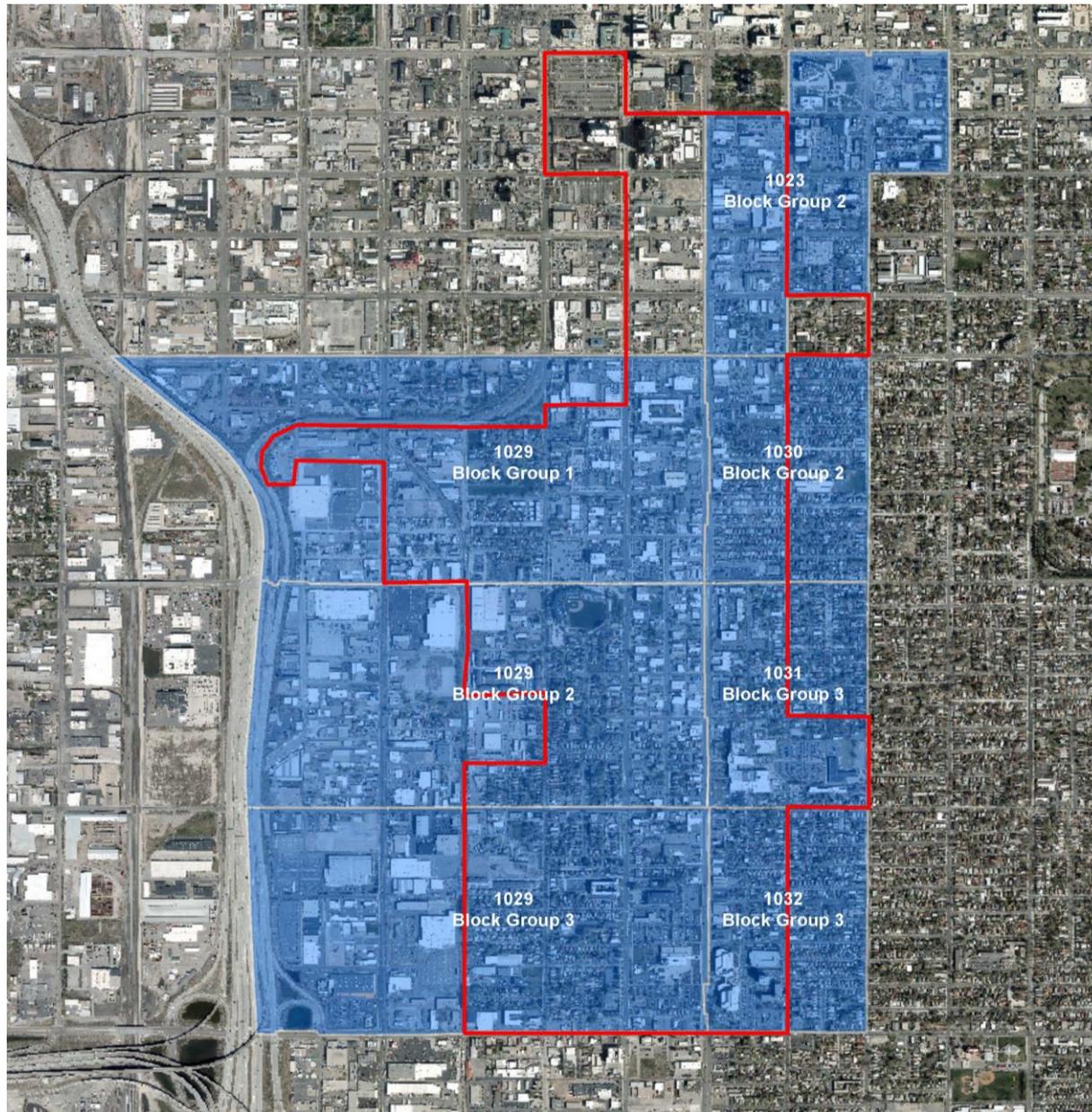
# STATE STREET: PROPOSED ADDITIONAL BLOCKS



- Block 39 and Block 51
- Currently stranded between CBD and new State Street boundaries
- Opportunities on both blocks for private development, while also containing government lands.



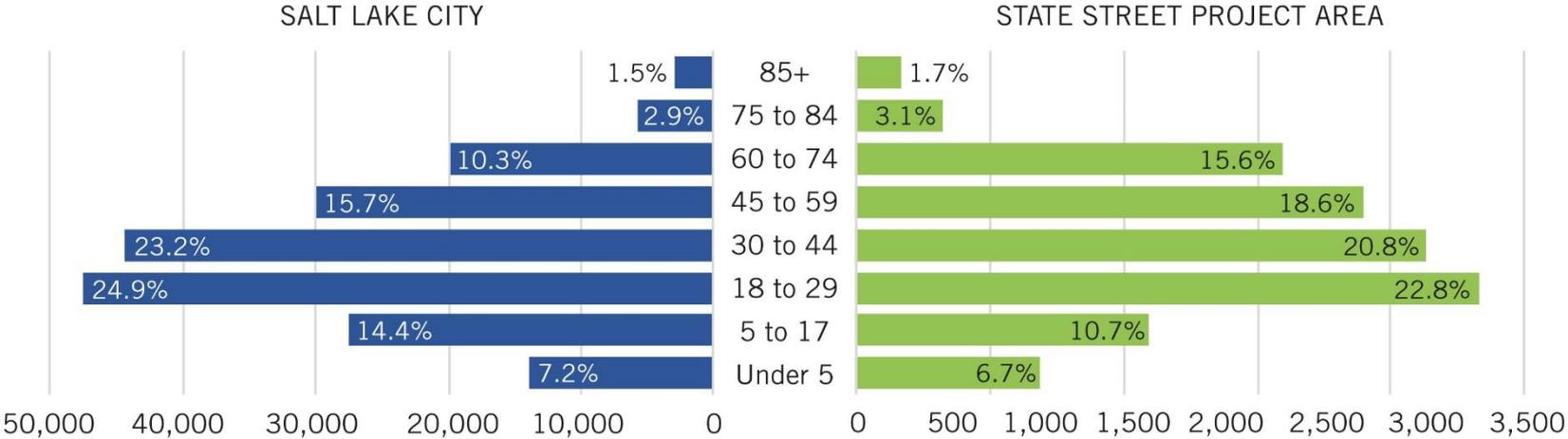
# EXISTING CONDITIONS – DATA SETS



# STATE STREET: AGE STRUCTURE

Residents living in the State Street Project Area and surrounding neighborhood are older than the population of the city as a whole.

## AGE STRUCTURE: SALT LAKE CITY & STATE STREET PROJECT AREA



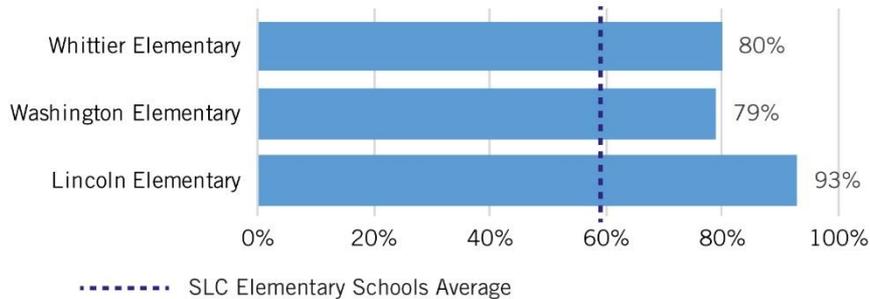
Source: U.S. Census Bureau, 2011-2015 American Community Survey 5-Year Estimates

Note: State Street Project Area study boundaries include Census Tract 1023, Block Group 2; Census Tract 1029; Census Tract 1030, Block Group 2; Census Tract 1031, Block Group 3, Census Tract 1032, Block Group 3



# STATE STREET: SCHOOL ENROLLMENT DEMOGRAPHICS

## STATE STREET PROJECT AREA - 2016 SCHOOL ENROLLMENT: % OF STUDENTS QUALIFYING FOR FREE OR REDUCED LUNCH



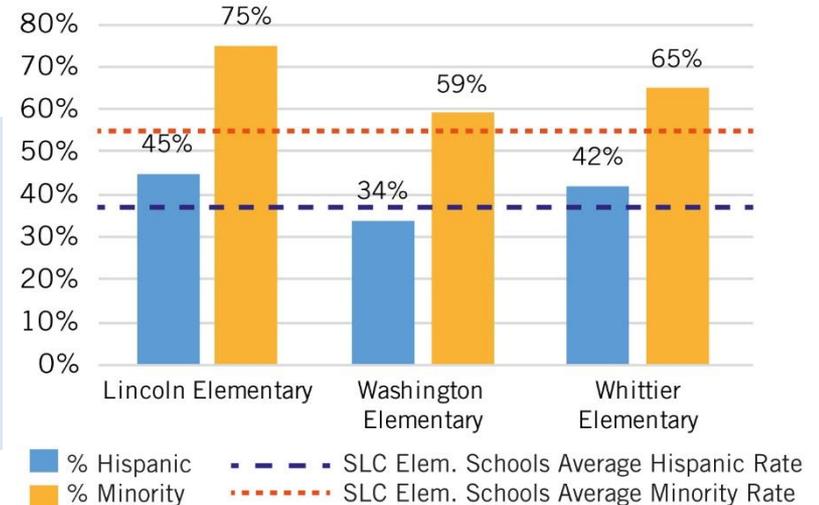
Source: Salt Lake City School District

Note: A student from a household with an income at or below 130% of the poverty threshold is eligible for free lunch. A student from a household with an income between 130% and up to 185% of the poverty threshold is eligible for reduced price lunch.

The majority (79%-93%) of elementary-age children who attend schools that draw from the State Street Project Area are eligible for free or reduced lunch.

Youth within the area are more diverse than the population average, with Salt Lake City School District reporting that minorities comprise between 59% to 75% of elementary school enrollment.

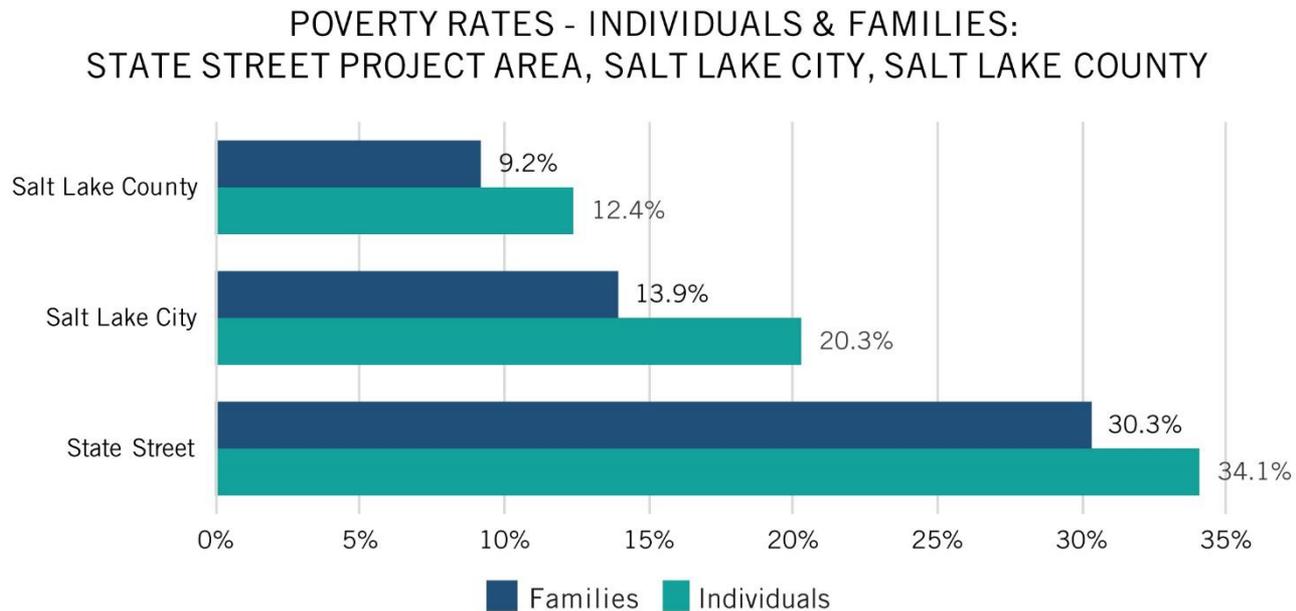
## STATE STREET PROJECT AREA - 2016 SCHOOL ENROLLMENT: HISPANIC & MINORITY



Source: Salt Lake City School District

# STATE STREET: POVERTY

Over 34% of individuals and 30% of families residing in the greater State Street Project Area are living in poverty. This is significantly higher than the citywide and countywide percentages.



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

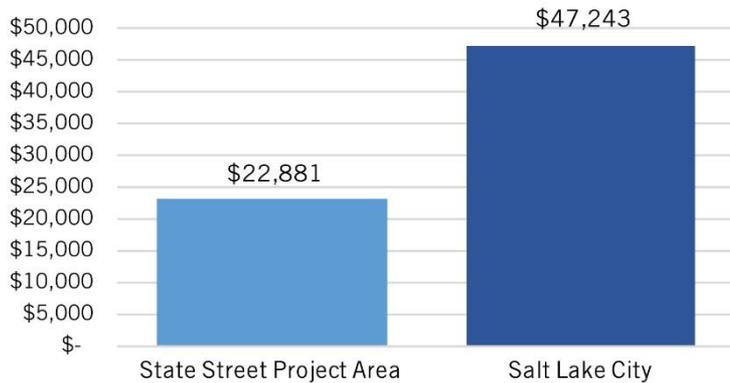
Note: State Street Project Area study boundaries include Census Tract 1023, Block Group 2; Census Tract 1029; Census Tract 1030, Block Group 2; Census Tract 1031, Block Group 3, Census Tract 1032, Block Group 3



# STATE STREET: HOUSEHOLD INCOME & SIZE

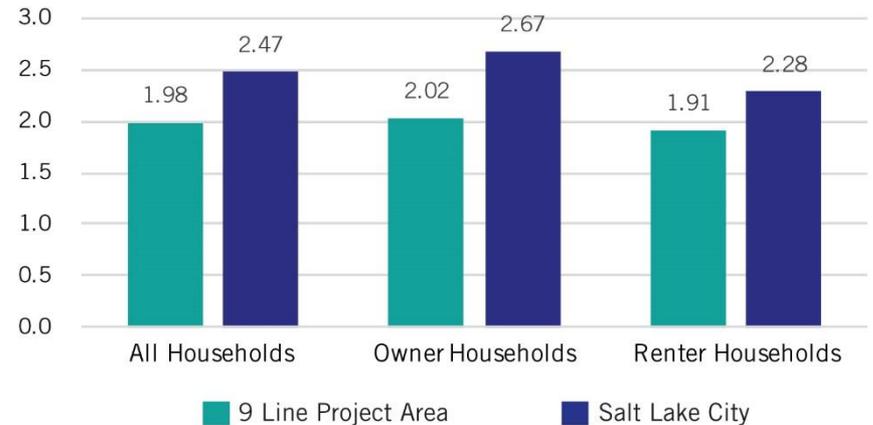
The median household income for the State Street Project Area and surrounding neighborhood (\$22,881) is only 48% of the citywide median (\$47,243).

## STATE STREET PROJECT AREA - MEDIAN HOUSEHOLD INCOME



Source: U.S. Census Bureau, 2011-2015 American Community Survey 5-Year Estimates  
Note: State Street Project Area study boundaries include Census Tract 1023, Block Group 2; Census Tract 1029; Census Tract 1030, Block Group 2; Census Tract 1031, Block Group 3, Census Tract 1032, Block Group 3

## STATE STREET PROJECT AREA - AVERAGE HOUSEHOLD SIZE

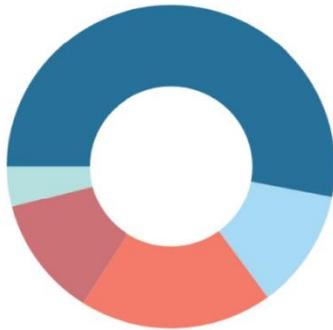


Source: U.S. Census Bureau, 2011-2015 American Community Survey 5-Year Estimates  
Note: State Street Project Area study boundaries include Census Tract 1023, Block Group 2; Census Tract 1029; Census Tract 1030, Block Group 2; Census Tract 1031, Block Group 3, Census Tract 1032, Block Group 3

The low median household income may be partially explained by area's low average household size, which is 1.98 for the State Street Project Area as compared to 2.47 for Salt Lake City as a whole. The low median income may also be explained by a prevalence of public and subsidized housing within the area.

# STATE STREET: LAND USE & HOUSING UNIT TYPES

## STATE STREET PROJECT AREA: LAND USE

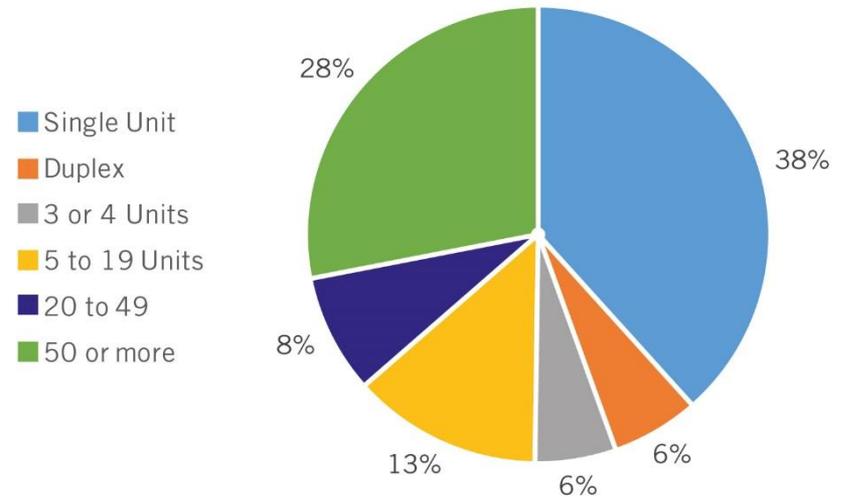


Large commercial (53%)    Small commercial (12%)  
Single-family residential (19%)  
Multi-family residential (12%)    Institutional (4%)

The dominant land use within the area is large commercial, which occupies over half (53%) of the land area. The remaining land area consists of small commercial, single-family residential, multifamily residential, and institutional.

The majority of residential units are either single-family units or units located in high-density multifamily buildings that contain 50 or more units.

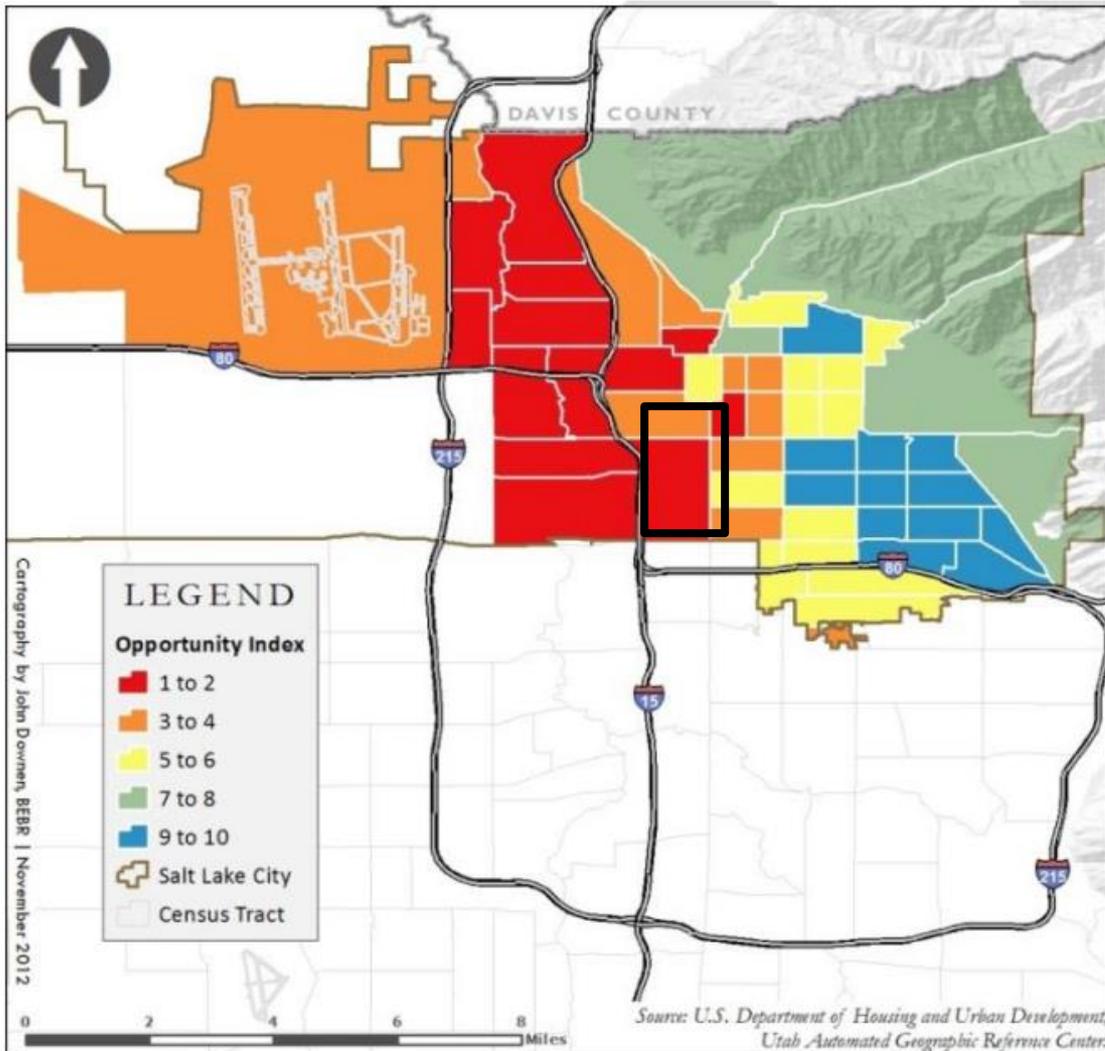
## STATE STREET PROJECT AREA - % OF HOUSING UNITS BY THE NUMBER OF UNITS IN THE STRUCTURE



Source: U.S. Census Bureau, 2011-2015 American Community Survey 5-Year Estimates  
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# STATE STREET: OPPORTUNITY INDEX

## STANDARDIZED OPPORTUNITY INDEX BY CENSUS TRACT



Source: Bureau of Economic and Business Research, University of Utah, Salt Lake City: Fair Housing Equity Assessment, 2014

According to a 2014 Fair Housing Equity Assessment, the majority of the area comprising the State Street Project Area, is considered a low or moderately-low opportunity area.

The index measures school proficiency, poverty, labor market, housing stability, and job access.

# REASONS FOR SELECTING PROJECT AREA & AGREEMENT

- High crime rates and high density of crime in specific locations
  - Existing major employment centers and opportunities for additional
  - High ridership of public transit; additional transit opportunities and TOD
  - Property vacancies
  - Housing opportunities
- 
- Subject to Interlocal Agreement because not using eminent domain



QUESTIONS?

