

South Salt Lake City

South Salt Lake City is a small urban community of approximately 25,000 located in the heart of Salt Lake County. While it occupies just seven square miles it has more than 2,400 businesses and is often referred to as the "Center of Industry". In fact, the City is unique in that it is evenly divided 1/3 between non-taxable properties held by the State of Utah/School District/UTA, another by small commercial businesses and finally residential housing. Unlike its counter-parts however, South Salt Lake City's housing stock is largely comprised of aging multi-family rental housing and small 2-3 bedroom bungalows. Of the 8,000 occupied housing units just 2,500 remain owner occupied and just 67% of these are thought to be occupied by an actual owner, the remainder is now used as investment rental properties.

The City today faces economic burdens under state legislated tax re-structuring and is actively seeking to update its general plan. New pockets of development are occurring at its borders on both the north from Salt Lake City and the South from Murray; new in-fill activities and small subdivision pressures have been at an all time high. The Planning Office reports that more new starts and rehab permits have been issued over the past several years than in its history. New focus is being placed on larger transitional pieces of property on the west side near light rail and those on east held by the school district, which will move into single-family construction in early 2007-2008. In addition, a large mixed use project has already been through preliminary city approvals and should spike new building activity along the 21st Street Corridor. New growth and infrastructure demands pose a burden on an already tightly restricted municipal budget.

Elected officials know that the City's location makes a highly desirable location given mass transit and rising costs in Sugar House which have lead to increased values in nearby neighborhoods. The City's intention is to move forward through its general planning process this year and put new resources behind multi-family acquisition rehab partnerships, in-fill and new TOD Districts. For the first time in years, South Salt Lake is seeking to approve new RDA areas and to actively engage in economic development through the Design Center Utah project lead by the local Chamber of Commerce.

Few resources have been put into this community over the past decade and it is ideally situated to bring new project activities on line over the UWFHI window and beyond.