

# REDEVELOPMENT AGENCY OF SLC U P D A T E

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SALT LAKE CITY SCHOOL DISTRICT BOARD MEETING – SEPTEMBER 3, 2019

## RDA OVERVIEW • HOUSING • 9 LINE + STATE STREET



SLCRDA

Exhibit: 4D1  
Board Meeting: 9/3/2019

# PART I RDA OVERVIEW



# WHAT IS TAX INCREMENT?

Tax increment is a financial tool used to promote economic development and community reinvestment. The TIF process splits tax revenue generated from properties within designated project areas into two categories:

## **Base Tax Revenues:**

Existing tax revenues available before the project area is established

## **Tax Increment Revenues:**

New tax revenues in excess of the base revenues, largely generated by project area development activities

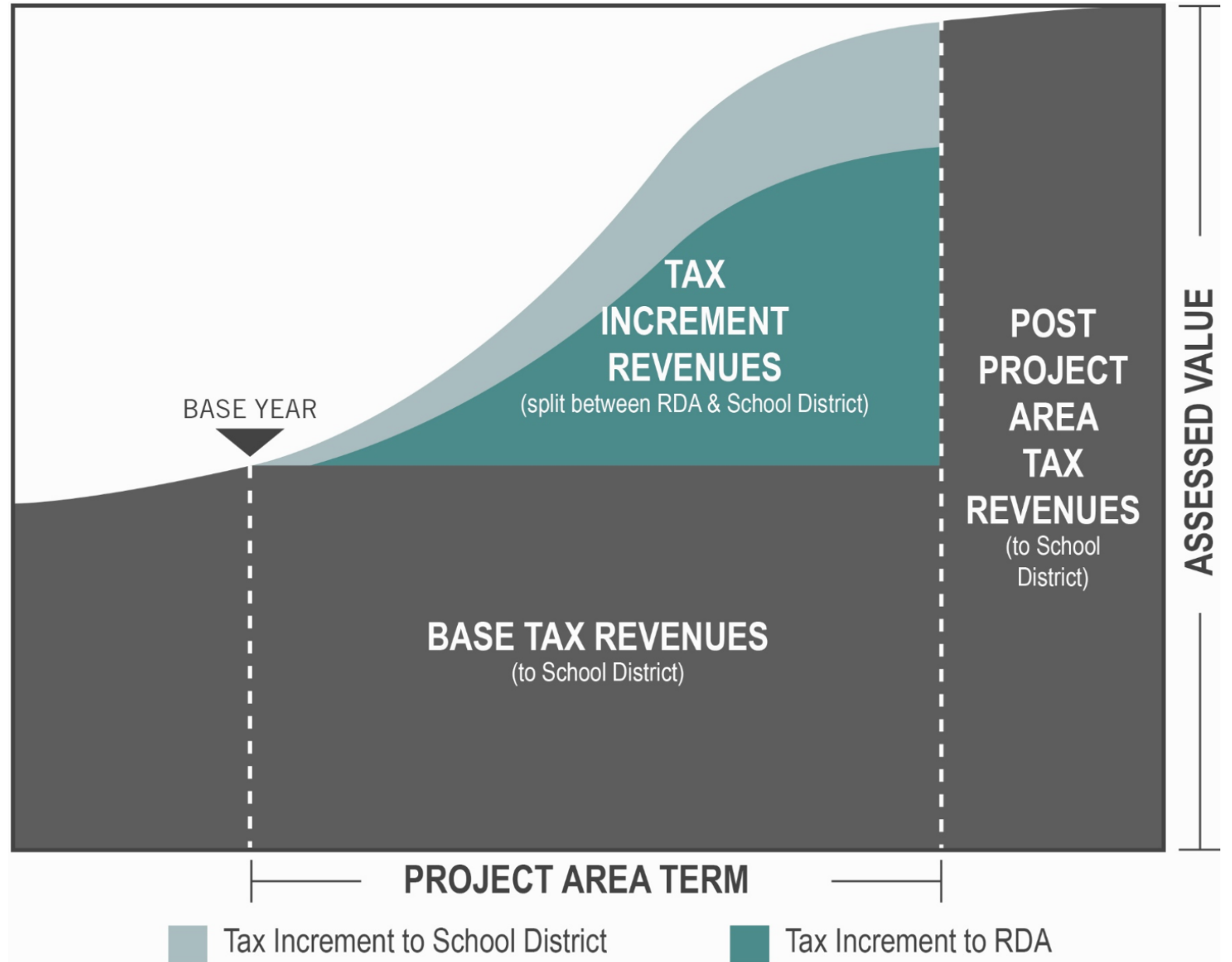


## TAX INCREMENT FRAMEWORK

By entering into an interlocal agreement with the RDA, the School District commits a percentage of tax increment to the RDA for the project area term.

The remaining portion of tax increment AND the base tax revenues is committed to the School District.

All tax revenues are committed to the School District once the project area term concludes.





# HOW IS TAX INCREMENT USED?

The RDA uses tax increment to promote public and private investment within designated project areas. Funds are used, usually in conjunction with private development projects, to:

- Improve infrastructure to increase **neighborhood livability and safety**
- Return underutilized and polluted **land to a productive use**
- Expand the supply of **affordable housing**
- Create **thriving neighborhood commercial districts** with opportunities for local businesses
- Support employment centers that provide **high-wage jobs and economic prosperity**



# PART II RDA HOUSING



# HOW IS THE RDA SUPPORTING HOUSING?

- As per Utah Code, redevelopment agencies must utilize a percentage of annual tax increment for affordable housing
- The Redevelopment Agency of Salt Lake City allocates above and beyond what is required through Utah Code
- Since the 2010 – 11 fiscal year, the RDA has allocated \$56.4 million to affordable housing, as follows:
  - **\$37.6 MM** to support the development of **1,024 affordable units**
  - **\$5.5 MM** to support the Salt Lake City **Housing Trust Fund**
  - **\$13.3 MM** is in process of being **committed to new affordable housing projects**



## PROJECT HIGHLIGHT

# 9<sup>th</sup> EAST LOFTS

444 S. 900 EAST

- Redevelopment of underutilized property
- Developer: Housing Authority of Salt Lake City
- Completed in March 2017
- 68 one and two bedroom units (54 units affordable and 14 units market rate)
- 2,000 sq ft ground floor commercial





# 9<sup>th</sup> EAST LOFTS

444 S 900 EAST







## PROJECT HIGHLIGHT

# SPARK!

1500 W. North Temple

- Redevelopment of a distressed motel with a high crime rate
- Brinshore Development
- \$51 MM investment
- 200 residential units, 89 affordable
- Ground floor commercial
- Family-oriented with a daycare; 22 2-bedroom units and 11 3-bedroom units



# SPARK!

1500 W. North Temple



# PART III 9 LINE + STATE STREET





# COMMUNITY ENGAGEMENT

**The RDA has been conducting community engagement for 9 Line and State Street since 2016, including the following efforts:**

- 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 stakeholders
- Community festivals, events, and fairs
- Comunidades Unidas targeted additional engagement efforts to residents and local businesses, with focus on the Spanish-speaking population



# 9 LINE

## COMMUNITY REINVESTMENT AREA

The 9 Line CRA was established to encourage economic development, foster healthy neighborhoods, and lessen disparities within the community, with focus on:

1. Support **commercial corridors** and **employment hubs** to create living-wage jobs
2. Attract and expand **neighborhood retail and services**
3. Provide an array of **housing choices** to meet the needs of current residents while attracting new residents including new families
4. Eliminate undesirable land uses to increase **neighborhood livability**





# 9 LINE

## PROPOSED INTERLOCAL TERMS

BASE YEAR: 2016

BASE YEAR VALUE: \$228,048,136

TERM: 20 Years\*

DISTRICT PARTICIPATION: 75%

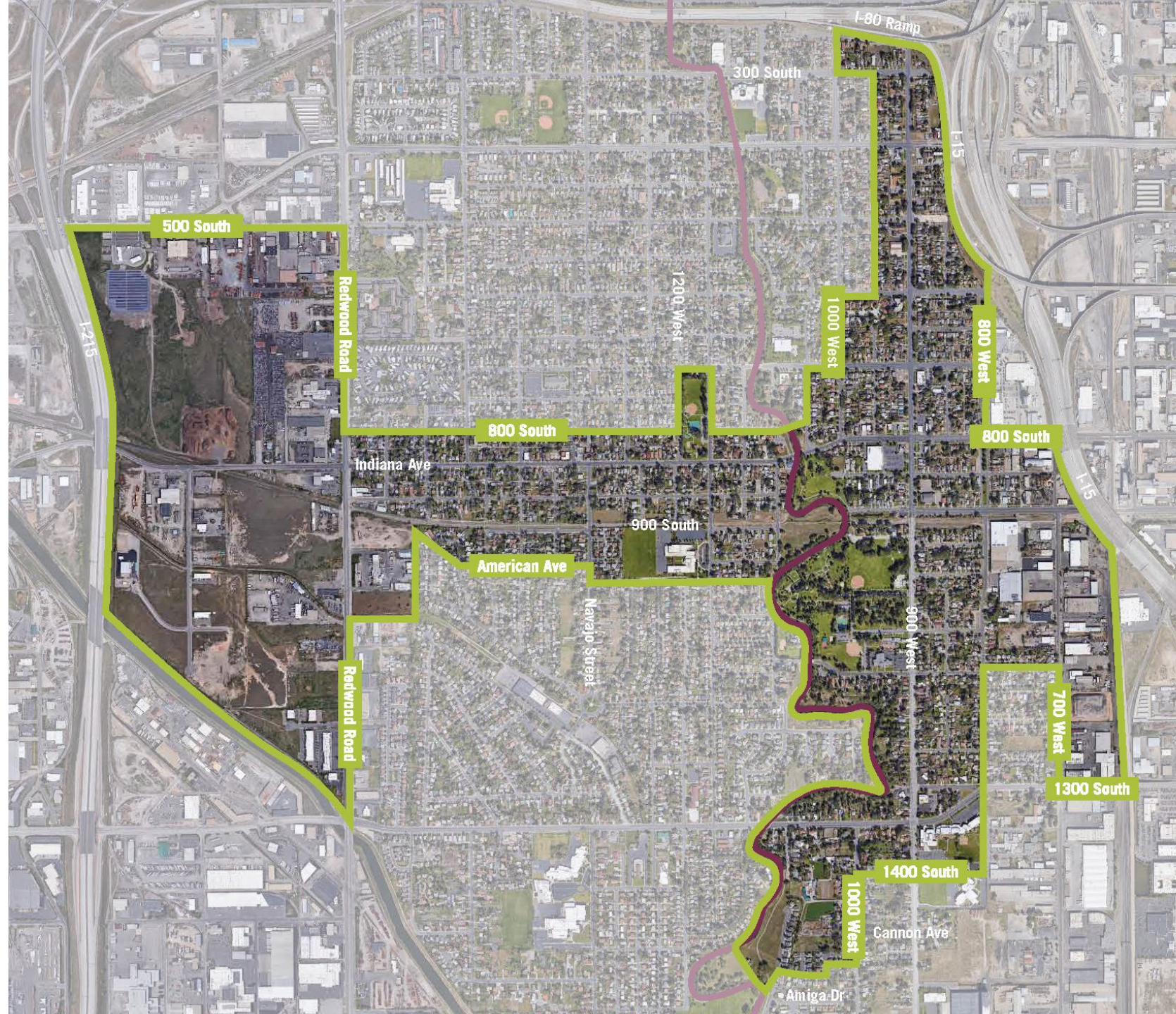
BUDGET:

Redevelopment: 80%

Housing: 10%

Admin & Operations: 10%

Note: The RDA is reducing the project area term from 25 years to 20 years based on feedback from the School District.





# 9 LINE

## TAX INCREMENT PROJECTIONS & BUDGET

With project area development activities, it is estimated that School District tax increment generation will be as follows over a 20-year term:

<b>TOTAL TAX INCREMENT:</b>	<b>\$10,500,000</b>
75% RDA (proposed):	\$7,900,000
25% SCHOOL DISTRICT (proposed):	\$2,600,000

The proposed RDA portion of School District tax increment, \$7,900,000, is proposed to be utilized as follows:

<b>DISTRICT TAX INCREMENT TO RDA:</b>	<b>\$7,900,000</b>
REDEVELOPMENT ACTIVITIES (80%):	\$6,320,000
HOUSING (10%):	\$790,000
ADMIN & OPERATIONS (10%):	\$790,000



# STATE STREET

## COMMUNITY REINVESTMENT AREA

The State Street CRA was established to encourage growth and reinvestment in this downtown-adjacent area, with focus on:

1. Encouraging **transit-oriented development** along State and Main Streets
2. Support a **pedestrian-oriented, walkable environment** with connections to transit, destinations, and surrounding neighborhoods
3. Implement **residential and commercial development** on and near the State Street corridor
4. Strategically target redevelopment projects where such investment would help **decrease criminal activity** and **provide community benefits**





# STATE STREET

## PROPOSED INTERLOCAL TERMS

BASE YEAR: 2016

BASE YEAR VALUE: \$889,305,536

TERM: 20 Years\*

DISTRICT PARTICIPATION: 75%

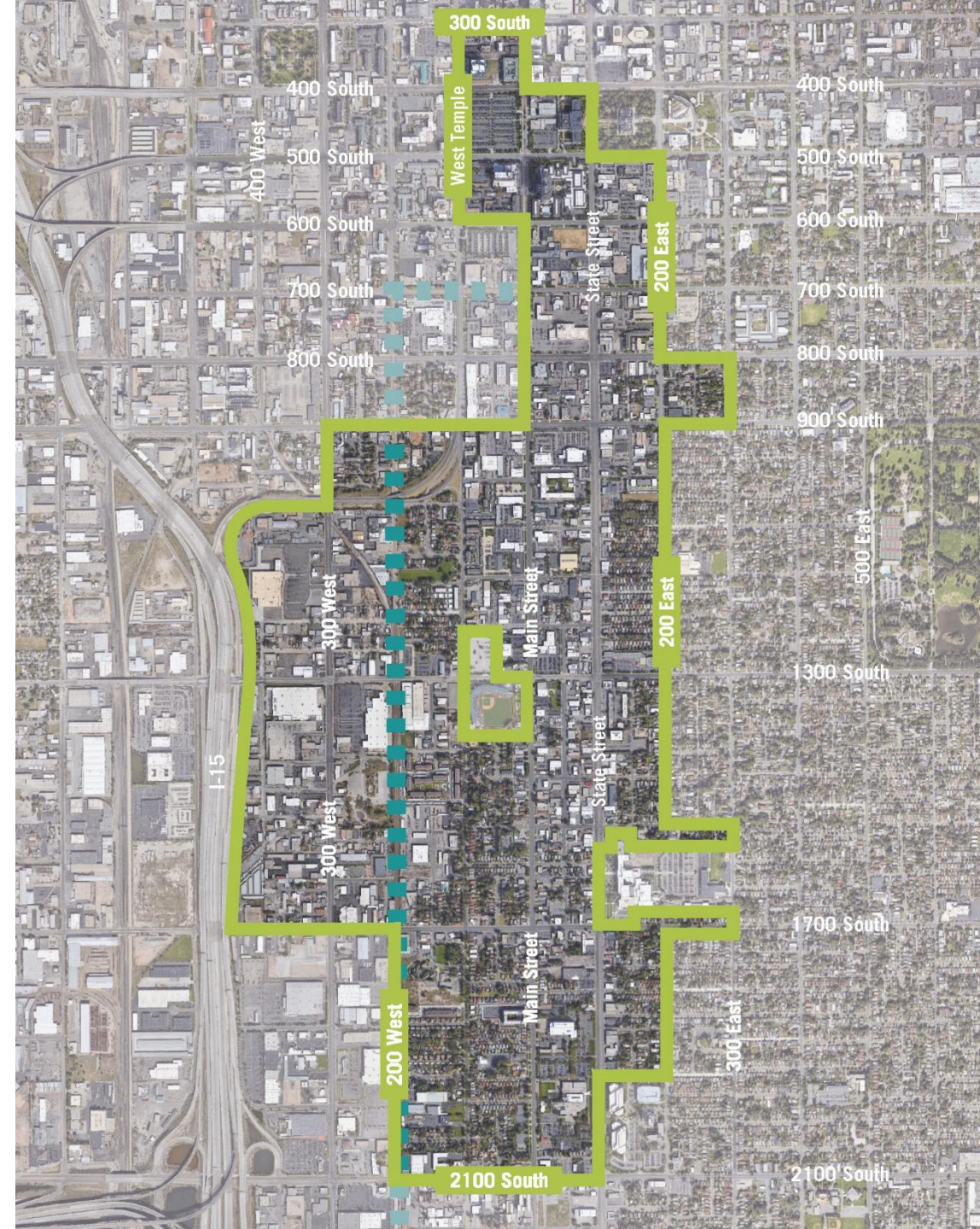
BUDGET:

Redevelopment: 80%

Housing: 10%

Admin & Operations: 10%

Note: The RDA is reducing the project area term from 25 years to 20 years based on feedback from the School District.



# STATE STREET

## TAX INCREMENT PROJECTIONS & BUDGET

With project area development activities, it is estimated that School District tax increment generation will be as follows over a 20-year term:

<b>TOTAL TAX INCREMENT:</b>	<b>\$23,200,000</b>
75% RDA (proposed):	\$17,400,000
25% SCHOOL DISTRICT (proposed):	\$5,800,000

The proposed RDA portion of School District tax increment, \$17,400,000, is proposed to be utilized as follows:

<b>DISTRICT TAX INCREMENT TO RDA:</b>	<b>\$17,400,000</b>
REDEVELOPMENT ACTIVITIES (80%):	\$13,920,000
HOUSING (10%):	\$1,740,000
ADMIN & OPERATIONS (10%):	\$1,740,000





# 9 LINE + STATE STREET

## NEXT STEPS

- Continue discussions on interlocal agreements
- The Board of Education may wish to consider additional participation terms, which could include:
  - Increasing the percentage of School District tax increment set aside for housing (currently 10%)
  - Dedicating the School District housing set aside to the development of housing suitable for families and the workforce
  - Establishing a maximum amount (cap) of tax increment to be committed by the School District over the 20-year term





# ALIGNMENT OF GOALS

## NEXT STEPS

- Continue discussions with the Board of Education on establishing its RDA policy
- Continue discussions on housing, including how the RDA may prioritize and allocate project area housing funds
- Engage the Board of Education early on future planning efforts





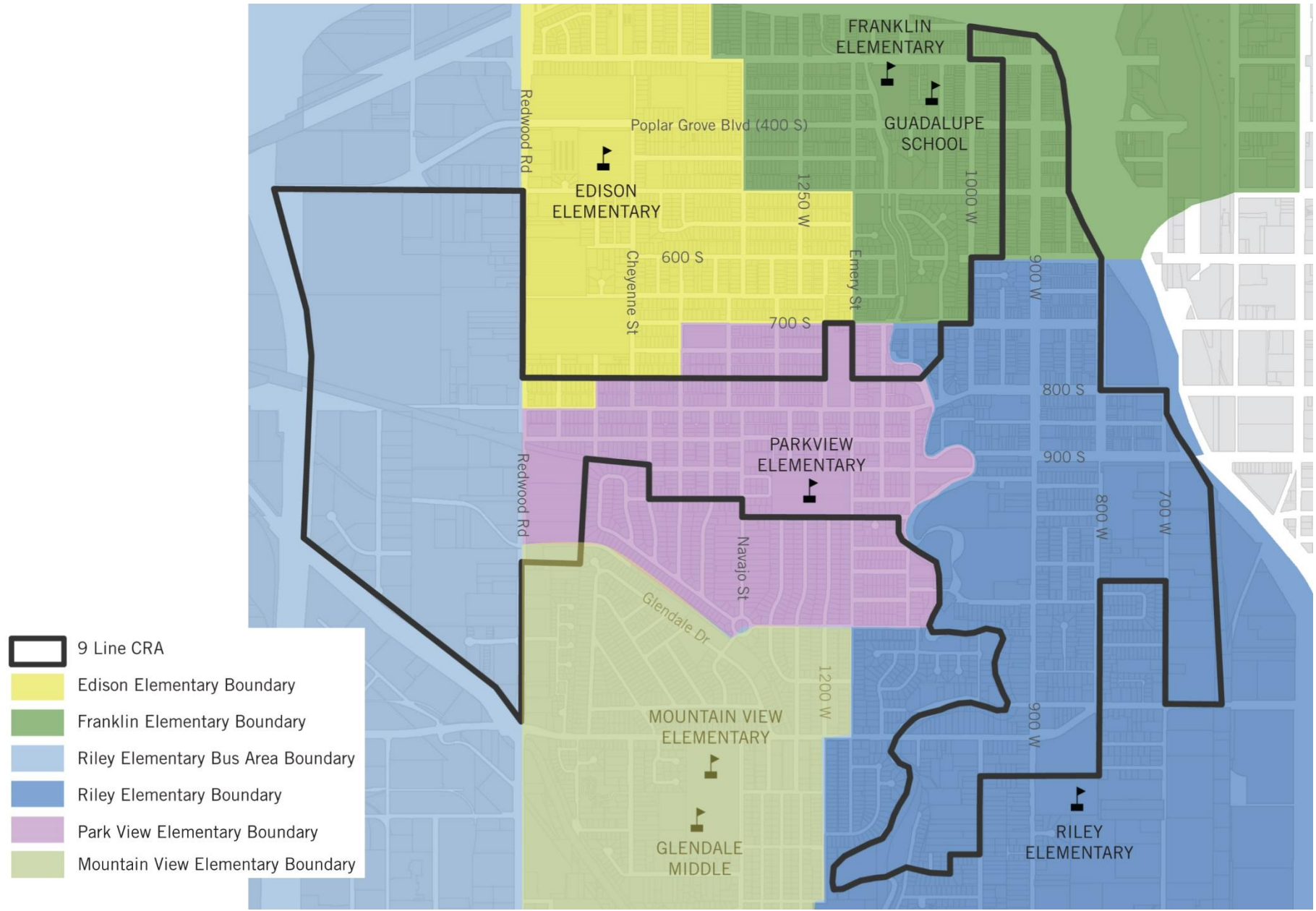
# ATTACHMENT A:

## **9 LINE + STATE STREET SUPPLEMENTAL INFORMATION**



**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.
4. Recognize, develop and foster opportunities for **regional nodes that strengthen the community's employment base** while providing large-scale commercial retail and services for residents and employees of the Westside.
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.
9. Create a beautiful community with a system of guidelines to **create and strengthen public spaces** that will **foster community interaction and pride** and catalyze ongoing redevelopment and growth.





Incremental Tax Revenues To Taxing Entities	Total – 20 Years
Salt Lake County	\$1,002,490
Salt Lake City School District	\$2,612,984
Salt Lake City	\$1,926,758
Salt Lake Library	\$2,98,084
Salt Lake Metropolitan Water District	\$147,562
Salt Lake City Mosquito Abatement District	\$72,301
Central Utah Water Conservancy District	\$169,125
<b>Total</b>	<b>\$6,229,304</b>

Incremental Tax Revenues To RDA	Total – 20 Years
Salt Lake County	\$3,007,469
Salt Lake City School District	\$7,838,953
Salt Lake City	\$5,780,276
Salt Lake Library	\$894,250
Salt Lake Metropolitan Water District	\$442,685
Salt Lake City Mosquito Abatement District	\$216,902
Central Utah Water Conservancy District	\$507,376
<b>Total</b>	<b>\$18,687,911</b>

Note: The RDA is amending the project area budget to limit the project area term to 20 years rather than 25 as previously contemplated.

Note: Estimate based on all taxing entities participating at 75% for 20 years.

Activity	Percentage	Amount
Administration & Operations	10%	\$1,868,791
Housing	10%	\$1,868,791
Redevelopment Activities	80%	\$14,950,329
Total	100%	\$18,687,911

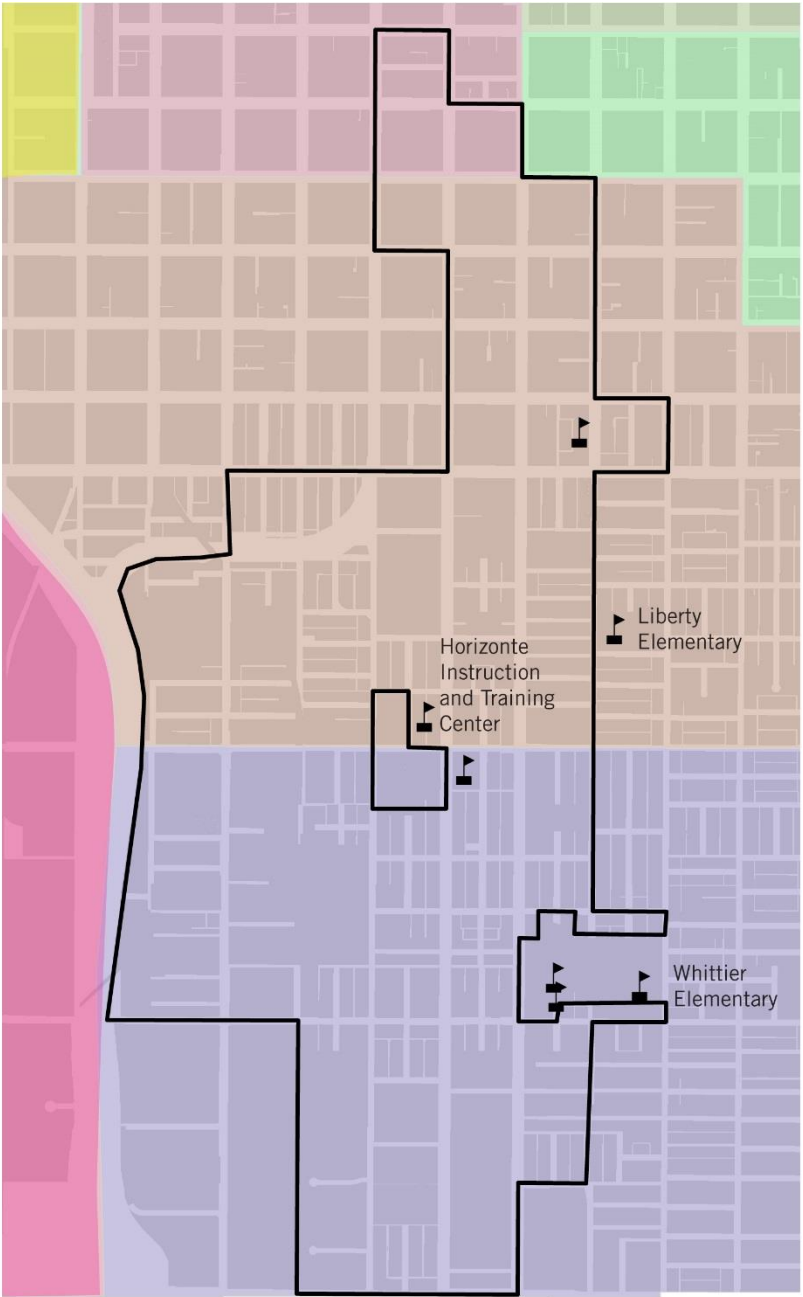
Note: Estimate based on all taxing entities participating at 75% for 20 years.

## THE FOLLOWING GOALS WERE DEVELOPED THROUGH REVIEW OF APPLICABLE MASTER PLANS AND PUBLIC INPUT AND SHALL BE USED AS THE STANDARDS TO GUIDE PROJECT AREA DEVELOPMENT, AS FOLLOWS:

1. **Encourage transit-oriented development** along State and Main Streets that complements existing TRAX and future potential bus rapid transit (State Street).
2. Encourage **a pedestrian-oriented, walkable environment with connections** to transit, destinations, and surrounding neighborhoods.
3. **Encourage residential and commercial development** on and near the State Street corridor, while **maintaining historic character of single-family residential neighborhoods** in area.
4. **Acquire properties for strategic redevelopment** projects where such investment would help decrease criminal activity and provide community benefit(s).
5. **Encourage placemaking and a vibrant destination area** through pedestrian-oriented amenities that highlight unique character of area.
6. Encourage and promote **sustainable practices** in all reinvestment activities, including wide range of housing options.
7. **Encourage highest aesthetic standards possible** using durable materials and providing greatest possible public value for current and future needs.
8. **Support population growth and stability** through housing, mixed-use development, and commercial developments, while also **supporting the Homeless Resource Centers and surrounding neighborhoods**.
9. **Coordinate with other City Departments and Divisions** on projects, specifically:
  - Review zoning codes with Planning and help recommend any changes needed to promote walkable places.
  - Support all modal elements with Transportation and support recommendations of current and future Transportation master plans.
10. **Work with UDOT** to support any changes to State Street right-of-way that also align with City and RDA goals and objectives.
11. **Work with neighboring jurisdictions**, including South Salt Lake where adjacent areas serve overlapping catchment areas.



- State Street CRA
- Bennion Elementary Boundary
- Franklin Elementary Boundary
- Liberty Elementary Boundary
- Riley Elementary Boundary
- Washington Elementary Boundary
- Whittier Elementary Boundary



# STATE STREET: TAX INCREMENT ESTIMATES

Incremental Tax Revenues To Taxing Entities	Total – 20 Years
Salt Lake County	\$2,225,920
Salt Lake City School District	5,801,849
Salt Lake City	4,278,159
Salt Lake Library	661,861
Salt Lake Metropolitan Water District	327,645
Salt Lake City Mosquito Abatement District	160,537
Central Utah Water Conservancy District	375,524
<b>Total</b>	<b>13,831,495</b>

Incremental Tax Revenues To RDA	Total – 20 Years
Salt Lake County	\$6,677,759
Salt Lake City School District	17,405,547
Salt Lake City	12,834,478
Salt Lake Library	1,985,584
Salt Lake Metropolitan Water District	982,935
Salt Lake City Mosquito Abatement District	481,610
Central Utah Water Conservancy District	1,126,573
<b>Total</b>	<b>\$41,494,486</b>

Note: The RDA is amending the project area budget to limit the project area term to 20 years rather than 25 as previously contemplated.

Note: Estimate based on all taxing entities participating at 75% for 20 years.

Activity	Percentage	Amount
Administration & Operations	10%	\$4,149,449
Housing	10%	\$4,149,449
Redevelopment Activities	80%	\$33,195,588
Total	100%	\$41,494,486

Note: Estimate based on all taxing entities participating at 75% for 20 years.

# ATTACHMENT B:

## **HOUSING SUPPLEMENTAL INFORMATION**



RDA AFFORDABLE & MIXED-INCOME HOUSING			FY 2010/11 - 2019/20 YTD: FUNDING ALLOCATIONS BY PROJECT				
PROJECT/ADDRESS		DEVELOPMENT PARTNER	RESIDENTIAL UNITS TOTAL/AFFORDABLE		RDA FINANCIAL PARTICIPATION AMOUNT TYPE		STATUS
IN PROCESS	<b>255 State Street</b> 255 State Street	Brinshore Development	190	152	\$ 8,403,480	Property acquisition; loan; NOFA	The developer is finalizing project design and financing. Awarded 2019 4% and 9% low-income housing tax credits (LIHTCs).
	<b>Arctic Court</b> 524/528 North Arctic Court	TBD	2	1	\$ 200,000	Property acquisition	Single family residence designed and permitted, awaiting additional funding.
	<b>Bookcliffs Lodge</b> 1159 South West Temple	Housing Assistance Mgmt. Enterprise (HAME)	54	43	\$ 1,000,000	NOFA	The developer is assembling financing.
	<b>Capitol Homes Apartments</b> 1749 South State Street	HAME	93	62	\$ 3,200,000	Loan	The developer is assembling financing. Awarded 2019 9% LIHTCs.
	<b>Jefferson Mixed-Use</b> 912/916 Jefferson Street	Red Gate Properties. Big Tobacco Holdings	6	3	\$ 385,000	Property discount	The developer is assembling financing.
	<b>SPARK!</b> 1500 West North Temple	HAME and Brinshore Development	200	89	\$ 6,500,000	Property acquisition; NOFA	The RDA entered into a purchase agreement with Brinshore Development/HAME for a mixed use, multi-family development. Awarded 2019 4% LIHTCs.
	<b>Pamela's Place</b> 525 South 500 West	HAME and GIV Development	100	100	\$ 500,000	Loan	The project recently broke ground.
	<b>Exchange Building B</b> 340 East 400 South	Domain Companies and GIV Development	126	80	\$ 3,000,000	Loan	The project recently broke ground.
	<b>Utah Paperbox</b> 300 West 200 South	PEG Dev. /Clearwater homes	183	36	\$ 3,200,000	Property discount	The project recently broke ground.
	<b>West Montrose</b> 745-765 S 300 W; 244-264 W 800 S	TBD	Pending	Pending	\$ 407,912	Property acquisition	The property will be marketed to select a development partner in 2019.
		<b>SUBTOTAL:</b>	<b>954</b>	<b>566</b>	<b>\$ 26,796,392</b>		
COMPLETED	<b>Artspace Commons</b> 423 West 800 South	Artspace Utah	102	102	\$ 416,119	Tax Increment Reimbursement	Ongoing annual TI reimbursement obligation.
	<b>Macaroni Flats</b> 244 South 500 West	Artspace Utah	13	13	\$ 1,100,000	Property disposition (discount)	Disposition complete, project closed-out.
	<b>Citifront Apartments</b> 641 West North Temple	Neighborworks Salt Lake	155	94	\$ 422,266	Loan forgiveness	In October 2016, the RDA Board approved waiving a \$422,266 note for the project; project closed-out.
	<b>Liberty Village</b> 2150 McClelland Street	Cowboy Development	171	35	\$ 1,060,000	Loan	Loan paid in full, project closed-out.
	<b>9th East Lofts</b> 440 South 900 East	HAME	68	54	\$ 823,670	Property acquisition; property discount	Disposition complete, project closed-out.
	<b>Northgate Apartments</b> 135 South 500 West	BOYER	330	159	\$ 6,888,821	Tax Increment Reimbursement	Ongoing annual TI reimbursement obligation.
	<b>Pugsley Street</b> 571 North Pugsley Street		1	1	\$ 96,267	Property acquisition	Disposition complete, project closed-out.
		<b>SUBTOTAL:</b>	<b>840</b>	<b>458</b>	<b>\$ 10,807,143</b>		
		<b>TOTAL:</b>	<b>1,794</b>	<b>1,024</b>	<b>\$ 37,603,535</b>		

Note Pursuant to Utah Title 17C, Community Reinvestment Agency Act, Affordable Units are defined as being affordable to household earning 80% of the area median income and below.

Note: Funding allocations are approximations based on the RDA's annual budgets, annual reports, Board resolutions, and loan tracking system. Only funds allocated by the RDA to a specific project are reflected. Funds allocated to the Housing Trust Fund or funds in the process of allocation are not reflected on the table.

Note: Table includes projects that received one or more funding allocations during FY 2010-11 through FY 2019-20 YTD (August 28, 2019). Projects were not necessarily completed during this timeframe.

Note: For projects currently in the development pipeline and not yet completed, the number of units/affordable units is subject to change as designs and financing is finalized.

RDA Workforce & Market-Rate Housing			FY 2010/11 - 2019/20 YTD: Funding Allocations by Project				
Project/Address		Development Partner	Residential Units Total/Type		RDA Financial Participation Amount Type		Status
IN PROCESS	<b>The Charli</b> 55 West 800 South	CW Urban	90	Owner-occupied	\$ 2,335,000	Loan	3-year construction loan; construction to begin early 2019.
	<b>Marmalade Block Mixed-Use</b> 524-580 North 300 West	Clearwater Homes	264	Multifamily Rental	\$ 400,000	Property discount	Property discount was in exchange for the construction of storm detention infrastructure.
		<b>SUBTOTAL:</b>	<b>354</b>		<b>\$ 2,735,000</b>		
COMPLETED	<b>Alinéa Lofts</b> 877 South 200 West	Land Forge	24	Owner-occupied	\$ 359,995	Property discount	Pursuant to the purchase agreement; the developer recently repaid the RDA (based on the performance of the project) the amount the property was discounted, bringing the RDA's financial participation to \$0.
	<b>Alta Gateway</b> 144 South 500 West	Wood Partners	277	Multifamily Rental	\$ 321,106	Tax increment reimbursement	Ongoing tax increment reimbursement.
	<b>Broadway Park Lofts</b> 360 West Broadway	Clearwater Homes	82	Owner-occupied	\$ 4,500,000	Loan	Loan paid in full, project closed-out.
	<b>Central Ninth Place</b> 934-938 Washington Street	Central Ninth Place LLC	13	Owner-occupied	\$ 500,000	Loan	Loan paid in full, project closed-out.
	<b>The Grove at Marmalade</b> 260 West 500 North	Everest Builders	12	Owner-occupied	\$ 200,000	Property discount	Property discount was in exchange for the construction of Arctic Court and utilities.
	<b>Jefferson Mid-Block Walkway</b> 830 South Jefferson Street	Benchmark Modern	7	Owner-occupied	\$ 2,000,000	Loan	Loan paid in full, project closed-out.
	<b>Jefferson Street House &amp; ADU</b> 868 South Jefferson Street	Christopher Talvy	1	Owner-occupied	\$ 270,000	Loan	Loan paid in full, project closed-out.
	<b>Liberty Gateway</b> 50 South 500 West	Cowboy Development	160	Multifamily Rental	\$ 357,317	Tax increment reimbursement	Ongoing tax increment reimbursement.
	<b>Marmalade Courtyards</b> 800 North Marmalade Lane	Neighborworks Salt Lake	23	Owner-occupied	\$ 550,000	Loan with partial grant	Loan paid in full (non-forgivable portion), project closed-out.
	<b>Marmalade Townhomes</b> 735 North 300 West	City and Resort Properties	10	Owner-occupied	\$ 1,635,000	Loan	Loan paid in full, project closed-out.
	<b>Paragon Station</b> 316 West 200 South	Clearwater Homes	38	Multifamily Rental	\$ 3,000,000	Loan	Loan paid in full, project closed-out.
	<b>The Vue at Sugarhouse Crossing</b> 2100 South 1100 East	Craig Mecham Management	210	Multifamily Rental	\$ 5,000,000	Loan	Loan paid in full, project closed-out.
	<b>Urbana on 11th</b> 1988 South 1100 East	Gardiner Properties	30	Owner-occupied	\$ 900,000	Loan	Loan paid in full, project closed-out.
	<b>Westminster Sugar House Mixed Use</b> 2120 South 1300 East	Woodbury Corp.	40	Student Rental	\$ 3,420,000	Loan	Loan paid in full, project closed-out.
		<b>SUBTOTAL:</b>	<b>927</b>		<b>\$ 23,013,418</b>		
		<b>TOTAL:</b>	<b>1281</b>		<b>\$ 25,748,418</b>		

Note: Funding allocations are approximations based on the RDA's annual budgets, annual reports, Board resolutions, and loan tracking system.

Note: Table includes projects that received one or more funding allocations during FY 2010-11 through FY 2019-20 YTD (August 28, 2019). Projects were not necessarily completed during this timeframe.

Note: RDA-led housing projects that did not receive a budget allocation are not included on the table (i.e. Wilmington Gardens).

Note: For projects currently in the development pipeline and not yet completed, the number of units/affordable units is subject to change as designs and financing is finalized.



The Redevelopment Agency of Salt Lake City (“RDA”) has established the 9 Line Community Reinvestment Area (“9 Line CRA”) to encourage economic development, foster healthy neighborhoods, and lessen disparities within the community, with focus on the following:

- Support commercial corridors and employment hubs to create living-wage jobs
- Attract and expand neighborhood retail and services
- Provide an array of housing choices to meet the needs of current residents while attracting new residents including new families
- Eliminate undesirable land uses to increase neighborhood livability

### LOCATION

The 9 Line CRA is located less than two miles from downtown Salt Lake City and two miles from the newly-established Utah Inland Port. The area, spanning the communities of Poplar Grove to the north and Glendale to the south, is characterized by single-family neighborhoods, industrial uses, and small to mid-scale commercial centers. In addition, the area is rich with natural and recreational resources, including several parks and two trail corridors. The name 9 Line refers to a linear parkway that runs approximately along 900 South between Redwood Road and 700 West. Refer to Attachment A for a map of the project area.

### CONTEXT

Despite having tremendous strengths, the area has experienced some important disparities from the city as a whole. As compared to the city, the 9 Line CRA has a higher rate of poverty, a lower median household income, and a lower rate of educational attainment. Neighborhood conditions, as compared to other areas of the city, may act as a barrier to fair housing and limit access to opportunity. The neighborhoods along the 9 Line are also the most ethnically diverse neighborhoods within Salt Lake City.

Vacant, underutilized, and neglected properties have impacted the surrounding neighborhood’s potential for revitalization. This has limited private sector investment and the development of neighborhood amenities that enhance residents’ quality of life.

### TERMS & BUDGET

The RDA is proposing the following terms and budget:

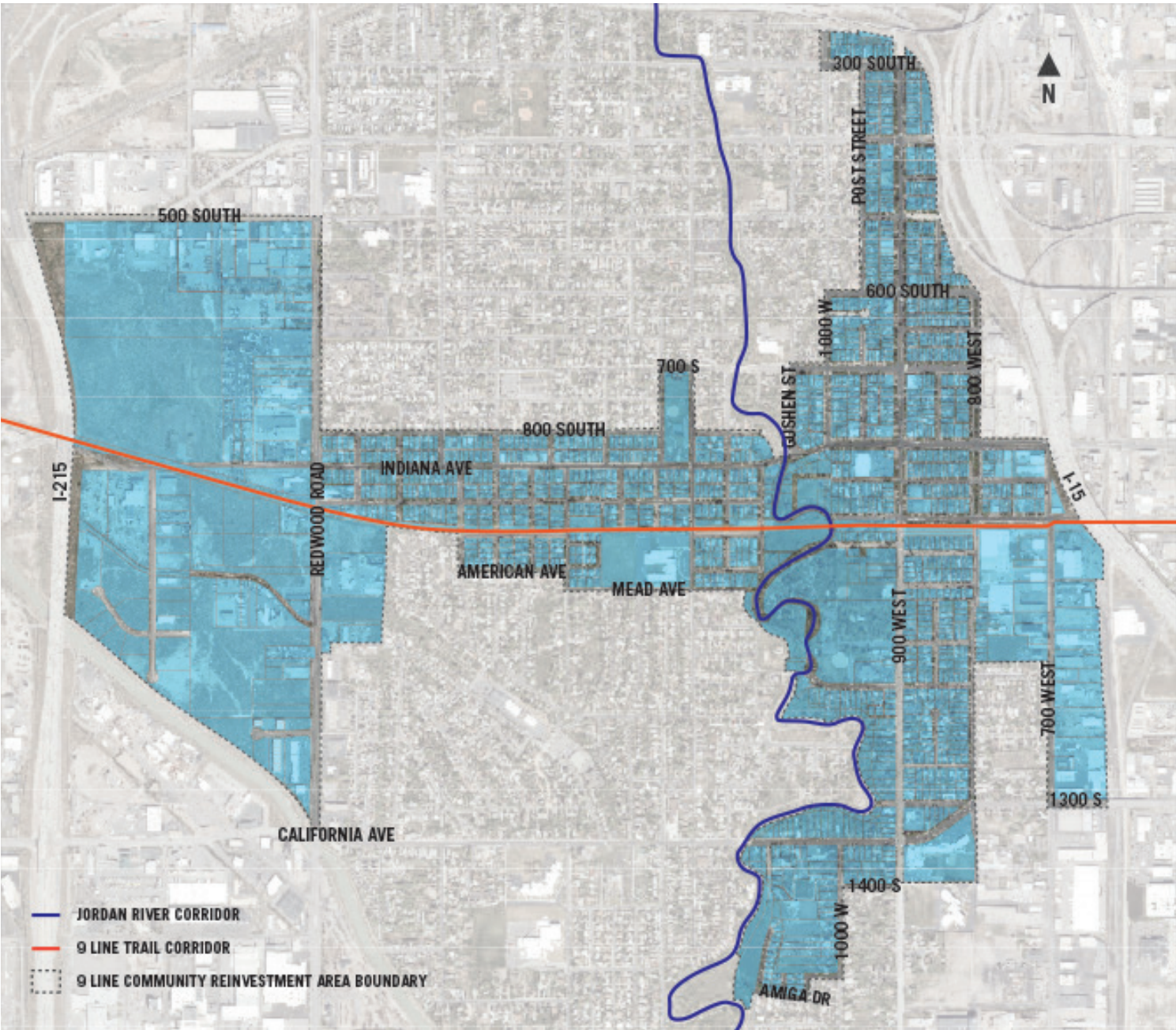
BASE YEAR & TAXABLE VALUE	
Base Year:	2016
Base Year Taxable Value:	\$228,048,136
COLLECTION PERIOD & PARTICIPATION	
First Year (tax year):	2020
Term:	20 years
School District Participation Rate:	75%
BUDGET	
Redevelopment Activities:	80%
Affordable Housing:	10%
Administrative:	10%
OTHER CONSIDERATIONS	
Prioritization of funds for 1) housing suitable for families and the workforce, and 2) neighborhood safety improvements.	

With proposed project area development activities, an estimated \$10,500,000 in Salt Lake City School District (“SLC School District”) tax increment will be generated over a 20-year term. Based on a 75% participation rate from SLC School District, an estimated \$7,900,000 would be committed to the CRA budget. This would provide \$2,600,000 in tax increment for SLC School District’s utilization.

At the end of the project area term, SLC School District will receive all property tax revenues thereafter, which is anticipated to be a ~50% increase over the base year. This level of increase in property tax revenues would not be possible without development activities facilitated through the 9 Line CRA.



ATTACHMENT A: PROJECT AREA MAP





## INTERLOCAL COOPERATION AGREEMENT

### [9 Line Community Reinvestment Area Tax Increment]

**THIS INTERLOCAL COOPERATION AGREEMENT** (“**Agreement**”) is executed as of \_\_\_\_\_, 2019 (“**Effective Date**”), by and between the Redevelopment Agency of Salt Lake City (the “**Agency**”) and Board of Education of Salt Lake City School District (the “**District**”) (collectively, the “**Parties**”).

### RECITALS

A. Pursuant to Resolution No. R-24-2018 adopted by the Agency on August 21, 2018 and Ordinance 50-2018 adopted by the Salt Lake City Council on October 2, 2018, the 9 Line Community Reinvestment Area Plan (the “**Project Area Plan**”) has been approved, a copy of which is attached hereto as **Exhibit A**, which includes the legal description and a map of the 9 Line Community Reinvestment Area (the “**Project Area**”).

B. Under the Project Area Plan, the Agency desires to support commercial corridors and employment hubs to support living-wage jobs; attract and expand neighborhood retail and services; provide an array of housing choices to meet the needs of current residents while attracting new residents including new families; and increase neighborhood livability and safety.

C. The District has determined that it is in its best interests to provide certain financial assistance through the use of Tax Increment (as defined below) to Agency for development as set forth in the Project Area Plan.

D. The Agency anticipates using tax increment (as defined in Utah Code § 17C-1-102(60)) (“**Tax Increment**”) created by development activities in the Project Area to assist in development as set forth in the Project Area Plan.

E. Utah Code § 17C-5-204 authorizes the District to consent to the payment to the Agency of a portion of its share of Tax Increment generated from the Project Area for the purposes set forth in the Project Area Plan.

**NOW, THEREFORE**, for good and valuable consideration, the Parties agree as follows:

1. **District’s Consent.** Pursuant to Utah Code § 17C-5-204, the District hereby agrees and consents that the Agency shall be entitled to retain seventy-five percent (75%) of the District’s portion of the Tax Increment from the Project Area for a term of twenty (20) years beginning with the 2020 tax year. The calculation of annual Tax Increment shall be made using (a) Salt Lake County’s then current tax levy rate for the District, and (b) the 2016 base year taxable value of \$228,048,136, which taxable value is subject to adjustment as required by law. The District shall be entitled to the remaining 25% its Tax Increment each year during the specified twenty (20) year period.

2. **Budget.** Pursuant to Utah Code § 17C-5-204(6)(c), a copy of the Project Area budget is attached hereto as **Exhibit B**.

3. **Interlocal Cooperation Act.** In satisfaction of the requirements of Utah Code § 11-13, *et seq.* (the “**Interlocal Cooperation Act**”) in connection with this Agreement, the Parties agree as follows:

a. This Agreement shall be authorized and adopted by resolution of the legislative body of each Party pursuant to and in accordance with the provisions of Section 11-13-202.5 of the Interlocal Cooperation Act.

b. This Agreement shall be reviewed as to proper form and compliance with applicable law by a duly authorized attorney on behalf of each Party pursuant to and in accordance with the Section 11-13-202.5(3) of the Interlocal Cooperation Act.

c. Except as otherwise specifically provided herein, each Party shall be responsible for its own costs of any action taken pursuant to this Agreement, and for any financing of such costs.

d. A duly executed original counterpart of this Agreement shall be filed immediately with the keeper of records of each Party pursuant to Section 11-13-209 of the Interlocal Cooperation Act.

e. No separate legal entity is created by the terms of this Agreement. The Executive Director of the Agency is hereby designated the administrator for all purposes of the Interlocal Cooperation Act, pursuant to Section 11-13-207 of the Interlocal Cooperation Act.

f. Following the execution of this Agreement by each of the Parties, each Party shall cause a notice regarding this Agreement to be published in accordance with Section 11-13-219 of the Interlocal Cooperation Act.

g. No real or personal property shall be acquired jointly by the Parties as a result of this Agreement. To the extent a Party acquires, holds, or disposes of any real or personal property for use in the joint or cooperative undertaking contemplated by this Agreement, such Party shall do so in the same manner that it deals with other property of such Party.

4. **Modification and Amendment.** Any modification of or amendment to any provision of this Agreement shall be effective only if the modification or amendment is in writing and signed by each of the Parties. Any oral representation or modification concerning this Agreement shall be of no force or effect.

5. **Further Assurance.** Each of the Parties hereto agrees to cooperate in good faith with the other, to execute and deliver such further documents, to adopt any resolutions, to take any other official action, and to perform such other acts as may be reasonably necessary or appropriate to consummate and carry into effect the transactions contemplated under this Agreement.

6. **Governing Law.** This Agreement shall be governed by, and construed and interpreted in accordance with, the laws of the State of Utah.

7. **Authorization.** Each of the Parties hereto represents and warrants to the other that the warranting Party has taken all steps, including the publication of public notice where necessary, in order to authorize the execution, delivery, and performance of this Agreement by each such Party.

Executed to be effective as of the Effective Date.

REDEVELOPMENT AGENCY OF SALT LAKE  
CITY

---

Jacqueline M. Biskupski, Executive Director

Approved as to form:

Salt Lake City Attorney's Office

---

Katherine N. Lewis

Attest:

---

Salt Lake City Recorder

BOARD OF EDUCATION OF SALT LAKE CITY  
SCHOOL DISTRICT

---

Janet Roberts, Business Administrator

**EXHIBIT A**

*[Attach Project Area Plan]*

# 9 LINE

## COMMUNITY

### REINVESTMENT AREA

# PLAN



**SLCRDA**

The seal of the Salt Lake City Redevelopment Agency is a circular emblem. It features a light green outer ring with the text "THE REDEVELOPMENT AGENCY OF" at the top and "SALT LAKE CITY" at the bottom in white capital letters. Inside the ring is a white circle containing a detailed black line drawing of the Salt Lake Temple. Overlaid on the seal is the title "9 LINE COMMUNITY REINVESTMENT AREA PLAN" in large, bold, black sans-serif capital letters.

# 9 LINE COMMUNITY REINVESTMENT AREA PLAN

## **ACKNOWLEDGEMENTS:**

### **MAYOR**

#### **RDA EXECUTIVE DIRECTOR**

Jacqueline M. Biskupski

### **DEPARTMENT OF ECONOMIC DEVELOPMENT DIRECTOR**

#### **RDA CHIEF EXECUTIVE OFFICER**

Lara Fritts

### **RDA CHIEF OPERATING OFFICER**

Danny Walz

### **RDA BOARD OF DIRECTORS**

James Rogers, District 1  
Andrew Johnston, District 2  
Chris Wharton, District 3  
Derek Kitchen, District 4  
Erin Mendenhall, District 5  
Charlie Luke, District 6  
Amy Fowler, District 7



# CONTENTS

<b>i) INTRODUCTION .....</b>	<b>4</b>
<b>1) COMMUNITY REINVESTMENT ANALYSIS (17C-5-105) .....</b>	<b>7</b>
1(a): PROJECT AREA BOUNDARY DESCRIPTION .....	8
1(b): EXISTING LAND USES AND NEIGHBORHOOD CONTEXT .....	9
1(c): STANDARDS TO GUIDE PROJECT AREA DEVELOPMENT .....	15
1(d): FURTHERING PURPOSES OF UTAH TITLE 17C .....	16
1(e): GENERAL PLAN CONSISTENCY.....	21
1(f): ELIMINATION OR REDUCTION OF BLIGHT .....	21
1(g): SPECIFIC PROJECT AREA DEVELOPMENT .....	21
1(h): PROCESS OF SELECTING PARTICIPANTS .....	21
1(i): REASON FOR SELECTING THE PROJECT AREA.....	22
1(j): EXISTING PHYSICAL, SOCIAL, ECONOMIC CONDITIONS .....	23
1(k): FINANCIAL ASSISTANCE OFFERED TO PARTICIPANTS .....	28
1(l): PUBLIC BENEFIT ANALYSIS SUMMARY .....	29
1(m): HISTORIC PRESERVATION.....	31
1(n): INTERLOCAL AGREEMENT .....	31
1(o): OTHER INFORMATION - GEOGRAPHIC FOCUS AREAS .....	31
1(o): OTHER INFORMATION - COMMUNITY OUTREACH.....	32
<b>2) PROJECT AREA BUDGET (17C-5-303).....</b>	<b>35</b>
1(a): BASE TAXABLE VALUE.....	36
1(b): PROJECTED AMOUNT OF TIF.....	36
1(c): COLLECTION PERIOD .....	36
1(d): TIF PAID TO OTHER TAXING ENTITIES .....	36
1(e): IF TIF COLLECTION AREA IS LESS THAN CRA BOUNDARY .....	36
1(f): PERCENTAGE OF TIF AUTHORIZED TO RECEIVE.....	37
1(g): MAXIMUM CUMULATIVE DOLLAR AMOUNT.....	37
2: SALES AND USE TAX REVENUE.....	37
3: PROJECT AREA FUNDS TO IMPLEMENT THIS CRA PLAN .....	37
4: RDA'S COMBINED INCREMENTAL VALUE.....	38
5: PROJECT AREA FUNDS USED FOR ADMINISTRATION .....	38
6: EXPECTED SALES PRICE FOR PROPERTY THE RDA OWNS .....	38
<b>ATTACHMENT A: PROJECT AREA LEGAL DESCRIPTION AND MAP</b>	
<b>ATTACHMENT B: DEFINITIONS</b>	
<b>ATTACHMENT C: PROJECT AREA BENEFITS ANALYSIS AND BUDGET</b>	



# INTRODUCTION

**Through this 9 Line Community Reinvestment Area Plan (“Plan”), the Redevelopment Agency of Salt Lake City (“RDA”), contemplates the creation of a Community Reinvestment Area (“CRA”) to utilize tax increment as a funding mechanism to implement the community vision that has been established through the Westside Master Plan and that has been reaffirmed through the community engagement process utilized to develop this Plan. In addition, the creation of a CRA will assist in closing the gap in identified disparities by providing housing stability, economic development, and improved neighborhood conditions.**

## COMMUNITY OVERVIEW

The 9 Line Community Reinvestment Area (“Project Area”) is located less than two miles from downtown Salt Lake City, and spans the communities of Poplar Grove to the north and Glendale to the south. The area is characterized by single-family neighborhoods, industrial uses, and small to mid-scale commercial centers. In addition, the area is rich with natural and recreational resources, including several parks and two trail corridors.

Despite having tremendous strengths, the area has experienced some important disparities from the city as a whole. As compared to the city, the Project Area has a higher rate of poverty, a lower median household income, and a lower rate of educational attainment. Neighborhood conditions, as compared to other areas of the city, may act as a barrier to fair housing and limit access to opportunity.

Vacant, underutilized, and neglected properties have impacted the surrounding neighborhood’s potential for revitalization. This has limited private sector investment and the development of neighborhood amenities that enhance residents’ quality of life.

## BUILDING ON STRENGTHS

**This Plan sets forth Goals, Objectives, and Tactics for the utilization of tax increment to leverage the neighborhood's existing assets while encouraging commercial revitalization, housing stability, economic development, and enhancement of the public realm.**

Existing neighborhood assets include unparalleled natural areas, parks, trails, and green space. Although the highway system has created geographic barriers that limit physical connectivity, the neighborhood is in close proximity to downtown and employment centers. Commercial and light industrial centers, while currently underutilized, have the potential to act as economic drivers if they are better leveraged to ensure local impact.

In addition, the Project Area has a number of significant local and community-based institutions that can engage as partners in community improvement efforts. Perhaps the greatest asset of the neighborhood is the diverse, youthful, and engaged population, which will be essential in furthering neighborhood revitalization activities.

As neighborhood change occurs, it is important that policies and practices promote equitable development that considers existing residential groups while also serving the needs of a growing and changing community. Flexibility has been built into this plan to allow for modifications as conditions evolve.

### NEIGHBORHOOD NODES

Many of the area's residents are optimistic that revitalization will occur within the Poplar Grove and Glendale neighborhoods to enhance strong, stable residential communities connected by recreational opportunities and vibrant community activity centers. Through the Westside Master Plan, these activity centers, also referred to as community and neighborhood nodes, are areas that have been identified for growth and development. As such, this Plan identifies these nodes as geographic areas to target RDA programs, tools, and resources.



## PLAN REQUIREMENTS

This Plan complies with the community reinvestment project area plan requirements as per Utah Code Title 17C-5-101. The RDA does not anticipate using eminent domain within the Project Area. Since the RDA is not carrying out a blight study or a blight determination, the Project Area is authorized through interlocal agreements with individual taxing entities, rather than a taxing entity committee.

As per 17C-5-108, prior to adopting a board resolution, the RDA Board of Directors (Board) has determined that the Plan:

- Contains a boundary description of the Project Area
- Contains the RDA's purposes and intent with respect to the Project Area
- Serves a public purpose
- Produces a public benefit as per 17C-5-105(2)
- Is economically sound and feasible
- Conforms to the community's general plan
- Promotes the public peace, health, safety, and welfare of the community

## PLAN & POLICY COORDINATION

Salt Lake City has recently carried out various planning efforts focused citywide as well as specific to the westside. As components of the city's general plan, these efforts have established a clear vision for future development, and are based on extensive data gathering and community engagement. It is important that this Plan draws from, builds upon, and integrates these prior plans and studies. Plans referenced and the hierarchy of the these plans is outlined below.

CITYWIDE VISION	CITY SYSTEM PLANS	COMMUNITY & SMALL AREA PLANS	IMPLEMENTATION PLANS & STRATEGIES
<ul style="list-style-type: none"><li>• <b>Plan Salt Lake</b></li></ul>	<ul style="list-style-type: none"><li>• <b>Pedestrian &amp; Bicycle Master Plan</b></li><li>• <b>Transit Master Plan</b></li><li>• <b>Grow SLC: A 5-Year Housing Plan</b></li><li>• <b>Other plans</b></li></ul>	<ul style="list-style-type: none"><li>• <b>Westside Master Plan</b></li><li>• <b>9 Line Corridor Master Plan</b></li></ul>	<ul style="list-style-type: none"><li>• <b>9 Line Community Reinvestment Area Plan</b></li></ul>



# COMMUNITY REINVESTMENT ANALYSIS

## OVERVIEW

Section 1 of the Plan fulfills requirements of 17C-5-105(1), and includes the following information:

- a. Project Area Boundary Description
- b. Existing Land Uses and Neighborhood Context
- c. Standards To Guide Project Area Development
- d. Furthering Purposes of Utah Title 17C
- e. General Plan Consistency
- f. Elimination or Reduction of Blight
- g. Specific Project Area Development
- h. Process of Selecting Participants
- i. Reasons for Selecting the Project Area
- j. Existing Physical, Social, and Economic Conditions
- k. Financial Assistance to be Offered to Participants
- l. Public Benefit Analysis Results
- m. Historic Preservation Requirements
- n. Interlocal Agreement



The project area is generally defined by the north/south alignment of 900 West from I-80 on the north and 1400 South on the south, and the east/west alignment of Indiana Avenue (800 South) from I-215 on the west and I-15 on the east. In addition to portions of the 900 South, Indiana Avenue, and Redwood Road corridors, the project area also includes a large underutilized area west of Redwood Road, as well as portions of the 9 Line and Jordan River Parkway trail corridors. Refer to Exhibit A for a complete legal description of the Project Area.

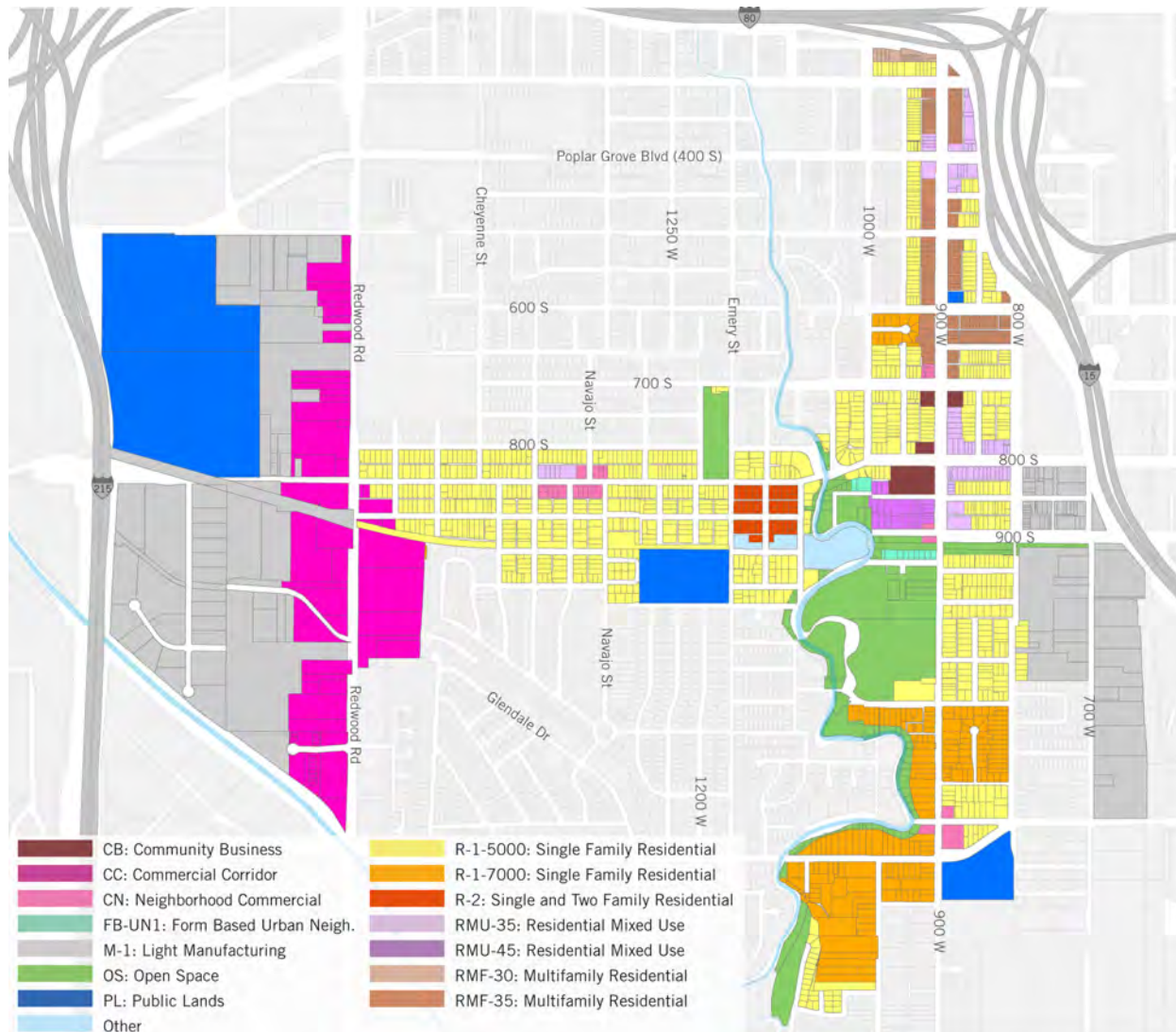
Scale: 1" = 1100'



## 1(b): EXISTING LAND USES AND NEIGHBORHOOD CONTEXT

This section includes a general statement of the existing land uses, layout of principal streets, population densities, and building intensities of the Project Area and how each will be affected by the project area development.

**FIGURE 1.2: LAND USE ZONING MAP**



## LAND USES

The 738 parcel-acreage Project Area includes a range of land uses, including single-family residential, multifamily residential, industrial, commercial, parks and open space, schools, and publically-owned facilities. Through redevelopment, some existing structures may be demolished or renovated, new buildings may be constructed, and the reuse of existing buildings for new uses may occur. In addition, infrastructure upgrades, streetscape improvements, and public space enhancements may occur.

**TABLE 1.1: CURRENT 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%
<b>TOTAL</b>	<b>738.15</b>	<b>100%</b>

**Anticipated Changes by Land Use:**

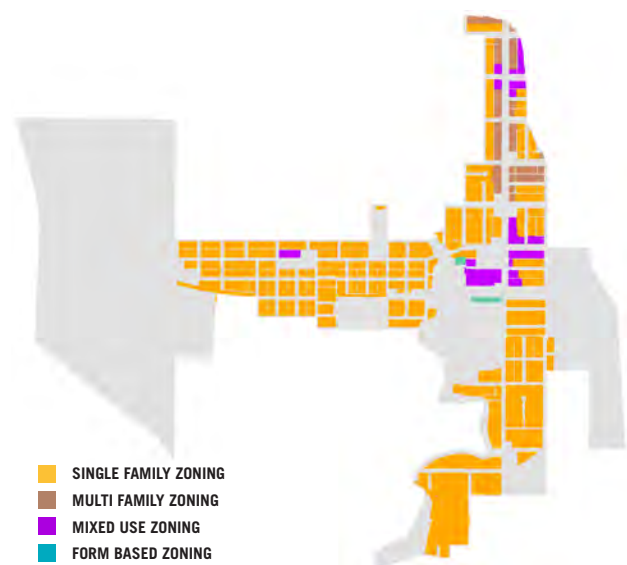
The land use changes are intended to enhance stable residential neighborhoods; facilitate commercial revitalization; strengthen employment centers; improve gateways and connectivity between the westside and adjacent areas of Salt Lake City; and to reinforce the area as a primary destination for outdoor recreation.

- SINGLE-FAMILY RESIDENTIAL**

Single-family residential uses, currently comprising about 30% of current land uses and zoned area, are concentrated between 800 West and Redwood Road. As project area development occurs, single-family uses are not anticipated to be expanded. However residential rehabilitation and infill development will likely occur within existing single-family neighborhoods. In addition, moderate-density residential development - including townhouses, fourplexes, courtyard apartments, or live-work units - is anticipated to occur near neighborhood commercial nodes to diversify the housing stock.

- MULTIFAMILY RESIDENTIAL**

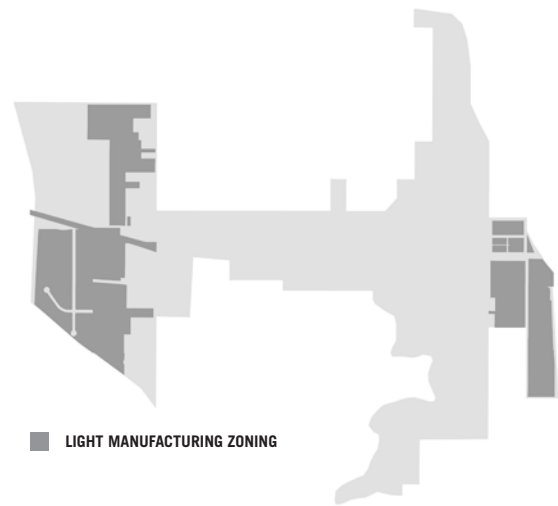
Multifamily residential uses, currently comprising 1% of current land uses and 5% of zoned area, are primarily located in the northeastern portion of the Project Area between 900 South and I-80. As project area development occurs, additional well-designed and contextually-sensitive multifamily and mixed-use residential development is anticipated to occur near commercial and neighborhood nodes to diversity the housing stock.

**FIGURE 1.3: RESIDENTIAL AND MIXED-USE ZONING**

- **INDUSTRIAL**

Manufacturing uses, comprising 17% of current land uses and 29% of zoned area, are concentrated in areas west of Redwood Road and between I-15 and 800 West. As project area development occurs, the light manufacturing zone between I-15 and 800 West should be reevaluated to determine whether a new zone is more appropriate to encourage uses conducive to a neighborhood setting. In addition, the light manufacturing zone west of Redwood Road should be reevaluated to determine if a new zoning type is more supportive to multimodal corridor development by allowing commercial development with a more measured approach to building and site design.

**FIGURE 1.4: LIGHT MANUFACTURING ZONING**



- **COMMERCIAL & OFFICE**

Commercial and office uses, comprising 7% of current land uses and 16% of zoned area, are concentrated to areas along the Redwood Road corridor, with smaller pockets located at the Indiana Avenue at Navajo Street node, and along the 900 West corridor. As project area development occurs, commercial and office uses will be integrated into mixed-use neighborhood and community nodes.

**FIGURE 1.5: COMMERCIAL ZONING**



- **PARKS AND OPEN SPACE**

Parks and open spaces uses includes the Jordan River and 9 Line corridors, Jordan Park, and other neighborhood parks. According to the Westside Master Plan, 83% of the residential properties in the westside are within a quarter-mile of public green space. As project area development occurs, project area acreage dedicated to park and open space uses is not anticipated to be expanded. However, enhancements to existing park and trail infrastructure is anticipated to occur.

**FIGURE 1.6: OPEN SPACE ZONING**



**TABLE 1.2: SIGNIFICANT PARKS**

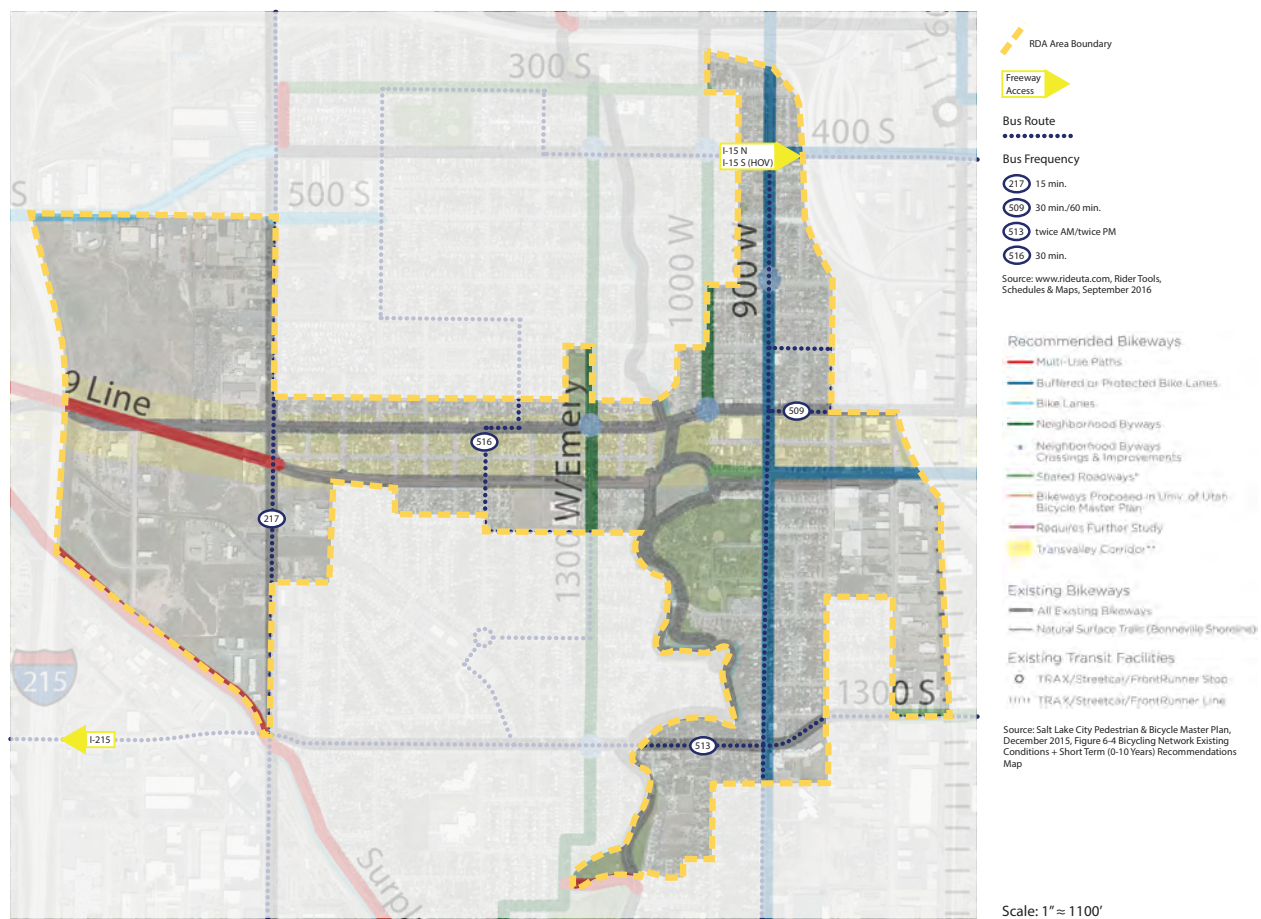
PARK	ACRES	ADDRESS
Jordan River Park	34	1060 S 900 West
International Peace Gardens	12	1060 S 900 West
9th South River Park	4.5	1000 S Genesee Ave
Poplar Grove Park	6.75	800 S Emery Street
Bend in the River Park	4.25	1054 W Fremont Dr
Modesto Park	5	1175 S 1000 West
Post Street Tot Lot	0.5	487 S Post Street
Bike Pump Track	1.3	700 West 900 South



## LAYOUT OF PRINCIPAL STREETS

The streets in the Project Area are set in a grid pattern, with the exception of a few streets that run along or near the Jordan River. The following streets within the Project Area are identified as part of the Transit Master Plan's Frequent Transit Network: Redwood Road, California Avenue, 400 South, 900 West, 900 South, and Indiana Avenue. Interstate highways delimit the Project Area to the west, north, and east (I-215, I-80, and I-15, respectively). 400 South and 1300 South/California Avenue are important east-west arterial streets that access I-15 and the east side of Salt Lake City, while east-west arterial streets 800 South and 900 South also handle a large volume of traffic because they connect to downtown Salt Lake City.

**FIGURE 1.7: TRANSPORTATION MAP**



## POPULATION DENSITIES

The population density of the CRA Area east of Redwood Road is estimated to be 10.2 people per acre.\* With a lack of residential zoning in the western region of the Project Area, the population density west of Redwood Road is estimated to be few to zero.

Population densities are anticipated to increase in the Project Area, in part because the Westside Mater Plan calls for nodes along 900 West, Indiana Avenue, and Redwood Road to be developed for increased residential density and appropriately-scaled mixed-use and commercial development. It is anticipated that some of the current uses in the Project Area could transition into medium- and high-density residential and mixed use developments, while the areas that are currently low-density residential shall maintain that character. Overall, the increases in building intensities at specific nodes (discussed below) shall result in increased population densities.

\*Note: The population density for the CRA Area east of Redwood Road was calculated by dividing the population by the land area of the following census block groups: Census Tract 1026, Block Groups 2, 3; Census Tract 1027.01, Block Groups 1, 2, 3; and Census Tract 1028.01, Block Groups 2, 3

## BUILDING INTENSITIES

Buildings in the area are generally single or two-story residential structures, with large-footprint commercial, institutional and light manufacturing located in the eastern and western portions of the project area. The latter typically can be characterized as large buildings surrounded by surface parking.

New increased intensity, mixed-use projects are anticipated to be developed at targeted nodes. Commercial and mixed-use development will add density where appropriate while preserving the character of single-family neighborhoods. As per the Westside Master Plan, the following nodes have been identified for growth and development:

- 900 West at 400 South
- 900 West at 700 South
- 900 West at 800 South
- 900 West at California Avenue
- 900 West at 900 South
- 900 South at the Jordan River
- Indiana Avenue at Navajo Street/Pueblo Street
- Redwood Road at Indiana Avenue
- Redwood Road at 900 South

## 1(c): STANDARDS TO GUIDE PROJECT AREA DEVELOPMENT

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.
4. Recognize, develop and foster opportunities for **regional nodes that strengthen the community's employment base** while providing large-scale commercial retail and services for residents and employees of the Westside.
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.
9. Create a beautiful community with a system of guidelines to **create and strengthen public spaces** that will **foster community interaction and pride** and catalyze ongoing redevelopment and growth.

## 1(d): FURTHERING PURPOSES OF UTAH TITLE 17C

By implementing the CRA Plan, the RDA shall leverage private investment with tax increment financing to provide redevelopment opportunities, create and preserve affordable housing, and enhance neighborhood livability. Implementation shall be carried out through the following objectives and tactics.

### OBJECTIVE : NEIGHBORHOOD REVITALIZATION

1

UNDERUTILIZED LAND IS RETURNED TO A PRODUCTIVE USE THROUGH A REDUCTION IN THE NUMBER OF NEGLECTED BUILDINGS AND VACANT LOTS TO REDUCE CRIME AND IMPROVE THE PHYSICAL ENVIRONMENT OF THE NEIGHBORHOOD.

#### TACTICS:

- a. Develop and maintain an inventory of vacant, blighted, and underutilized properties to strategically prioritize for RDA programs and tools.
- b. Implement a program to incentivize the adaptive reuse of underutilized or economically distressed buildings into a more productive use.
- c. Identify catalytic project sites to target for redevelopment. Projects must be sufficient in location and scope to encourage complimentary revitalization efforts on surrounding properties. The identification and implementation of catalytic projects will spur economic development and job creation, assist in revitalizing commercial nodes, and expand housing opportunities.
- d. Collaborate with Salt Lake City's Civil Enforcement to ensure that ordinances and regulations are enforced, with focus on properties with repeat code violations that detract from the neighborhood's quality of life and wellbeing.
- e. Ensure that redevelopment activities support high-quality, enduring projects and promote sound architectural and urban design principles to encourage safe, sustainable, and livable neighborhoods.
- f. Collaborate with Salt Lake City's Division of Planning to ensure zoning is conducive to neighborhood revitalization and master plan implementation.



**OBJECTIVE : COMMERCIAL NODES & CORRIDORS**

**2**

NEW AND REVITALIZED COMMERCIAL SPACE THAT SUPPORTS THRIVING STORES AND RESTAURANTS LOCATED AT NODES CONNECTED BY PEDESTRIAN-FRIENDLY COMMERCIAL CORRIDORS. LOCAL AND REGIONAL NEEDS ARE SERVED THROUGH THE RETENTION OF EXISTING BUSINESSES, WITH THE ADDITION OF NEW RETAIL, COMMERCIAL, AND SERVICES TO THE AREA.

**TACTICS:**

- a. Work with Salt Lake City's Planning Division to adapt land use and zoning policies to allow a mix of uses on the ground floor of buildings at strategic locations along the 900 South and Indiana Avenue corridors.
- b. Target RDA programs and tools to leverage private investment for the revitalization of existing commercial and retail space while avoiding the displacement of established, locally-owned businesses.
- c. Consider developing project area-specific programs to incentivize locally-owned businesses to purchase and rehabilitate commercial space to operate their businesses from.
- d. Diversify the mix of businesses and services to leverage local demand that is not being captured.
- e. Encourage neighborhood-serving uses to increase access to fresh food, day cares, and other services that promote health and well-being.
- f. Enhance commercial corridors to not only create safe, pedestrian-friendly streets, but also to encourage private investment for commercial revitalization.
- g. Target RDA programs and tools to revitalize distressed commercial space by offsetting the cost of code compliance and facade improvements.

**OBJECTIVE : EMPLOYMENT CENTERS**

**3**

ACTIVE AND VITAL EMPLOYMENT CENTERS TO SUPPORT THE  
RECRUITMENT, RETENTION, AND EXPANSION OF BUSINESSES TO  
PROVIDE HIGH-WAGE JOBS AND ECONOMIC PROSPERITY.

**TACTICS:**

- a. Ensure appropriate levels of office, commercial, and retail spaces are integrated into redevelopment projects to create synergies between uses and encourage a critical mass of people.
- b. Work with Salt Lake City's Business Development team to retain, recruit, and expand businesses within the Project Area.
- c. Work with Salt Lake City's Planning Division to determine planning and zoning solutions to develop buffers between industrial and residential uses, and to encourage transitional uses that are more conducive to a neighborhood setting.
- d. Target redevelopment activities to improve the interface between industrial and residential neighborhoods.
- e. Encourage the development of active employment centers in transitioning industrial areas to provide livable-wage jobs and enhance business prosperity.
- f. Target RDA resources for land revitalization efforts in transitioning industrial areas to facilitate previously contaminated land to be put back into productive use.

**OBJECTIVE :** **HOUSING**

**4**

• HIGH-QUALITY HOUSING OPTIONS TO PROVIDE HOUSING STABILITY  
• FOR EXISTING RESIDENTS AND ESTABLISH THE NEIGHBORHOOD AS  
• AN OPTION FOR ECONOMICALLY-DIVERSE INDIVIDUALS AND FAMILIES.

**TACTICS:**

- a. Implement a model high-quality, context-sensitive multifamily or mixed-use project to demonstrate a successful mid-density project.
- b. Target RDA resources to promote new construction, rehabilitation, and adaptive reuse for a diverse range of housing options, from affordable to market rate, to accommodate a range of household incomes.
- c. Collaborate with Salt Lake City's Division of Housing and Neighborhood Development to stabilize and improve the existing single-family housing stock.
- d. Consider utilizing the Salt Lake City Community Land Trust and deed restrictions to capture the value of public investment to preserve long-term affordability.
- e. Utilize RDA programs and tools to support the implementation of mixed-income, mixed-use, and multifamily residential targeted to appropriate locations that are compatible with existing development.
- f. Utilize RDA programs and tools to support the implementation of infill development within existing single-family neighborhoods, with focus on mid-density housing types including duplexes, townhouses, courtyard apartments, and accessory dwelling units (will require a zoning update).

**OBJECTIVE : PUBLIC SPACES & TRANSPORTATION**

**5**

A HEALTHY AND SUSTAINABLE NEIGHBORHOOD WITH REGIONAL CONNECTIVITY, A UNIQUE IDENTITY, ACCESS TO OPEN SPACE, SAFE STREETS, ACCESSIBILITY TO ADJACENT NEIGHBORHOODS, AND MULTIMODAL TRANSPORTATION.

**TACTICS:**

- a. Promote the community's unique identity through public art, signage, gateway markers, and other art amenities in parks, street corridors, and gateways to the neighborhood.
- b. Collaborate with the Transportation Division to improve pedestrian safety, walkability, and neighborhood connectivity through street and trail improvements, to include bicycle amenities, public transportation enhancements, traffic calming, safety improvements, and streetscaping.
- c. Enhance active recreation opportunities, including trail improvements, community gardens, access points, facilities, safety improvements at trail/street crossings, and park amenities.
- d. Improve neighborhood parks and plazas to enhance passive recreation and gathering spaces.
- e. Integrate sustainable design features and green infrastructure into projects to mitigate impacts of new development and promote a resilient urban environment.
- f. Collaborate with the Salt Lake City Arts Council to identify opportunities to integrate public art into community spaces.
- g. Work with developers and property owners to integrate publically-accessible space into privately-owned and managed developments.
- h. As population density increases, ensure adequate public space is available to serve neighborhood needs.



## **1(e): GENERAL PLAN CONSISTENCY**

The Westside Master Plan is the current community general plan for the Project Area. The Project Area Plan is consistent with the Westside Master Plan's goals and objectives of developing mixed-use nodes at the neighborhood, community, and regional scales, creating a network of neighborhood destinations for residents, improving mobility, promoting recreation, strengthening connections both within and between the Westside and other neighborhoods, and providing a growing economic and employment base for Salt Lake City.

The construction of all new buildings and improvements and the rehabilitation of any existing buildings or improvements in the Project Area will be done in accordance with the standards set forth in the Westside Master Plan, and the 9 Line Corridor Master Plan, as well as citywide plans (including the Community Housing Plan, Transit Master Plan, Pedestrian and Bicycle Master Plan, Sustainable Salt Lake Plan, and Plan Salt Lake).

Building permits for construction or rehabilitation will be issued by the City in order to assure that project area development is consistent with the Westside Master Plan and City ordinances.

## **1(f): ELIMINATION OR REDUCTION OF BLIGHT**

The RDA is not carrying out a blight study to make a determination of blight. However, project area development activities are anticipated to revitalize neglected buildings and infrastructure, and put vacant and underutilized land into a more productive use.

## **1(g): SPECIFIC PROJECT AREA DEVELOPMENT**

Specific projects and project sites have not been identified. Rather, project area development activities will facilitate housing and community revitalization activities as further described in Section 1(d).

## **1(h): PROCESS OF SELECTING PARTICIPANTS**

The RDA may enter into participation agreements (also known as tax increment reimbursement agreements) with property owners within the project area, for the purpose of providing incentives in the form of tax increment to redevelop the property. Program participants shall be selected through an evaluation process as per the RDA's Tax Increment Reimbursement Policy. Potential participants must provide sufficient evidence that tax increment funding is necessary for the proposed project to succeed. In addition, the proposed project must align with project area objectives and involve significant private investment so as to assure adequate yield of tax increment.

## **1(i): REASON FOR SELECTING THE PROJECT AREA**

After conducting research into each of the above evaluation criteria, it was determined by the Board that the 9 Line 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:

- Opportunity to improve east-west connectivity between neighborhoods in the 9 Line Project Area to other parts of the city to the east.
- Opportunity to implement some of the specific and well-established goals of the 2014 Westside Master Plan.
- Opportunities for infrastructure improvements to improve residential areas and to attract commercial, retail, and mixed-use development.
- Opportunity for large-scale commercial development, especially west of Redwood Road.
- Existing commercial nodes at intersections that could be strengthened and reinforced using RDA financing tools.
- Opportunity to diversify the housing stock.
- Open space and recreational opportunities along the Jordan River and 9 Line corridors that can be preserved/promoted.
- Conformance with the Salt Lake County Project Area Creation Policy.

# 1(j): EXISTING PHYSICAL, SOCIAL, ECONOMIC CONDITIONS

The following is a demographic profile of the Project Area, including a snapshot of social, economic, and physical conditions. The data sets 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 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 of the surrounding neighborhood.

**FIGURE 1.8: 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

Residents living in the 9 Line Project Area and surrounding neighborhood are younger than the population of the city as a whole, as shown in Figure 1.8. About 30% of 9 Line residents are under the age of 18, as compared to 22% of citywide residents.

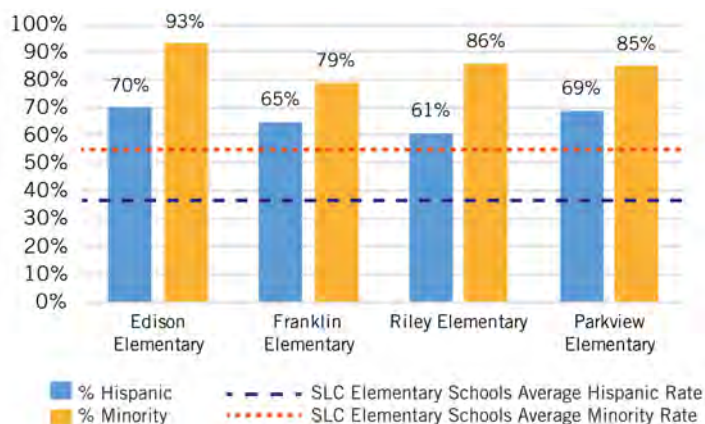
**FIGURE 1.9  
HISPANIC POPULATION:  
9 LINE PROJECT AREA & SALT LAKE CITY**



Source: U.S. Census Bureau, 2011-15 ACS 5-Yr Estimates

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

**FIGURE 1.10  
2016 SCHOOL ENROLMENT - HISPANIC & MINORITY:  
9 LINE PROJECT AREA SCHOOLS**

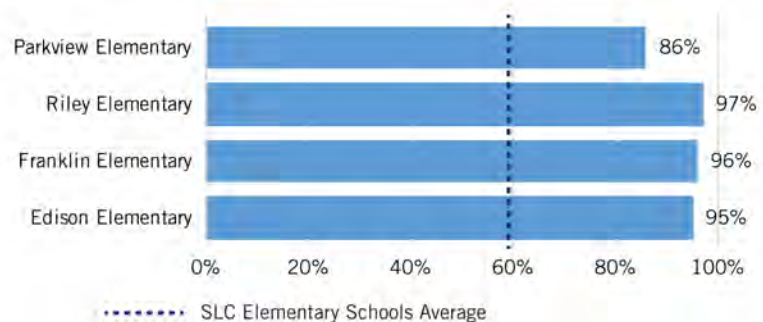


Source: Salt Lake City School District

The Project Area is diverse, about 47% of the population is Hispanic or Latino, compared to just 21% for the city as a whole, as shown in Figure 1.9. The school-age population is more diverse than the Project Area average, with racial and ethnic minorities accounting for between 85% and 93% of elementary school enrolment, as demonstrated in Figure 1.10.

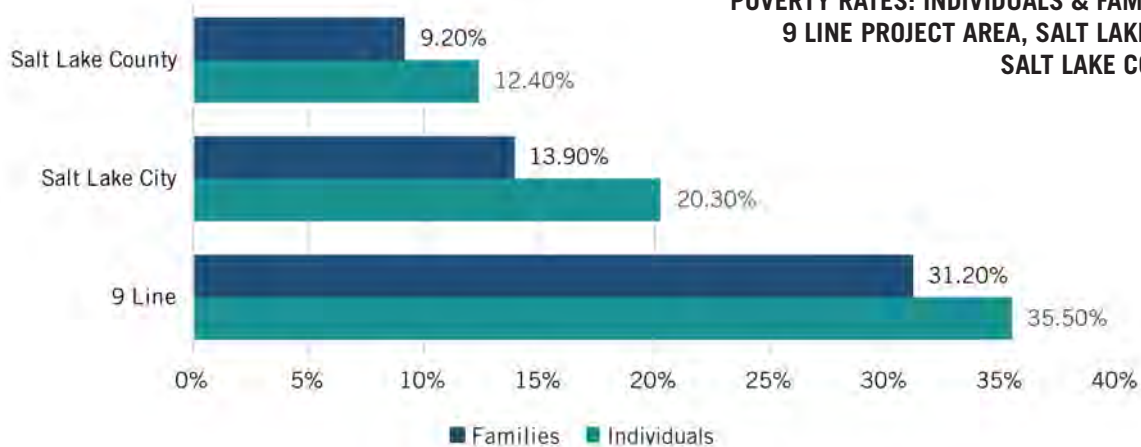
**FIGURE 1.11**  
**2016 SCHOOL ENROLMENT**  
**% OF STUDENTS QUALIFYING FOR**  
**FREE OR REDUCED LUNCH -**  
**9 LINE PROJECT AREA SCHOOLS**

Source: Salt Lake City School District  
Note: A student from a household with an income between at or below 130% of the poverty threshold is eligible for free school lunch, while a student from a household above 130% and up to 185% of the poverty threshold is eligible for reduced lunch.



The vast majority (86% - 97%) of elementary-age children who attend schools that draw from the Project Area are eligible for free or reduced lunch, as demonstrated in Figure 1.11. The federal poverty level income threshold 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 above 130% and up to 185% of the federal poverty level (\$44,955 for a family of four) is eligible for reduced lunch.

**FIGURE 1.12**  
**POVERTY RATES: INDIVIDUALS & FAMILIES -**  
**9 LINE PROJECT AREA, SALT LAKE CITY,**  
**SALT LAKE COUNTY**

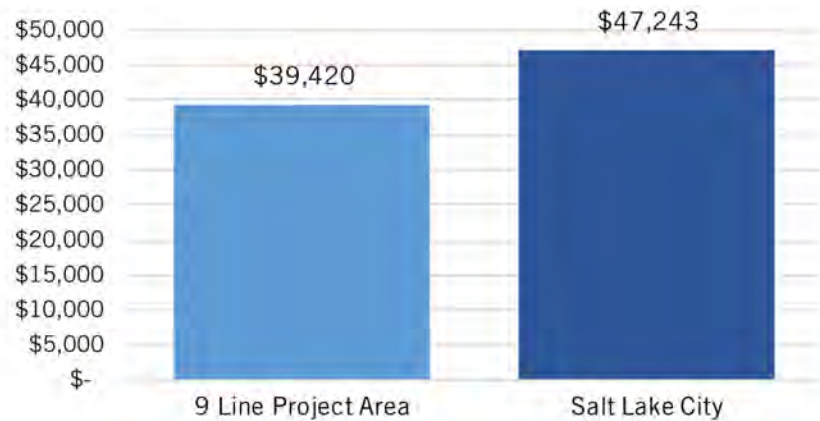


Source: U.S. Census Bureau, 2011-15 ACS 5-Yr Estimates  
Note: 9 Line Project Area study boundaries include Tract 1026 Block Group 2, 3; Tract 1027.01; Tract 1028.01

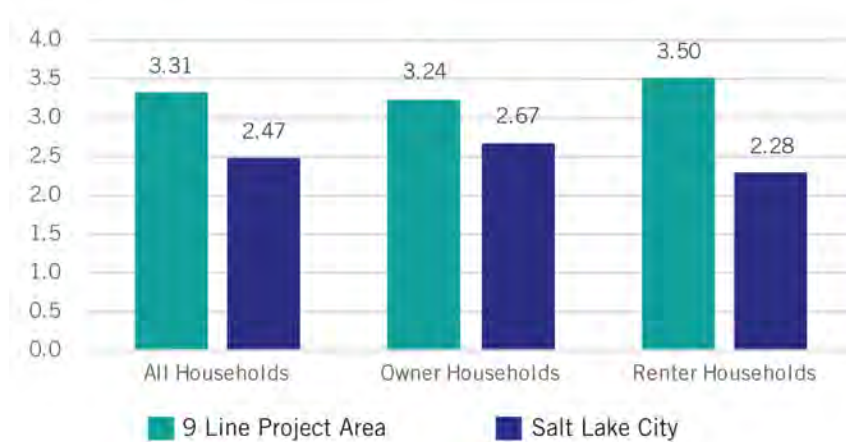
As demonstrated in Figure 1.12, over 35% of individuals and 31% of families residing in the area are living in poverty according to the U.S. Census Bureau. This is significantly higher than the citywide and countywide averages.



**FIGURE 1.13  
MEDIAN HOUSEHOLD INCOME  
9 LINE PROJECT AREA &  
SALT LAKE CITY**



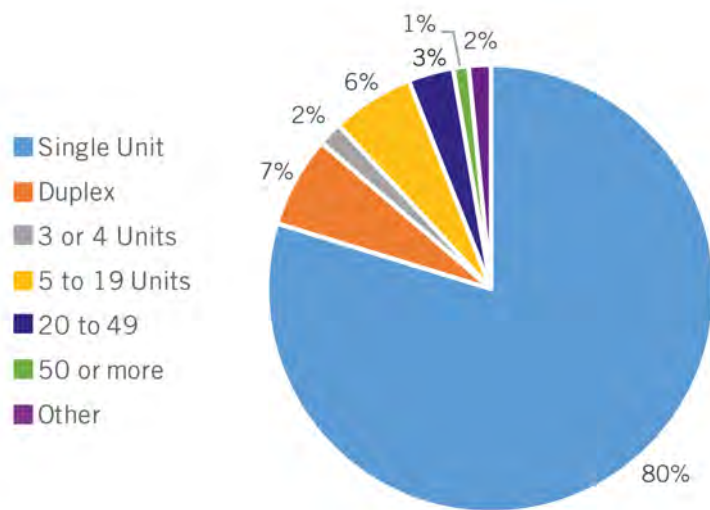
Source: U.S. Census Bureau, 2011-15 ACS 5-Yr Estimates  
Note: 9 Line Project Area study boundaries include Tract 1026 Block Group 2, 3; Tract 1027.01; Tract 1028.01



**FIGURE 1.14  
AVERAGE HOUSEHOLD SIZE  
9 LINE PROJECT AREA &  
SALT LAKE CITY**

Source: U.S. Census Bureau, 2011-15 ACS 5-Yr Estimates  
Note: 9 Line Project Area study boundaries include Tract 1026 Block Group 2, 3; Tract 1027.01; Tract 1028.01

The median household income for the Project Area and surrounding neighborhood is \$39,420, which is 83% of the city's median of \$47,243, as shown in Figure 1.13. This is particularly significant because, as shown in Figure 1.14, the Project Area's average household size is significantly larger than the city as a whole, 3.31 compared to 2.47 people.



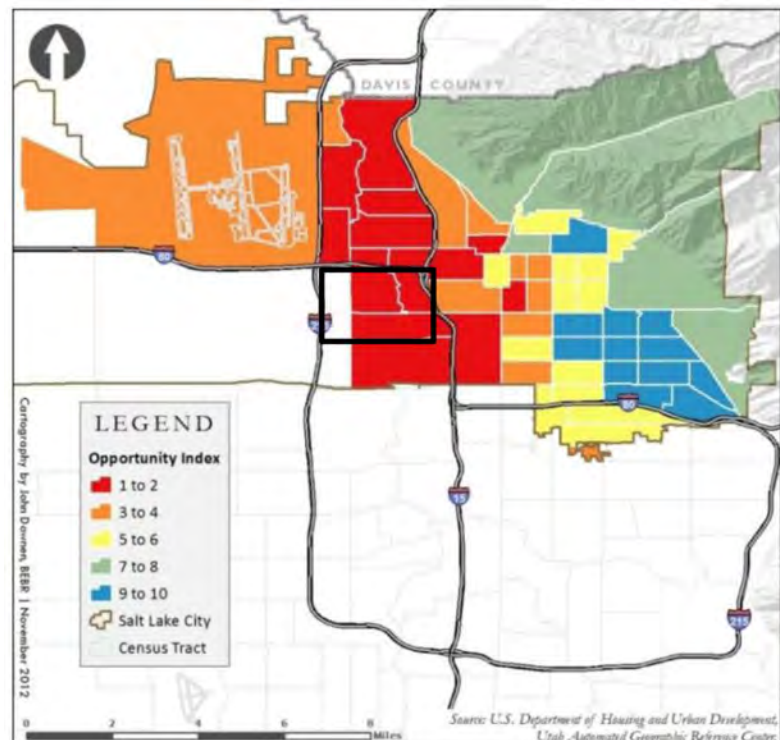
Source: U.S. Census Bureau, 2011-15 ACS 5-Yr Estimates  
 Note: 9 Line Project Area study boundaries include Tract 1026 Block Group 2, 3; Tract 1027.01; Tract 1028.01

**FIGURE 1.15**  
**% OF HOUSING UNITS BY THE NUMBER**  
**OF UNITS IN THE STRUCTURE -**  
**9 LINE PROJECT AREA**

The Project Area has more homeowners than renters, 58% to 42%. Citywide, it is more of an even split with 48% of household being homeowners and 52% being renters. As demonstrated in Figure 1.15, single-family residential comprises 80% of the housing units in the Project Area, with few high-density, multi-family residential units.

According to a 2014 Fair Housing Equity Assessment completed by the Bureau of Economic and Business Research (now the Kem C. Gardner Policy Institute) at the University of Utah, the westside of Salt Lake City, including the Project Area, is considered a low opportunity area. The index measures school proficiency, poverty, labor market engagement, housing stability, and job access. The general geographical area of the Project Area is shown in the black box in Figure 1.16.

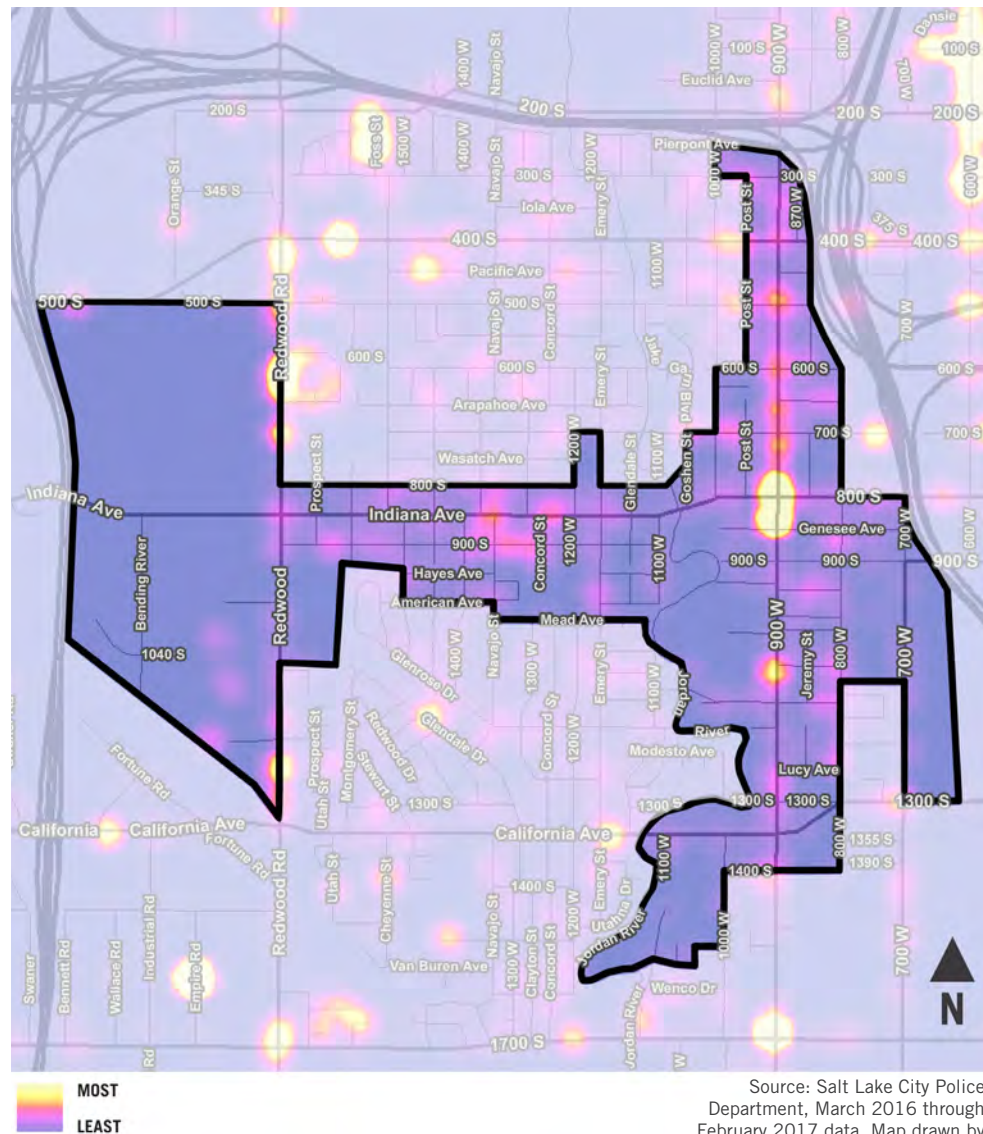
**FIGURE 1.16**  
**STANDARDIZED OPPORTUNITY INDEX**  
**BY CENSUS TRACT -**  
**SALT LAKE CITY**



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

Crime within the project area has been concentrated at 800 South and 900 West, as well as various areas along Redwood Road.

**FIGURE 1.17**  
**CRIME HOTSPOTS -**  
**PART I & II OFFENSES**  
**9 LINE PROJECT AREA**



Source: Salt Lake City Police Department, March 2016 through February 2017 data. Map drawn by Kevin Bell, Salt Lake City Corporation.

## **1(k): FINANCIAL ASSISTANCE OFFERED TO PARTICIPANTS**

To promote investment in real property and consequent increases in property values, the RDA has established programs to assist property owners and businesses within RDA project areas. The most widely used forms of RDA assistance are loans, tax increment reimbursements, and the property acquisition/disposition process. However, the RDA may also develop project area-specific programs strategically targeted to promote the goals and objectives of the 9 Line Project Area. An overview of existing programs is as follows:

### **1. TAX INCREMENT REIMBURSEMENT PROGRAM**

The RDA Tax Increment Reimbursement Program may provide project developers a tax increment reimbursement for the development of improvements that meet the goals and objectives of this Plan and provide significant public benefit. Tax increment reimbursements shall be based upon the difference between the initial taxable value of a property prior to improvements and the increased taxable value resulting from said improvements. The developer will receive a percentage of the tax increment generated from its project for a specified time frame, and the RDA will receive the residual tax increment generated by the project.

### **2. LOAN PROGRAM**

The RDA Loan Program may provide financing to facilitate various development projects, including new construction, building rehabilitation, and energy efficiency upgrades. Funding is made available for construction costs or hard costs. Loan funds may also be used for site improvements associated with a development project and short-term land acquisition for affordable housing development. Use of funds for environmental remediation or demolition shall be considered on a case-by-case basis.

### **3. PROPERTY ACQUISITION/DISPOSITION**

In addition to programs, the RDA may implement this Plan by acquiring property to market for strategic redevelopment, particularly to stimulate private investment, improve community conditions, and increase economic development with the area. As per the Utah Community Reinvestment Agency Act, the RDA may sell, convey, grant, gift, or otherwise dispose of any interest in real property to provide for project area development. Disposition of all RDA-owned real property, including land write-downs, shall abide by the RDA's real property disposition policy, all applicable laws, and be conducted in a competitive and transparent manner as deemed appropriate and effective.



## 1(I): PUBLIC BENEFIT ANALYSIS SUMMARY

According to the Utah Code 17C Community Reinvestment Agency Act, the RDA shall conduct an analysis to determine whether this CRA Plan will provide a public benefit. The RDA contracted with Lewis Young Robertson and Burningham (“LYRB”) to carry out this effort. A summary of the resulting analysis, as completed by LYRB, is as follows.

### a. An evaluation of the reasonableness of the costs of the proposed project area development

An evaluation of the reasonableness of the costs of the proposed project area development is based on a comparison of the costs of the development compared to the revenues and benefits it will generate for the various taxing entities. In 2016, the total assessed value of the Project Area was \$228,048,136. In 25 years, the estimated total assessed value is \$373,461,283 considering the utilization of tax increment. This equates to \$145,413,147 in incremental assessed value. This estimate is based on the following development assumptions over the 25-year collection period:

**TABLE 1.3: DEVELOPMENT ASSUMPTIONS AND ASSESSED VALUE - 25 YEARS**

Development	Square Feet/Units	\$/Square Feet	Total Building Value	Incremental Land Value	Personal Property Value	Incremental Assessed Value*
Commercial	451,356	\$113.11	\$51,054,836	\$190,551	\$7,658,225	\$66,389,138
Office	114,829	\$141.28	\$16,223,332	\$101,811	\$2,433,500	\$21,137,709
Residential	258 units	\$114.15	\$16,152,898	\$76,416	-	\$18,287,596
Industrial	\$489,789	\$62.16	\$30,443,127	\$132,243	\$4,566,469	\$39,598,704
<b>Total</b>			<b>\$113,874,193</b>	<b>\$501,021</b>	<b>\$14,658,194</b>	<b>\$145,413,147</b>

\*25-year assessed value includes a 1.0% growth rate

### b. Efforts that have been, or will be made to capitalize private investment

Efforts to capitalize on private investment include the following:

- The RDA Loan Program provides gap financing that leverages private investment and secured financing.
- The Tax Increment Reimbursement Program incentivizes private investment by providing a reimbursement only after a project has been implemented and is generating sufficient tax increment.
- The RDA's disposition process leverages private investment through competitive marketing of property for development, thereby incentivizing private equity and financing.

**c. Rationale for use of project area funds (“but for” analysis)**

The collective taxing entities are currently receiving approximately \$3,359,833 in property taxes annually from this Project Area. At the end of the life of the project area, the taxing entities will receive all of their respective tax increment thereafter. At the end of 25 years an additional \$2,142,372 in property taxes annually is anticipated, totaling approximately \$5,502,205 in property taxes annually for the area. “But for” the assistance provided by the RDA through tax increment revenues, this increase of approximately 64 percent in property taxes generated for the taxing entities would not be possible.

**d. An estimate of total amount of funds and the length of time during which funds will be spent**

Because of the high costs associated with comprehensive community revitalization, the RDA anticipates the need for 75 percent of tax increment for a period of 25 years. Assuming a 25-year timeframe, with 75 percent of increment flowing to the RDA, the RDA would receive a total of approximately \$26.5 million.

**e. The beneficial influences on the community’s tax base**

In addition to property tax revenues, development within the Project Area will also generate sales taxes and franchise taxes. The following table shows the total revenues anticipated to be generated by the Project Area over the 25-year timeframe.

**TABLE 1.4: TOTAL REVENUES - 25 YEARS**

Entity	Property Tax	Sales Tax	Franchise Tax	Total Incremental Revenues
Salt Lake County	\$5,700,032	\$20,642,836		\$26,342,868
Salt Lake City School District	\$14,857,106			\$14,857,106
Salt Lake City	\$10,955,312	\$8,975,146	\$3,738,904	\$23,669,362
Salt Lake Library	\$1,694,864			\$1,694,864
Salt Lake Metropolitan Water	\$839,018			\$839,018
Salt Lake City Mosquito Abatement	\$411,095			\$411,095
Central Utah Water Conservancy	\$961,625			\$961,625
<b>Total Revenue</b>	<b>\$35,419,052</b>	<b>\$29,617,982</b>	<b>\$3,738,904</b>	<b>\$68,775,938</b>

**f. The associated business and economic activity the proposed project area development will likely stimulate**

Project area development will promote new and revitalized commercial space that will generate business and economic activity. In addition, project area development will promote employment centers that will support the recruitment, retention, and expansion of businesses to build local economic and employment prosperity.

**g. Whether adoption of the proposed community reinvestment project area plan is necessary and appropriate to undertake the proposed project area development**

The west side of the City, particularly the Project Area, has suffered from a lack of reinvestment over the previous decades. This has led to neglected properties, and underutilized land uses. “But-for” the creation of the CRA, and use of public funds, the west side of the City will continue to remain in its underutilized state. Site remediation, small lot sizes, and aging infrastructure are a few of the obstacles that are currently deterring development within the Project Area.

## **1(m): HISTORIC PRESERVATION**

If any of the existing buildings or uses in the project area are included in or eligible for inclusion in the National Register of Historic Places or the State Register, the RDA shall comply with Section 9-8-404 as though the agency were a state agency.

## **1(n): INTERLOCAL AGREEMENT**

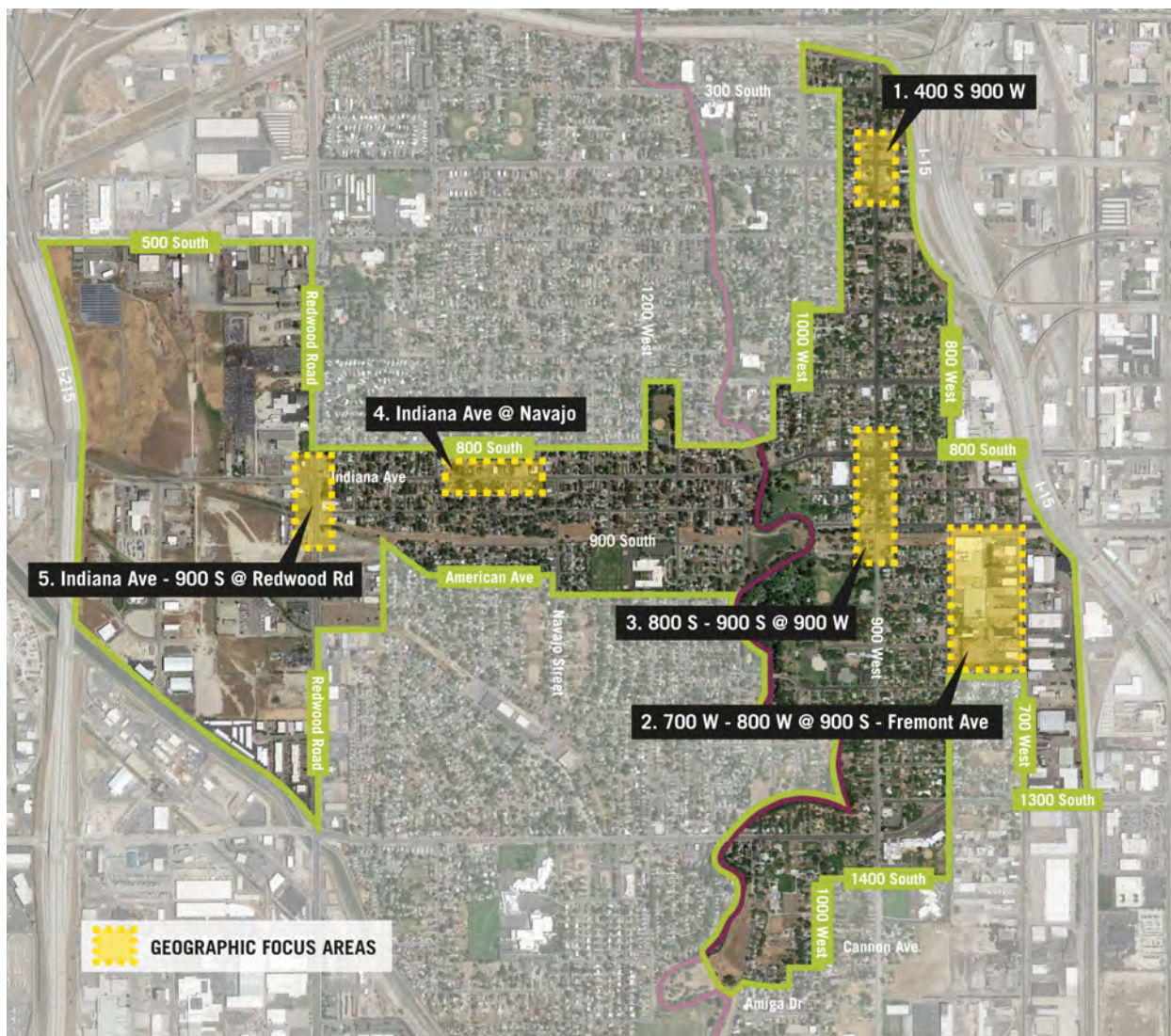
Per the requirements listed in Utah Code 17C, the Project Area is subject to an interlocal agreement with taxing entities, rather than a taxing entity committee, because the RDA is not carrying out a blight study.

## **1(o)(i): OTHER INFORMATION -GEOGRAPHICAL FOCUS AREAS**

Strategic geographic locations that are vital to the revitalization of the Project Area are as follows:

- 1. 400 S at 900 West:** To promote a neighborhood commercial node that provides a gateway to the Poplar Grove and Glendale neighborhoods.
- 2. 700 W - 800 W at 900 South:** Fremont Ave: To promote economic development while implementing land use buffers with adjacent residential uses.
- 3. 800 S - 900 S at 900 West:** To promote neighborhood commercial nodes that provide gateways to the neighborhood while also enhancing regional connectivity with parks and trail systems.
- 4. Indiana Avenue at Navajo Street:** To promote a neighborhood commercial node with connectivity to the 9 Line corridor.
- 5. Indiana Avenue at Redwood Road:** To promote Redwood Road as a commercial corridor that is also an important access point to the 9 Line corridor.

**FIGURE 1.17: GEOGRAPHIC TARGET AREAS**



These focus areas were determined through public outreach, an analysis of redevelopment potential, and identification of opportunities to leverage other resources. Since the primary land use of the Project Area is residential, redevelopment potential is greatest at neighborhood and community nodes with zoning that supports changes in the existing land use pattern. The zoning at these intersections will provide for economic development, increased residential densities, and the establishment of mixed-use development.

## **1(o)(ii): OTHER INFORMATION - COMMUNITY OUTREACH**

To develop a Plan that reflects community values and priorities, the RDA used a variety of public engagement methods between January and August 2016 as part of the initial public outreach process. A summary is as follows:



## **OUTLETS FOR PUBLIC OUTREACH**

- An open house, held at the Sorenson Unity Center on May 12, jointly hosted with the Planning and Transportation divisions
- Community council meetings – Glendale and Poplar Grove
- School community council meetings
- Stakeholder interviews with property owners, housing, community development, transportation, planning, local business, economic development, and governmental stakeholders
- Community festivals, including Get into the River, Sorenson Community Fair, Groove in the Grove, and Night Out Against Crime
- Comunidades Unidas targeted additional engagement efforts to residents and local businesses, with focus on the Spanish-speaking population

## **MODES OF COLLECTING INPUT**

- A community preferences questionnaire was distributed at community council meetings, the open house, and community festivals. The RDA received responses to a total of 668 questionnaires, 353 English-language responses and 315 Spanish-language responses.
- The open house was well-attended, with 200+ stakeholders attending. Participants provided input by filling out questionnaires and comment cards; leaving comments on neighborhood visioning boards; and ranking project and geographic target areas on priority boards.
- RDA staff documented input received through interviews with key stakeholders.
- Stakeholders were also able to submit written comment to RDA staff via email.

## **KEY TAKEAWAYS**

- **Recreation & Open Space**
  1. Residents consider the area's parks and trails as an invaluable asset that should be promoted and celebrated.
  2. Residents perceive a need for improvements to trails to mitigate the growth of puncturevine weeds (goatheads); improve landscaping; add pedestrian-scale lighting and other trail amenities; and improved access to the Jordan River for boaters.
  3. There is a concern with safety issues along the Jordan River Parkway, particularly in areas of the trail that are secluded and/or overgrown.
  4. Residents are favorable of additional urban agriculture projects in the area.
- **Transportation & Accessibility**
  1. Connectivity to other areas of the city is perceived by residents as limited due to the physical barriers of I-15 and I-80. The project area's limited east-west connections (400

S, 800 S, 900 S, and 1300 S) are considered unappealing and unsafe for pedestrians and bicyclists.

2. Public transportation is perceived by neighborhood residents as limited in both scope and frequency. Residents are particularly concerned with the frequency of bus service on nights and weekends.

- **Streets & Infrastructure**

1. Traffic calming, improved pedestrian and bicyclist safety, and streetscape amenities are perceived as one of the neighborhood's greatest needs.
2. Residents are concerned about the condition of neighborhood streets, citing that several are inadequately maintained.

- **Housing**

1. Many residents cite the neighborhood's housing affordability as the reason they moved to the neighborhood.
2. The impact of future redevelopment activities on housing affordability is a common concern.
3. Residents value the area's single-family neighborhoods and would like the context of these neighborhoods preserved.
4. While some residents perceive that the Glendale and Poplar Grove neighborhoods have too much affordable housing compared to the rest of the city, other residents would like additional units of affordable housing.
5. Other housing needs expressed by residents include accessible (ADA) housing, accessory dwelling units, and improvements to existing single-family housing.

- **Community & Economic Development**

1. Residents perceive a lack of neighborhood services, including restaurants, cafes, coffee shops, grocery stores, and pubs/bars.
2. Residents expressed an appreciation for existing locally-owned businesses that celebrate the neighborhood's cultural diversity.
3. Many residents express pride in the neighborhood's diversity of cultures, and believe this diversity should be reflected in redevelopment activities.
4. The community would like to see more public art, with focus on pieces by local artists.
5. Residents express a need for an improved neighborhood identity.

- **Geographic Targeting**

Of the nine Project Area nodes identified in the Westside Master Plan, residents identified the following top three, in order of priority:

1. 900 West at 900 South
2. 900 West at 400 South
3. Indiana Avenue at Navajo Street tied with 900 West at 800 South

# 2 PROJECT AREA BUDGET

## OVERVIEW

Section 2 of this CRA Plan conforms with the requirements of 17C-5-303, and includes the following information:

### 1) Receipt of Tax Increment

- a. Base taxable value;
- b. Projected amount of tax increment to be generated within the CRA;
- c. Each project area funds collection period;
- d. Projected amount of tax increment to be paid to other taxing entities in accordance with Section 17C-1-410 (if applicable);
- e. If the area from which tax increment is collected is less than the entire community reinvestment project area:
  - (i) a boundary description of the portion or portions of the community reinvestment project area from which the agency receives tax increment; and
  - (ii) for each portion described in Subsection (1)(e)(i), the period of time during which tax increment is collected;
- f. Percentage of tax increment the agency is authorized to receive from the community reinvestment project area; and
- g. Maximum cumulative dollar amount of tax increment the agency is authorized to receive from the community reinvestment project area.

### 2) Receipt of Sales and Use Tax Revenue

### 3) Project Area Funds to Implement this CRA Plan

### 4) RDA's Combined Incremental Value

### 5) Amount for Administration

### 6) Property Owned and Expected to Sell

## 1(a): BASE TAXABLE VALUE

The base year is anticipated to be 2016, with a base year taxable value of \$228,048,136.

## 1(b): PROJECTED AMOUNT OF TIF

**TABLE 2.1: INCREMENTAL PROPERTY TAX REVENUES GENERATED - 25 YEARS**

<b>Incremental Tax Revenues - 100%</b>	<b>Total – 25 Years</b>
Salt Lake County	\$5,700,032
Salt Lake City School District	\$14,857,106
Salt Lake City	\$10,955,312
Salt Lake Library	\$1,694,864
Salt Lake Metropolitan Water District	\$839,018
Salt Lake City Mosquito Abatement District	\$411,095
Central Utah Water Conservancy District	\$961,625
<b>TOTAL</b>	<b>\$35,419,052</b>

## 1(c): COLLECTION PERIOD

The collection period shall be 25 years.

## 1(d): TIF PAID TO OTHER TAXING ENTITIES

**TABLE 2.2: INCREMENTAL PROPERTY TAX REVENUES TO TAXING ENTITIES - 25 YEARS**

<b>Incremental Tax Revenues to Taxing Entities</b>	<b>Total – 25 Years</b>
Salt Lake County	\$1,425,008
Salt Lake City School District	\$3,714,276
Salt Lake City	\$2,738,828
Salt Lake Library	\$423,716
Salt Lake Metropolitan Water District	\$209,754
Salt Lake City Mosquito Abatement District	\$102,774
Central Utah Water Conservancy District	\$240,406
<b>TOTAL</b>	<b>\$8,854,762</b>

## 1(e): IF TIF COLLECTION AREA IS LESS THAN CRA BOUNDARY

Not applicable. The TIF collection area is the entire CRA boundary.



## 1(f): PERCENTAGE OF TIF AUTHORIZED TO RECEIVE

**TABLE 2.3: REQUESTED PARTICIPATION FROM TAXING ENTITIES**

Taxing Entity	Percentage	Length
Salt Lake County	75%	25 Years
Salt Lake City School District	75%	25 Years
Salt Lake City	75%	25 Years
Salt Lake Library	75%	25 Years
Salt Lake Metropolitan District	75%	25 Years
Salt Lake City Mosquito Abatement Dis.	75%	25 Years
Central Utah Water Conservancy District	75%	25 Years

## 1(g): MAXIMUM CUMULATIVE AMOUNT RECEIVED BY THE RDA

Based on a conservative projection of tax increment generation, the RDA estimates receiving approximately \$26,500,000 in tax increment revenues over a 25-year period. Actual receipt of tax increment may vary depending on absorption rates, market conditions, and taxing entity participation. As such, tax increment budget estimates and maximums, if applicable, will be established through an interlocal agreement with each of the participating taxing entities. Estimated tax increment revenues are as follows:

**TABLE 2.4: TAX INCREMENT REVENUES TO RDA AT 75% PARTICIPATION RATE - 25-YEARS**

Incremental Tax Revenues to RDA	Total – 25 Years
Salt Lake County	\$4,275,024
Salt Lake City School District	\$11,142,829
Salt Lake City	\$8,216,484
Salt Lake Library	\$1,271,148
Salt Lake Metropolitan Water District	\$629,263
Salt Lake City Mosquito Abatement District	\$308,321
Central Utah Water Conservancy District	\$721,219
<b>TOTAL</b>	<b>\$26,564,288</b>

## 2: SALES AND USE TAX REVENUE: Not applicable.

## 3: PROJECT AREA FUNDS TO IMPLEMENT THIS CRA PLAN

**TABLE 2.5: BUDGET FOR TAX INCREMENT REVENUES TO RDA - 25-YEARS**

Activity	Percentage	Amount
Administration & Operations	10%	\$2,656,429
Housing	10%	\$2,656,429
Redevelopment Activities	80%	\$21,251,430
<b>Total</b>	<b>100%</b>	<b>\$26,564,288</b>

The RDA shall implement this plan through the following activities:

- **ADMINISTRATION AND OPERATIONS:**

The tax increment expected to be used to cover the operating costs of administering and implementing the CRA Plan.

- **HOUSING:**

The tax increment allocation required to be used for housing activities pursuant to Section 17C-2-203, 17C-3-202, or 17C-5-307 for the purposes described in Section 17C-1-412.

- **REDEVELOPMENT ACTIVITIES:**

The tax increment expected to be used to carry out project development activities as further described in this CRA Plan. Activities may include, but not be limited to, land acquisition, public improvements, infrastructure improvements, loans, grants, and other incentives to public and private entities.

## 4: RDA'S COMBINED INCREMENTAL VALUE

**TABLE 2.6: RDA's COMBINED INCREMENTAL VALUE**

PROJECT AREA	ASSESSED PROPERTY VALUE	BASE TAXABLE VALUE	INCREMENTAL VALUE
SLC CBD In	\$2,253,069,110	\$136,894,100	\$2,116,175,010
SLC CBD Out	\$468,564,069	\$0	\$468,564,069
West Temple	\$131,625,455	\$50,234,090	\$81,391,365
Baseball	\$2,994,111	\$0	\$2,994,111
West Capitol Hill	\$83,471,701	\$28,322,952	\$55,148,749
Depot District	\$419,610,969	\$27,476,425	\$392,134,544
Depot District Non-Collection	\$17,069,143	\$0	\$17,069,143
Granary	\$90,443,298	\$48,813,397	\$41,629,901
North Temple Viaduct	\$64,730,133	\$36,499,680	\$28,230,453
North Temple	\$106,098,060	\$84,073,572	\$22,024,488
Block 70	\$158,846,344	\$58,757,937	\$100,088,407
<b>COMBINED VALUE</b>	<b>\$3,796,522,393</b>	<b>\$471,072,153</b>	<b>\$3,325,450,240</b>

## 5: PROJECT AREA FUNDS USED FOR ADMINISTRATION

The RDA anticipates utilizing up to 10 percent of the funds captured and retained by the agency, which is estimated to be \$2,656,429.

## 6: EXPECTED SALE PRICE FOR PROPERTY THE RDA OWNS

The RDA does not own property within the Project Area.

## ATTACHMENT A: PROJECT AREA LEGAL DESCRIPTION & MAP

Beginning at the Southeast Corner of Block 2, City Park Subdivision as recorded in Book 'A' Page '96' in the Salt Lake County Recorder's Office and running thence along the west line of Post Street N00°13'36"E 2271.76 feet more or less to the Northeast Corner of Martins Subdivision as recorded in Book 'B', Page '54' in the Salt Lake County Recorder's Office; thence along the south line of 300 South Street N89°55'54"W 426.97 feet to the Northeast Corner of Block 32, Plat C, Plat 3, Salt Lake City Survey; thence along the west line of 1000 West Street N00°14'07"E 422.63 feet to the Northeast Corner of Lot 1, Block 1, Kelsey & Gillespie Subdivision as recorded in Book 'B' Page '76' in the Salt Lake County Recorder's Office; thence along the south line of Interstate 80 the following 3 courses, 1) S89°39'57"E 237.87 feet; 2) S79°27'34"E 186.25 feet; 3) N00°19'17"E 33.39 feet; thence along the north line of Pierpont Lofts, a Planned Unit Development as recorded in Book '2014P' Page '85' in the Salt Lake County Recorder's Office the following 6 courses, 1) S89°45'59"E 40.01 feet; 2) S77°09'00"E 122.96 feet; 3) S71°41'22"E 77.84 feet; 4) S89°45'47"E 45.99 feet; 5) S00°20'31"W 15.00 feet; 6) S89°45'47"E 90.03 feet to the west line of 900 West Street; thence along the west line of 900 West Street S00°13'41"W 224.04 feet to the Southeast Corner of Lot 1, Block 1, Heaths Subdivision as recorded in Book 'A' Page '106' in the Salt Lake County Recorder's Office; thence N89°47'17"E 133.03 feet to the Southwest Corner of Lot 15, Block 1, Heaths Subdivision as recorded in Book 'A' Page '106' in the Salt Lake County Recorder's Office; thence along the east line of 900 West N00°13'41"E 120.02 feet to the westerly line of Interstate 15; thence along the westerly line of Interstate 15 the following 13 courses, 1) S44°46'36"E 169.72 feet; 2) S33°27'24"E 159.09 feet; 3) S12°28'25"E 253.53 feet; 4) S02°37'50"E 270.39 feet; 5) S25°38'34"E 82.77 feet; 6) S01°24'53"E 74.30 feet; 7) S05°22'40"W 120.82 feet; 8) S04°13'28"E 794.84 feet; 9) S18°08'10"E 337.02 feet; 10) S30°34'56"E 58.65 feet; 11) S00°12'41"W 178.24 feet; 12) S89°47'19"E 109.23 feet; 13) S35°35'19"E 309.33 feet to the Northwest Corner of Lot 27, Block 2, Kimballs Subdivision as recorded in Book 'B', Page '47' in the Salt Lake County Recorder's Office; thence along the east line of 800 West Street S00°16'30"W 1451.33 feet to the Southwest Corner of Lot 4, Block 11, Plat C, Plat 1, Salt Lake City Survey; thence along the north line of 800 South Street S89°47'24"E 727.11 feet to the westerly line of Interstate 15; thence along said westerly line the following 5 courses, 1) S00°13'37"W 370.09 feet; 2) S17°30'56"E 268.18 feet; 3) S25°31'31"E 199.64 feet; 4) S50°04'03"E 192.21 feet; 5) S40°02'50"E 375.58 feet to the west line of a railroad right of way; thence along said west line of a railroad right of way the following 8 courses, 1) S00°22'22"W 294.30 feet; 2) N89°48'53"W 77.71 feet; 3) South 76.02 feet; 4) S36°53'15"E 8.90 feet; 5) S00°11'07"W 204.03 feet; 6) S89°48'53"E 24.75 feet; 7) S02°57'05"E 1440.68 feet; 8) S00°13'24"W 640.83 feet to the south line of 1300 South Street; thence along said south line of 1300 South Street N89°57'21"W 624.14 feet to the Northeast Corner of Lot 1, Mellen Subdivision as recorded in Book 'K', Page '5' in the Salt Lake County Recorder's Office; thence along the west line of 700 West Street N00°11'16"E 1511.85 feet to the Southeast Corner of Parcel #15-11-428-060; thence along the south line of said Parcel N89°48'54"W 759.24 feet to the east line of 800 West Street; thence along said east line of 800 West Street the following 3 courses, 1) S00°13'47"W 1443.41 feet; 2) S13°54'25"E 101.39 feet; 3) S00°22'49"W 755.90 feet; thence along the south line of Parcel #15-14-204-015 S89°58'22"W 857.84 feet to the west line of 900 West Street; thence along said west line of 900 West Street S00°13'12"W 68.73 feet to the south line of 1400 South Street; thence along said south line of 1400 South Street N89°37'51"W 563.04 feet to the east line of 1000 West Street; thence along said east line of 1000 West Street S00°25'29"W 941.05 feet; thence along the south line of Cannon Avenue N89°33'25"W 344.11 feet to Natura Street and a 15 foot radius curve to the left; thence along said curve a distance of 23.57 feet (chord bears S45°26'00"W 21.22 feet); thence along the east line of Natura

Street S00°25'25"W 128.00 feet to a 15.50 foot radius curve to the left; thence along said curve a distance of 9.18 feet (chord bears S16°32'16"E 9.05 feet) to a 55.01 foot radius reverse curve to the right; thence along said curve a distance of 119.86 feet (chord bears S28°22'04"W 97.52 feet) to the south line of Amiga Drive; thence along the south line of Amiga Drive the following 3 courses, 1) N89°32'54"W 104.02 feet to a 565.82 foot radius curve to the right; 2) along said curve a distance of 128.12 feet (chord bears N83°03'41"W 127.85 feet); 3) N76°34'28"W 313.01 feet to the east line of Parcel # 15-14-129-011; thence along said parcel the following 5 courses, 1) S15°10'59"W 187.84 feet; 2) N89°49'01"W 38.23 feet; 3) N36°49'01"W 100.02 feet; 4) N85°49'01"W 55.66 feet; 5) N00°16'31"E 285.25 feet to the southeasterly corner of Parcel# 15-14-129-009; thence along the south line of said Parcel N76°52'25"W 109.96 feet to the easterly line of the Jordan River; thence along the easterly line of the Jordan River the following 26 courses, 1) N00°10'59"E 80.01 feet; 2) N52°38'59"E 72.75 feet; 3) N31°08'59"E 75.81 feet; 4) N18°36'38"E 313.12 feet; 5) N44°15'59"E 132.27 feet; 6) N19°39'59"E 224.92 feet; 7) N09°25'13"E 224.83 feet; 8) N58°27'35"W 246.37 feet to a 75.87 foot radius non-tangent curve to the right; 9) along said curve a distance of 108.87 feet (chord bears N14°07'03"W 99.77 feet); 10) N29°32'29"E 102.42 feet; 11) N44°27'55"E 311.81 feet; 12) N70°05'49"E 550.86 feet to a 613.06 foot radius non-tangent curve to the right; 13) along said curve a distance of 378.12 feet (chord bears S83°52'45"E 372.15 feet); 14) S71°52'35"E 147.32 feet; 15) N79°27'08"E 80.70 feet; 16) N49°00'17"E 117.74 feet; 17) N30°23'45"W 407.44 feet to a 463.30 foot radius non-tangent curve to the right; 18) along said curve a distance of 398.63 feet (chord bears N07°45'24"E 386.44 feet); 19) N28°07'15"E 64.20 feet to a 163.36 foot radius non-tangent curve to the left; 20) along said curve a distance of 204.20 feet (chord bears N34°19'35"W 191.16 feet); 21) S86°02'26"W 110.85 feet; 22) S71°12'47"W 156.82 feet; 23) N87°58'19"W 479.74 feet to a 40.18 foot radius non-tangent curve to the right; 24) along said curve a distance of 90.53 feet (chord bears N32°01'12"W 72.56 feet); 25) N27°24'51"E 330.45 feet; 26) N01°40'25"E 140.26 feet to the south line of Parcel # 15-11-332-005; thence along said Parcel the following 2 courses, 1) S89°55'56"W 121.82 feet; 2) N00°05'13"W 125.02 feet to the Northwest Corner of Parcel # 15-11-332-004; thence along north line of said parcel N89°57'56"E 43.10 feet to the westerly line of the Jordan River; thence along said westerly line the following 4 courses, 1) N06°03'26"W 135.10 feet; 2) N54°00'08"W 349.65 feet to a 334.84 foot radius non-tangent curve to the right; 3) along said curve a distance of 309.49 feet (chord bears N21°55'40"W 298.59 feet); 4) N14°59'01"E 93.42 feet to the south line of Mead Avenue; thence along the south line of Mead Avenue the following 3 courses, 1) N89°50'12"W 605.98 feet; 2) N73°39'47"W 52.06; 3) N89°50'08"W 1320.74 feet to the west line of Navajo Street; thence along the west line of Navajo Street N00°14'33"E 193.47 feet to the south line of American Avenue; thence along the south line of American Avenue N89°53'09"W 1123.63 feet to the west line of 1500 West Street; thence along the west line of 1500 West Street N00°10'33"E 422.15 feet to a 5694.74 foot radius non-tangent curve to the right; thence along said curve a distance of 741.34 feet (chord bears N85°13'34"W 740.81 feet) to the Northeast Corner of Parcel # 15-10-257-002; thence along the east line of said parcel S02°41'30"W 269.54 feet; thence along the east line of Parcel #15-10-257-003 the following 2 courses, 1) S02°47'47"W 357.83 feet; 2) S04°41'07"W 99.87 feet; thence along the east line of Parcel# 15-10-401-005 the following 2 courses, 1) S04°41'07"W 212.54 feet; 2) S01°39'57"W 38.42 feet; thence along the east line of Parcel # 15-10-401-001 S00°19'05"W 50.01 feet; thence along Parcel# 15-10-403-015 the following 2 courses, 1) S02°41'02"W 185.19 feet; 2) N89°40'55"W 539.32 feet; thence S00°19'05"W 100.02 feet; thence N89°40'55"W 103.49 feet to the east line of Redwood Road; thence along said east line S00°11'44"W 1839.47 feet to the north line of California Avenue; thence N80°56'50"W 130.02 feet to the intersection of the north line of California Avenue and

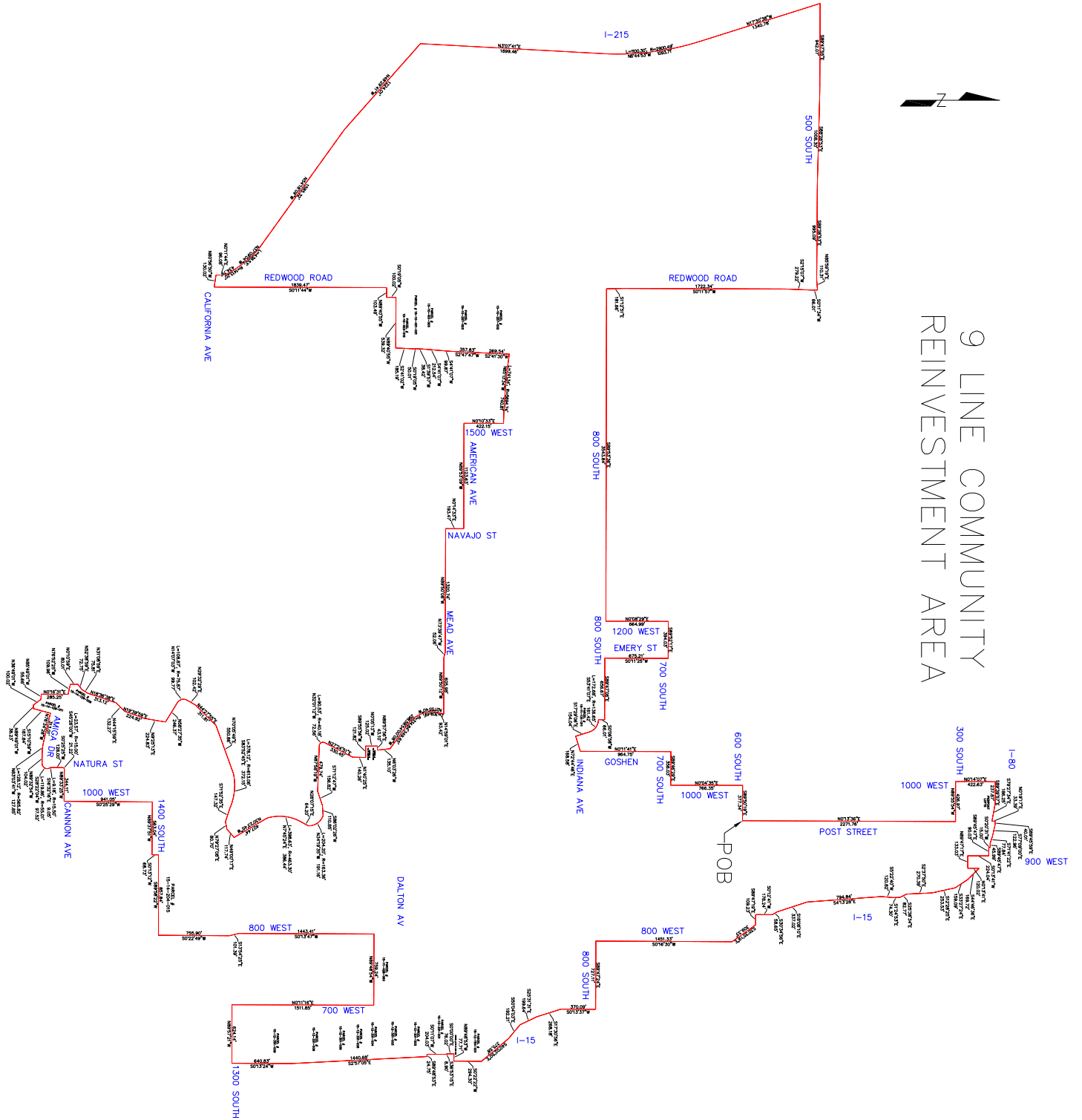
the easterly line of the Surplus Canal; thence along the easterly line of the Surplus Canal the following 4 courses, 1) N00°11'44"E 96.08 feet to a 1413.20 foot radius non-tangent curve to the left; 2) along said curve a distance of 436.53 feet (chord bears N37°09'04"W 434.79 feet); 3) N54°18'09"W 1585.32 feet; 4) N48°29'41"W 1224.01 feet to the east line of Interstate 215; thence along the east line of Interstate 215 the following 3 courses, 1) N03°07'41"E 1899.46 feet to a 2900.49 foot radius non-tangent curve to the left; 2) along said curve a distance of 1100.30 feet (chord bears N06°44'53"W 1093.71 feet); 3) N17°30'38"W 1340.78 feet to the north line of 500 South Street; thence along the north line of 500 South Street the following 4 courses, 1) S89°47'55"E 942.07 feet; 2) S88°28'53"E 1008.30 feet; 3) S89°38'53"E 995.09 feet; 4) N85°59'19"E 110.31 feet to the east line of Redwood Road; thence along the east line of Redwood Road the following 4 courses, 1) S00°11'34"W 66.01 feet; 2) S02°15'07"W 279.22 feet; 3) S00°11'57"W 1722.34 feet; 4) S01°12'51"E 181.66 feet to the north line of 800 South Street; thence along the north line of 800 South Street S89°53'36"E 3543.84 feet to the west line of 1200 West Street; thence along the west line of 1200 West Street N00°08'29"E 664.99 feet to the north line of 700 South Street; thence along the north line of 700 South Street S89°52'17"E 394.03 feet to the east line of Emery Street; thence along the east line of Emery Street S00°11'25"W 675.21 feet to the north line of 800 South Street; thence along the north line of 800 South Street S89°47'06"E 656.67 feet; thence S00°06'58"W 66.01 feet to the north line of Parcel # 15-11-131-011; thence along said Parcel the following 2 courses, 1) along a 136.65 foot radius curve to the right a distance of 172.68 feet (chord bears S53°41'07"E 161.42 feet); 2) S17°29'06"E 154.04 feet to the north line of Indiana Avenue; thence along the north line of Indiana Avenue N72°44'46"E 168.58 feet to the west line of Goshen Street; thence along the west line of Goshen Street N00°11'41"E 964.75 feet to the north line of 700 South Street; thence along the north line of 700 South Street S89°46'29"E 358.03 feet to the west line of 1000 West Street; thence along the west line of 1000 West Street N00°04'35"E 766.35 feet to the north line of 600 South Street; thence along the north line of 600 South Street S89°50'19"E 377.34 feet to the point of beginning.

Contains 945.46 Acres, more or less.





# 9 LINE COMMUNITY REINVESTMENT AREA



## ATTACHMENT B: DEFINITIONS

1. The term “Act” or “Utah Code 17C Community Reinvestment Agency Act” shall mean the “Limited Purpose Local Government Entities - Community Reinvestment Agency Act” as found in Title 17C, Utah Code Annotated 1953, as amended.
2. The term “Affordable Housing” shall mean housing to be owned or occupied by persons and families of low or moderate income, as determined by resolution of the RDA.
3. The term “Base Taxable Value” unless otherwise adjusted in accordance with provisions of this title, shall mean a property’s taxable value as shown upon the assessment roll last equalized during the base year.
4. The term “Base Year” shall mean, except as provided in Subsection 17C-1-402(4)(c), the year during which the assessment roll is last equalized
5. The term “Board” shall mean the governing body of the Agency, as provided in Section 17C-1-203 of the Act.
6. The term “City” shall mean the city of Salt Lake City.
7. The term “Housing Allocation” shall mean tax increment allocated for housing under Section 17C-2-203, 17C-3-202, or 17C-5-307 for the purposes described in Section 17C-1-412.
8. The term “Income Targeted Housing” shall mean housing to be owned or occupied by a family whose annual income is at or below 80% of the median annual income for Salt Lake County.
9. The term “Northwest Quadrant Master Plan” shall mean the Community General Plan as required by the Act, which acts as the master plan, adopted by Salt Lake City on August 16, 2016.
10. The term “Project Area” shall mean the area described in Exhibit A attached hereto.
11. The term “Project Area Budget” shall mean a multiyear projection of annual or cumulative revenues and expenses and other fiscal matters pertaining to the Project Area that includes:
  - (i) the Base Taxable Value of property in the Project Area;
  - (ii) the projected Tax Increment expected to be generated within the Project Area;
  - (iii) the amount of Tax Increment expected to be shared with other taxing entities;
  - (iv) the amount of Tax Increment expected to be used to implement the Project Area Plan, including the estimated amount of Tax Increment to be used for land acquisition, public improvements, infrastructure improvements, and loans, grants, or other incentives to private and public entities;
  - (v) the Tax Increment expected to be used to cover the cost of administering the Project Area Plan;
  - (vi) if the area from which Tax Increment is to be collected is less than the entire Project Area:
    - (a) the tax identification numbers of the parcels from which Tax Increment will be collected; or
    - (b) a legal description of the portion of the Project Area from which Tax Increment will be collected;
  - (vii) for property that the RDA owns and expects to sell, the expected total cost of the property to the RDA and the expected selling price; and
  - (viii) the following required information:
    - (a) the number of tax years for which the RDA will be allowed to receive Tax Increment from the Project Area; and
    - (b) the percentage of Tax Increment or maximum cumulative dollar amount of Tax Increment the RDA is entitled to receive from the Project Area under the Project Area Budget.
12. The term “RDA” shall mean the Redevelopment Agency of Salt Lake City.
13. The term “Taxable Value” shall mean the value of property as shown on the last equalized assessment roll as certified by the Salt Lake County Assessor.
14. The term “Tax Increment” shall mean the difference between:
  - (i) the amount of property tax revenues generated each tax year by all taxing entities from the area within a Project Area designated in the Project Area Plan as the area from which Tax Increment is to be collected, using the current assessed value of the property; and
  - (ii) the amount of property tax revenues that would be generated from that same area using the Base Taxable Value of the property.
15. The term “Taxing Entity” shall mean a public entity that levies a tax on a parcel or parcels of property located within the City.

# PUBLIC BENEFITS ANALYSIS & PROJECT AREA BUDGET 9 LINE COMMUNITY REINVESTMENT AREA (CRA)

REDEVELOPMENT AGENCY OF  
SALT LAKE CITY, UTAH



**MARCH 2018**

  
**LEWIS YOUNG  
ROBERTSON & BURNINGHAM, INC.**

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## Table of Contents

TABLE OF CONTENTS .....	2
SECTION 1: INTRODUCTION .....	3
SECTION 2: DESCRIPTION OF COMMUNITY DEVELOPMENT PROJECT AREA.....	3
SECTION 3: GENERAL OVERVIEW OF PROJECT AREA BUDGET .....	4
SECTION 4: PROPERTY TAX INCREMENT .....	5
SECTION 5: COST/BENEFIT ANALYSIS .....	7
EXHIBIT A: PROJECT AREA MAP.....	8
EXHIBIT B: MULTI-YEAR BUDGET .....	10

## Section 1: Introduction

The Redevelopment Agency of Salt Lake City (the “Agency”), following thorough consideration of the needs and desires of the City of Salt Lake (the “City”) and its residents, as well as understanding the City’s capacity for new development, has carefully crafted the Project Area Plan (the “Plan”) for the 9 Line Community Reinvestment Project Area (the “Project Area”). The Plan is the end result of a comprehensive evaluation of the types of appropriate land-uses and economic development opportunities for the land encompassed by the Project Area which lies west of I-15, east of I-215, between 300 South and Amiga Drive.

The Plan is envisioned to define the method and means of development for the Project Area from its current state to a higher and better use. The City has determined it is in the best interest of its citizens to assist in the development of the Project Area. This **Project Area Budget** document (the “Budget”) is predicated upon certain elements, objectives and conditions outlined in the Plan and intended to be used as a financing tool to assist the Agency in meeting Plan objectives discussed herein and more specifically referenced and identified in the Plan.

The creation of the Project Area is being undertaken as a community reinvestment project pursuant to certain provisions of Chapters 1 and 5 of the Utah Community Reinvestment Agency Act (the “Act”, Utah Code Annotated (“UCA”) Title 17C). The requirements of the Act, including notice and hearing obligations, have been observed at all times throughout the establishment of the Project Area.

## Section 2: Description of Community Development Project Area

The Project Area lies west of I-15, east of I-215, between 300 South and Amiga Drive, and is located within the City’s western boundaries. This area in particular serves as the primary destination in the City for river recreation and active parks. The property encompasses approximately 738 acres of land.

A map of the Project Area are attached hereto in **EXHIBIT A**.



## Section 3: General Overview of Project Area Budget

The purpose of the Project Area Budget is to provide the financial framework necessary to implement the Project Area Plan vision and objectives. The Project Area Plan has identified that tax increment financing is essential in order to meet the objectives of the CRA Project Area. The following information will detail the sources and uses of tax increment and other necessary details needed for public officials, interested parties, and the public in general to understand the mechanics of the Project Area Budget.

### Base Year Value

The Agency has determined that the base year property tax value for the Project Area will be the total taxable value for the 2016 tax year which is estimated to be \$228,048,136. Using the tax rates established within the Project Area the property taxes levied equate to \$3,359,833 annually. Accordingly, this amount will continue to flow through to each taxing entity proportional to the amount of their respective tax rates being levied.

### Payment Trigger

This Budget will have a twenty-five year (25) duration from the date of the first tax increment received by the Agency. The collection of tax increment will be triggered at the discretion of the Agency prior to March 1 of the tax year in which they intend to begin the collection of increment. The following year in which this increment will be remitted to the Agency will be Year 1, e.g., if requested prior to March 1, 2018, Year 1 of increment will be 2019. The Agency anticipates it will trigger the tax increment by March 1, 2020 but in no case will the Agency trigger the first tax increment collection after March 1, 2022.

### Projected Tax Increment Revenue – Total Generation

Development within the Project Area will commence upon favorable market conditions which will include both horizontal and vertical infrastructure and development. The Agency anticipates that new development will begin in the Project Area in 2018. The contemplated development will generate significant additional property tax revenue as well as incremental sales and use tax above what is currently generated within the Project Area.

Property Tax Increment will begin to be generated in the tax year (ending Dec 1<sup>st</sup>) following construction completion and Tax Increment will actually be paid to the Agency in March or April after collection. It is projected that property Tax Increment generation within the Project Area could begin as early as 2020 or as late as 2022. It is currently estimated that during the 25-year life of the Project Area Budget, property Tax Increment could be generated within the Project Area in the approximate amount of \$35.42 million or at a net present value (NPV)<sup>1</sup> of \$19.06 million. This amount is over and above the \$83.99 million of base taxes that the property would generate over 25 years at the \$3,359,833 annual amount it currently generates as shown in Table 4.1 below.

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<sup>1</sup> Net Present Value of future cash flows assumes a 4% discount rate. The same 4% discount rate is used in all remaining NPV calculations. This total is prior to accounting for the flow-through of tax increment to the respective taxing entities.

## Section 4: Property Tax Increment

### Base Year Property Tax Revenue

The taxing entities are currently receiving - and will continue to receive - property tax revenue from the current assessed value of the property within the Project Area ("Base Taxes"). The current assessed value is estimated to be \$228,048,136. Based upon the tax rates in the area, the collective taxing entities are receiving \$3,359,833 in property tax annually from this Project Area. This equates to approximately \$83,995,830 over the 25-year life of the Project Area.

Site and building demolition will need to occur in order to facilitate the envisioned development as outlined in the Plan. This demolition will initially lower the assessed value of the Project Area to a level below the base year value, however it is anticipated that the assessed value within the Project Area will be above the \$228,048,136 base year value by year 1 of the Project Area life.

**TABLE 4.1: TOTAL BASE YEAR TO TAXING ENTITIES (OVER 25 YEARS)**

Entity	Total	NPV at 4%
Salt Lake County	\$13,517,553	\$8,446,892
Salt Lake City School District	35,233,437	22,016,783
Salt Lake City	25,980,384	16,234,705
Salt Lake Library	4,019,348	2,511,623
Salt Lake Metropolitan Water District	1,989,720	1,243,343
Salt Lake City Mosquito Abatement District	974,906	609,202
Central Utah Water Conservancy District	2,280,481	1,425,034
<b>Total Revenue</b>	<b>\$83,995,830</b>	<b>\$52,487,583</b>

### Property Tax Increment Shared with RDA (75% Participation Rate for 25 Years)

All taxing entities that receive property tax generated within the Project Area, as detailed above, will share at least a portion of that increment generation with the Agency. All taxing entities will contribute 75% of their respective tax increment for 25 years. The County and the State will **not** contribute any portion of their incremental sales tax to implement the Project Area Plan. Table 4.2 shows the amount of Tax Increment shared with the Agency assuming the participation levels discussed above.

**TABLE 4.2: SOURCES OF TAX INCREMENT FUNDS**

Entity	Percentage	Length	Total	NPV at 4%
Salt Lake County	75%	25 Years	\$4,275,024	\$2,300,249
Salt Lake City School District	75%	25 Years	11,142,829	5,995,587
Salt Lake City	75%	25 Years	8,216,484	4,421,018
Salt Lake Library	75%	25 Years	1,271,148	683,963
Salt Lake Metropolitan Water District	75%	25 Years	629,263	338,586
Salt Lake City Mosquito Abatement District	75%	25 Years	308,321	165,897
Central Utah Water Conservancy District	75%	25 Years	721,219	388,064
<b>Total Sources of Tax Increment Funds</b>			<b>\$26,564,289</b>	<b>\$14,293,364</b>

### Uses of Tax Increment

The west side of the City, particularly the Project Area, has suffered from a lack of reinvestment over the previous decades. This has led to blighted properties, and underutilized land uses. “But-for” the creation of the CRA, and use of public funds, the west side of the City will continue to remain in its underutilized state. Site remediation, small lot sizes, and aging infrastructure are a few of the obstacles that are currently deterring development within the Project Area.

The majority of the Tax Increment collected by the Agency (80%) will be used to overcome these obstacles. Including: offsetting certain on-site public infrastructure costs, land assemblage, relocation of current businesses and land uses, Agency requested improvements and upgrades, desirable Project Area improvements, and other redevelopment activities as approved by the Agency. 10% will go towards affordable housing, as outlined the Act. The remaining 10% will be used to offset the administration and operation costs of the Agency.

**TABLE 4.3: USES OF TAX INCREMENT**

Uses	Total	NPV at 4%
Redevelopment Activities @ 80%	\$21,251,431	\$11,434,691
CRA Housing Requirement @ 10%	2,656,429	1,429,336
Project Area Administration @ 10%	2,656,429	1,429,336
<b>Total Uses of Tax Increment Funds</b>	<b>\$26,564,289</b>	<b>\$14,293,364</b>

A multi-year projection of tax increment is included in **EXHIBIT B**.

### Total Annual Property Tax Revenue for Taxing Entities at Conclusion of Project

As described above, the collective taxing entities are currently receiving approximately \$3,359,833 in property taxes annually from this Project Area. At the end of 25 years an additional \$2,142,372 in property taxes annually is anticipated, totaling approximately \$5,502,205 in property taxes annually for the area. “But for” the assistance provided by the RDA through tax increment revenues, this increase of approximately 64 percent in property taxes generated for the taxing entities would not be possible.

**TABLE 4.4: TOTAL BASE YEAR AND END OF PROJECT LIFE ANNUAL PROPERTY TAXES**

Entity	Annual Base Year Property Taxes	Annual Property Tax Increment at Conclusion of Project	Total Annual Property Taxes
Salt Lake County	\$540,702	\$344,775	\$885,477
Salt Lake City School District	1,409,337	898,653	2,307,991
Salt Lake City	1,039,215	662,648	1,701,863
Salt Lake Library	160,774	102,516	263,290
Salt Lake Metropolitan Water District	79,589	50,749	130,338
Salt Lake City Mosquito Abatement District	38,996	24,866	63,862
Central Utah Water Conservancy District	91,219	58,165	149,385
<b>Total Revenue</b>	<b>\$3,359,833</b>	<b>\$2,142,372</b>	<b>\$5,502,205</b>

## Section 5: Cost/Benefit Analysis

### Additional Revenues

#### Other Tax Revenues

The development within the Project Area will also generate sales taxes, energy sales and use taxes for natural gas and electric.

Table 5.1 shows the total revenues generated by the Project Area. This total includes the anticipated property tax increment, sales tax, and energy sales and use tax.

**TABLE 5.1 TOTAL REVENUES**

Entity	Property Tax	Sales Tax	Franchise Tax	Total Incremental Revenues
Salt Lake County	\$5,700,032	\$20,642,836	-	\$26,342,868
Salt Lake City School District	14,857,106	-	-	14,857,106
Salt Lake City	10,955,312	8,975,146	3,738,904	23,669,362
Salt Lake Library	1,694,864	-	-	1,694,864
Salt Lake Metropolitan Water District	839,018	-	-	839,018
Salt Lake City Mosquito Abatement District	411,095	-	-	411,095
Central Utah Water Conservancy District	961,625	-	-	961,625
<b>Total Revenue</b>	<b>\$35,419,052</b>	<b>\$29,617,982</b>	<b>\$3,738,904</b>	<b>\$68,775,938</b>

### Additional Costs

The development anticipated within the Project Area will also likely result in additional general government, public works, and public safety costs. These costs, along with the estimated budget to implement the Project Area Plan, are identified below.

**TABLE 5.2 TOTAL EXPENDITURES**

Entity	CRA Budget	General Government	Public Works	Public Safety	Total Incremental Expenditures
Salt Lake County	\$4,275,024	\$231,049	-	-	\$4,506,073
Salt Lake City School District	11,142,829	2,771,952	-	-	13,914,781
Salt Lake City	8,216,484	228,121	2,172,913	3,779,395	14,396,913
Salt Lake Library	1,271,148	-	-	-	1,271,148
Salt Lake Metropolitan Water District	629,263	68,095	-	-	697,358
Salt Lake City Mosquito Abatement District	308,321	7,535	-	-	315,856
Central Utah Water Conservancy District	721,219	17,251	-	-	738,470
<b>Total Expenditures</b>	<b>\$26,564,288</b>	<b>\$3,324,003</b>	<b>\$2,172,913</b>	<b>\$3,779,395</b>	<b>\$35,840,599</b>

The total net benefit to the taxing entities of participating in the Project Area is \$32,935,339, with the City's net benefit being \$9,696,165.

**TABLE 5.3: TOTAL CITY REVENUES**

	<b>Total</b>	<b>NPV at 4%</b>
Property Tax Increment	\$12,650,176	\$6,806,641
Sales Tax	8,975,146	4,869,701
Telecom Tax	828,526	443,709
Energy Sales & Use Tax (Natural Gas)	522,461	274,543
Energy Sales & Use Tax (Electricity)	2,387,917	1,254,804
<b>Total City Revenue</b>	<b>\$25,364,227</b>	<b>\$13,649,397</b>

**TABLE 5.4: TOTAL CITY EXPENDITURES**

	<b>Total</b>	<b>NPV at 4%</b>
CRA Budget	\$9,487,632	\$5,104,981
General Government	228,121	119,902
Public Works	2,172,913	1,142,093
Public Safety	3,779,395	1,985,693
<b>Total City Expenditures</b>	<b>\$15,668,062</b>	<b>\$8,352,668</b>

<b>Total City Benefit</b>	<b>\$9,696,165</b>	<b>\$5,296,729</b>
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\*Note: Total City Benefit includes Salt Lake City and Salt Lake Library.







## Exhibit B: Multi-Year Budget

INCREMENTAL TAX ANALYSIS:																															
Cumulative Taxable Value		Payment Year	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	TOTALS	NPV		
Year		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20	Year 21	Year 22	Year 23	Year 24	Year 25					
Tax District 13																															
Commercial		\$1,812,374	\$4,177,890	\$7,130,537	\$11,274,440	\$15,384,354	\$20,098,393	\$24,795,438	\$29,492,483	\$34,189,528	\$38,886,572	\$44,791,867	\$51,871,422	\$59,916,989	\$69,506,159	\$60,101,221	\$60,702,233	\$61,309,255	\$61,922,348	\$62,541,571	\$63,166,987	\$63,798,657	\$64,436,643	\$65,081,010	\$65,731,820	\$66,389,138					
Office		\$585,158	\$1,339,915	\$2,281,241	\$3,604,188	\$4,910,166	\$6,411,197	\$7,903,744	\$9,396,290	\$10,888,837	\$12,381,386	\$14,264,035	\$16,519,823	\$18,786,643	\$18,946,320	\$19,135,822	\$19,327,049	\$19,520,319	\$19,715,522	\$19,912,678	\$20,111,804	\$20,312,922	\$20,516,052	\$20,721,212	\$20,928,424	\$21,137,709					
Residential		\$503,691	\$1,156,175	\$1,970,188	\$3,113,626	\$4,244,329	\$5,542,929	\$6,835,161	\$8,127,293	\$9,419,624	\$10,711,856	\$12,339,882	\$14,290,966	\$16,229,913	\$16,391,606	\$16,555,522	\$16,721,078	\$16,888,288	\$17,057,171	\$17,227,743	\$17,400,020	\$17,574,961	\$17,749,761	\$17,927,258	\$18,106,531	\$18,287,586					
Industrial		\$1,083,349	\$2,494,753	\$4,256,253	\$6,728,965	\$9,179,637	\$11,991,425	\$14,792,192	\$17,592,460	\$20,393,728	\$23,194,495	\$26,717,495	\$30,940,687	\$35,141,839	\$35,493,257	\$35,848,190	\$36,206,672	\$36,568,739	\$36,934,426	\$37,303,770	\$37,676,808	\$38,053,576	\$38,434,112	\$38,818,453	\$39,206,637	\$39,598,704					
Total Assessed Value:		\$3,984,571	\$9,168,279	\$15,658,219	\$24,721,279	\$33,718,486	\$44,043,943	\$54,326,534	\$64,609,125	\$74,891,716	\$85,174,307	\$98,113,279	\$113,622,898	\$129,046,784	\$130,337,252	\$131,640,625	\$132,957,031	\$134,286,601	\$135,629,467	\$136,985,762	\$138,355,620	\$139,739,176	\$141,136,568	\$142,547,933	\$143,973,413	\$145,413,147					
Value of Current Property		\$228,048,136	\$228,048,136	\$228,048,136	\$228,048,136	\$228,048,136	\$228,048,136	\$228,048,136	\$228,048,136	\$228,048,136	\$228,048,136	\$228,048,136	\$228,048,136	\$228,048,136	\$228,048,136	\$228,048,136	\$228,048,136	\$228,048,136	\$228,048,136	\$228,048,136	\$228,048,136	\$228,048,136	\$228,048,136	\$228,048,136	\$228,048,136	\$228,048,136					
Less Base Year Value		\$ (228,048,136)	\$ (228,048,136)	\$ (228,048,136)	\$ (228,048,136)	\$ (228,048,136)	\$ (228,048,136)	\$ (228,048,136)	\$ (228,048,136)	\$ (228,048,136)	\$ (228,048,136)	\$ (228,048,136)	\$ (228,048,136)	\$ (228,048,136)	\$ (228,048,136)	\$ (228,048,136)	\$ (228,048,136)	\$ (228,048,136)	\$ (228,048,136)	\$ (228,048,136)	\$ (228,048,136)	\$ (228,048,136)	\$ (228,048,136)	\$ (228,048,136)	\$ (228,048,136)	\$ (228,048,136)					
TOTAL INCREMENTAL VALUE:		\$3,984,571	\$9,168,733	\$15,658,219	\$24,721,279	\$33,718,486	\$44,043,943	\$54,326,534	\$64,609,125	\$74,891,716	\$85,174,307	\$98,113,279	\$113,622,898	\$129,046,784	\$130,337,252	\$131,640,625	\$132,957,031	\$134,286,601	\$135,629,467	\$136,985,762	\$138,355,620	\$139,739,176	\$141,136,568	\$142,547,933	\$143,973,413	\$145,413,147					
TAX RATE INCREMENT ANALYSIS:																															
2016 Rates																															
Salt Lake County	0.002371	9.447	21.739	37.078	58.614	79.947	104.428	128.808	153.188	177.568	201.948	232.627	269.400	305.970	309.030	312.120	315.241	318.394	321.577	324.793	328.041	331.322	334.635	337.981	341.361	344.775	5,700,032	3,066,998			
Salt Lake City School District	0.006180	24.625	56.663	96.644	152,777	208,380	272,192	335,738	399,284	462,831	526,377	606,340	702,190	797,509	805,484	813,539	821,674	829,891	838,190	846,572	855,038	863,588	872,224	880,946	889,756	898,653	14,857,106	7,994,116			
Salt Lake City	0.004557	18.158	41,782	71,263	112,655	153,655	204,424	247,566	294,424	341,282	388,139	447,102	517,780	588,066	593,947	599,886	605,885	611,944	618,063	624,244	630,487	636,791	643,159	649,591	656,087	662,648	10,955,312	5,894,691			
Salt Lake Library	0.000205	17.058	4,182	6,464	11,025	17,428	23,772	31,051	38,300	45,549	52,799	60,048	69,170	80,104	90,788	91,888	92,807	93,735	94,672	95,619	96,575	97,541	98,516	99,501	100,496	101,501	102,516	1,694,864	911,950		
Salt Lake Metropolitan Water District	0.000349	1.391	3,200	5,458	8,628	11,768	15,371	18,960	22,549	26,137	29,726	34,242	39,654	45,037	45,888	45,943	46,402	46,866	47,335	47,808	48,286	48,769	49,257	49,749	50,247	50,749	83,901.8	451,448			
Salt Lake City Mosquito Abatement District	0.000171	681	1,568	2,674	4,227	5,766	7,532	9,290	11,048	12,806	14,565	16,777	19,430	22,067	22,288	22,511	22,736	22,963	23,193	23,425	23,659	24,134	24,376	24,619	24,866	411,095	221,196				
Central Utah Water Conservancy District	0.000400	1,594	3,667	6,255	9,888	13,487	17,618	21,731	25,844	29,957	34,070	39,245	45,449	51,619	52,135	52,656	53,183	53,715	54,252	54,794	55,342	55,896	56,455	57,019	57,589	58,165	961,625	517,419			
Totals:	0.014733	58,705	135,083	230,398	364,218	496,774	648,899	800,393	951,886	1,103,380	1,254,873	1,445,503	1,674,006	1,901,246	1,920,259	1,939,461	1,958,856	1,978,444	1,998,229	2,018,211	2,038,393	2,058,777	2,079,365	2,100,159	2,121,160	2,142,372	35,419,052	19,057,818			
TOTAL INCREMENTAL REVENUE IN PROJECT AREA																															
		\$58,705	\$135,083	\$230,398	\$364,218	\$496,774	\$648,899	\$800,393	\$951,886	\$1,103,380	\$1,254,873	\$1,445,503	\$1,674,006	\$1,901,246	\$1,920,259	\$1,939,461	\$1,958,856	\$1,978,444	\$1,998,229	\$2,018,211	\$2,038,393	\$2,058,777	\$2,079,365	\$2,100,159	\$2,121,160	\$2,142,372	\$35,419,052	\$19,057,818			
PROJECT AREA BUDGET																															
Sources of Funds:																															
Property Tax Participation Rate for Budget																															
Salt Lake County	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%				
Salt Lake City School District	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%				
Salt Lake City	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%				
Salt Lake Library	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%				
Salt Lake Metropolitan Water District	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%				
Salt Lake City Mosquito Abatement District	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%				
Central Utah Water Conservancy District	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%				
Property Tax Increment for Budget																															
Salt Lake County	\$7,086	\$16,304	\$27,809	\$43,961	\$59,960	\$78,321	\$96,606	\$114,891	\$133,176	\$151,461	\$174,470	\$202,050	\$229,477	\$231,772	\$234,090	\$236,431	\$238,795	\$241,183	\$243,595	\$246,031	\$248,491	\$250,976	\$253,486	\$256,021	\$258,581	\$4,275,024	\$2,300,249				
Salt Lake City School District	\$18,468	\$42,497	\$72,483	\$114,583	\$156,285	\$204,144	\$251,803	\$299,463	\$347,123	\$394,783	\$454,755	\$526,642	\$598,132	\$604,113	\$610,154	\$616,256	\$622,418	\$628,643	\$634,929	\$641,278	\$647,691	\$654,168	\$660,710	\$667,317	\$673,981	\$11,142,829	\$5,995,592				
Salt Lake City	\$13,618	\$31,336	\$53,448	\$84,491	\$115,241	\$150,551	\$185,675	\$220,818	\$255,961	\$291,104	\$335,327	\$388,335	\$441,050	\$445,460	\$449,915	\$454,414	\$458,958	\$463,548	\$468,183	\$472,865	\$477,594	\$482,370	\$487,193	\$492,065	\$496,986	\$8,276,484	\$4,427,078				
Salt Lake Library	\$2,107	\$4,848	\$8,269	\$13,071	\$17,829	\$23,288	\$28,725	\$34,162	\$39,599	\$45,036	\$51,877	\$60,078	\$68,233	\$68,916	\$69,605	\$70,301	\$71,0	\$71,714	\$72,431	\$73,156	\$73,887	\$74,612	\$75,337	\$76,062	\$76,787	\$77,512	\$78,237	\$1,271,148	\$683,963		
Salt Lake Metropolitan Water District	\$1,043	\$2,400	\$4,093	\$6,471	\$8,826	\$11,529	\$14,220	\$16,911	\$19,603	\$22,294	\$25,681	\$28,946	\$32,741	\$33,778	\$34,116	\$34,457	\$34,802	\$35,150	\$35,501	\$35,856	\$36,215	\$36,577	\$36								

## EXHIBIT B

### Board of Education of Salt Lake City School District's Portion of Tax Increment from the 9 Line Community Reinvestment Area

The Redevelopment Agency of Salt Lake City ("RDA") shall be entitled to retain seventy-five percent (75%) of Salt Lake City School District's (the "District's") portion of the Tax Increment from the 9 Line Community Reinvestment Area (the "**Project Area**") for twenty (20) years beginning with the 2020 tax year. The District's portion of Tax Increment to be generated with development activities in the Project Area is projected to be \$10,500,000. The calculation of annual Tax Increment shall be made using (a) Salt Lake County's then current tax levy rate for the District, and (b) the 2016 base year taxable value of \$228,048,136, which taxable value is subject to adjustment as required by law.

Tax increment ("**TI**") shall be utilized to implement the 9 Line Community Reinvestment Area Plan (the "**Project Area Plan**") as follows:

#### I. BUDGET ALLOCATIONS

Budget allocations from the 75% of TI collected from the District shall be as follows:

Activity	Percentage
1. Redevelopment Activities	80%
2. Housing	10%
3. Administration and Operations	10%
<b>Total</b>	<b>100%</b>

Description of activities is as follows:

1. **Redevelopment Activities:** The TI expected to be used to carry out project development activities as further described in the Project Area Plan. Activities may include, but not be limited to, land acquisition, public improvements, infrastructure improvements, loans, grants, and other incentives to public and private entities.
2. **Housing:** The tax increment expected to be used for housing activities pursuant to Utah Code 17C.
3. **Administration and Operations:** The tax increment expected to be used to cover the RDA's operating costs of administering and implementing the Project Area Plan.

#### II. BUDGET PRIORITIES

Priorities for the allocation of TIF are as follows:

1. **Housing:** The RDA will prioritize the following housing activities:
  - a. Affordable Family Housing: Development of new housing units that include 3+ bedrooms and are affordable to households at or below 80% of the area median income as defined by the U.S. Department of Housing and Urban Development.
  - b. Workforce Housing: Development of new housing units affordable to low

and middle-income workers, including teachers and school district employees.

2. **Neighborhood Safety Improvements:** The RDA will work with the Salt Lake City School District to identify and prioritize improvement projects to increase neighborhood safety.





The Redevelopment Agency of Salt Lake City (“RDA”) has established the State Street Community Reinvestment Area (“State Street CRA”) to support transit-oriented and economic development, and to support improved safety and livability conditions, with focus on the following:

- Encourage transit-oriented development along State and Main Streets
- Support a pedestrian-oriented and walkable environment with connections to transit, destinations, and surrounding neighborhoods
- Implement residential and commercial development on and near the State Street corridor
- Strategically target redevelopment projects where such investment would help decrease criminal activity and provide community benefits

**LOCATION:** The State Street Community Reinvestment Area (“State Street CRA”) is located adjacent (south) of downtown Salt Lake City, spanning an area from approximately 300 South to 2100 South, between 200 East and Interstate 15. The area comprises a range of districts and neighborhoods with differing land uses, urban design characteristics, and transportation features. A key component of the CRA is State Street itself (United States Highway 89), which was once the primary north-south highway and continues to be a major gateway into the City. Recently, there has been increased interest in revitalizing State Street in a way that recognizes its auto-centric past while expanding its uses to include more pedestrian-friendly and livable features. In addition to the State Street corridor itself, the CRA is also characterized by single-family neighborhoods, mid-scale commercial corridors, and highly-used transit routes. Refer to Attachment A for a map of the project area.

**CONTEXT:** Despite having many strengths, including proximity and ease of travel to downtown, parts of the CRA area have remained underutilized for many years. Community engagement efforts show that many residents and business owners believe that State Street’s auto-centric focus, its excess commercial capacity, and its auto-oriented infrastructure have given rise to crime, vacant buildings, and an abundance of underutilized land. In addition, as compared to the city, the State Street CRA has a higher rate of poverty, a lower median household income, and a higher rate of elementary students who qualify for free and reduced lunch program. The neighborhoods within the State Street CRA are also the more ethnically diverse than Salt Lake City as a whole.

## TERMS & BUDGET

The RDA is proposing the following terms and budget:

BASE YEAR & TAXABLE VALUE	
Base Year:	2016
Base Year Taxable Value:	\$889,305,536
COLLECTION PERIOD & PARTICIPATION	
First Year (tax year):	2020
Term:	20 years
School District Participation Rate:	75%
BUDGET	
Redevelopment Activities:	80%
Affordable Housing:	10%
Administrative:	10%
OTHER CONSIDERATIONS	
Prioritization of funds for 1) housing suitable for families and the workforce, and 2) neighborhood safety improvements.	

With proposed project area development activities, an estimated \$23,200,000 in Salt Lake City School District (“SLC School District”) tax increment will be generated over a 20-year term. Based on a 75% participation rate from SLC School District, an estimated \$17,400,000 would be committed for the CRA budget. This would provide \$5,800,000 in tax increment for SLC School District’s utilization.

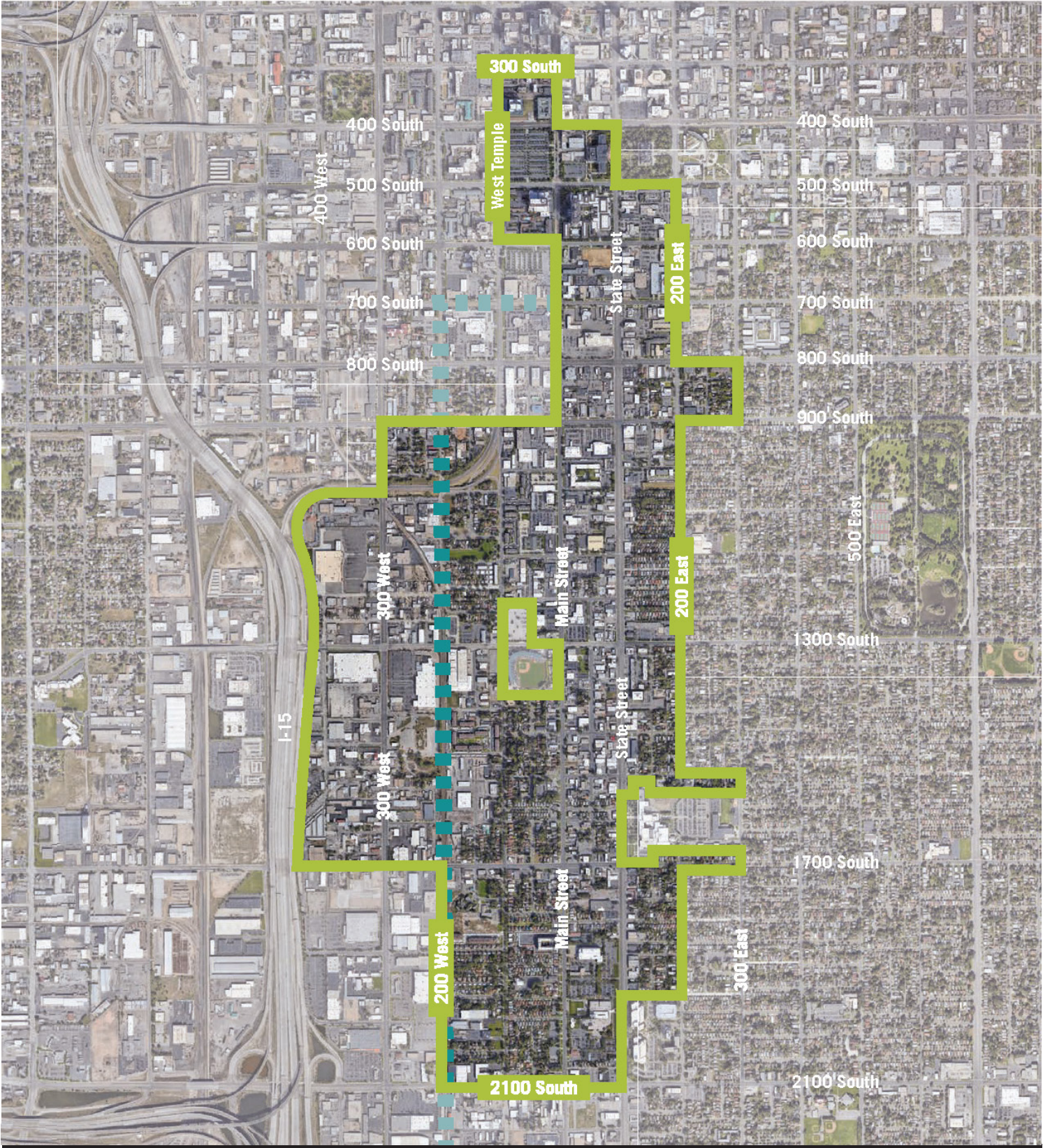
At the end of the project area term, SLC School District will receive all property tax revenues thereafter, which is anticipated to be an approximately 35% increase over the base year. This level of increase in property tax revenues would not be possible without development activities facilitated through the State Street CRA.



# STATE STREET PROJECT AREA



**KEY**  
 RDA Project Area  
 Light Rail - Trax





## INTERLOCAL COOPERATION AGREEMENT

### [State Street Community Reinvestment Area Tax Increment]

**THIS INTERLOCAL COOPERATION AGREEMENT** (“**Agreement**”) is executed as of \_\_\_\_\_, 2019 (“**Effective Date**”), by and between the Redevelopment Agency of Salt Lake City (the “**Agency**”) and Board of Education of Salt Lake City School District (the “**District**”) (collectively, the “**Parties**”).

### RECITALS

A. Pursuant to Resolution No. R-25-2018 adopted by the Agency on August 21, 2018 and Ordinance 51-2018 adopted by the Salt Lake City Council on October 2, 2018, the State Street Community Reinvestment Area Plan (the “**Project Area Plan**”) has been approved, a copy of which is attached hereto as **Exhibit A**, which includes the legal description and a map of the State Street Community Reinvestment Area (the “**Project Area**”).

B. Under the Project Area Plan, the Agency desires to support commercial corridors and employment hubs to support living-wage jobs; attract and expand neighborhood retail and services; provide an array of housing choices to meet the needs of current residents while attracting new residents including new families; and increase neighborhood livability and safety.

C. The District has determined that it is in its best interests to provide certain financial assistance through the use of Tax Increment (as defined below) to Agency for development as set forth in the Project Area Plan.

D. The Agency anticipates using tax increment (as defined in Utah Code § 17C-1-102(60)) (“**Tax Increment**”) created by development activities in the Project Area to assist in development as set forth in the Project Area Plan.

E. Utah Code § 17C-5-204 authorizes the District to consent to the payment to the Agency of a portion of its share of Tax Increment generated from the Project Area for the purposes set forth in the Project Area Plan.

**NOW, THEREFORE**, for good and valuable consideration, the Parties agree as follows:

1. **District’s Consent.** Pursuant to Utah Code § 17C-5-204, the District hereby agrees and consents that the Agency shall be entitled to retain seventy-five percent (75%) of the District’s portion of the Tax Increment from the Project Area for a term of twenty (20) years beginning with the 2020 tax year. The calculation of annual Tax Increment shall be made using (a) Salt Lake County’s then current tax levy rate for the District, and (b) the 2016 base year taxable value of \$889,305,536, which taxable value is subject to adjustment as required by law. The District shall be entitled to the remaining 25% its Tax Increment each year during the specified twenty (20) year period.

2. **Budget.** Pursuant to Utah Code § 17C-5-204(6)(c), a copy of the Project Area budget is attached hereto as **Exhibit B**.

3. **Interlocal Cooperation Act.** In satisfaction of the requirements of Utah Code § 11-13, *et seq.* (the “**Interlocal Cooperation Act**”) in connection with this Agreement, the Parties agree as follows:

a. This Agreement shall be authorized and adopted by resolution of the legislative body of each Party pursuant to and in accordance with the provisions of Section 11-13-202.5 of the Interlocal Cooperation Act.

b. This Agreement shall be reviewed as to proper form and compliance with applicable law by a duly authorized attorney on behalf of each Party pursuant to and in accordance with the Section 11-13-202.5(3) of the Interlocal Cooperation Act.

c. Except as otherwise specifically provided herein, each Party shall be responsible for its own costs of any action taken pursuant to this Agreement, and for any financing of such costs.

d. A duly executed original counterpart of this Agreement shall be filed immediately with the keeper of records of each Party pursuant to Section 11-13-209 of the Interlocal Cooperation Act.

e. No separate legal entity is created by the terms of this Agreement. The Executive Director of the Agency is hereby designated the administrator for all purposes of the Interlocal Cooperation Act, pursuant to Section 11-13-207 of the Interlocal Cooperation Act.

f. Following the execution of this Agreement by each of the Parties, each Party shall cause a notice regarding this Agreement to be published in accordance with Section 11-13-219 of the Interlocal Cooperation Act.

g. No real or personal property shall be acquired jointly by the Parties as a result of this Agreement. To the extent a Party acquires, holds, or disposes of any real or personal property for use in the joint or cooperative undertaking contemplated by this Agreement, such Party shall do so in the same manner that it deals with other property of such Party.

4. **Modification and Amendment.** Any modification of or amendment to any provision of this Agreement shall be effective only if the modification or amendment is in writing and signed by each of the Parties. Any oral representation or modification concerning this Agreement shall be of no force or effect.

5. **Further Assurance.** Each of the Parties hereto agrees to cooperate in good faith with the other, to execute and deliver such further documents, to adopt any resolutions, to take any other official action, and to perform such other acts as may be reasonably necessary or appropriate to consummate and carry into effect the transactions contemplated under this Agreement.

6. **Governing Law.** This Agreement shall be governed by, and construed and interpreted in accordance with, the laws of the State of Utah.

7. **Authorization.** Each of the Parties hereto represents and warrants to the other that the warranting Party has taken all steps, including the publication of public notice where necessary, in order to authorize the execution, delivery, and performance of this Agreement by each such Party.

Executed to be effective as of the Effective Date.

REDEVELOPMENT AGENCY OF SALT LAKE  
CITY

---

Jacqueline M. Biskupski, Executive Director

Approved as to form:

Salt Lake City Attorney's Office

---

Katherine N. Lewis

Attest:

---

Salt Lake City Recorder

BOARD OF EDUCATION OF SALT LAKE CITY  
SCHOOL DISTRICT

---

Janet Roberts, Business Administrator



**EXHIBIT A**

*[Attach Project Area Plan]*



# FINAL STATE STREET

## COMMUNITY REINVESTMENT AREA PLAN



SLCRDA



**FINAL**

# **State Street**

## **COMMUNITY REINVESTMENT AREA**

# **P L A N**

### **ACKNOWLEDGEMENTS:**

#### **MAYOR**

#### **RDA EXECUTIVE DIRECTOR**

Jacqueline M. Biskupski

#### **DEPARTMENT OF ECONOMIC DEVELOPMENT DIRECTOR**

#### **RDA CHIEF EXECUTIVE OFFICER**

Lara Fritts

#### **RDA CHIEF OPERATING OFFICER**

Danny Walz

#### **RDA BOARD OF DIRECTORS**

James Rogers, District 1  
Andrew Johnston, District 2  
Chris Wharton, District 3  
Derek Kitchen, District 4  
Erin Mendenhall, District 5  
Charlie Luke, District 6  
Amy Fowler, District 7

# CONTENTS

<b>i) INTRODUCTION .....</b>	<b>4</b>
<b>1) COMMUNITY REINVESTMENT ANALYSIS (17C-5-105) .....</b>	<b>7</b>
1(a): PROJECT AREA BOUNDARY DESCRIPTION .....	7
1(b): EXISTING LAND USES AND NEIGHBORHOOD CONTEXT .....	9
1(c): STANDARDS TO GUIDE PROJECT AREA DEVELOPMENT .....	12
1(d): FURTHERING PURPOSES OF UTAH TITLE 17C .....	13
1(e): GENERAL PLAN CONSISTENCY.....	17
1(f): ELIMINATION OR REDUCTION OF BLIGHT .....	18
1(g): SPECIFIC PROJECT AREA DEVELOPMENT .....	18
1(h): PROCESS OF SELECTING PARTICIPANTS .....	19
1(i): REASON FOR SELECTING THE PROJECT AREA.....	19
1(j): EXISTING PHYSICAL, SOCIAL, ECONOMIC CONDITIONS .....	20
1(k): FINANCIAL ASSISTANCE OFFERED TO PARTICIPANTS .....	25
1(l): PUBLIC BENEFIT ANALYSIS SUMMARY .....	26
1(m): HISTORIC PRESERVATION.....	30
1(n): INTERLOCAL AGREEMENT .....	30
1(o)(i): OTHER INFORMATION - GEOGRAPHIC FOCUS AREAS .....	31
1(o)(ii): OTHER INFORMATION - COMMUNITY OUTREACH.....	32
<b>2) PROJECT AREA BUDGET (17C-5-303).....</b>	<b>35</b>
2.1(a): BASE TAXABLE VALUE.....	36
2.1(b): PROJECTED AMOUNT OF TIF.....	36
2.1(c): COLLECTION PERIOD .....	36
2.1(d): TIF PAID TO OTHER TAXING ENTITIES.....	36
2.1(e): IF TIF COLLECTION AREA IS LESS THAN CRA BOUNDARY .....	36
2.1(f): PERCENTAGE OF TIF AUTHORIZED TO RECEIVE.....	37
2.1(g): MAXIMUM CUMULATIVE DOLLAR AMOUNT.....	37
2.2: SALES AND USE TAX REVENUE .....	37
2.3: PROJECT AREA FUNDS TO IMPLEMENT THIS CRA PLAN .....	37
2.4: RDA'S COMBINED INCREMENTAL VALUE .....	38
2.5: PROJECT AREA FUNDS USED FOR ADMINISTRATION .....	38
2.6: EXPECTED SALES PRICE FOR PROPERTY THE RDA OWNS .....	38
 <b>EXHIBIT A: STATE STREET CRIME 6/1/14 TO 5/31/15</b>	
<b>EXHIBIT B: POTENTIAL PROJECT AREA RESEARCH REPORT</b>	
<b>EXHIBIT C: PUBLIC BENEFIT ANALYSIS AND PROJECT AREA BUDGET</b>	

# STATE STREET COMMUNITY REINVESTMENT AREA PLAN

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## INTRODUCTION

Through this State Street Community Reinvestment Area Plan (“CRA Plan”), the Redevelopment Agency of Salt Lake City (“RDA”) contemplates the creation of a Community Reinvestment Area (“CRA”) to facilitate the use of tax increment financing (“TIF”) as a funding mechanism to further the economic development goals of Salt Lake City. In addition, this CRA plan will help facilitate the implementation of the community vision and land use plans established by the Downtown Plan (Adopted May 2016) and the Central Community Master Plan (Adopted November 2005).

## BACKGROUND AND OPPORTUNITIES

The State Street Project Area covers a large expanse of Salt Lake City, and comprises a range of districts and neighborhoods with differing land uses, urban design characteristics, and transportation features. A key component of the State Street project area is State Street itself (United States Highway 89), from 400 South to 2100 South. State Street was once the primary north/south highway connecting Salt Lake City with adjacent cities prior to the construction of Interstate-80 (I-80) and Interstate-15 (I-15), and it continues to be a critical gateway to Salt Lake City. Its very name, and its terminus at the Utah State Capitol Building, indicate its importance to the region.

State Street has long been an automobile-focused corridor, and was a commercial and social hub for the Salt Lake Valley in the 1950s and 1960s. In more recent years, as evidenced by such documents as the State Street Plan (1990), the Life on State Vision document (2010), and the forthcoming Life on State Implementation Plan, there has been increased interest from the community and City and regional planners to revitalize State Street in a way that respects the corridor’s auto-oriented focus while expanding its uses to include more pedestrian-friendly and livable features.

Some community members believe that State Street’s auto-centric focus, its excess commercial capacity, and its auto-oriented infrastructure have given rise to crime, vacant buildings, and an abundance of underutilized urban land in more recent decades. Certainly, there are areas of high rates of criminal activity along State Street, as shown in the map in Exhibit A, which includes such crimes as assault, larceny, drug use, and solicitation of commercial sex. In addition, Salt Lake City has recently partnered with the University of Utah’s Social Research Institute and the District Attorney’s office to perform a human trafficking risk assessment to align resources related to victims and survivors of human trafficking (both labor and sex trafficking), which include known populations along the State Street corridor. Many also believe that conditions on



State Street have negatively impacted economic development and public safety in the residential neighborhoods throughout the Project Area, primarily the Ballpark and Liberty Wells neighborhoods, but also portions of the Central City and Downtown communities.

Support for change in the Project Area is strong, and many entities see the potential for growth and reinvestment in this area, and the opportunity to help reduce crime by improving the overall livability of the area. The overarching vision of the State Street Project Area, therefore, is to promote a livable urban community with a strong urban design identity that preserves and enhances the integrity of its existing residential neighborhoods.

At the time of writing this CRA Plan, Salt Lake City is working towards construction of two new Homeless Services Resource Centers (HRCs) within the boundaries of the State Street Project Area. These HRCs will become emergency, short-term shelter for approximately 400 individuals (200 in each HRC) and are estimated to be constructed and operational prior to closing the existing Road Home Shelter in June 2019. Salt Lake City continues to conduct community engagement efforts related to the integration of the HRCs into the surrounding communities, and the RDA intends to support these efforts to align with the goals and objectives stated in this CRA Plan.

A single plan cannot do everything, but the establishment of a CRA by the Salt Lake City RDA will help the City play a major role in change for the community. By making RDA tools and resources available to property owners within the Project Area, the RDA can help facilitate reinvestment activities that support the vision for the area. Such activities may include undertaking new development, renovating and rehabilitating existing buildings, and enhancing existing and creating new infrastructure, as well as safe, welcoming public spaces.

This CRA Plan shall serve as the guiding document for reinvestment activities in the State Street Project Area.

### **CRA Plan Requirements**

This CRA Plan complies with the community reinvestment project area plan requirements of Utah Code 17C Community Reinvestment Agency Act. The RDA does not anticipate using eminent domain within the Project Area, and therefore is not conducting a blight study or a blight determination. Thus, the Project Area is authorized through interlocal agreements with individual taxing entities rather than through a taxing entity committee.

Prior to adoption of a board resolution, the RDA Board of Directors (“Board”) has determined this CRA Plan does the following:

- Contains a map and boundary description of the Project Area
- Contains the RDA’s purposes and intent with respect to the Project Area
- Serves a public purpose

- Produces a public benefit per Utah Code 17C-5-105(2)
- Is economically sound and feasible
- Conforms to the community's general plan
- Promotes the public peace, health, safety, and welfare of the community

### **Plan and Policy Coordination**

Salt Lake City has carried out various planning efforts both citywide and more specific to the State Street CRA area. It is important that this CRA Plan draws from, builds upon, and integrates these prior plans and studies.

## SECTION 1: COMMUNITY REINVESTMENT ANALYSIS

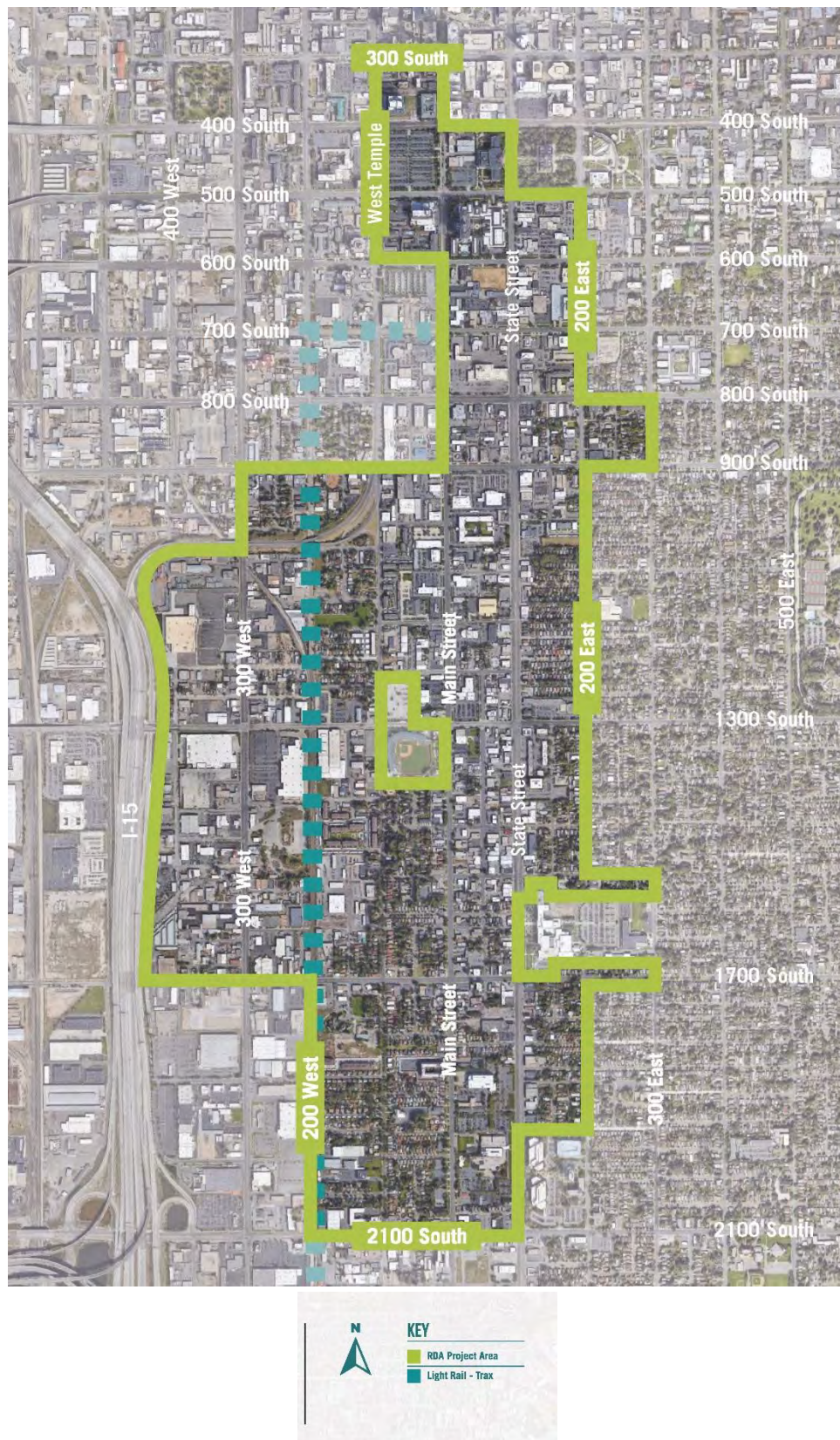
Section 1 conforms to the requirements of Utah Code 17C-5-105(1), and includes the following information:

- a) Project Area Boundary Description
- b) Existing Land Uses and Neighborhood Context
- c) Standards to Guide Project Area Development
- d) Furthering Purposes of Utah Title 17C
- e) Consistency with Community General Plan(s)
- f) Elimination or Reduction of Blight
- g) Specific Project Area Development
- h) Process for Selecting Participants
- i) Reasons for Selecting the Project Area
- j) Existing Physical, Social, and Economic Conditions
- k) Financial Assistance to be Offered to Participants
- l) Results of Public Benefits Analysis
- m) Historic Preservation Requirements
- n) Interlocal Agreement
- o) Other Information

### 1 (a): PROJECT AREA BOUNDARY DESCRIPTION

The State Street CRA (“Project Area”) boundaries are shown in the map presented in Figure 1, and are generally defined on the south by 2100 South; on the west by Interstate 15, 200 West, and West Temple; on the north by 300 South; and on the east by 200 East. 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 State Street Project Area, and the land included in that project area will not be included in the State Street Project Area.

Figure 1. Project Area Plan Boundary Map

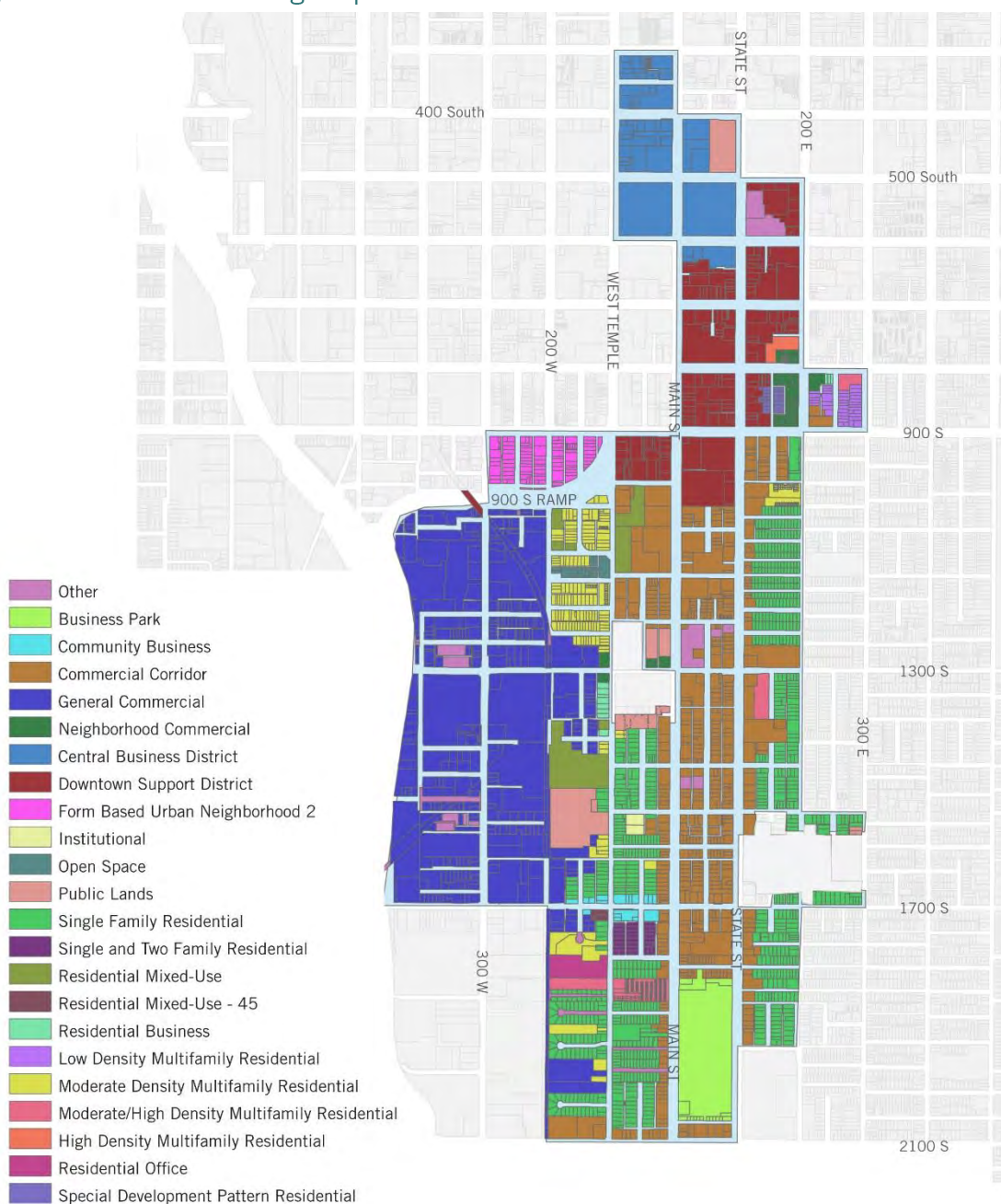




## 1 (b): EXISTING LAND USES AND NEIGHBORHOOD CONTEXT

This section includes a general statement of the existing land uses, layout of principal streets, population densities, and building intensities of the Project Area and how each will be affected the Project Area development.

Figure 2. Land Use Zoning Map





## LAND USES

**Existing:** The project area consists of 729.53 acres of parcels that are currently primarily used for commercial, retail, and residential uses. The dominant land use is large commercial, which accounts for 53% of land use, followed by single-family residential uses (19%), multi-family residential uses (11%), smaller-scale commercial (i.e., neighbourhood commercial and residential office) accounts for 11% of land use, whereas institutional uses (i.e., schools and government uses) account for 4% of land use. Approximately 17.32 acres of parcels, or approximately 2.4%, are currently vacant in the Project Area. At the time of writing this CRA plan, some properties within the Project Area are associated with criminal activities, as evidenced by results of primary offenses recorded by the Salt Lake City Police Department. These primary offenses include drugs, assault, larceny, and crimes of a sexual nature (see Exhibit A for additional information).

**Anticipated Changes:** Through redevelopment and revitalization of the Project Area, it is anticipated that underutilized and vacant land will be returned to productive use, thereby helping to reduce crime and improving the physical environment of the neighborhood. This CRA Plan envisions more people living, working, and shopping on State Street and in the State Street Project Area, bringing new life to the area, and taking advantage of the close proximity to the downtowns of both Salt Lake City and South Salt Lake. These changes will likely result in an increase in the number of housing units in this area, and likely an increase in both the housing and commercial density in the Project Area.

## LAYOUT OF PRINCIPAL STREETS

**Existing:** The streets in the Project Area are set in the grid pattern that is common to much of Salt Lake City. The principal streets in the Project Area are State Street and 2100 South. State Street (Utah Highway 89) is owned by the Utah Department of Transportation (UDOT) and runs the full length of the Project Area. It is a major north-south regional thoroughfare that connects many cities along the corridor extending from Salt Lake City to the south. With a historical use as the main north-south highway prior to the installation of I-15, State Street is primarily an auto-oriented corridor with few urban, walkable features, especially south of 900 South in Salt Lake City. Main Street, West Temple, and 300 West are other large north-south streets in the Project Area that also provide some access to I-15 and I-80.

2100 South is one of the primary east-west arterial streets that acts as a feeder street to both I-15 and I-80. To the north, 500 South, 600 South, 900 South, 1300 South, and 1700 South are other major east-west arterial streets, most of which provide access to I-15.

**Anticipated Changes:** Overall, the existing general grid layout of the principal streets will likely remain the same, although smaller-scale, pedestrian-oriented blocks and/or walkways may be introduced into the grid where needed and/or feasible, as detailed in the Downtown Plan (2016). At the time of this writing, Salt Lake City, South Salt Lake, UDOT, and the Utah

Transit Authority (UTA) are in discussions regarding the feasibility of possible changes to the State Street right-of-way. These discussions will be based on extensive traffic modeling and analysis, and are not in any way guaranteed at this time.

## POPULATION DENSITIES

**Existing:** Existing residential population densities for the Project Area have been calculated based on ESRI forecasts generated using data from the 2010 Census Summary File 1. Densities are calculated by taking the number of households in the Project Area (3006), multiplied by the average household size (2.13 people), divided by the amount of residential land use parcels (approximately 196.38) for a residential density of 32.6 people per acre. The majority of residences are located in the Ballpark Neighborhood near 1300 South and Main Street and the portion of the Liberty Wells Neighborhood that intersects the Project Area (roughly between 900 South and 1900 South along State Street and 200 East).

**Anticipated Changes:** Population densities will likely increase in the Project Area, in part because the Downtown Plan (2016) and the Standards to Guide Project Area Development (Section 1(c)) envision this area as being developed for increased transit-supportive residential density and land use and similarly scaled commercial development. Although it is anticipated that current single-family land uses will be retained, it is likely that increases in building intensities (discussed below) and development of underutilized/vacant land would result in increased population densities.

## BUILDING INTENSITIES

**Existing:** Because of the size of the State Street Project Area, it is necessary to generalize the building intensities. In many places along the State Street corridor, buildings are primarily single- or two-story office along with some three- to four-story buildings. The commercial buildings along State Street and Main Street consist mainly of large automobile dealerships, smaller motel/hotel buildings, restaurants, single-story retail and goods/service related buildings and some strip-mall-type developments.

In addition, the State Street corridor is home to the Salt Lake Community College (SLCC) South City Campus, the Salt Lake County Government Complex, and the OC Tanner corporate headquarters. These buildings typically occupy the majority of one block, and can be generally characterized as large buildings (one to several stories) with adjacent surface parking lots.

East and west of the commercial buildings along State Street, the majority of the buildings are single- or two-story single-family residential structures, with scattered neighborhood scale two- to three-story apartment buildings, as well as some condominiums, duplexes, four-plexes, and multi-plexes.

**Anticipated Changes:** While a majority of lower density residential structures will likely retain their existing building intensities, it is anticipated that there will be an increase in new, mixed-use infill developments that will increase building intensities overall in the Project Area. Buildings with multiple uses, such as ground floor retail with housing above, will increase the use and activity of the buildings and bring additional people to the Project Area overall. It is anticipated that much of the project area will support mid-rise (rather than high-rise) development since much of the area can be considered accessory and supportive of downtown Salt Lake City.

## 1 (c): STANDARDS TO GUIDE PROJECT AREA DEVELOPMENT

As standards to guide development, the RDA proposes to use the following goals developed, in part, through review of applicable master plans and through a public input process:

**Encourage transit-oriented development** along the State Street and Main Street corridors that benefits from and complements the light rail transit line on 200 West, as well as a potential future bus rapid transit (BRT) route on State Street. The type and scale of the development shall be consistent with the Community General Plan.

Support development that encourages **a pedestrian-oriented, walkable environment with connections** to transit stops, destinations within the project area, and surrounding neighborhoods.

**Encourage residential and commercial development on and near the State Street corridor** that is beneficial to the community, and includes neighborhood and locally-owned retail **while maintaining the historic character of existing single-family residential neighborhoods** in areas just east and west of State Street.

**Acquire properties for strategic redevelopment projects** and/or provide assistance to redevelop key parcels in the project area. Focus on parcels where such reinvestment would help to decrease criminal activity and would provide a community benefit to the surrounding area.

**Encourage placemaking and a vibrant destination area** by identifying and implementing key elements of a desirable, pedestrian-oriented public realm that can contribute to the unique character of the area and enhance connections between activity in buildings and life on the street.

Encourage and promote **sustainable practices** in all reinvestment activities, including the development of a wide range of housing options that increase density while maintaining neighborhood character.

**Encourage the highest aesthetic standards possible** using durable materials while at the same time **providing the greatest possible public value** that meets current and future needs.

**Support population growth and stability** by providing opportunities for housing, mixed-use development, and appropriately-scaled commercial developments while stabilizing existing neighborhoods, and by **supporting the proposed Homeless Resource Centers** (HRCs) on 700 South and High/Paramount Avenue, as well as the surrounding neighborhoods.

**Coordinate with other City Departments and Divisions** on planning, design, and implementation of projects and initiatives. Specifically:

- 1) Work with Salt Lake City Planning Division to **review existing zoning codes** in the project area and potentially **make changes to zoning and allowable land use** to promote walkable places and to allow development to evolve with the changing market; and
- 2) Work with SLC Transportation Division to **support all modal elements** in the Project Area and to support recommendations of current and future SLC Transportation/Transit master plans.

**Work with UDOT** to support any potential changes to the State Street right-of-way that also support the City's master plans and the RDA's Project Area goals and objectives.

**Work with neighboring jurisdictions**, including South Salt Lake, where adjacent redevelopment areas will serve and be served by overlapping catchment areas.

## **1 (d): FURTHERING PURPOSES OF UTAH TITLE 17C**

By implementing this CRA Plan, the RDA shall leverage private investment with tax increment financing to provide redevelopment opportunities, create and preserve affordable housing, and enhance neighborhood livability. Implementation shall be carried out through the following objectives and tactics:

### **OBJECTIVE 1: NEIGHBORHOOD REVITALIZATION**

UNDERUTILIZED LAND IS RETURNED TO A PRODUCTIVE USE THROUGH A REDUCTION IN THE NUMBER OF BLIGHTED BUILDINGS AND VACANT LOTS TO REDUCE CRIME AND IMPROVE THE PHYSICAL ENVIRONMENT OF THE PROJECT AREA.

Tactics:

- Develop and maintain an inventory of vacant, blighted, and underutilized properties to strategically prioritize for RDA programs and tools.

- Assist with maintaining and preserving historic/contributing structures, including historic business buildings. Support adaptive reuse of older structures and preserve historic urban fabric of the area, possibly through a specific RDA program.
- Acquire key properties and/or assist others with the acquisition of key properties that might currently be associated with criminal activities; the goal of acquisition would be for reuse of property(ies) to decrease criminal activity and provide a community benefit to the surrounding area.
- Wherever possible, prioritize acquisition of vacant or for-sale properties, and/or the following property types:
  - So-called “nuisance properties” that involve increased police response to calls when compared to surrounding properties.
  - Properties that require a relatively high level of City support and/or social services.
- Work with the Salt Lake City Police Department, Planning Division, and other resources to determine best practices for crime reduction beginning in the early planning stages of RDA projects so that Crime Prevention Through Environmental Design (CPTED) principles (or similar) are used to reduce hiding places for criminals, while creating welcoming and safe environments.
- Explore options for conducting a lighting infrastructure needs assessment within the first few years of project area establishment to understand lighting needs as they relate to safety, security, and encouraging a pedestrian-friendly project area.
- Encourage connectivity in the project area both as a means of implementing the Downtown Plan and as a mechanism for crime reduction.
- Encourage appropriate transition between higher-density and lower-density buildings and residences. Work with Salt Lake City Planning Division to determine if zoning changes are appropriate in the project area.
- Ensure that RDA activities support high quality, enduring projects and promote sound architectural and urban design principles to encourage safe, sustainable, and livable neighborhoods.

## OBJECTIVE 2: COMMERCIAL CORRIDORS

NEW AND REVITALIZED COMMERCIAL SPACE THAT SUPPORTS THRIVING STORES AND RESTAURANTS ALONG PEDESTRIAN-FRIENDLY COMMERCIAL CORRIDORS. LOCAL AND REGIONAL NEEDS ARE SERVED THROUGH THE RETENTION OF EXISTING BUSINESSES, WITH THE ADDITION OF NEW RETAIL, OFFICES, AND SERVICES TO THE AREA.

### Tactics:

- On State Street, encourage street trees that are installed at appropriate times (see Section 1(g)), thematic streetlights, and signature monuments/public art as an entrance to the City and to showcase the area as a key commercial corridor; collaborate with Salt



Lake City Arts Council to identify and plan any public art opportunities at early conceptual stage of projects.

- Target RDA programs and tools to leverage private investment for the revitalization of existing commercial and retail space while avoiding the displacement of established, locally-owned businesses.
- Consider developing project-area-specific programs that incentivize locally-owned businesses to purchase and rehabilitate commercial space to operate their businesses from.
- Encourage more neighborhood shopping nodes and local business presence, and support retention of existing small and local businesses. Support development of small neighborhood service nodes, and support diverse and ethnically/culturally-rich businesses (restaurants, grocers, bars, shops).
- Support Main Street as a residential and commercial mid-rise area with a mix of uses to include corner shops, small markets, and housing.
- Target RDA programs and tools to revitalize distressed commercial space by offsetting the cost of code compliance and facade improvements.

### OBJECTIVE 3: EMPLOYMENT CENTERS

ACTIVE AND VITAL EMPLOYMENT CENTERS TO SUPPORT THE RECRUITMENT, RETENTION, AND EXPANSION OF BUSINESSES TO BUILD LOCAL ECONOMIC AND EMPLOYMENT PROSPERITY.

#### Tactics:

- Ensure appropriate levels of office, commercial, and retail spaces are integrated into redevelopment projects to create synergies between uses and encourage a critical mass of people.
- Work with Salt Lake City's Business Development team to retain, recruit, and expand businesses within the Project Area, especially through the redevelopment of prime parcels along State Street or other corridors.
- Consider creating project-area-specific RDA programs over the lifetime of the Project Area to promote economic development, prosperity, and a high quality of life along State Street and in the surrounding community.
- Use resources available through the Main Streets USA program since State Street from 600 South to 1300 South is designated as a National Main Street by the organization. Resources can be used to assist with many revitalization factors, including design of physical environment, economic vitality, promotion and identity of place, and organization of business and other stakeholders.
- Work with existing major employment centers, such Salt Lake Community College, OC Tanner, and Salt Lake County to identify opportunities for potential partnership and collaboration on projects.

## OBJECTIVE 4: HOUSING

HIGH-QUALITY HOUSING OPTIONS TO PROVIDE HOUSING STABILITY FOR EXISTING RESIDENTS AND ESTABLISH THE AREA AS AN OPTION FOR INCREASED RESIDENTIAL CAPACITY AND LIVE-WORK OPPORTUNITIES.

### Tactics:

- Collaborate with Salt Lake City's Division of Housing and Neighborhood Development to stabilize and improve the existing single-family housing stock, including currently affordable housing stock.
- Explore options for using a third-party consultant to conduct a gentrification and displacement risk assessment within the first few years of project area establishment to identify populations that may be at particular risk for displacement due to redevelopment.
- Many parts of this project area are currently places of immediately available affordable housing. The RDA plans to be intentional about providing continuity of housing for individuals using this type of housing as the area redevelops. As such, the RDA plans to create (or contract with others to create) written relocation plans for any properties acquired by the RDA that are actively used for affordable housing at the time of acquisition.
- Provide resources to support housing and social services within the area, such as those that target the needs of human trafficking survivors and other vulnerable populations.
- Support housing options for families near schools, open space, and community centers.
- Target RDA resources to promote new construction, rehabilitation, and adaptive reuse for a diverse range of housing options, from affordable to market rate, to accommodate a range of household incomes.
- Consider using the Salt Lake City's Community Land Trust and deed restrictions to capture the value of public investment to preserve long-term affordability.
- Look for opportunities to partner with local non-profit(s) for neighborhood and/or block-by-block revitalization and stabilization efforts.
- Utilize RDA programs and tools to support the implementation of mixed-income, mixed-use, and multifamily residential targeted to appropriate locations that are compatible with existing development.

## OBJECTIVE 5: PUBLIC SPACES & TRANSPORTATION

A HEALTHY AND SUSTAINABLE NEIGHBORHOOD WITH A UNIQUE IDENTITY, COMMUNITY ACCESS TO OPEN SPACE, SAFE STREETS, CONNECTIVITY TO ADJACENT NEIGHBORHOODS, AND MULTIMODAL TRANSPORTATION.

#### Tactics:

- Coordinate with SLC Parks and Public Lands Division to explore options for new park(s), public open space(s), recreation/community center(s), and/or athletic fields. As population density increases, support commensurate and adequate access to open spaces that use urban design principles to promote safe use throughout the day and evening.
- Work with Utah Department of Transportation to help improve pedestrian and bicycle movement, experience, and safety, including pedestrian and bicycle crossings on State and Main Streets.
- Coordinate with Transportation and Planning Divisions to support development of walkable corridors, including mid-block pedestrian walkways, landscaping, wide sidewalks, and large windows on ground level retail space.
- Capitalize on the rich transit opportunities of existing light rail and bus service to encourage mixed-use residential and commercial transit-oriented development to maximize access to existing and future public transit; work with Utah Transit Authority and SLC Transportation Division to understand future transit plans for the area when considering new development/project opportunities; support and explore option for 1700 South TRAX stop with Transportation Division, UTA, SLCC, and others as appropriate.
- Integrate sustainable design features and green infrastructure into projects to mitigate impacts of new development and promote a resilient urban environment.
- Support efforts to improve access to healthy, affordable food options in the project area, including community gardens and other methods for such access.
- Work with developers and property owners to integrate publicly-accessible space into privately owned and managed developments.
- Collaborate with the Salt Lake City Arts Council at early stages of projects to identify opportunities to integrate public art into community spaces.

#### **1 (e): GENERAL PLAN CONSISTENCY**

The Downtown Plan (Adopted May 2016) and the Central Community Master Plan (Adopted November 2005) together serve as the Community General Plan for the State Street Project Area. The construction of buildings and improvements and the rehabilitation of any existing buildings or improvements in the Project Area will be carried out in accordance with the standards set forth in the Community General Plan, as well as other applicable plans and policies. Building permits will be issued by the City in order to assure that Project Area development is consistent with the Community General Plan and City ordinances.

This CRA plan aligns with future land use framework and goals established through the Community General Plan, including:

- Enhancing connectivity
- Creating walkability
- Increasing transit-oriented development
- Increasing density and housing options

- Promoting long term economic stability
- Improving and promoting the identity of the State Street area as a unique destination
- Beautifying State Street with improved streetscape and visual amenities
- Identifying opportunities for new parks and/or open space available to the public

In addition to the Downtown Plan (2016) and the Central Community Master Plan (2005), this CRA Plan also relies on insights and recommendations made through the non-adopted State Street Plan (dated June 1990, Salt Lake Planning Commission) and the Life on State Vision (prepared in 2010 as a regional partnership through the Wasatch Front Regional Council), and the Life on State Implementation Plan that is currently in draft format as of this writing. Moving forward, all construction and/or rehabilitation of buildings/improvements will be done in accordance with the standards set forth in other citywide plans, including, but not limited to, the Growing SLC Housing Plan, the Transit Master Plan, the Transportation Master Plan, the Pedestrian and Bicycle Master Plan, Sustainable Salt Lake Plan, and Plan Salt Lake.

#### **1 (f): ELIMINATION OR REDUCTION OF BLIGHT**

The RDA is not conducting a blight study to make a determination of blight. However, Project Area development activities are anticipated to revitalize neglected buildings and infrastructure, and put vacant and underutilized land into a more productive use.

#### **1 (g): SPECIFIC PROJECT AREA DEVELOPMENT**

Specific projects and project sites have not been identified at this time. Rather, project area development activities will facilitate community revitalization efforts as further described in Section 1(d), above. The following is a list of possible projects/areas of the project area where the RDA anticipates the possible use of RDA resources:

- Proposed Homeless Resource Center (HRC) on 700 South.
- Proposed HRC on High Ave/Paramount Ave.
- Block 16 (Sears Block).
- Live-work-play developments
- Infrastructure changes/upgrades to State Street in partnership with UDOT and Salt Lake City Transportation Division.
- I-15 Freeway Off-Ramp at 900 South – area redevelopment in the future, if changes were made to the orientation of the existing freeway off-ramp.
- Appropriately-timed infrastructure changes to streetscape amenities as described in the Downtown Plan. These may include wider sidewalks, street trees, other plantings, decorative street lighting, and street furniture. The goal is to install infrastructure that makes the area more pedestrian-friendly, but using appropriate timing to reduce the likelihood of streetscape amenities harboring criminal activity. Prior to any installation, a timing and installation plan would be created to minimize any negative activity associated with the streetscape amenities.

- Supporting any future transit changes that align with the RDA goals outlined in Section 1(c), above. Future transit changes may include BRT and/or the addition of a light rail stop at 1700 South, and/or other future transit changes as planned by UTA.
- Safe, well-designed open space, park, and/or athletic/recreation/aquatic facility, in partnership with the Salt Lake City Parks and Public Lands Division.
- Re-purposing of current nuisance properties and/or those associated with high rates of criminal activity to promote economic development, livability, and a community benefit.
- Potential RDA Programs targeted to populations/public sector that align with the project area goals outlined in Section 1(c), including the following:
  - Retain existing small and local businesses in the project area.
  - Attract large employers and encourage large-scale economic development opportunities.
  - Incentivize locally-owned businesses to purchase and rehabilitate commercial space from which to operate their businesses.
  - Revitalize distressed commercial space by offsetting the cost of code compliance and facade improvements.
  - Encourage adaptive reuse of older structures to preserve historic urban fabric of the area.
  - Partner with an organization to conduct/incentivize block-by-block neighborhood revitalization.

#### **1 (h): PROCESS OF SELECTING PARTICIPANTS**

The RDA may enter into participation agreements (also known as tax increment reimbursement agreements) for the purpose of providing incentives in the form of tax increment for Project Area development. Program participants shall be selected through an evaluation process in accordance with the RDA's tax increment reimbursement program and policies. Potential participants must provide sufficient evidence that tax increment funding is necessary for the proposed project to succeed. In addition, the proposed project must align with CRA objectives and involve significant private investment in order to assure adequate yield of tax increment.

#### **1 (i): REASON FOR SELECTING THE PROJECT AREA**

The selection of the State Street Project Area is the result of a multiple-year process initiated by the RDA Board. 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. Refer to Exhibit B for the full State Street Potential Project Area Research Report from the August 2015 Board meeting. The 13 evaluation criteria are shown below:

*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 within or adjacent to the Project Area (i.e., OC Tanner, Salt Lake Community College, 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), as well as the 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.

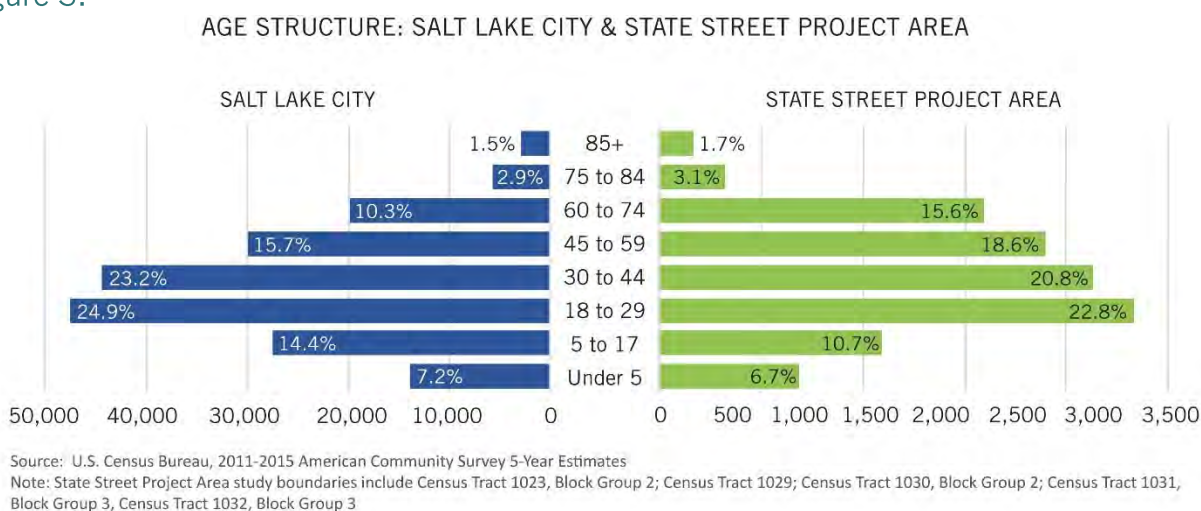
## **1 (j): EXISTING PHYSICAL, SOCIAL, AND ECONOMIC CONDITIONS**

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 3. 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 3:



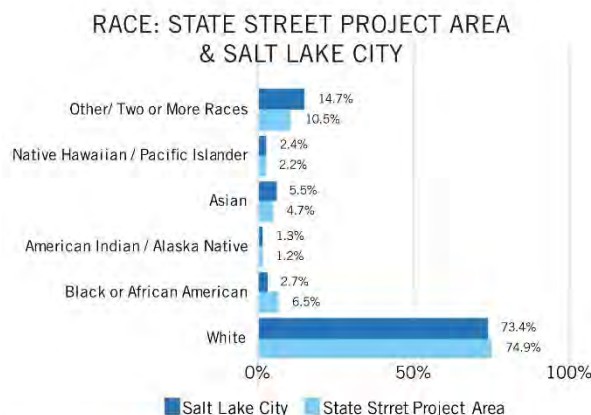
Diversity within the area is similar to that of the city. According to U.S. Census Bureau, 2015 ACS Estimates, 19% of the population is Hispanic or Latino, compared to 21% for the city as a whole, as shown in Figure 4. The percentage of Black or African American residents residing within the Project 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 5.

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

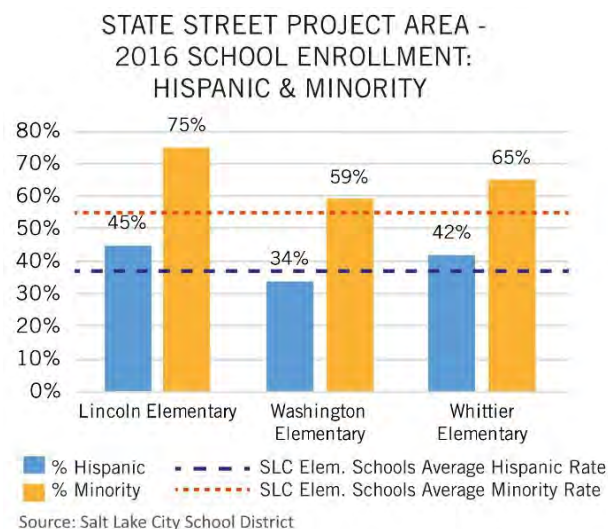
Figure 5:



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

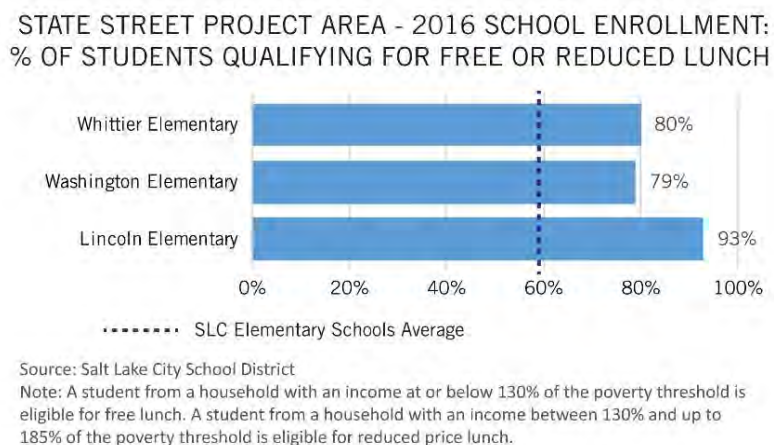
Elementary-age youth within the area are more diverse than Salt Lake City as a whole, with Salt Lake City School District reporting that racial and ethnic minorities comprise between 59% to 75% of elementary school enrollment, which is higher than the 55% average for all Salt Lake City elementary schools, as shown in Figure 6. The three elementary schools shown in Figure 6 are not all physically located within the Project Area, but their school district boundaries all intersect with the Project Area.

Figure 6:



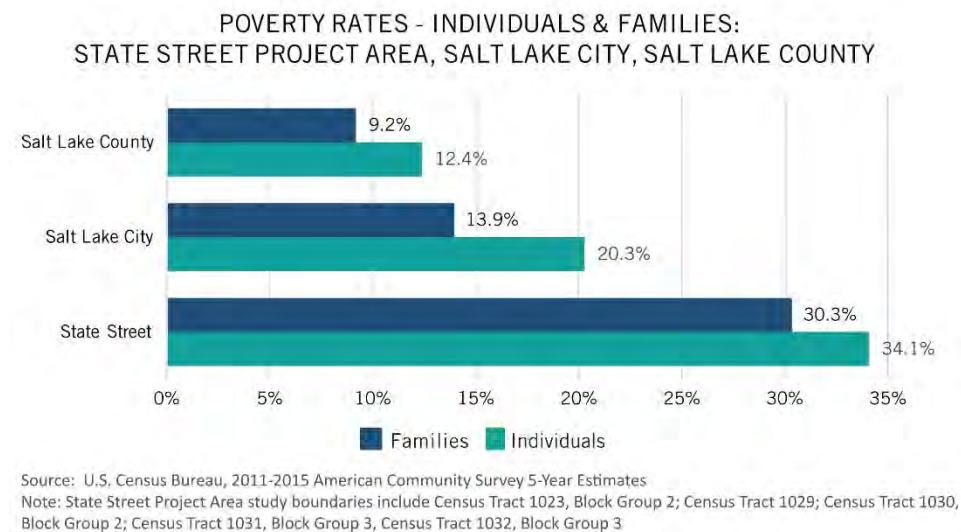
The majority (79%-93%) of elementary-age children who attend schools that draw from the State Street Project Area are eligible for free or reduced lunch, as shown in Figure 7. The federal poverty level income for a family of four is \$24,300. A student from a household with an income of up to 130% of 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 7:



As shown in Figure 8, 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, also shown in Figure 8.

Figure 8:



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 9. 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 10. 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 9:

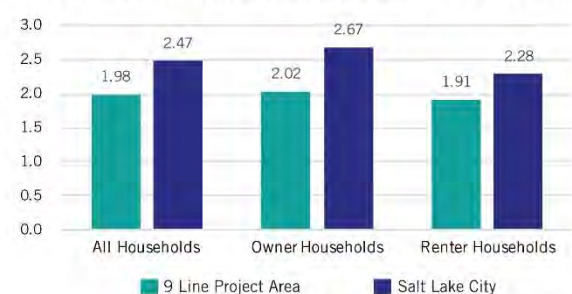
STATE STREET PROJECT AREA - MEDIAN HOUSEHOLD INCOME



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 10:

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 11. 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 of renters versus homeowners, with 48% of households being homeowners, and 52% being renters; this split mirrors the citywide average. As shown in Figure 12, 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 11:

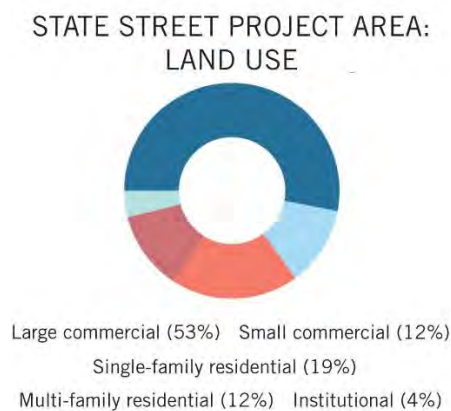
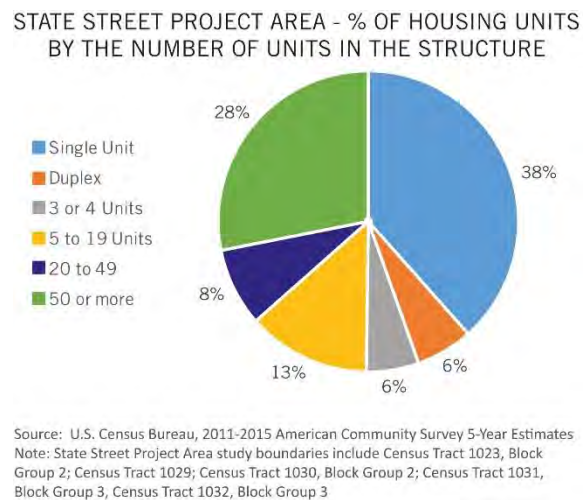


Figure 12:

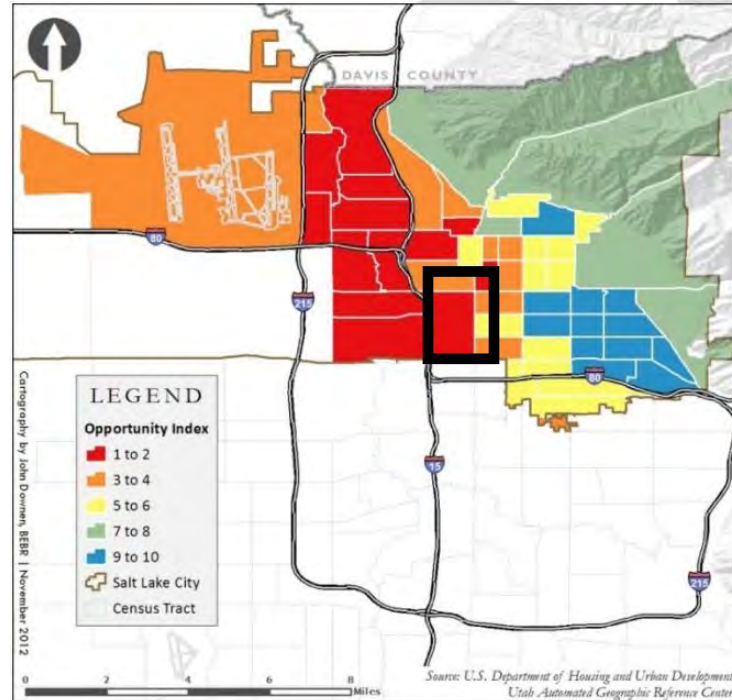


According to a 2014 Fair Housing Equity Assessment completed by the Bureau of Economic and Business Research at the University of Utah, the majority of the area comprising the State Street Project Area, is considered a low or moderately-low opportunity area (see Figure 13). The index measures school 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 13.



Figure 13:

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 notes for Section 1 (j):

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.

**1 (k): FINANCIAL ASSISTANCE OFFERED TO PARTICIPANTS**

To promote investment in real property and consequent increases in property values, the RDA has established programs to assist property owners and businesses within RDA project areas. The most widely used forms of RDA assistance are loans, tax increment reimbursements, and the property acquisition/disposition process. However, the RDA may also develop project area-specific programs strategically targeted to promote the goals and objectives of the Project Area. An overview of existing programs is as follows:

**TAX INCREMENT REIMBURSEMENT PROGRAM**

The RDA Tax Increment Reimbursement Program may provide project developers a tax increment reimbursement for the development of improvements that meet the goals and objectives of this

CRA Plan and provide significant public benefit. Tax increment reimbursements shall be based upon the difference between the initial taxable value of a property prior to improvements and the increased taxable value resulting from said improvements. The developer will receive a percentage of the tax increment generated from its project for a specified time frame, and the RDA will receive the residual tax increment generated by the project.

## **LOAN PROGRAM**

The RDA Loan Program may provide financing to facilitate various development projects, including new construction, building rehabilitation, and energy efficiency upgrades. Funding is made available for construction costs or hard costs. Loan funds may also be used for site improvements associated with a development project. Use of funds for environmental remediation or demolition shall be considered on a case-by-case basis.

## **PROPERTY ACQUISITION/DISPOSITION**

In addition to programs, the RDA may implement this CRA Plan by acquiring property to market for strategic redevelopment, particularly to stimulate private investment, improve conditions, and increase economic development with the area. As per the Utah Code 17C Community Reinvestment Agency Act, the RDA may sell, convey, grant, gift, or otherwise dispose of any interest in real property to provide for project area development. Disposition of all RDA-owned real property, including land write-downs, shall abide by the RDA's real property disposition policy, all applicable laws, and be conducted in a competitive and transparent manner as deemed appropriate and effective.

## **1 (I): PUBLIC BENEFITS ANALYSIS SUMMARY**

According to the Utah Code 17C Community Reinvestment Agency Act, the RDA shall conduct an analysis to determine whether this CRA Plan will provide a public benefit. The RDA contracted with Lewis, Young, Robertson, Burningham (LYRB) to carry out this effort. A summary of the resulting analysis, as completed by LYRB, is as follows. Refer to Exhibit C for the complete State Street Community Reinvestment Area Public Benefits Analysis.

### **a. An evaluation of the reasonableness of the costs of the proposed project area development**

An evaluation of the reasonableness of the costs of the proposed project area development is based on a comparison of the costs of the development compared to the revenues and benefits it will generate for the various taxing entities. For the purposes of this public benefits analysis, LYRB assumed a 25-year lifespan for the Project Area, with participation from the taxing entities at 75% (meaning the taxing entities assign 75% of their tax increment to the RDA during the lifetime of the project area; the taxing entities would maintain 25% of their tax increment during that same time frame).

The Analysis assumes that 2016 is the project area base year and, as such, utilizes 2016 parcel data as the baseline tax values. In 2016, the total assessed value of the Project Area was \$889,305,536. In 25 years, the estimated total assessed value is \$1,212,128,055, assuming the use of tax increment in the Project Area. This equates to \$322,822,737 in incremental assessed value. Other assumptions used in the public benefits analysis over the 25-year collection period include the following:

General Assumptions:

- Timeframe: First tax increment receipt is assumed to be 2021
- 13 Year Absorption Schedule
- Estimated Base Year Tax Value: \$889,305,536
- Incremental Assessed Value in 25 years: \$322,822,737
- Total Assessed Value in 25 years: \$1,212,128,055

Land Use Assumptions for New Development:

Development	Vacant Acres	Under-utilized Acres	Vacant plus Under-utilized Acres	Percent of New Development	New Development Acres	Floor Area Ratio (FAR) or Units Per Acre	Square Feet (SF) or Units
Commercial	17.32	61.68	204.31	14%	33.71	0.3	440,538
Office	0.16	22.49		19%	45.97	0.3	600,733
Residential	1.93	59.15		61%	104.20	18	1,876
Tax Exempt	1.50	6.13		-	-	-	-
Industrial	8.32	25.62		6%	20.43	0.2	177,995
<b>Total</b>	<b>29.24</b>	<b>175.07</b>			<b>204.31</b>		

*To calculate the underutilized acres, LYRB reviewed the current zoning ordinances, goals of the Life on State Vision Document, and conducted an in-depth site analysis to derive the assumption that 25% of the Project Area is currently underutilized.*

Development Assumptions & Tax Base:

Development	Square Feet (SF) or Units	\$/ Square Feet	Total Building Value	Incremental Land Value	Personal Property Value	Assessed Value (1)
Commercial	440,538 SF	\$113.11	\$49,831,147	\$187,241	\$7,474,672	\$64,784,619
Office	600,733 SF	\$141.28	\$84,873,432	\$375,045	\$12,731,015	\$110,405,743
Residential	1,876 Units	\$114.15	\$117,748,843	\$464,203	-	\$133,205,419
Industrial	177,995 SF	\$62.16	\$11,063,390	\$80,098	\$1,659,509	\$14,426,737
<b>Total</b>			<b>\$263,516,813</b>	<b>\$1,106,587</b>	<b>\$21,865,195</b>	<b>\$322,822,519</b>

1. 25 year assessed value includes a 1.0% growth rate

#### **b. Efforts that have been, or will be made to capitalize private investment**

Private investment has occurred in the Project Area, but not at the rate or magnitude that one might expect for an area so close to downtown Salt Lake City. This is due, in part, to a lack of reinvestment in the area over the last several decades. In an effort to increase private investment in the area, the RDA is proposing the creation of a CRA to assist with removing obstacles and impediments to development that currently negatively impact the attractiveness of the area to developers. The RDA proposes to use its financial tools to help incentivize private development in the following ways:

- The RDA Loan Program provides gap financing that leverages private investment and secured financing.
- The Tax Increment Reimbursement Program incentivizes private investment by providing a reimbursement only after a project has been implemented and is generating sufficient tax increment.
- The RDA's disposition process leverages private investment through competitive marketing of property for development, thereby incentivizing private equity and financing.

#### **c. Rationale for use of project area funds ("but for" analysis)**

The State Street corridor and the Project Area as a whole have suffered from a lack of reinvestment over the previous decades. New commercial and entertainment districts opening in other parts of the Salt Lake valley have drawn businesses and consumers away from State Street. This has led to high vacancies, blighted properties, underutilized land uses, and low-rent tenants. State Street and its surrounding area suffers from a lack of character and cohesiveness, and lack of walkability, thematic elements, site remediation, and small lot sizes are a few of the obstacles that are currently deterring redevelopment within the Project Area.

The Life on State Vision (2010) identified principles that should be followed to help State Street and its surrounding communities to regain character and identity. These principles include improving the walkability of the corridor, and adding state trees, thematic lighting, and signature monuments/public art. "But-for" the creation of the CRA, and the use of public funds, State Street and its surrounding community will continue to remain in its underutilized state.

#### **d. An estimate of total amount of funds and the length of time during which funds will be spent**

Because of the high costs associated with comprehensive community revitalization, the RDA anticipates the need for 75 percent of tax increment from the taxing entity partners for a period of 25 years. Assuming a 25-year timeframe, with 75 percent of increment flowing to the RDA, the RDA would receive a total of approximately \$58.5 million.

#### **e. The beneficial influences on the community's tax base**

The public benefits analysis shows that the creation of the Project Area and the use of tax increment by the RDA will increase the assessed value of the area. Yet the analysis also takes

into account the costs associated with the Project Area. The following tables and calculations show that at the end of the 25-year period, the total net benefit to the taxing entities is approximately \$36.8 million, whereas the total benefit to Salt Lake City itself is approximately \$9.6 million.

**Total Revenues:**

Entity	Property Tax	Sales Tax	Franchise Tax	Total Incremental Revenues
Salt Lake County	\$12,655,703	\$21,587,214	-	\$34,242,917
Salt Lake City School	32,987,028	-	-	\$32,987,028
Salt Lake City	24,323,930	9,385,745	8,335,502	\$42,045,177
Salt Lake Library	3,763,083	-	-	\$3,763,083
Salt Lake Metropolitan	1,862,860	-	-	\$1,862,860
Salt Lake City Mosquito	912,748	-	-	\$912,748
Central Utah Water	2,135,083	-	-	\$2,135,083
<b>Total Revenue</b>	<b>\$78,640,435</b>	<b>\$30,972,959</b>	<b>\$8,335,502</b>	<b>\$117,948,896</b>

**Total Expenditures:**

Entity	CRA Budget	General Government	Public Works	Public Safety	Total Incremental Expenditures
Salt Lake County	\$9,491,777	\$523,245	-	-	\$10,015,022
Salt Lake City School	24,740,271	6,277,495	-	-	31,017,766
Salt Lake City	18,242,948	506,485	4,824,397	8,390,558	31,964,388
Salt Lake Library	2,822,312	-	-	-	2,822,312
Salt Lake Metropolitan	1,397,145	154,211	-	-	1,551,356
Salt Lake City	684,561	17,063	-	-	701,624
Central UT Water	1,601,312	39,067	-	-	1,640,379
<b>Total Expenditures</b>	<b>\$58,980,326</b>	<b>\$7,517,565</b>	<b>\$4,783,177</b>	<b>\$8,318,831</b>	<b>\$79,712,847</b>

**Total net benefit to the taxing entities of participating in the project area:**

- Total Incremental Revenues \$117,948,896
- Total Incremental Expenditures - \$79,712,847
- Total net benefit **\$38,236,049**

**Total net benefit to Salt Lake City:**

- SLC Incremental Revenues (including Library) \$45,808,261
- SLC Incremental Expenditures (including Library) - \$34,786,700
- Total net benefit to City **\$11,021,561**

**f. The associated business and economic activity the proposed project area development will likely stimulate**

It is anticipated that, given the ability to incentivize development through the use of tax increment financing, the State Street Project Area will become a highly attractive area for businesses and organizations to locate (or relocate). Much of the Project Area is well-served by public transit, especially along the State Street corridor and in the vicinity of 1300 South and Main Street, near the Ballpark light rail station. As more housing is constructed in downtown Salt



Lake City, the proximity of the Project Area to downtown and its connection by public transit will likely become increasingly attractive to businesses whose employees might live downtown. Similarly, as reinvestment occurs in the Project Area, it is likely that many areas, including the State Street corridor, could become ideal locations for live-work and mixed-use development opportunities.

**g. Whether adoption of the proposed community reinvestment Project Area plan is necessary and appropriate to undertake the proposed project area development**

As stated in Section 1(l)(c), the State Street corridor and the Project Area as a whole have suffered from a lack of reinvestment for many decades, causing the area to be characterized by high vacancies, underutilized land uses, and the inability to attract high-rent tenants. “But-for” the creation of the CRA, and the use of public funds, State Street and its surrounding community will continue to remain in its underutilized state.

**1 (m): HISTORIC PRESERVATION**

If any of the existing buildings or uses in the Project Area are included in or eligible for inclusion in the National Register of Historic Places of the State Register, the RDA shall comply with Utah Code Section 9-8-404 as though the agency were a state agency.

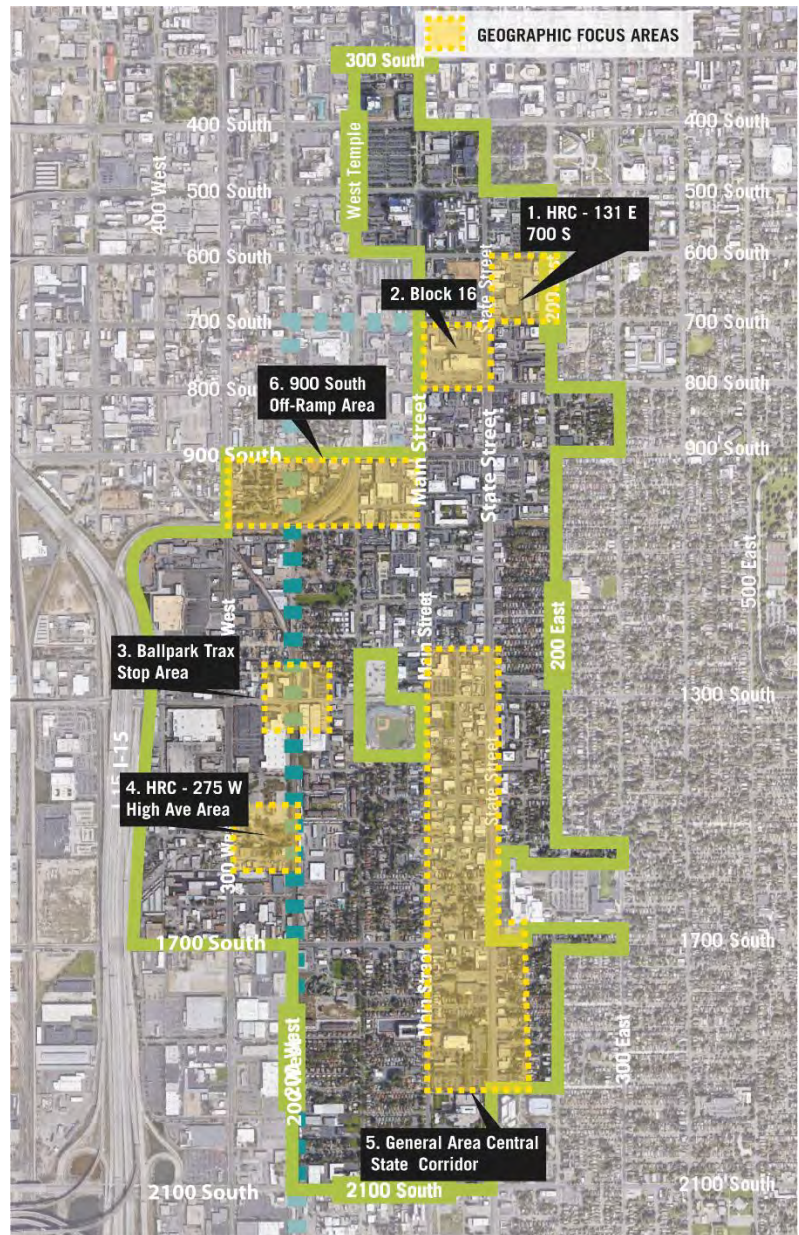
**1 (n): INTERLOCAL AGREEMENT**

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.

## 1 (o)(i): OTHER INFORMATION – GEOGRAPHIC FOCUS AREAS

The following geographic focus areas were developed through master plan priorities, public outreach, input from the RDA Board, and identification of opportunities to leverage other resources. Strategic geographic locations that may prove vital to the revitalization of the Project Area shown on the included map:

1. HRC – 131 East 700 South: To promote the seamless integration of the proposed homeless resource center (HRC) into the surrounding neighborhood and to support development that may occur around the HRC.
2. Block 16: To promote improvements to urban land use and support opportunity for increased economic development within the Main Streets USA designated area.
3. Ballpark TRAX Station Area: To promote high quality transit-oriented development near a key transit stop location.
4. HRC – 275 W High Ave: To promote the seamless integration of the proposed homeless resource center (HRC) into the surrounding neighborhood and to support development that may occur around the HRC.
5. General Area Central State Corridor: To encourage economic development and neighborhood shopping opportunities at key commercial nodes and surrounding areas.
6. 900 South Off-Ramp Area: To improve connectivity and encourage revitalization if future changes are made to the existing orientation of the 900 South freeway off-ramp.



## **1 (o)(ii): OTHER INFORMATION – COMMUNITY OUTREACH**

To develop a Plan that reflects community values and priorities, the RDA used a variety of public engagement methods between January and August 2016 as part of the initial community outreach process. A summary is as follows:

### **OUTLETS FOR PUBLIC OUTREACH**

- Two public open houses: the first held at Horizonte Instruction and Training Center on March 30, 2016; and the second held at the Salt Lake County Government Complex (South Building) on May 3, 2016
- Community Council (CC) meetings
  - Downtown CC
  - Liberty Wells CC
  - Central City CC
  - Ballpark CC
- School community council meetings (Lincoln Elementary and Whittier Elementary)
- Stakeholder interviews with housing, community development, transportation, planning, local business, economic development, and governmental stakeholders
- The project team canvassed the entire State Street and Main Street corridors (from 500 South to 2100 South), hand-delivering flyers prior to the first public open house and speaking with many business/property owners during that time.

### **MODES OF COLLECTING INPUT**

- A community preferences questionnaire was distributed at the two open houses. The RDA received responses to a total of 131 questionnaires, all of which were English-speaking responses.
- The open houses were well-attended, with approximately 200 stakeholders attending the first open house and approximately 45 attending the second. Participants provided input by filling out questionnaires and comment cards; leaving comments on neighborhood visioning boards; and ranking project and geographic target areas on priority boards.
- RDA staff documented input received through interviews with key stakeholders.
- Stakeholders were also able to submit written comment to RDA staff via email.
- RDA staff met with representatives from every City department and division to review Project Area goals and objectives and receive input on any revisions/suggestions, as well as information about how best to work with each department/division once the Project Area is created.

### **KEY TAKEAWAYS**

- **Crime**
  1. Residents and business/property owners consider crime reduction to be the biggest need in the project area, especially along State Street and Major Street, as well as some parts of Main Street, 1300 South, and 1700 South.
  2. Residents and business/property owners cited drug use/abuse, prostitution, aggressive/erratic behavior, and squatting/camping/damage to private property as primary reasons they fear for their safety and that of their family members.

3. Most of the individual business/property owners we met with considered specific properties/parcels to be the root cause of criminal activity in their area, especially low-cost motel and apartment buildings.
  4. Residents and business/property owners expressed an understanding for the need for low-income housing, but also expressed a strong desire for acquisition and redevelopment/repurposing (by the City or others) of the “root cause” properties and parcels (discussed above) to eliminate the criminal activity associated with those properties.
  5. Many of the stakeholders who provide social services for at-risk populations expressed the extreme need for both affordable housing *and* supportive services (drug rehabilitation, budget management, nutrition, childcare, job training, basic life skills training), as well as a need to stabilize child/student populations to improve educational and social prospects and outcomes.
- **Main Street Corridor**
    1. Residents and business/property owners expressed a desire to support Main Street as a residential and commercial mid-rise area with a mix of uses to include corner shops, small markets, and housing.
    2. Residents expressed desire for a loan program to help make improvements to aging homes, including those used as rental properties.
    3. Residents and business/property owners expressed concern about crime and “problem properties” on Main Street and intersecting east-west streets (especially between approximately 1300 South and Layton Ave), and limited foot traffic to local businesses due to safety concerns.
    4. Residents and business/property owners think that Main Street is a great, walkable street with a lot of potential if crime is reduced and reinvestment occurs, especially for vacant/under-used properties.
  - **Neighborhood Commercial**
    1. Residents and business/property owners expressed a desire to encourage more neighborhood shopping and local business presence.
    2. Many local/small business owners expressed concern about the large numbers of vacant buildings and unoccupied commercial spaces surrounding them.
    3. Business/property owners desire the following:
      - a. Housing (condos, apartments, townhouses) to bring more people to State Street
      - b. Courtyard housing and neighborhood feel on Main Street
      - c. Local business district/identity
      - d. Restaurants and bars to activate the corridors
      - e. “Good” neighbors and tenants with reputable businesses to bring increased patrons to the area.
    4. Business/property owners desire loans and programs to help retain, promote, and encourage small/local business and entrepreneur presence.
    5. Business/property owners are concerned about the condition of streets and alleys in the area, stating that flooding is a problem due to poor stormwater drainage, and that street sweepers are rare/non-existent in the area.

6. Property owners expressed concern that it is difficult to find reputable commercial renters due to safety/crime concerns in the project area.
  7. Residents and business/property owners expressed a need for an improved neighborhood identity.
- **Walkability**
    1. Residents and business/property owners expressed a desire for improved pedestrian movement, experience, and safety, including safe crossings, walkable corridors, landscaping, wide sidewalks, and street amenities (benches, trees, garbage cans).
    2. Business/property owners desire walking traffic, high quality pedestrian walkways, and local patrons for businesses.
  - **Transit-Oriented Development (TOD)**
    1. Residents and business/property owners support mixed-use residential and commercial development close to public transit to maximize the access and benefits of that transit.
    2. Residents and business/property owners believe the 1300 South TRAX stop is a good opportunity for additional TOD that is currently lacking.
    3. Some residents and business/property owners expressed desire for new TRAX stop at 1700 South, especially for students and staff accessing Salt Lake Community College South City Campus at 1575 South State Street.
    4. Residents express a need for an improved neighborhood identity.
  - **Geographic Targeting**

Using a large map board at each of the public open houses, residents and business/property owners prioritized the following top three areas:

    1. State Street and Major Street between Kelsey Ave (approximately 1250 South) and Cleveland Ave (approximately 1500 South)
    2. State Street between 1700 South and Westminster Ave (approximately 1900 South)
    3. West Temple between 1400 South and Harris Ave



## SECTION 2: PROJECT AREA BUDGET

Section 2 of this CRA Plan conforms to the requirements of 17C-5-303, and includes the following information:

- 1) Receipt of Tax Increment
  - a. Base taxable value;
  - b. Project amount of tax increment to be generated within the CRA;
  - c. Funds collection period;
  - d. Projected amount of tax increment to be paid to other taxing entities in accordance with Section 17C-1-410 (if applicable);
  - e. If the area from which tax increment is collected is less than the entire CRA:
    - i. A boundary description of the portion or portions of the CRA from which the agency receives tax increment; and
    - ii. For each portion described in Subsection 1(e)(i), the period of time during which tax increment is collected;
  - f. Percentage of tax increment the agency is authorized to receive from the CRA; and
  - g. Maximum cumulative dollar amount of tax increment the agency is authorized to receive from the CRA.
- 2) Receipt of Sales and Use Tax Revenue
- 3) Project Area Funds to Implement this CRA Plan
- 4) RDA's Combined Incremental Value
- 5) Amount for Administration
- 6) Property Owned and Expected to Sell

## **2.1: RECEIPT OF TAX INCREMENT**

### **2.1 (a): BASE TAXABLE VALUE**

The base year is anticipated to be 2016, with a base year taxable value of \$866,291,403.

### **2.1 (b): PROJECTED AMOUNT OF TIF**

**Table 2.1: INCREMENTAL PROPERTY TAX REVENUES GENERATED – 25 YEARS**

<b>Incremental Tax Revenues – 100%</b>	<b>Total – 25 Years</b>
Salt Lake County	\$12,655,703
Salt Lake City School District	32,987,028
Salt Lake City	24,323,930
Salt Lake Library	3,763,083
Salt Lake Metropolitan Water District	1,862,860
Salt Lake City Mosquito Abatement District	912,748
Central Utah Water Conservancy District	2,135,083
<b>Total</b>	<b>\$78,640,435</b>

### **2.1 (c): COLLECTION PERIOD**

The collection period shall be 25 years.

### **2.1 (d): TIF PAID TO OTHER TAXING ENTITIES**

**TABLE 2.2: INCREMENTAL PROPERTY TAX REVENUES TO TAXING ENTITIES – 25 YEARS**

<b>Incremental Tax Revenues To Taxing Entities</b>	<b>Total – 25 Years</b>
Salt Lake County	3,163,926
Salt Lake City School District	8,246,757
Salt Lake City	6,080,983
Salt Lake Library	940,771
Salt Lake Metropolitan Water District	465,715
Salt Lake City Mosquito Abatement District	228,187
Central Utah Water Conservancy District	533,771
<b>Total</b>	<b>19,660,109</b>

### **2.1 (e): IF TIF COLLECTION AREA IS LESS THAN CRA BOUNDARY**

Not applicable; the TIF collection area is the entire CRA boundary.

## 2.1 (f): PERCENTAGE OF TIF AUTHORIZED TO RECEIVE

TABLE 2.3: REQUESTED PARTICIPATION FROM TAXING ENTITIES

Taxing Entity	Percentage	Length
Salt Lake County	75%	25 Years
Salt Lake City School District	75%	25 Years
Salt Lake City	75%	25 Years
Salt Lake Library	75%	25 Years
Salt Lake Metropolitan Water District	75%	25 Years
Salt Lake City Mosquito Abatement District	75%	25 Years
Central Utah Water Conservancy District	75%	25 Years

## 2.1 (g): MAXIMUM CUMULATIVE DOLLAR AMOUNT

Based on a conservative projection of tax increment generation, the RDA estimates receiving approximately \$59,661,771 in tax increment revenues over a 25-year period. Actual receipt of tax increment may be higher depending on absorption rates, market conditions, and taxing entity participation terms. As such, tax increment budget estimates and maximums, if applicable, will be established through an interlocal agreement with each of the participating taxing entities. Estimated tax increment revenues are as follows:

TABLE 2.4: TAX INCREMENT REVENUES TO RDA AT 75% PARTICIPATION RATE FOR 25 YEARS

Incremental Tax Revenues To RDA	Total – 25 Years
Salt Lake County	\$9,491,777
Salt Lake City School District	24,740,271
Salt Lake City	18,242,948
Salt Lake Library	2,822,312
Salt Lake Metropolitan Water District	1,397,145
Salt Lake City Mosquito Abatement District	684,561
Central Utah Water Conservancy District	1,601,312
<b>Total</b>	<b>\$58,980,326</b>

## 2.2: SALES AND USE TAX REVENUE

Not applicable.

## 2.3: PROJECT AREA FUNDS TO IMPLEMENT THIS CRA PLAN

TABLE 2.5: BUDGET FOR TAX INCREMENT REVENUES TO RDA – 25 YEARS

Activity	Percentage	Amount
Administration & Operations	10%	\$5,898,033
Housing	10%	\$5,898,033
Redevelopment Activities	80%	\$47,184,261
<b>Total</b>	<b>100%</b>	<b>\$58,980,326</b>

The RDA shall implement this plan through the following activities:

- **ADMINISTRATION AND OPERATIONS:**

The tax increment expected to be used to cover the operating costs or administering and implementing the CRA Plan.

- **HOUSING:**

The tax increment allocation required to be used for housing activities pursuant to Sections 17C-2-203, 17C-3-202, 17C-5-307 for the purposes described in 17C-1-412.

- **REDEVELOPMENT ACTIVITIES:**

The tax increment expected to be used to carry out project development activities as described in this CRA Plan. Activities may include, but are not limited to, land acquisition, public improvements, infrastructure improvements, loans, grants, and other incentives to public and private entities.

## **2.4: RDA'S COMBINED INCREMENTAL VALUE**

**TABLE 2.6: RDA'S COMBINED INCREMENTAL VALUE AS OF DATE OF THIS CRA PLAN**

<b>PROJECT AREA</b>	<b>ASSESSED PROPERTY VALUE</b>	<b>BASE TAXABLE VALUE</b>	<b>INCREMENTAL VALUE</b>
SLC CBD In	\$2,253,069,110	\$136,894,100	\$2,116,175,010
SLC CBD Out	\$468,564,069	\$0	\$468,564,069
West Temple	\$131,625,455	\$50,234,090	\$81,391,365
Baseball	\$2,994,111	\$0	\$2,994,111
West Capitol Hill	\$83,471,701	\$28,322,952	\$55,148,749
Depot District	\$419,610,969	\$27,476,425	\$392,134,544
Depot District Non-Collection	\$17,069,143	\$0	\$17,069,143
Granary	\$90,443,298	\$48,813,397	\$41,629,901
North Temple Viaduct	\$64,730,133	\$36,499,680	\$28,230,453
North Temple	\$106,098,060	\$84,073,572	\$22,024,488
Block 70	\$158,846,344	\$58,757,937	\$100,088,407
<b>COMBINED VALUE</b>	<b>\$4,155,314,802</b>	<b>\$524,473,352</b>	<b>\$3,630,841,450</b>

## **2.5: PROJECT AREA FUNDS USED FOR ADMINISTRATION**

The RDA anticipates using up to 10 percent of the funds captured and retained by the agency for administrative purposes; this total is estimated to be \$5,898,033.

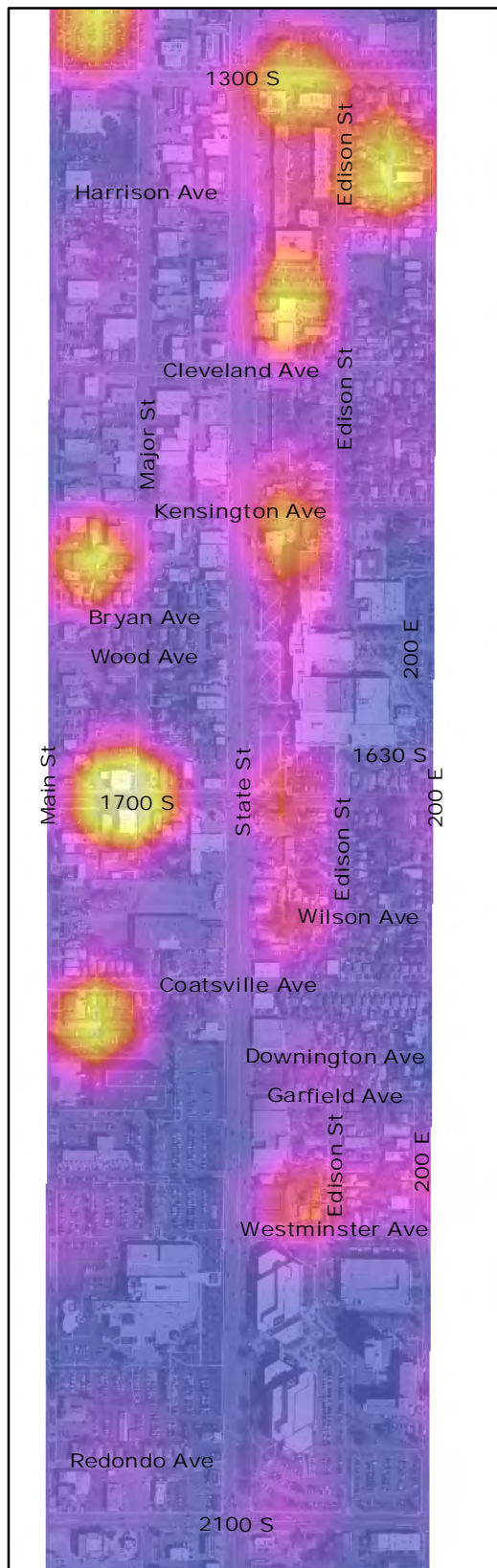
## **2.6: EXPECTED SALES PRICE FOR PROPERTY THE RDA OWNS**

The RDA does not own property within the Project Area.

## **Exhibit A**

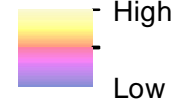
State Street Crime in the Past Year  
(6/1/14-5/31/15)





## Legend

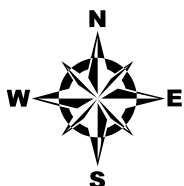
### Crime Density



Primary offenses recorded  
by SLC Police Department  
6/1/14 - 5/31/15

Type	Count
ALCOHOL IN VEH	2
ARSON	2
ASSAULT	253
BURGLARY	83
COMMERCIAL SEX	34
COUNTERFEITING	3
DAMAGED PROP	88
DRUGS	140
DUI - CLS A	1
DUI ALCOHOL	33
DUI DRUGS	4
EMBEZZLEMENT	2
ESCAPE	272
FAMILY OFFENSES	31
FLEEING	5
FORGERY	46
FRAUD	78
HIT AND RUN	41
INV OF PRIVACY	56
KIDNAP	4
LARCENY	560
LIQUOR	14
MORALS-DECENCY	6
OBST JUDICIAL	6
OBST POLICE	35
PUBLIC ORDER	70
PUBLIC PEACE	34
ROBBERY	38
SEX OFFENSES	1
SEXUAL ASSAULT	16
SEXUAL OFFENSE	11
STOLEN PROP	28
STOLEN VEHICLE	88
TA-INJ/ALCOHOL	1
TRAFFIC	8
WEAPON OFFENSE	10

0 250 500 1,000  
Feet



# State Street Crime in the Past Year



Drawn By: K. Bell  
Salt Lake City Corporation  
Information Management Services  
July 2015

## **Exhibit B**

Potential Project Area Research Report:  
State Street

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# Potential Project Area Research Report: State Street

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## Introduction:

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State Street is a major gateway into downtown, but it currently aesthetically misrepresents our city. The proposed State Street project area is located between 500 South and 2100 South from Main Street to 200 East. This project area will be a major tax increment generator focused on revitalizing underused structures and creating opportunities for redevelopment along the State Street corridor, while improving the overall look and feel of the corridor. The S-Line Streetcar crosses State Street just south of the project area, which is outside of Salt Lake City's municipal boundary, but could possibly provide a starting point for activity generation and a major impetus for development of commercial and mixed-use including housing within the corridor.

## Relevant Data:

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**Area Acreage:** ~314 acres

### Zoning Designations/Area Percentage:

<i><b>Zoning Type</b></i>	<i><b>Acreage</b></i>	<i><b>% of Total</b></i>
Commercial	134.10	43%
Downtown	81.58	26%
Institutional and Public Land	35.25	11%
Single Family Residential	53.05	17%
Multi-Family Residential	10.14	3%
TOTAL	314.12	100%

As shown in the attached "State Street, Zoning" map, the majority of the parcels within the project area boundaries are designated for commercial and business uses, with a smaller number designated for residential uses. There are also two properties (Salt Lake Community College and the Salt Lake County Government Center) that are designated as institutional/public land.

**Crime Data:** The attached map of "State Street, Crime in the Past Year" shows a list and hot spot map of all primary offenses recorded by the Salt Lake City Police Department during the time period of June 1, 2014 to May 31, 2015. As shown in the map, there are multiple areas with high density crime, with the highest areas near the northeast corner of State Street and 900 South, and on the east side of State Street, between 800 South and 700 South.

**Current Public Transit Availability:** As shown in the attached map of “State Street, Employment and Mass Transit,” the proposed State Street project area has one main bus route, the 200, running north and south along State Street. In addition to this primary bus route, the 21, 17, 9, and 451 cross State Street within the project area boundaries at 2100 South, 1700 South, 900 South, and 600 South, respectively. In terms of weekday bus frequency, the 200 and 21 run every 15 minutes, the 9 and 17 run every 30 minutes, and the 451 is the Tooele Express, which runs three times in the morning and three times in the evening. The S-line streetcar crosses State Street just south of the project area, and outside of Salt Lake City’s municipal boundary, (between Wentworth Ave and Truman Ave, just south of 2100 S), and the 400 South light rail line is located one block north of the project area.

**Major Employment and Commercial Centers:** The number of businesses within the proposed State Street project area, and the number of employees at each business, is shown in the attached map of “State Street, Employment and Mass Transit.” As shown in the map, there are many businesses located within the project area, the majority of which are relatively small (1-40 employees), and a few that are relatively large (111-304 employees, and 305-613 employees). Some types of existing businesses within the subject area include motels, pawn shops, small retail clothing/boutiques, ethnic grocers, restaurants, bars, and automobile dealerships.

### City/County/Institutional Plans

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**Master Plan Goals:** The proposed State Street project area falls within the Central Community Master Plan, as well as the neighborhood planning areas of Downtown, Liberty, and People’s Freeway. In general, the Central Community Master Plan emphasizes the need for livable communities and neighborhoods, vital and sustainable commerce, unique and active places, and pedestrian mobility and accessibility. This area is also included in the Draft Downtown Community Plan (May 2015).

The following is a list of applicable elements of the Master Plan and Draft Downtown Community Plan goals and visions that could be accomplished through redevelopment of the State Street potential project area:

- Create an enhanced built environment to encourage employees to work and live in the Central Community and support the creation of smaller locally owned businesses.
- Maintain a variety of residential land uses, including preservation of housing stock that improves neighborhood character.
- Appropriately transition between multi-family housing and mixed land uses in designated areas to support sustainable development.
- Improve pedestrian movement along arterials and collectors to ensure pedestrian safety, and develop ways to address the isolation between major roadways and improve pedestrian orientation.

- Locate higher density residential land uses are near commercial areas, light rail stations, and open space.
- Eliminate problems associated with pawnshops, prostitution, and undesirable activities on State Street.
- Preserve historic structures that contribute to the culture of the community, and use design guidelines and review processes to ensure that new construction is compatible with the surrounding areas and established land use patterns.
- Maintain a variety of park sites and open spaces so residents can enjoy active and passive recreation space.
- Increase pedestrian accessibility and cultural activities to encourage more housing that supports the employment center of the downtown area.

**Recent or Planned Changes to Zoning:** The current Draft Downtown Community Plan (May 2015) includes a section on State Street and the zoning framework for the corridor. The Planning Division is considering rezoning the corridor along State Street to encourage midrise mixed-use development to help promote short-term redevelopment.

**Wasatch 2040:** There are ten strategies for local governments to implement the Wasatch Choice for 2040 (WC2040) vision. Strategy I is the most applicable to the work of the RDA, and it includes seven characteristics to be used to identify priority reuse areas. The table below identifies which of these seven characteristics applies to the State Street project area. WC2040 states that reuse efforts should focus on areas that have at least three of the seven characteristics.

	State Street
<b>Characteristics Identified for Priority Reuse Areas</b>	
The area has underutilized infrastructure.	
The location includes pedestrian-friendly physical characteristics or the potential for such.	•
Reuse would further other neighborhood revitalization objectives.	•
The area is located close to frequent transit service and has adequate automobile access.	•
An analysis indicates raw financial potential for reuse.	•
An unmet demand for workforce housing or compact housing develops in the community.	•
The area has “character” – a strong identity or sense of place.	•

Of the remaining nine strategies in WC2040, the following were identified as relevant to the State Street project area:

- Strategy II: Provide Incentives for Contiguous Growth and Infill
- Strategy IV: Create Walkable Commercial and Mixed-Use Districts
- Strategy VII: Create a Plan for Workforce Housing



**Plan Salt Lake:** Plan Salt Lake comprises the following thirteen guiding principles:

1) **Neighborhoods**, 2) **Growth**, 3) **Housing**, 4) **Transportation & Mobility**, 5) Air Quality, 6) Natural Environment, 7) Parks & Recreation, 8) **Beautiful City**, 9) **Preservation**, 10) Arts & Culture, 11) Equity, 12) **Economy**, and 13) Government. Although all of these principles apply, in some way, to the work of the RDA, we focused on a subset of them (shown in **bold and green** text above) to highlight specific initiatives that could apply to Master Plan goals in the project area. The initiatives that apply most specifically to the State Street project area are listed below:

- Create a safe and convenient place for people to carry out their daily lives.
- Encourage and support local businesses and neighborhood business districts.
- Provide opportunities for and promotion of social interaction.
- Locate new development in areas with existing infrastructure and amenities, such as transit and transportation corridors.
- Encourage a mix of land uses.
- Ensure access to affordable citywide housing, including rental and very low income.
- Enable moderate density increases within existing neighborhoods where appropriate.
- Make walking and cycling viable, and safe and convenient transportation options in all areas of the City.
- Incorporate pedestrian oriented elements... into our rights-of-way and transportation networks.
- Reinforce downtown as the visually dominant center of the City through the use of design standards and guidelines.
- Identify and establish standards for key gateways into the City.
- Balance preservation with flexibility for change and growth.
- Foster and support growth of the creative economy sector.

**Salt Lake County CDA Policy Conformance:** The attached table of “State Street Potential Project Area – Salt Lake County CDA Project Considerations” shows that this project area would likely be considered a favorable project area.

### **Project Area Strategies:**

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**Infrastructure Improvement:** Both the UTA Transit Network Plan and Utah’s Unified Transit Plan identify a Bus Rapid Transit line on State Street. Safer east-west pedestrian crossings at State Street are needed. SLC Engineering identified the need to standardize the street beautification elements along State Street, as well as current drainage challenges.

*Note:* The City is responsible for the sidewalk and park strip while UDOT is responsible for the street.

**Housing:** The State Street corridor contains a mix of commercial interspersed with small single family residential neighborhoods. The RDA can assist by stabilizing existing neighborhoods while creating new quality mixed use and commercial developments.

**Economic Development:** The SLC Economic Development Division strongly recommends State Street as a new project area, as well as including both sides of Main Street in the redevelopment area. The redevelopment of this portion of State Street provides significant opportunities to revitalize older buildings and create new leasable spaces to help establish more commercial and mixed use along the corridor.

**Blight Mitigation:** If this project area is considered for an Urban Renewal Area, a blight study will need to be conducted as part of the project area creation process.

### **RDA-City Financing/Program Tools**

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**RDA Tax Increment:** Tax increment over a 25-year project area period was estimated for each potential project area, using 2014 tax revenue as the base value and an annual growth rate of 2%. The net present value of the total annual tax increment was calculated using a 5% discount rate.

#### **Estimated Tax Increment Projections, 2016-2041:**

<i><b>Project Area</b></i>	<i><b>25-Year Projected Tax Increment*</b></i>
State Street	\$18,583,426

\*Based on 100% TI Capture by RDA

**City Funding Objectives/Financing Tools:** *Below are RDA and City programs that may be utilized in this project area. The City has numerous programs to leverage Tax Increment Funding, however, consideration of specific programs beyond those listed below can be made in the next phase of the New Project Area Creation Process.*

**RDA Loan Programs:** The RDA can assist property owners with building renovation and new construction. It offers the following assistance programs:

- New Construction Loan Program
- Building Renovation Loan Program
- Environmental Assessment and Remediation Loan Program
- Property Acquisition Loan Program
- Tax Increment Reimbursement Program

**City Assistance Programs:** Salt Lake City can partner with the RDA and/or property owners in the project area using the following programs:

- Capital Improvement Program
- Community Improvement & Outreach Grants
- Small Business Revolving Loan Fund
- Community Development Block Grant (may only apply to certain parts of this area)
- HAND Housing Programs (HOME, First Time Home Buyer, Housing Trust Fund)
- Class C Road Funds

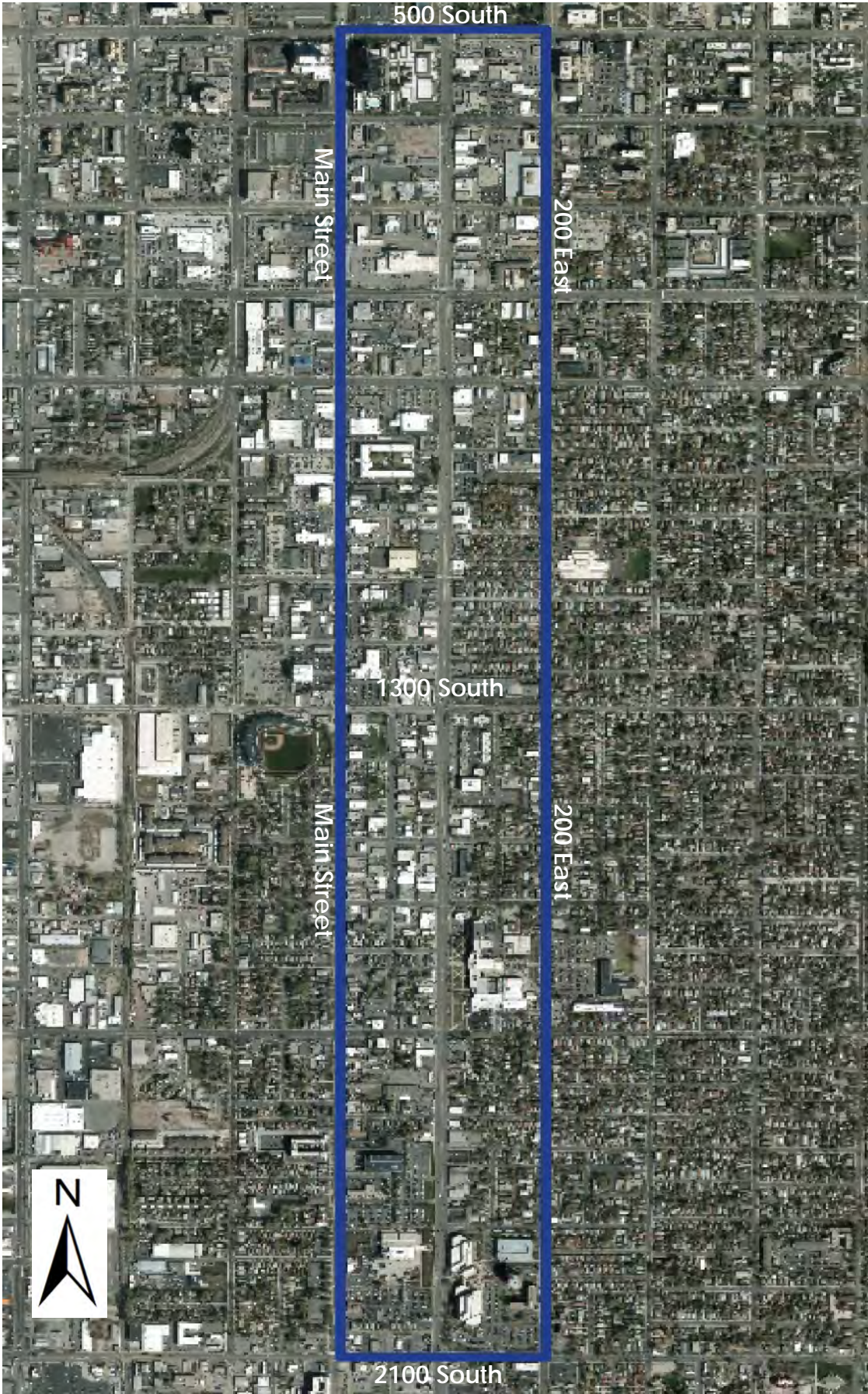


potential project area

# State Street



SLCRDA





potential project area

# State Street



SLCRDA

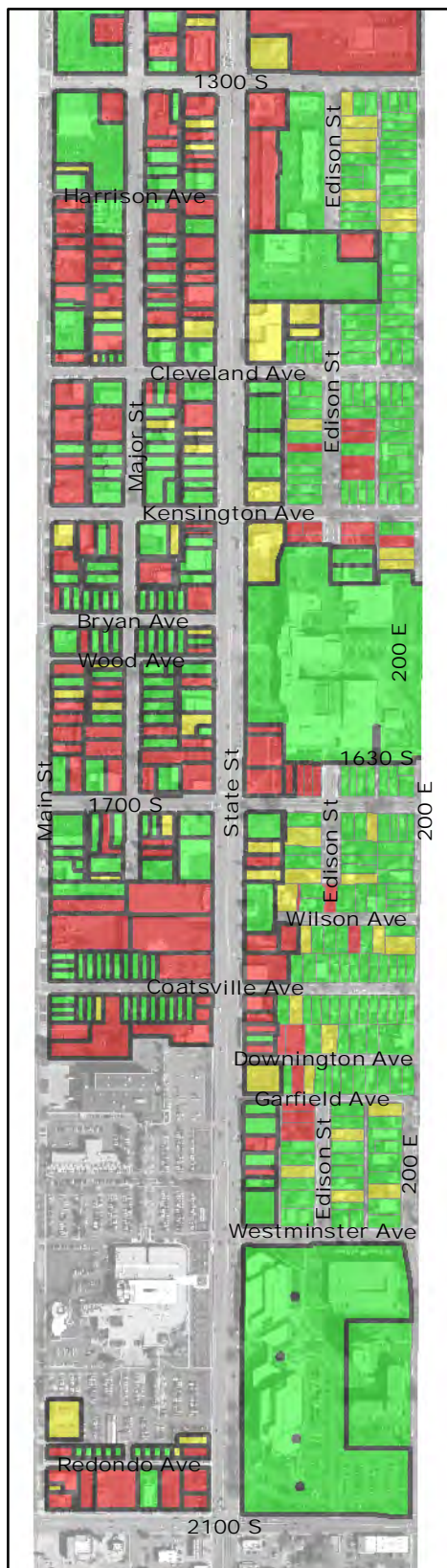
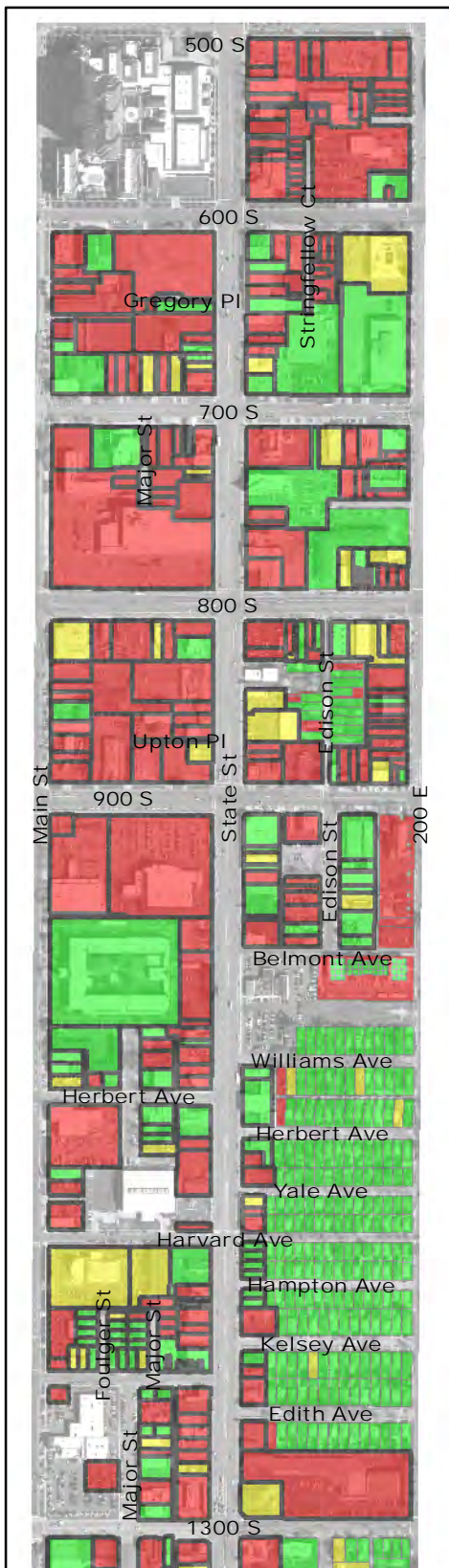
500 South - 1300 South



1300 South - 2100 South



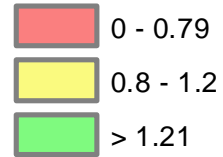




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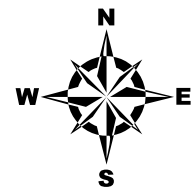
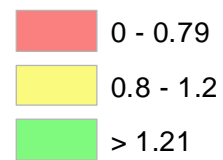
### Non Residential

#### BLDG / LAND



### Residential

#### BLDG / LAND



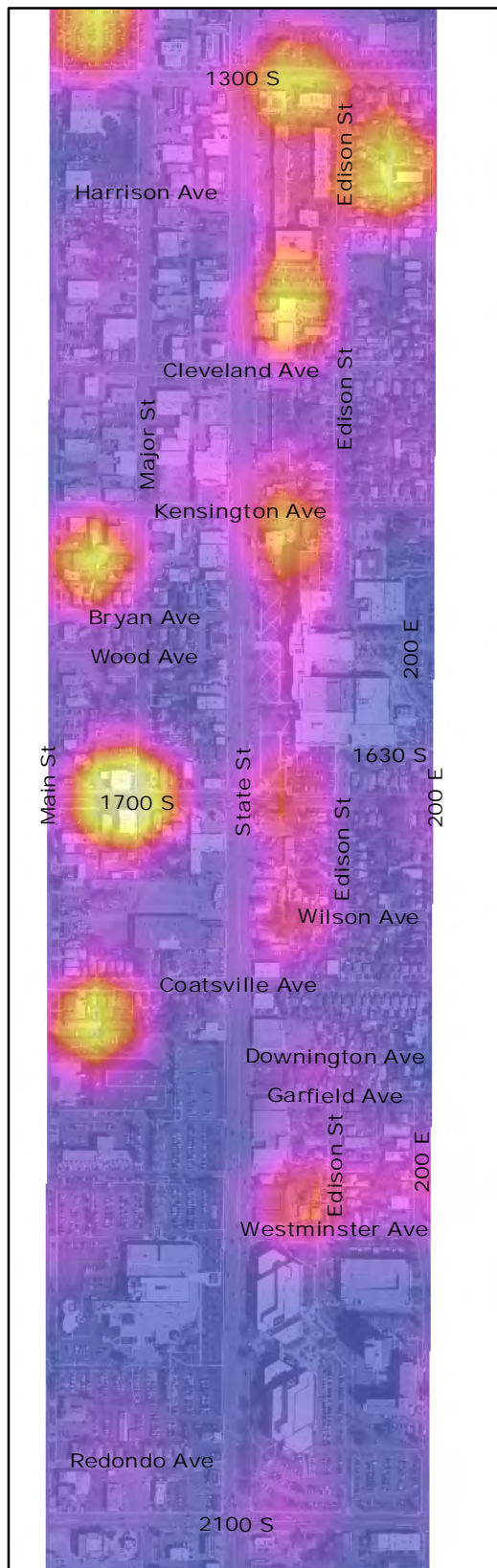
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# State Street Building Value / Land Value



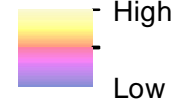
Drawn By: K. Bell  
Salt Lake City Corporation  
Information Management Services  
July 2015





## Legend

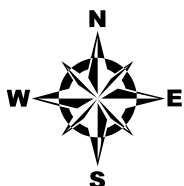
### Crime Density



Primary offenses recorded  
by SLC Police Department  
6/1/14 - 5/31/15

Type	Count
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ARSON	2
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BURGLARY	83
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DAMAGED PROP	88
DRUGS	140
DUI - CLS A	1
DUI ALCOHOL	33
DUI DRUGS	4
EMBEZZLEMENT	2
ESCAPE	272
FAMILY OFFENSES	31
FLEEING	5
FORGERY	46
FRAUD	78
HIT AND RUN	41
INV OF PRIVACY	56
KIDNAP	4
LARCENY	560
LIQUOR	14
MORALS-DECENCY	6
OBST JUDICIAL	6
OBST POLICE	35
PUBLIC ORDER	70
PUBLIC PEACE	34
ROBBERY	38
SEX OFFENSES	1
SEXUAL ASSAULT	16
SEXUAL OFFENSE	11
STOLEN PROP	28
STOLEN VEHICLE	88
TA-INJ/ALCOHOL	1
TRAFFIC	8
WEAPON OFFENSE	10

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Feet

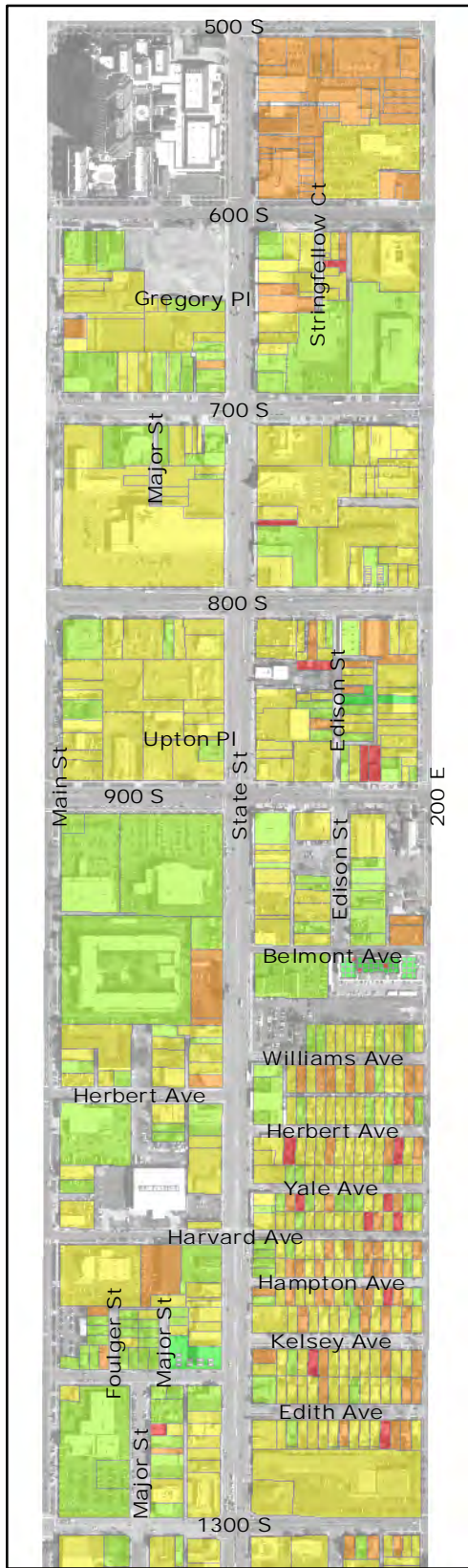


# State Street Crime in the Past Year



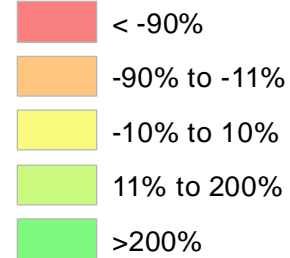
Drawn By: K. Bell  
Salt Lake City Corporation  
Information Management Services  
July 2015





## Legend

### Parcel Value Percent Change 2009 - 2014



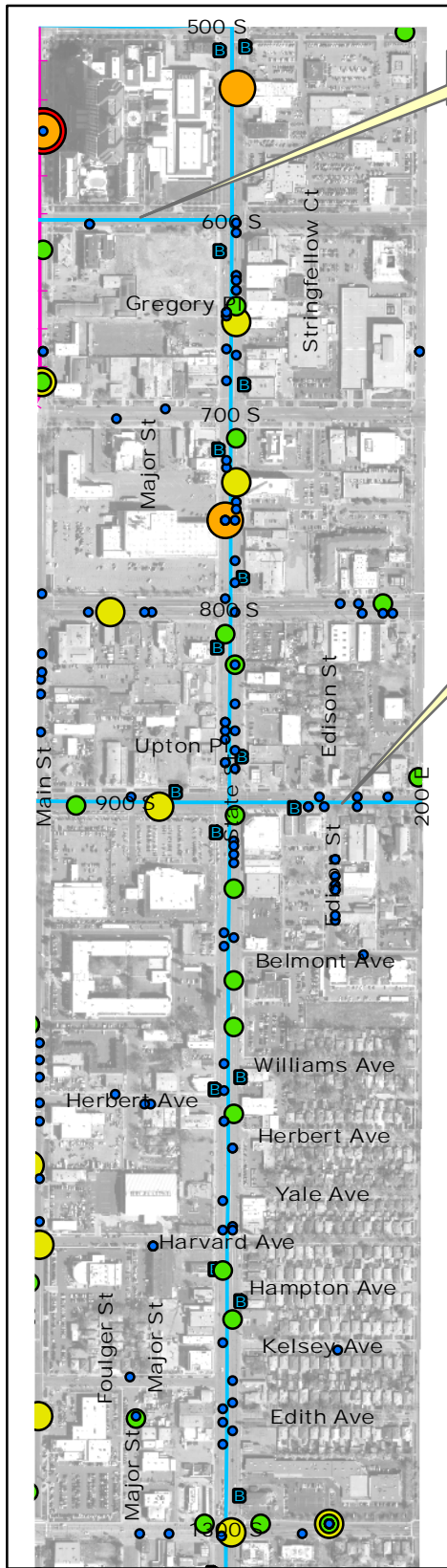
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# State Street Parcel Value Change



Drawn By: K. Bell  
Salt Lake City Corporation  
Information Management Services  
July 2015



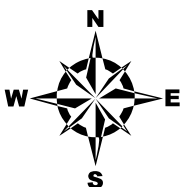
## Legend

### Employee Count Per Business

- 1 - 11
- 12 - 40
- 41 - 110
- 111 - 304
- 305 - 613
- uta\_bus\_stops
- uta\_bus\_routes
- uta\_rail\_stops
- uta\_rail\_lines

Bus Route Number

0 250 500 1,000 Feet

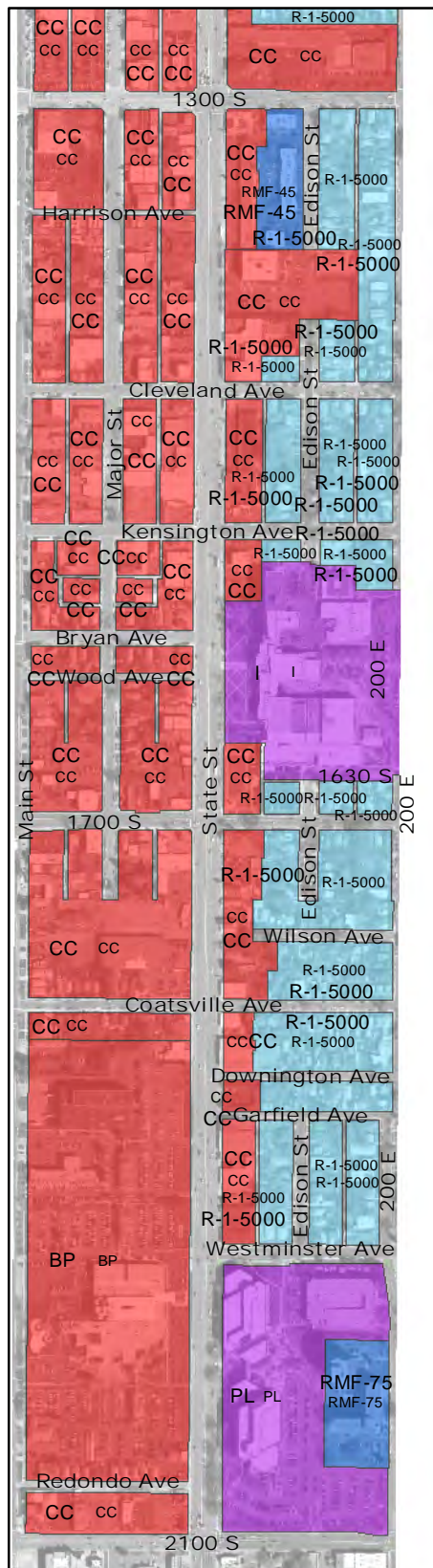
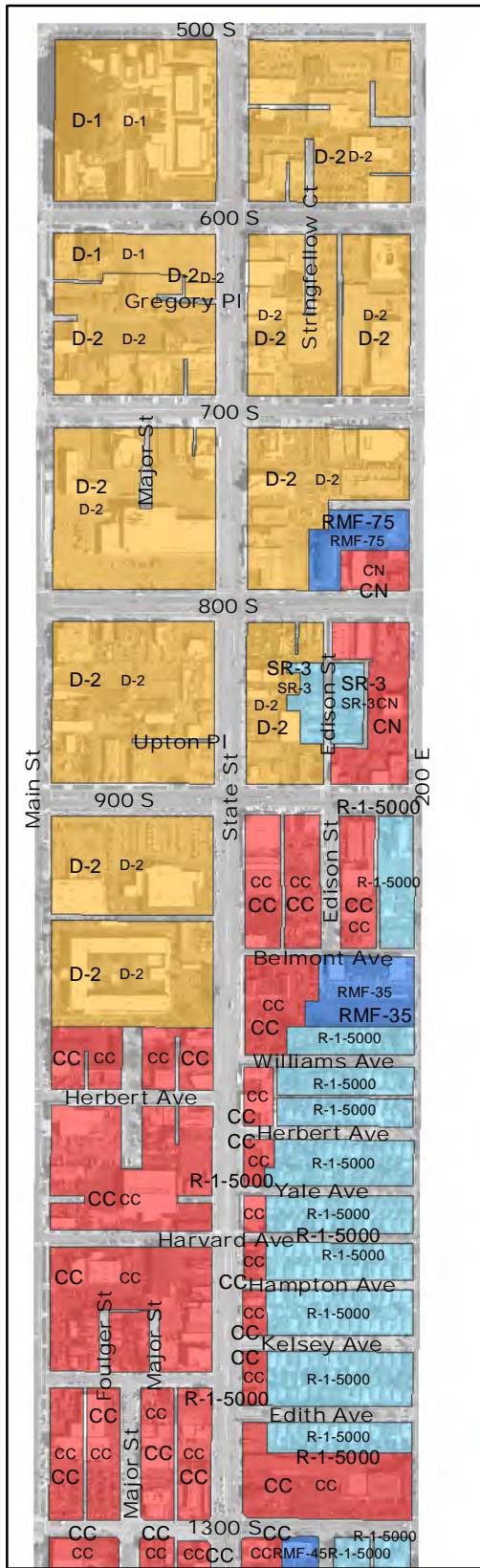


# State Street Employment & Mass Transit



Drawn By: K. Bell  
Salt Lake City Corporation  
Information Management Services  
July 2015



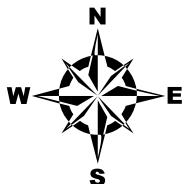


## Legend

### Zoning Districts Organized by Zoning Type

- Commercial
- Downtown
- Institutional and Public Land
- Single Family Residential
- Multi-Family Residential

0 250 500 1,000  
Feet



# State Street Zoning



Drawn By: K. Bell  
Salt Lake City Corporation  
Information Management Services  
July 2015

## State Street Potential Project Area - Salt Lake County Community Development Area (CDA) Project Considerations<sup>1</sup>

CDA Project Criterion	Yes	No	Maybe
<b>Favorable Considerations</b>			
Project would not happen in a reasonable timeframe, or at proposed amenity level, but for the creation of the CDA and use of tax increment financing.	•		
Project is transit-supported, mixed-use development with significant employment potential.	•		
Project is located in strategic growth area as defined in the Wasatch Choice for 2040 and/or the regional transportation plan.	•		
Project will complement regionally significant community planning efforts.	•		
Project will create long-term, high-paying jobs.	•		
<b>Unfavorable Considerations</b>			
Project Area is predominantly market-rate housing.	•		
Project Area is predominantly retail (if yes, material justification for CDA will be evaluated on a case-by-case basis).		•	
Project Area is predominantly standalone single-family dwellings.		•	
Project will merely cause a relocation of jobs or retail sales from one area in the County to another area in the County.		•	
Project will involve development on sensitive land designated as open space, foothill, canyon, or other County-designated priority area.		•	

<sup>1</sup>Table presents select CDA Project Considerations derived from Salt Lake County, Countywide Policy and Procedures on Community Development Areas: <https://slco.org/economic-development/redevelopment-area-resources/>. The criteria presented in the table are those that are general enough to apply at this stage of potential project area ranking; additional Salt Lake County Policy Criteria will apply to specific CDA terms that would be negotiated once the project areas are ranked; these are listed below.

### Other (favorable) Salt Lake County CDA Project Considerations – to be negotiated once project areas are ranked:

- Project is one where County's tax increment participation period is limited to 20 years or less.
- Project is one where County's tax increment participation rate is limited to 75% or less.
- Project is one where County's cumulative tax increment contribution to the agency is capped at a specified dollar amount.
- Project is one where County's tax increment dollars will be used primarily to pay for or reimburse the cost of "public infrastructure and improvements," as defined by Utah Code 17C-1-102(41), environmental remediation, and/or site preparation.
- Project is one where the local jurisdiction<sup>2</sup> is participating in the proposed project at a rate of at least \$1 for every \$1 contributed by the County from all sources, inclusive of any County Library contributions, either upfront or over the life of the proposed County contribution. The local jurisdiction can demonstrate that it is contributing other resources in addition to CDA proceeds and infrastructure, the value of which is equal to or greater than the prescribed ratio of participation.

<sup>2</sup>"Local jurisdiction" includes a City's CDA participation plus any contribution from all other taxing entities (i.e., mosquito abatement district, water district, fire service area, law enforcement area, etc.) except for the school district participation which is not included in the \$1:\$1 ratio calculation.



## **Exhibit C**

Public Benefit Analysis and Project Area Budget  
State Street Community Reinvestment Area (DRAFT)

# PUBLIC BENEFIT ANALYSIS AND PROJECT AREA BUDGET STATE STREET COMMUNITY REINVESTMENT AREA (CRA)

REDEVELOPMENT AGENCY OF  
SALT LAKE CITY, UTAH



**APRIL 2018**

  
**LEWIS YOUNG  
ROBERTSON & BURNINGHAM, INC.**

GATEWAY PLAZA BUILDING - 41 N. RIO GRANDE, STE 101 - SALT LAKE CITY, UT 84101  
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## Table of Contents

TABLE OF CONTENTS .....	2
SECTION 1: INTRODUCTION.....	3
SECTION 2: DESCRIPTION OF COMMUNITY DEVELOPMENT PROJECT AREA.....	3
SECTION 3: GENERAL OVERVIEW OF PROJECT AREA BUDGET .....	4
SECTION 4: PROPERTY TAX INCREMENT .....	5
SECTION 5: COST/BENEFIT ANALYSIS .....	8
EXHIBIT A: PROJECT AREA MAP.....	9
EXHIBIT B: MULTI-YEAR BUDGET .....	11

## Section 1: Introduction

The Redevelopment Agency of Salt Lake City (the “Agency”), following thorough consideration of the needs and desires of the City of Salt Lake (the “City”) and its residents, as well as understanding the City’s capacity for new development, has carefully crafted the Project Area Plan (the “Plan”) for the State Street Community Reinvestment Project Area (the “Project Area”). The Plan is the end result of a comprehensive evaluation of the types of appropriate land-uses and economic development opportunities for the land encompassed by the Project Area which lies south of 300 South, north of 2100 South, between Interstate-15 (I-15) and 300 East.

The Plan is envisioned to define the method and means of development for the Project Area from its current state to a higher and better use. The City has determined it is in the best interest of its citizens to assist in the development of the Project Area. This **Project Area Budget** document (the “Budget”) is predicated upon certain elements, objectives and conditions outlined in the Plan and intended to be used as a financing tool to assist the Agency in meeting Plan objectives discussed herein and more specifically referenced and identified in the Plan.

The creation of the Project Area is being undertaken as a community reinvestment project pursuant to certain provisions of Chapters 1 and 5 of the Utah Community Reinvestment Agency Act (the “Act”, Utah Code Annotated (“UCA”) Title 17C). The requirements of the Act, including notice and hearing obligations, have been observed at all times throughout the establishment of the Project Area.

## Section 2: Description of Community Development Project Area

The Project Area lies south of 300 South, north of 2100 South, between I-15 and 300 East, and is located within the City’s south central boundaries. This area in particular serves as the main alternative transit corridor throughout the Salt Lake Valley. The Project Area has a long history as an economic and social center to the City and surrounding community. The property encompasses approximately 729 acres of land.

A map of the Project Area is attached hereto in **EXHIBIT A**.

## Section 3: General Overview of Project Area Budget

The purpose of the Project Area Budget is to provide the financial framework necessary to implement the Project Area Plan vision and objectives. The Project Area Plan has identified that tax increment financing is essential in order to meet the objectives of the CRA Project Area. The following information will detail the sources and uses of tax increment and other necessary details needed for public officials, interested parties, and the public in general to understand the mechanics of the Project Area Budget.

### Base Year Value

The Agency has determined that the base year property tax value for the Project Area will be the total taxable value for the 2016 tax year which is estimated to be \$889,305,536. Using the tax rates established within the Project Area the property taxes levied equate to \$13,102,138 annually. Accordingly, this amount will continue to flow through to each taxing entity proportional to the amount of their respective tax rates being levied.

### Payment Trigger

This Budget will have a twenty-five year (25) duration from the date of the first tax increment received by the Agency. The collection of tax increment will be triggered at the discretion of the Agency prior to March 1 of the tax year in which they intend to begin the collection of increment. The following year in which this increment will be remitted to the Agency will be Year 1, e.g., if requested prior to March 1, 2018, Year 1 of increment will be 2019. The Agency anticipates it will trigger the tax increment by March 1, 2020 but in no case will the Agency trigger the first tax increment collection after March 1, 2022.

### Projected Tax Increment Revenue – Total Generation

Development within the Project Area will commence upon favorable market conditions which will include both horizontal and vertical infrastructure and development. The Agency anticipates that new development will begin in the Project Area in 2018 or 2019. The contemplated development will generate significant additional property tax revenue as well as incremental sales and use tax above what is currently generated within the Project Area.

Property Tax Increment will begin to be generated in the tax year (ending Dec 1<sup>st</sup>) following construction completion and Tax Increment will actually be paid to the Agency in March or April after collection. It is projected that property Tax Increment generation within the Project Area could begin as early as 2020 or as late as 2022. It is currently estimated that during the 25-year life of the Project Area Budget, property Tax Increment could be generated within the Project Area in the approximate amount of \$78.64 million or at a net present value (NPV)<sup>1</sup> of \$42.32 million. This amount is over and above the \$327.55 million of base taxes that the property would generate over 25 years at the \$13,102,138 annual amount it currently generates as shown in Table 4.1 below.

---

<sup>1</sup> Net Present Value of future cash flows assumes a 4% discount rate. The same 4% discount rate is used in all remaining NPV calculations. This total is prior to accounting for the flow-through of tax increment to the respective taxing entities.



## Section 4: Property Tax Increment

### Base Year Property Tax Revenue

The taxing entities are currently receiving - and will continue to receive - property tax revenue from the current assessed value of the property within the Project Area ("Base Taxes"). The current assessed value is estimated to be \$889,305,536. Based upon the tax rates in the area, the collective taxing entities are receiving \$13,102,138 in property tax annually from this Project Area. This equates to approximately \$327,553,462 over the twenty-five year life of the Project Area.

Site and building demolition will need to occur in order to facilitate the envisioned development as outlined in the Plan. This demolition will initially lower the assessed value of the Project Area to a level below the base year value, however it is anticipated that the assessed value within the Project Area will be above the \$889,305,536 base year value by year 1 of the Project Area life.

TABLE 4.1: TOTAL BASE YEAR TO TAXING ENTITIES (OVER 25 YEARS)

Entity	Total	NPV at 4%
Salt Lake County	\$52,713,586	\$32,939,834
Salt Lake City School District	137,397,705	85,857,517
Salt Lake City	101,314,133	63,309,500
Salt Lake City Library	15,674,010	9,794,426
Salt Lake Metropolitan Water District	7,759,191	4,848,588
Salt Lake City Mosquito Abatement District	3,801,781	2,375,669
Central Utah Water Conservancy District	8,893,055	5,557,121
<b>Total Revenue</b>	<b>\$327,553,462</b>	<b>\$204,682,655</b>

### Property Tax Increment Shared with RDA (75% Participation Rate for 25 Years)

All taxing entities that receive property tax generated within the Project Area, as detailed above, will share at least a portion of that increment generation with the Agency. All taxing entities will contribute 75% of their respective tax increment for 25 years. The County and the State will **not** contribute any portion of their incremental sales tax to implement the Project Area Plan. Table 4.2 shows the amount of Tax Increment shared with the Agency assuming the participation levels discussed above.

TABLE 4.2: SOURCES OF TAX INCREMENT FUNDS

Entity	Percentage	Length	Total	NPV at 4%
Salt Lake County	75%	25 Years	\$9,491,777	\$5,107,450
Salt Lake City School District	75%	25 Years	24,740,271	13,312,544
Salt Lake City	75%	25 Years	18,242,948	9,816,386
Salt Lake City Library	75%	25 Years	2,822,312	1,518,664
Salt Lake Metropolitan Water District	75%	25 Years	1,397,145	751,793
Salt Lake City Mosquito Abatement District	75%	25 Years	684,561	368,357
Central Utah Water Conservancy District	75%	25 Years	1,601,312	861,653
<b>Total Sources of Tax Increment Funds</b>			<b>\$58,980,326</b>	<b>\$31,736,847</b>

## Uses of Tax Increment

The State Street corridor, has suffered from a lack of reinvestment over the previous decades. New commercial and entertainment districts opening around the valley have drawn businesses and consumers away from State Street. This has led to high vacancies, blighted properties, underutilized land uses, and low rent tenants. State Street and its surrounding area suffers from a lack of character and cohesiveness. The Life on State Study identified principles that should be followed to help State Street and its surrounding communities regain character and identity. These principles include improving the walkability of the corridor, and adding state trees, thematic lighting, and signature monuments/public art. “But-for” the creation of the CRA, and use of public funds, State Street and its surrounding community will continue to remain in its underutilized state. Improving walkability, adding thematic elements, site remediation, and small lot sizes are a few of the obstacles that are currently deterring redevelopment within the Project Area.

The majority of the Tax Increment collected by the Agency (80%) will be used to overcome these obstacles. Including: enhancing the walkability of the corridor, assisting current ethnically diverse and culturally-rich business owners with improving their businesses, encouraging a mix of housing types along the State Street and Main Street corridors – including appropriately scaled multifamily rental and owner-occupied housing, preservation of historic buildings and the historic urban fabric of the corridor, offsetting certain on-site public infrastructure costs, land assemblage Agency requested improvements and upgrades, desirable Project Area improvements, and other redevelopment activities as approved by the Agency. 10% will go towards affordable housing, as outlined the Act. The remaining 10% will be used to offset the administration and operating costs of the Agency.

TABLE 4.3: USES OF TAX INCREMENT

Uses	Total	NPV at 4%
Redevelopment Activities @ 80%	\$47,184,261	\$25,389,478
CRA Housing Requirement @ 10%	5,898,033	3,173,685
Project Area Administration @ 10%	5,898,033	3,173,685
<b>Total Uses of Tax Increment Funds</b>	<b>\$58,980,326</b>	<b>\$31,736,847</b>

A multi-year projection of tax increment is including in **EXHIBIT B**.

## Total Annual Property Tax Revenue for Taxing Entities at Conclusion of Project

As described above, the collective taxing entities are currently receiving approximately \$13,102,138 in property taxes annually from this Project Area. At the end of the life of the project area, the taxing entities will receive all of their respective tax increment thereafter. At the end of 25 years an additional \$4,756,144 in property taxes annually is anticipated, totaling approximately \$17,858,283 in property taxes annually for the area. “But for” the assistance provided by the RDA through tax increment revenues, this increase of approximately 36 percent in property taxes generated for the taxing entities would not be possible.

TABLE 4.4: TOTAL BASE YEAR AND END OF PROJECT LIFE ANNUAL PROPERTY TAXES

Entity	Annual Base Year Property Taxes	Annual Property Tax Increment at Conclusion of Project	Total Annual Property Taxes
Salt Lake County	\$2,108,543	\$765,412	\$2,873,956
Salt Lake City School District	5,495,908	1,995,043	7,490,951
Salt Lake City	4,052,565	1,471,102	5,523,668
Salt Lake City Library	626,960	227,590	854,550
Salt Lake Metropolitan Water District	310,368	112,665	423,033
Salt Lake City Mosquito Abatement District	152,071	55,203	207,274
Central Utah Water Conservancy District	355,722	129,129	484,851
<b>Total Revenue</b>	<b>\$13,102,138</b>	<b>\$4,756,144</b>	<b>\$17,858,283</b>

## Section 5: Cost/Benefit Analysis

### Additional Revenues

#### Other Tax Revenues

The development within the Project Area will also generate sales taxes, energy sales and use taxes for natural gas and electric.

Table 5.1 shows the total revenues generated by the Project Area. This total includes the anticipated property tax increment, sales tax, and energy sales and use tax.

**TABLE 5.1: TOTAL REVENUES**

Entity	Property Tax	Sales Tax	Franchise Tax	Total Incremental Revenues
Salt Lake County	\$12,655,703	\$21,587,214	-	\$34,242,917
Salt Lake City School District	32,987,028	-	-	32,987,028
Salt Lake City (including Library)	28,087,013	9,385,745	8,335,502	45,808,261
Salt Lake Metropolitan Water District	1,862,860	-	-	1,862,860
Salt Lake City Mosquito Abatement District	912,748	-	-	912,748
Central Utah Water Conservancy District	2,135,083	-	-	2,135,083
<b>Total Revenue</b>	<b>\$78,640,435</b>	<b>\$30,972,959</b>	<b>\$8,335,502</b>	<b>\$117,948,896</b>

### Additional Costs

The development anticipated within the Project Area will also likely result in additional general government, public works, and public safety costs. These costs, along with the estimated budget to implement the Project Area Plan, are identified below.

**TABLE 5.2: TOTAL CITY EXPENDITURES**

Entity	CRA Budget	General Government	Public Works	Public Safety	Total Incremental Expenditures
Salt Lake County	\$9,491,777	\$523,245	-	-	\$10,015,022
Salt Lake City School District	24,740,271	6,277,495	-	-	31,017,766
Salt Lake City (Including Library)	21,065,260	506,485	4,824,397	8,390,558	34,786,700
Salt Lake Metropolitan Water District	1,397,145	154,211	-	-	1,551,356
Salt Lake City Mosquito Abatement District	684,561	17,063	-	-	701,624
Central Utah Water Conservancy District	1,601,312	39,067	-	-	1,640,379
<b>Total Expenditures</b>	<b>\$58,980,326</b>	<b>\$7,517,565</b>	<b>\$4,824,397</b>	<b>\$8,390,558</b>	<b>\$79,712,847</b>

The total net benefit to the taxing entities of participating in the Project Area is \$38,236,049, with the City's net benefit being \$11,021,561.

**TABLE 5.3: TOTAL CITY REVENUES (INCLUDING LIBRARY)**

	<b>Total</b>	<b>NPV at 4%</b>
Property Tax Increment	\$28,087,013	\$15,113,400
Sales Tax	9,385,745	5,092,482
Telecom Tax	1,377,127	737,507
Energy Sales & Use Tax (Natural Gas)	1,231,228	646,986
Energy Sales & Use Tax (Electricity)	5,727,147	3,009,503
<b>Total City Revenue</b>	<b>\$45,808,261</b>	<b>\$24,599,878</b>

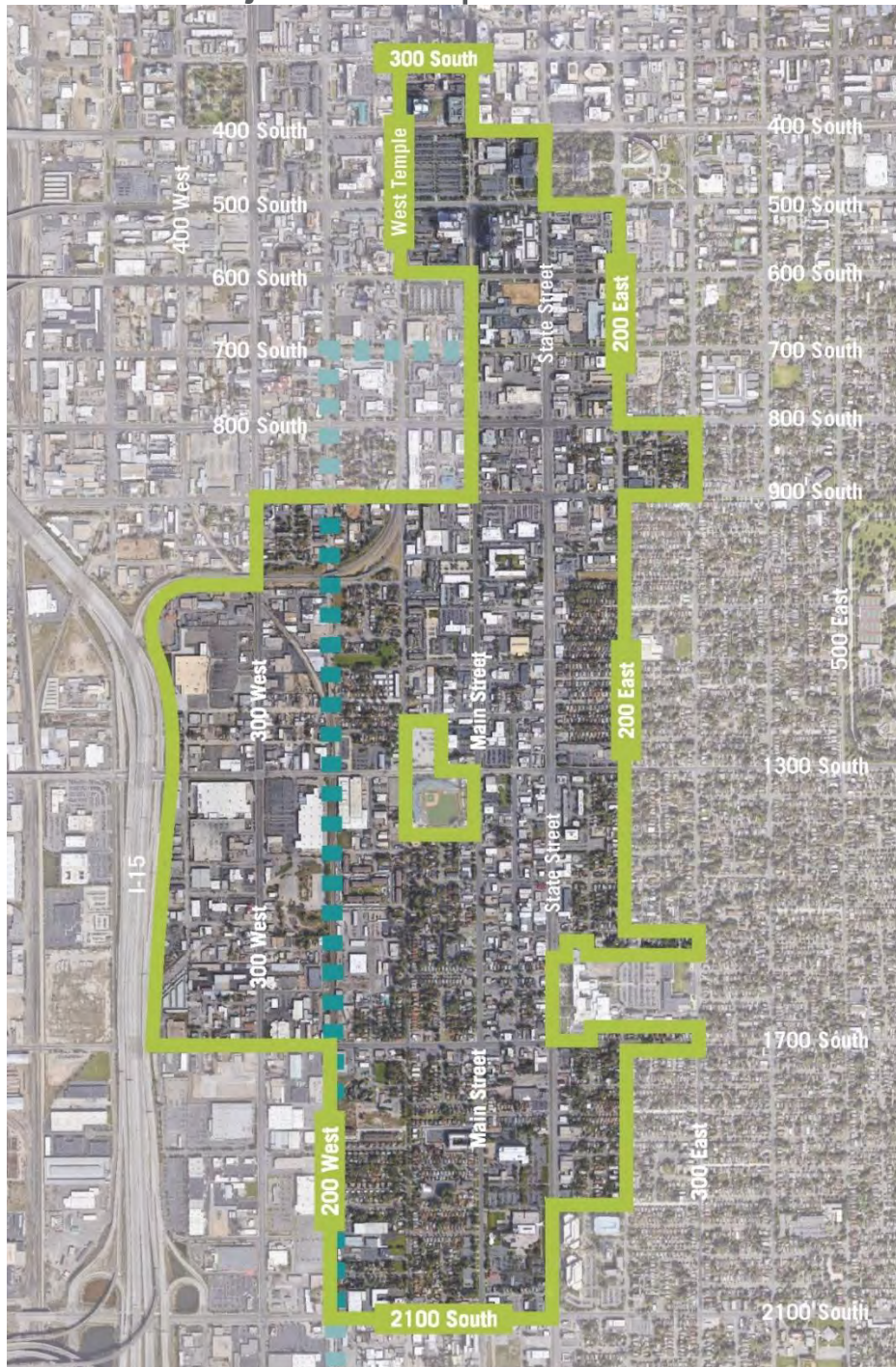
**TABLE 5.4: TOTAL CITY EXPENDITURES (INCLUDING LIBRARY)**

	<b>Total</b>	<b>NPV at 4%</b>
CRA Budget	\$21,065,260	\$11,335,050
General Government	506,485	266,221
Public Works	4,824,397	2,535,827
Public Safety	8,390,558	4,408,307
<b>Total City Expenditures</b>	<b>\$34,786,700</b>	<b>\$18,545,405</b>

<b>Total City Benefit</b>	<b>\$11,021,561</b>	<b>\$6,054,473</b>
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## Exhibit A: Project Area Map





## Exhibit B: Multi-Year Budget

DRAFT

Redevelopment Agency of Salt Lake City

State Street Project Area  
Increment and Budget Analysis

ASSUMPTIONS:	
Discount Rate	4.0%
Growth Rate	1.0%

INCREMENTAL TAX ANALYSIS:		Payment Year	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045			
		Year	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	TOTALS	NPV	
Cumulative Taxable Value		Year	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20	Year 21	Year 22	Year 23	Year 24	Year 25			
Tax District 13																														
Commercial			\$1,765,985	\$4,073,821	\$6,954,715	\$10,997,330	\$15,008,737	\$19,608,806	\$24,193,271	\$28,777,737	\$33,362,202	\$37,946,668	\$43,708,457	\$50,616,362	\$57,493,060	\$58,067,991	\$58,648,671	\$59,235,157	\$59,827,509	\$60,425,784	\$61,030,042	\$61,640,342	\$62,256,746	\$62,879,313	\$63,508,106	\$64,143,187	\$64,784,619			
Office			\$3,021,895	\$6,957,326	\$11,868,802	\$18,763,621	\$25,595,932	\$33,435,542	\$41,243,897	\$49,052,253	\$56,860,609	\$64,668,965	\$74,491,917	\$86,266,958	\$97,979,492	\$98,959,286	\$99,948,879	\$100,948,368	\$101,957,852	\$102,977,430	\$104,007,205	\$105,047,277	\$106,097,749	\$107,158,727	\$108,230,314	\$109,312,617	\$110,405,743			
Industrial			\$405,716	\$922,642	\$1,566,797	\$2,473,419	\$3,364,022	\$4,389,864	\$5,407,696	\$6,425,528	\$7,443,359	\$8,461,191	\$9,749,501	\$11,276,249	\$12,802,997	\$12,931,026	\$13,060,337	\$13,190,940	\$13,322,850	\$13,456,078	\$13,590,639	\$13,726,545	\$13,863,811	\$14,002,449	\$14,142,473	\$14,283,898	\$14,426,737			
Residential			\$3,671,726	\$8,428,100	\$14,361,963	\$22,697,222	\$30,939,641	\$40,405,969	\$49,825,876	\$59,245,784	\$68,665,691	\$78,085,599	\$89,953,324	\$104,083,185	\$118,213,046	\$119,395,177	\$120,589,128	\$121,795,020	\$123,012,970	\$124,243,100	\$125,485,531	\$126,740,386	\$128,007,790	\$129,287,868	\$130,580,746	\$131,886,554	\$133,205,419			
Total Assessed Value:			\$8,865,322	\$20,381,889	\$34,752,277	\$54,931,592	\$74,908,333	\$97,840,180	\$120,670,741	\$143,501,302	\$166,331,862	\$189,162,423	\$217,903,198	\$252,242,754	\$286,488,594	\$289,353,480	\$292,247,015	\$295,169,485	\$298,121,180	\$301,102,392	\$304,113,416	\$307,154,550	\$310,226,096	\$313,328,357	\$316,461,640	\$319,626,257	\$322,822,519			
Value of Current Property			\$889,305,536	\$889,305,536	\$889,305,536	\$889,305,536	\$889,305,536	\$889,305,536	\$889,305,536	\$889,305,536	\$889,305,536	\$889,305,536	\$889,305,536	\$889,305,536	\$889,305,536	\$889,305,536	\$889,305,536	\$889,305,536	\$889,305,536	\$889,305,536	\$889,305,536	\$889,305,536	\$889,305,536	\$889,305,536	\$889,305,536	\$889,305,536	\$889,305,536	\$889,305,536		
Less Base Year Value			\$ (889,305,536)	\$ (889,305,536)	\$ (889,305,536)	\$ (889,305,536)	\$ (889,305,536)	\$ (889,305,536)	\$ (889,305,536)	\$ (889,305,536)	\$ (889,305,536)	\$ (889,305,536)	\$ (889,305,536)	\$ (889,305,536)	\$ (889,305,536)	\$ (889,305,536)	\$ (889,305,536)	\$ (889,305,536)	\$ (889,305,536)	\$ (889,305,536)	\$ (889,305,536)	\$ (889,305,536)	\$ (889,305,536)	\$ (889,305,536)	\$ (889,305,536)	\$ (889,305,536)	\$ (889,305,536)	\$ (889,305,536)		
TOTAL INCREMENTAL VALUE:			\$8,865,322	\$20,381,889	\$34,752,277	\$54,931,592	\$74,908,333	\$97,840,180	\$120,670,741	\$143,501,302	\$166,331,862	\$189,162,423	\$217,903,198	\$252,242,754	\$286,488,594	\$289,353,480	\$292,247,015	\$295,169,485	\$298,121,180	\$301,102,392	\$304,113,416	\$307,154,550	\$310,226,096	\$313,328,357	\$316,461,640	\$319,626,257	\$322,822,519			
TAX RATE & INCREMENT ANALYSIS:		2016 Rates																												
Salt Lake County		0.002371	21,020	48,325	82,398	130,243	177,608	231,979	286,110	340,242	394,373	448,504	516,648	598,068	679,264	686,057	692,918	699,847	706,845	713,914	721,053	728,263	735,546	742,902	750,331	757,834	765,412	12,655,703	6,809,934	
Salt Lake City School District		0.006180	54,788	125,960	214,769	339,477	462,933	604,652	745,745	886,838	1,027,931	1,169,024	1,346,642	1,558,860	1,770,500	1,788,205	1,806,087	1,824,147	1,842,389	1,860,813	1,879,421	1,898,215	1,917,197	1,936,369	1,955,733	1,975,290	1,995,043	32,987,028	17,750,059	
Salt Lake City		0.004557	40,399	92,880	158,366	250,323	341,357	445,858	549,897	653,935	757,974	862,013	992,985	1,149,470	1,305,529	1,318,584	1,331,770	1,345,087	1,358,538	1,372,124	1,385,845	1,399,703	1,413,700	1,427,837	1,442,116	1,456,537	1,471,102	24,323,930	13,088,515	
Salt Lake City Library		0.000705	6,250	14,369	24,500	38,727	52,810	68,977	85,073	101,168	117,264	133,360	153,622	177,831	201,974	203,994	206,034	208,094	210,175	212,277	214,400	216,544	218,709	220,896	223,105	225,337	227,590	3,763,083	2,024,885	
Salt Lake Metropolitan Water District		0.000349	3,094	7,113	12,129	19,171	26,143	34,146	42,114	50,082	58,050	66,018	76,048	88,033	99,985	100,984	101,994	103,014	104,044	105,085	106,136	107,197	108,269	109,352	110,445	111,550	112,665	1,862,860	1,002,390	
Salt Lake City Mosquito Abatement District		0.000171	1,516	3,485	5,943	9,393	12,809	16,731	20,635	24,539	28,443	32,347	37,261	43,134	48,990	49,479	49,974	50,474	50,979	51,489	52,003	52,523	53,049	53,579	54,115	54,656	55,203	912,748	491,142	
Central Utah Water Conservancy District		0.000400	3,546	8,153	13,901	21,973	29,963	39,136	48,268	57,401	66,533	75,665	87,161	100,897	114,595	115,741	116,899	118,068	119,248	120,441	121,645	122,862	124,090	125,331	126,585	127,851	129,129	2,135,083	1,148,871	
Totals:		0.014733	130,613	300,286	512,005	809,307	1,103,624	1,441,479	1,777,842	2,114,205	2,450,567	2,786,930	3,210,368	3,716,292	4,220,836	4,263,045	4,305,675	4,348,732	4,392,219	4,436,142	4,480,503	4,525,308	4,570,561	4,616,267	4,662,429	4,709,054	4,756,144	78,640,435	42,315,797	
TOTAL INCREMENTAL REVENUE IN PROJECT AREA:			\$130,613	\$300,286	\$512,005	\$809,307	\$1,103,624	\$1,441,479	\$1,777,842	\$2,114,205	\$2,450,567	\$2,786,930	\$3,210,368	\$3,716,292	\$4,220,836	\$4,263,045	\$4,305,675	\$4,348,732	\$4,392,219	\$4,436,142	\$4,480,503	\$4,525,308	\$4,570,561	\$4,616,267	\$4,662,429	\$4,709,054	\$4,756,144	\$78,640,435	\$42,315,797	
PROJECT AREA BUDGET																														
		2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045				
Sources of Funds:		2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	TOTALS	NPV		
Property Tax Participation Rate for Budget																														
Salt Lake County		75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%			
Salt Lake City School District		75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%			
Salt Lake City		75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%			
Salt Lake City Library		75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%			
Salt Lake Metropolitan Water District		75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%			
Salt Lake City Mosquito Abatement District		75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%			
Central Utah Water Conservancy District		75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%			
Property Tax Increment for Budget																														
Salt Lake County		\$15,765	\$36,244	\$61,798	\$97,682	\$133,206	\$173,984	\$214,583	\$255,181	\$295,780	\$336,378	\$387,486	\$448,551	\$509,448	\$514,543	\$519,688	\$524,885	\$530,134	\$535,435	\$540,790	\$546,198	\$551,660	\$557,176	\$562,748	\$5					

## EXHIBIT B

### Board of Education of Salt Lake City School District's Portion of Tax Increment from the State Street Community Reinvestment Area

The Redevelopment Agency of Salt Lake City (“**RDA**”) shall be entitled to retain seventy-five percent (75%) of Salt Lake City School District’s portion of the Tax Increment from the State Street Community Reinvestment Area (the “**Project Area**”) for twenty (20) years beginning with the 2020 tax year. The District’s portion of Tax Increment to be generated with development activities in the Project Area is projected to be \$23,200,000. The calculation of annual Tax Increment shall be made using (a) Salt Lake County’s then current tax levy rate for the District, and (b) the 2016 base year taxable value of \$889,305,536, which taxable value is subject to adjustment as required by law.

Tax increment (“**TI**”) shall be utilized to implement the State Street Community Reinvestment Area Plan (the “**Project Area Plan**”) as follows:

#### I. BUDGET ALLOCATIONS

Budget allocations from the 75% of TI collected from the District shall be as follows:

Activity	Percentage
1. Redevelopment Activities	80%
2. Housing	10%
3. Administration and Operations	10%
<b>Total</b>	<b>100%</b>

Description of activities is as follows:

1. **Redevelopment Activities:** The TI expected to be used to carry out project development activities as further described in the Project Area Plan. Activities may include, but not be limited to, land acquisition, public improvements, infrastructure improvements, loans, grants, and other incentives to public and private entities.
2. **Housing:** The tax increment expected to be used for housing activities pursuant to Utah Code 17C.
3. **Administration and Operations:** The tax increment expected to be used to cover the RDA’s operating costs of administering and implementing the Project Area Plan.

#### II. BUDGET PRIORITIES

Priorities for the allocation of TIF are as follows:

1. **Housing:** The RDA will prioritize the following housing activities:
  - a. **Affordable Family Housing:** Development of new housing units that include 3+ bedrooms and are affordable to households at or below 80% of the area median income as defined by the U.S. Department of Housing and Urban Development.
  - b. **Workforce Housing:** Development of new housing units affordable to low

and middle-income workers, including teachers and school district employees.

2. **Neighborhood Safety Improvements:** The RDA will work with the Salt Lake City School District to identify and prioritize improvement projects to increase neighborhood safety.