

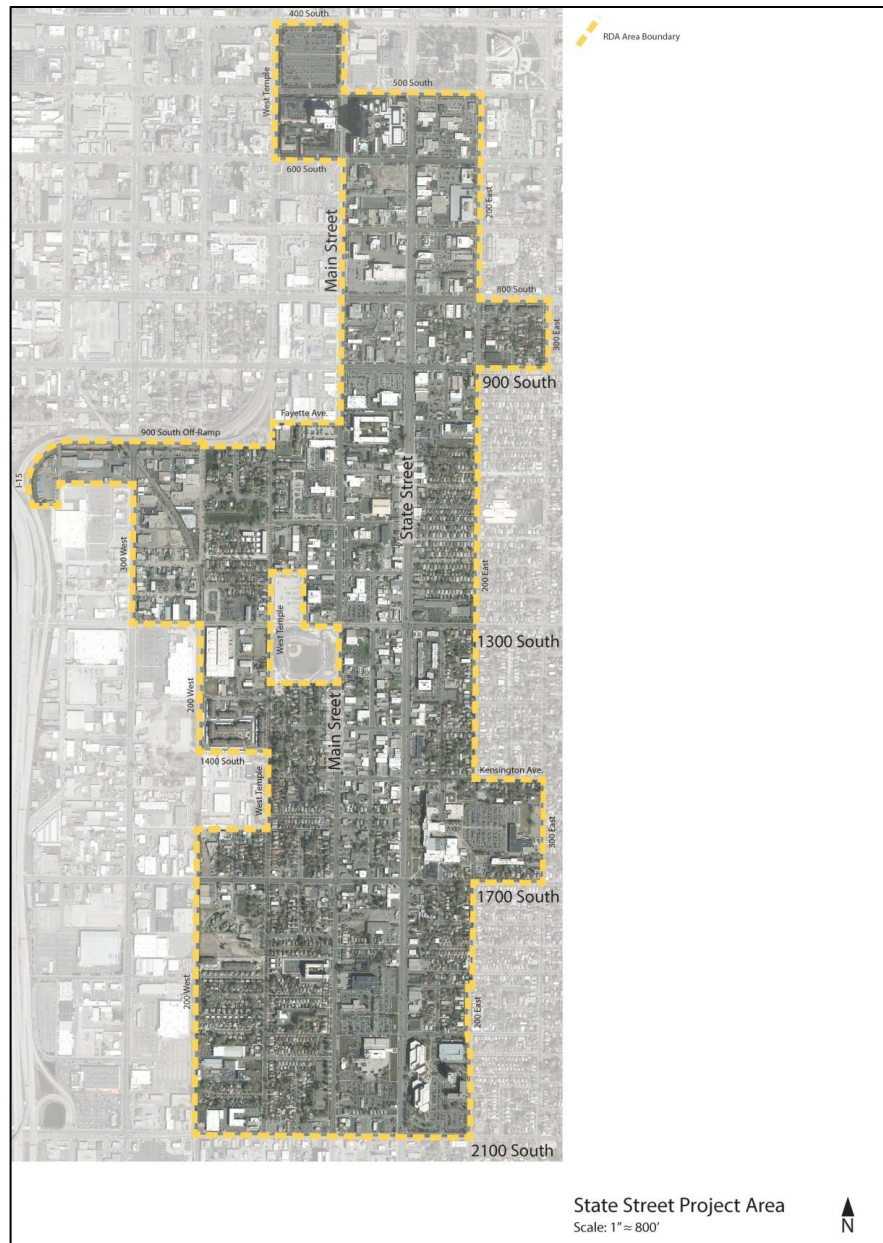


## Attachment D: State Street Project Area Components – Key Points (Set #1)

### I. Project Area Boundary/Map:

The proposed State Street Community Reinvestment Project Area is enclosed within the boundaries described in Figure 1: Project Area Map.

FIGURE 1:  
State Street Project Area Map



The Project Area is adjacent to three existing Salt Lake City RDA Project Areas: the West Temple Gateway, Central City, and Central Business District project areas. The Baseball Stadium Project Area is located within the perimeter of the Project Area, and the land included in that project area will not be included in the State Street Project Area.

Other than the land included in the Baseball Stadium Project Area discussed above, the State Street Project Area will include much of the land along the State Street corridor south of the Central Business District to the city limits abutting South Salt Lake City. The Project Area is roughly bordered by 200 East Street on the East, 2100 South Street on the South, 200 West Street on the West and 400 South Street on the North.

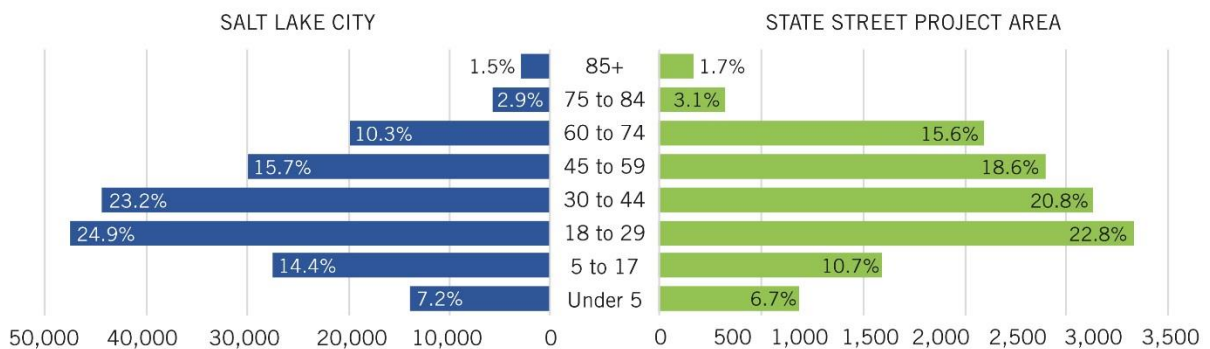
## II. Existing Conditions: Social, Economic, and Physical

The following is a demographic profile of the proposed State Street Project Area, including a snapshot of social, economic, and physical conditions. The data used for this existing conditions analysis are primarily U.S. Census Bureau, 2011-2015 American Community Survey 5-year estimate data, taken from all the Census tract block groups that most closely align with the State Street project area boundaries. Although these block group boundaries are close to the project area boundaries, they do not fall exactly within them, so some of the data displayed in this section might reflect properties and conditions just outside of the State Street project area.

Residents living in the State Street Project Area and surrounding neighborhood are older than the population of the city as a whole, as shown in Figure 2. An older population can be partially explained by the area’s low-income housing projects targeted to seniors, including the Wasatch Manor located at 535 South 200 East and the County High Rise/City Plaza Apartments located at 1966/1992 South 200 East.

FIGURE 2:

AGE STRUCTURE: SALT LAKE CITY & STATE STREET PROJECT AREA

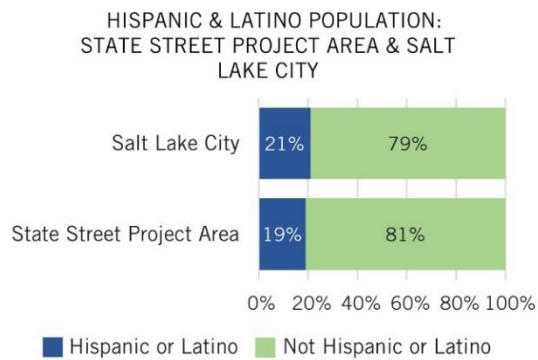


Source: U.S. Census Bureau, 2011-2015 American Community Survey 5-Year Estimates

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

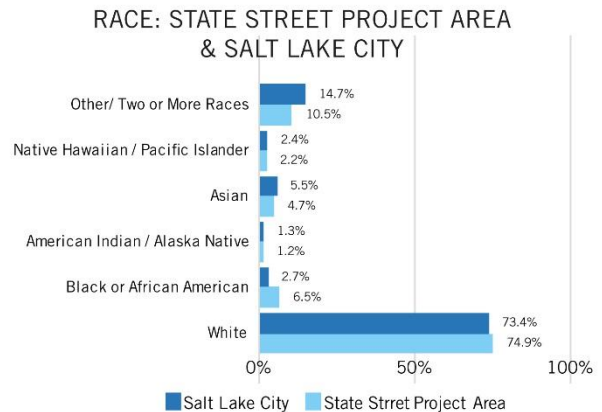
Diversity within the area is similar to that of the city. According to U.S. Census Bureau, 2015 ACS Estimates, 19% of the population is Hispanic or Latino, compared to 21% for the city as a whole, as shown in Figure 3. The percentage of Black or African American residents residing within the Project Area is higher than the citywide average, at 6.5% of the population as compared to 2.7% for the city, as shown in Figure 4.

FIGURE 3:



Source: U.S. Census Bureau, 2011-2015 Am Com Survey 5-Year Est.  
 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

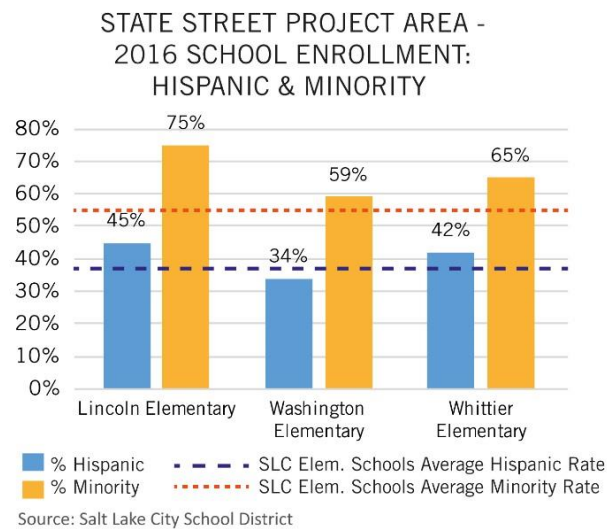
FIGURE 4:



Source: U.S. Census Bureau, 2011-2015 Am Com Survey 5-Year Est.  
 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

Youth within the area are more diverse, with Salt Lake City School District reporting that racial and ethnic minorities comprise between 59% to 75% of elementary school enrollment, higher than the 55% average for all Salt Lake City elementary schools, as shown in Figure 5.

FIGURE 5:



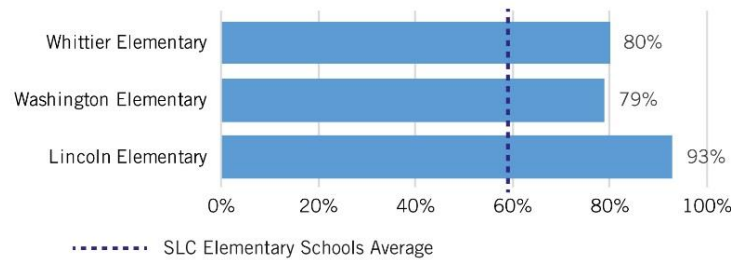
Source: Salt Lake City School District

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, as demonstrated in Figure 6. The federal poverty level income for a family of four is \$24,300. A student from a household with an income of

up to 130% of the federal poverty level (\$31,590 for a family of four) is eligible for free lunch. A student from a household with an income between 130% and up to 185% of the federal poverty level (\$44,955 for a family of four) is eligible for reduced lunch.

FIGURE 6:

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



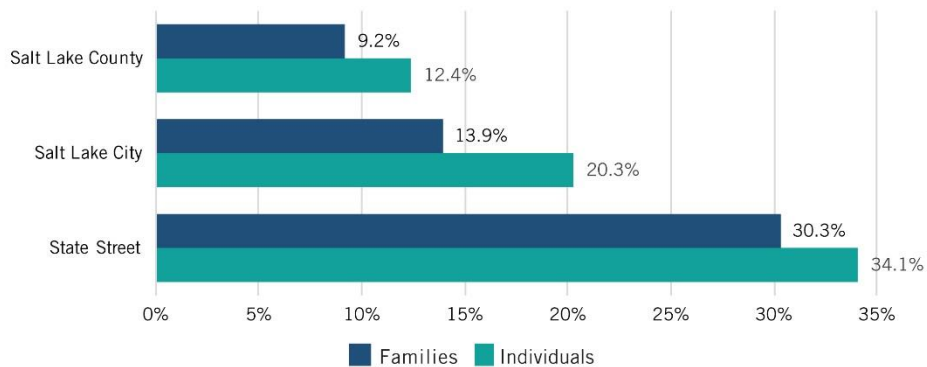
Source: Salt Lake City School District

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.

As demonstrated in Figure 7, over 34% of individuals and 30% of families residing in the greater State Street Project Area are living in poverty according to U.S. Census 2015 ACS Estimates. This is significantly higher than the citywide and countywide percentages.

FIGURE 7:

POVERTY RATES - INDIVIDUALS & FAMILIES:  
STATE STREET PROJECT AREA, SALT LAKE CITY, SALT LAKE COUNTY



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

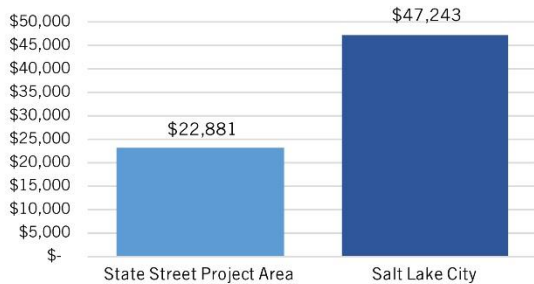
Note: State Street Project Area study boundaries include Census Tract 1023, Block Group 2; Census Tract 1029; Census Tract 1030, Block Group 2; Census Tract 1031, Block Group 3, Census Tract 1032, Block Group 3

The median household income for the State Street Project Area and surrounding neighborhood (\$22,881) is only 48% of the citywide median (\$47,243), as shown in Figure 8. The low median household income may be partially explained by the 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, as shown in Figure 9. This could indicate that there are more single-person head-of-households residing in the area. In

addition, the low median income may reflect the prevalence of public and subsidized housing within the area.

FIGURE 8:

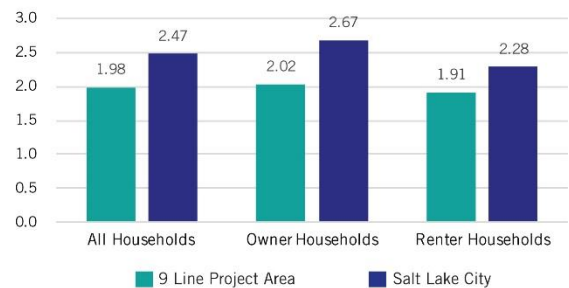
STATE STREET PROJECT AREA - MEDIAN HOUSEHOLD INCOME



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

FIGURE 9:

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 dominant land use within the area is large commercial, which occupies over half (53%) of the land area, as demonstrated in Figure 10. The remaining land area consists of small commercial (12%), single-family residential (19%), multifamily residential (12%), and institutional (4%).

The Project Area has a nearly even split with 48% of households being homeowners, and 52% being renters, which mirrors the citywide average. As shown in Figure 11, the majority of residential units are either single-family units or units located in high-density multifamily buildings that contain 50 or more units.

FIGURE 10:

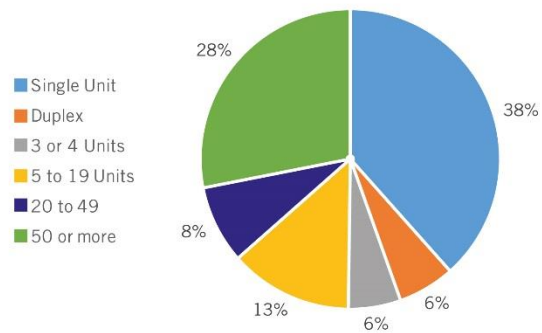
STATE STREET PROJECT AREA: LAND USE



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

FIGURE 11:

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



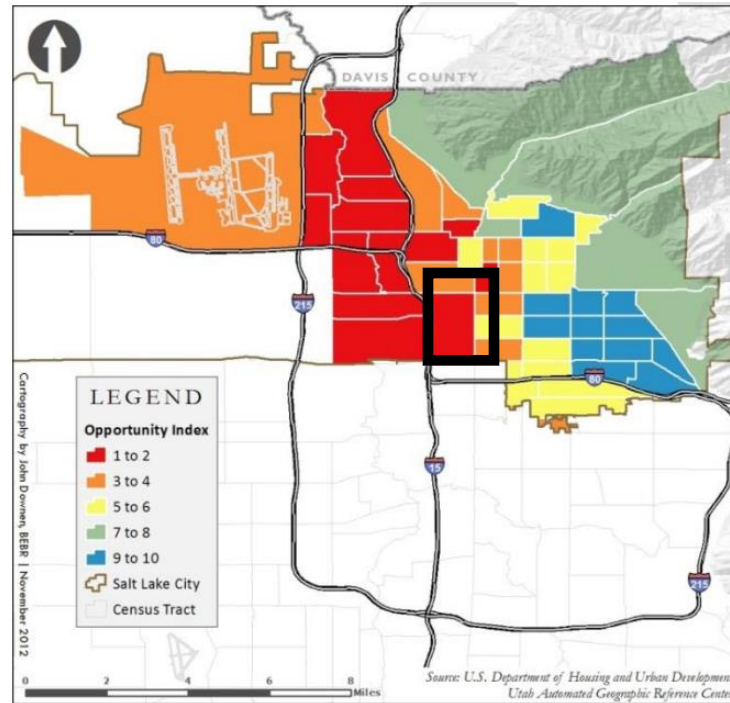
Source: U.S. Census Bureau, 2011-2015 American Community Survey 5-Year Estimates  
 Note: State Street Project Area study boundaries include Census Tract 1023, Block Group 2; Census Tract 1029; Census Tract 1030, Block Group 2; Census Tract 1031, Block Group 3, Census Tract 1032, Block Group 3

According to a 2014 Fair Housing Equity Assessment completed by the Bureau of Economic and Business Research at the University of Utah, the majority of the area comprising the State Street Project Area, is considered a low or moderately-low opportunity area (see Figure 12). The index

measures school proficiency, poverty, labor market, housing stability, and job access. The general area of the State Street Project Area is shown in the black box in Figure 12.

**FIGURE 12:**

**STANDARDIZED OPPORTUNITY INDEX BY CENSUS TRACT**



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

**Data note:**

For the purposes of analyzing U.S. Census Bureau geography, the State Street Project Area study boundaries include census tract 1023, block group 2; census tract 1029, block groups 1, 2, and 3; census tract 1030, block group 2; census tract 1031, block group 3; and 1032, block group 3. While this geography does not exactly align with the proposed project area boundaries, data from the study area boundaries is likely representational of neighborhood conditions. Salt Lake City School District data has also been utilized by identifying school district boundaries contained within the proposed State Street Project Area.

**III. Reason for selecting the Project Area**

The selection of the State Street Project Area is the result of an approximately two-year (to date) process initiated by the RDA Board of Directors. An initial policy discussion for project area creation was conducted in December 2014, followed by the Board's adoption of 13 evaluation criteria and approval of a relatively long list of potential project areas to be evaluated by those criteria. The long list of potential project areas was narrowed down to seven, and relatively extensive research into each of the 13 evaluation criteria was conducted and presented to the Board in August 2015. The 13 evaluation criteria are shown below, and the full State Street Potential Project Area Research Report from the August 2015 Board meeting is provided in Attachment D.

#### Evaluation Criteria and Summarized Research Findings:

1. Master Plans/zoning (Plan SLC)
2. Private/Public partnership opportunities
3. Crime statistics
4. Tax increment projections
5. Affordable housing opportunities/needs
6. Infrastructure opportunities/needs
7. Employment/commercial center
8. Public transit
9. City funding objectives
10. Wasatch Choice 2040
11. Salt Lake County Project Area Creation Policy
12. Major Strategies (Master Plan implementation, blight removal, infrastructure improvement, housing, economic development)
13. City and RDA tools

After conducting research into each of the above evaluation criteria, it was determined by the Board that the State Street Project Area met the selection criteria and was selected as a proposed project area by vote of the Board members. Some of the reasons for this selection included the following:

- High rates of criminal activity, with a high density of crimes occurring in several localized areas along the corridor.
- Some existing major employment centers (i.e., OC Tanner and Salt Lake County Complex), and the potential to add additional employment/commercial centers, especially at specific to-be-determined intersections (commercial nodes) in the Project Area.
- High ridership of public transit (UTA bus route 200), plus potential for additional public transit with proposed bus rapid transit (BRT) on State Street, and potential for increased development around the 1300 South TRAX station.
- Numerous retail/commercial vacancies, indicating underutilized properties that could benefit from redevelopment incentives.
- Housing opportunities, and housing objectives stated in the relevant master plans/community plans.
- Conformance with the Salt Lake County Project Area Creation Policy.

#### **IV. Interlocal Agreement**

Per the requirements listed in Utah Code 17C, the State Street Project Area is subject to an interlocal agreement with taxing entities, rather than a taxing entity committee, because the RDA does not plan to use eminent domain to acquire property within the project area.

The taxing entities that RDA anticipates will be involved are Salt Lake City, Salt Lake County, and the Salt Lake City School District (SLCSD). The RDA will hold consultation meetings with the taxing entities during the project area creation process, receive their input on the draft project area plans, and eventually negotiate an interlocal agreement with each to determine how the redevelopment in the project area will be funded.