

Appendix B: Opportunity and Redevelopment Maps

- Intermountain Healthcare Community Health Needs Assessment (CHNA): Area Deprivation Index (ADI)
- Salt Lake County Opportunity Index
- Opportunity Zones and Food Deserts by Census Tract
- Salt Lake City Redevelopment Agency Project Areas
- Blight Study: Millcreek Center Community Reinvestment Area
- Ogden, Utah: Five-Year Consolidated Plan
- Murray, Utah: Ore Sampling Community Reinvestment Area Determination of Blight Study
- West Valley City, Utah: Blight Study for South Redwood Urban Renewal Survey Area

Intermountain Healthcare Community Health Needs Assessment (CHNA): Area Deprivation Index (ADI)

View the full reports [here](#).

Source: Intermountain Healthcare

Date Published: 2016

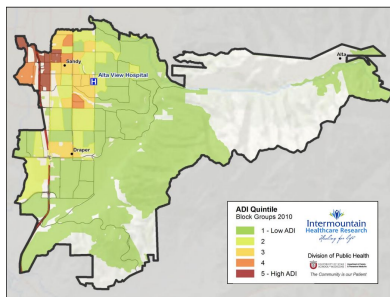
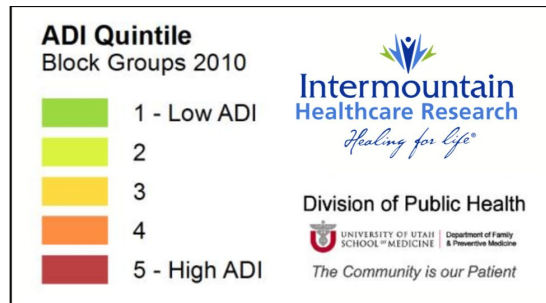
Please see **Appendix B** for accompanying community health findings.

Income, education, and other economic and social risk factors affect individual health and well-being. The ADI is a community socio-economic composite measure developed by Intermountain at the U.S. Census block group level to measure the distribution of socio-economic disadvantage within the community. Higher socio-economic deprivation levels in communities (noted in orange and red on the map below) have been associated with poorer patient health and health delivery outcomes

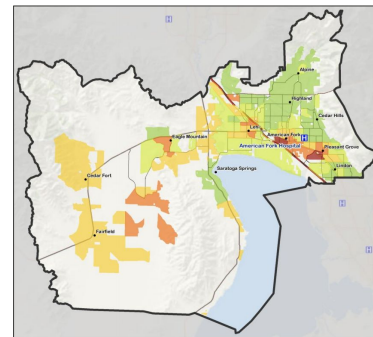
The following elements comprise socio-economic deprivation:

1. Median family income
2. Occupied housing units without complete plumbing
3. Households without a motor vehicle
4. Income disparity; population aged 25+ with at least high school education
5. Single-parent households with dependents
6. Median home value; population aged 25+ with less than a 9-year education
7. Households with >1 person per room
8. Median gross rent; civilian labor force unemployed (aged 16+)
9. Owner-occupied housing units; households without a phone
10. Employed person 16+ in a white-collar occupation
11. Families below the poverty line
12. Median monthly mortgage
13. Population below 150% poverty threshold.

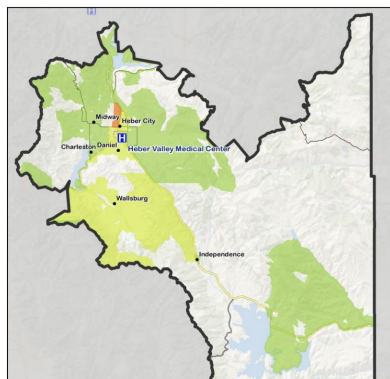
Area Deprivation Index (ADI)



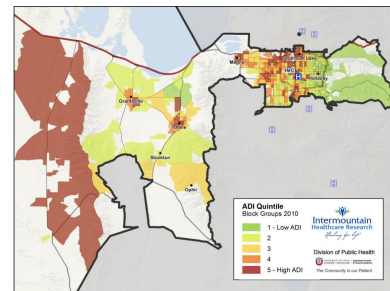
Alta View



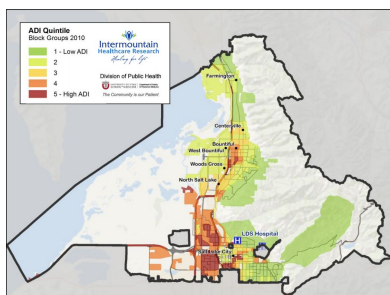
American Fork



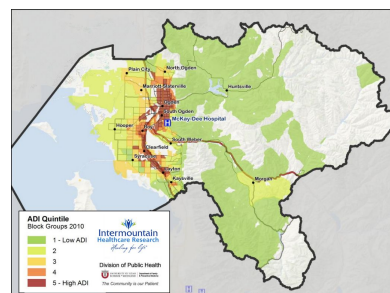
Heber Valley



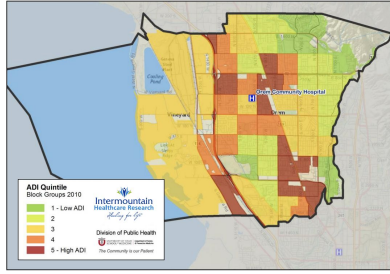
Intermountain Medical Center



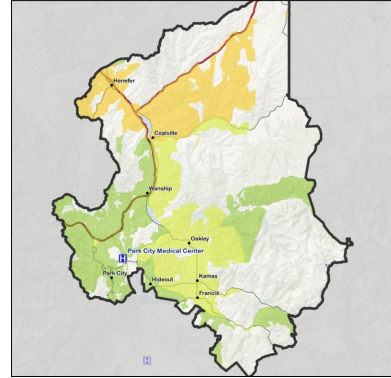
LDS Hospital
(North Salt Lake to Farmington)



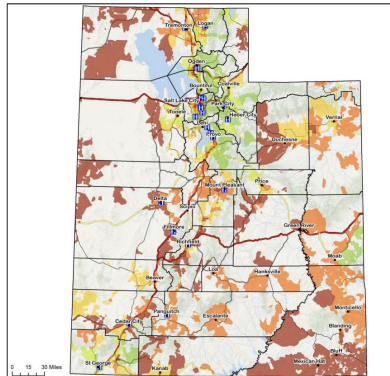
McKay-Dee Hospital (Ogden)



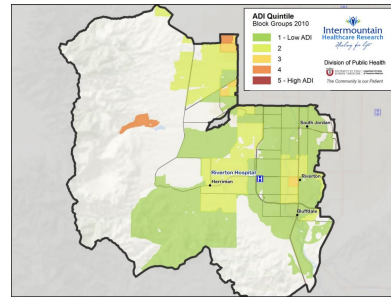
Orem Community Hospital



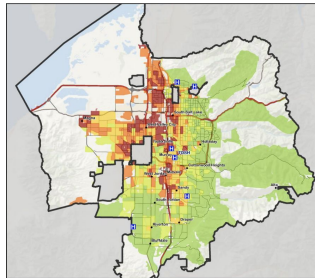
Park City Medical Center



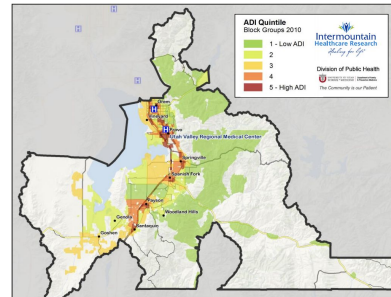
Primary Children's Hospital
(children and adolescents; statewide)



Riverton Hospital



TOSH (Salt Lake Valley)



Utah Valley Regional Medical Center

Salt Lake County Opportunity Index

View the full memorandum [here](#).

Source: Kem C. Gardner Policy Institute

Date Published: May 31, 2017

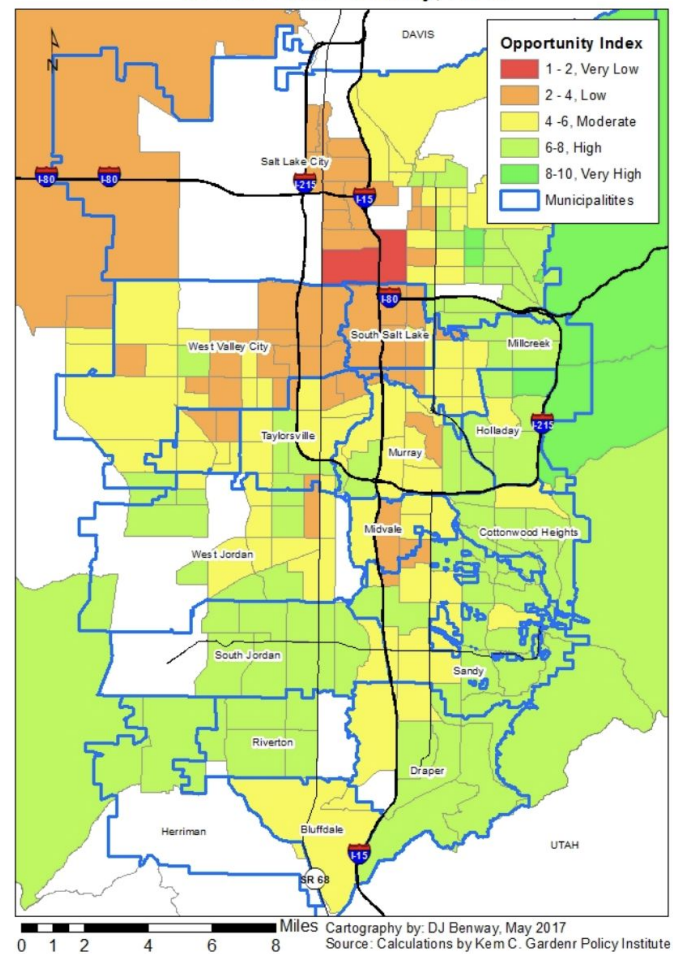
Methodology: U.S. Department of Housing and Urban Development developed an index analyzing neighborhood-level data and characteristics. The HUD 2011 opportunity index primarily relied on data from the 2005–2009 American Community Survey.

Report Themes: Impediments to fair housing viewed through the lens of nine variables, including percent of individuals in poverty, percent unemployment, and percent of individuals receiving public assistance.

The nine variables in the revised opportunity index include the following:

1. Percent of individuals (non-student) in poverty. Source: HUD Affirmatively Furthering Fair Housing (AFFH) database.
2. Labor force participation rate. Source: HUD AFFH database.
3. Percent unemployed. Source: HUD AFFH database.
4. Percent of individuals receiving public assistance. Source: HUD AFFH database.
5. Percent of individuals with at least B.S. degree. Source: HUD AFFH database.
6. Percent of students eligible for free and reduced lunch. Source: Utah State Board of Education.
7. Percent of homeowners. Source: American Community Survey.
8. Percent of owner-occupied households with severe housing cost burden (50% of income required for housing and utilities). Source: HUD Comprehensive Housing Affordability Strategy (CHAS).
9. Percent of renter households with severe housing cost burden. Source: HUD CHAS.

Opportunity Index by Census Tract
in Salt Lake County, 2015



Each variable was analyzed and scored based on its percent of occurrence. For example, the non-student poverty rate ranges from one percent of individuals in a South Jordan tract to 42 percent for a South Salt Lake tract. Tracts with a poverty rate of four percent or lower were assigned a score of 9.5 (the midpoint of opportunity score of 9 to 10) while those tracts with a poverty rate of 20 percent or more were given a score of 1.5. A similar process of scoring was followed for all nine variables and the total score for each tract calculated.

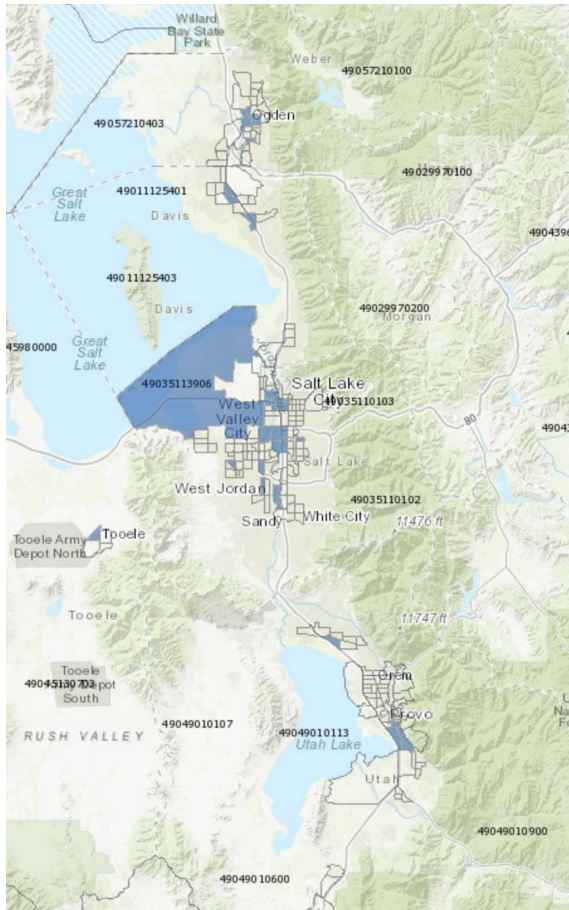
Opportunity Zones and Food Deserts by Census Tract

View the visualization tool [here](#).

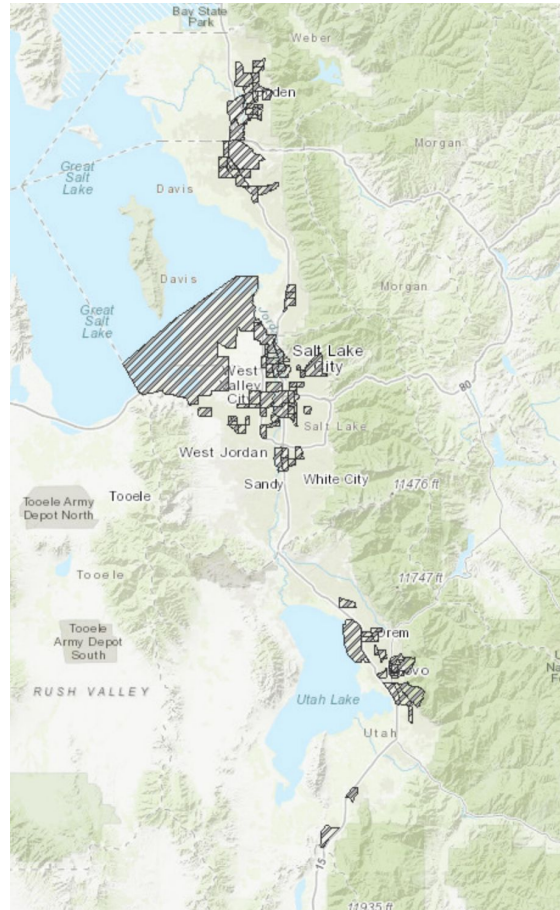
Source: United States Department of the Treasury, Community Development Financial Institutions Fund

Date Published: Opportunity Zones: 2018; Food Deserts: 2010

Opportunity Zones (2018)



Food Deserts (2010)



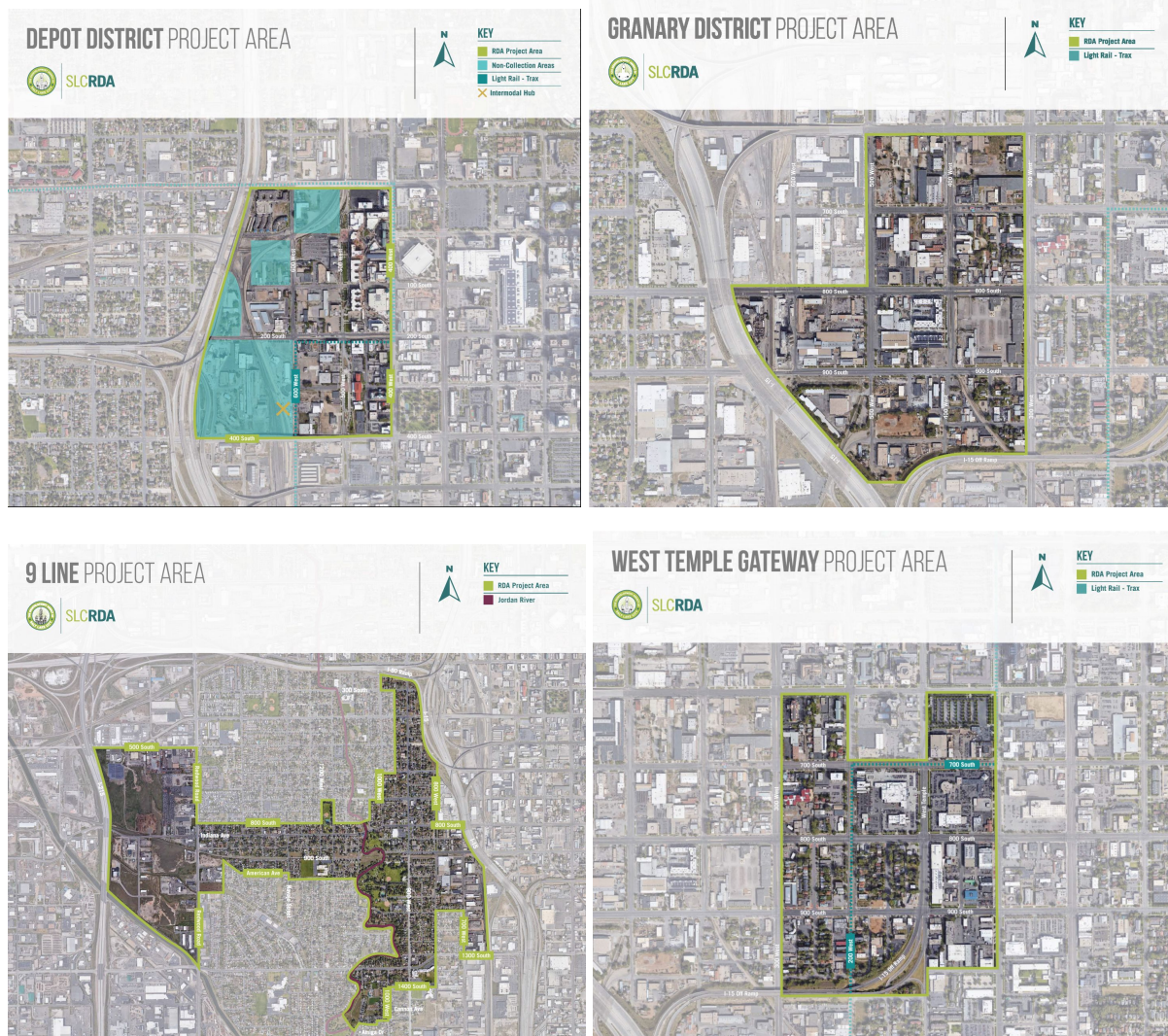
Salt Lake City Project Areas

View the full reports [here](#).

Source: SLC Redevelopment Agency

Date Published: May 2018

The RDA maintains 10 established redevelopment project areas throughout Salt Lake City, including some areas which have been zoned for redevelopment as far back as 1981. Eight of these areas are currently collecting tax increments. Three areas, the Northwest Quadrant, State Street (from downtown to South Salt Lake), and 9 Line (included on the overall map), are under review for creation.



Millcreek Center Community Reinvestment Area

View the full report [here](#).

Source: Millcreek Community Reinvestment Agency

Date Published: September 2018

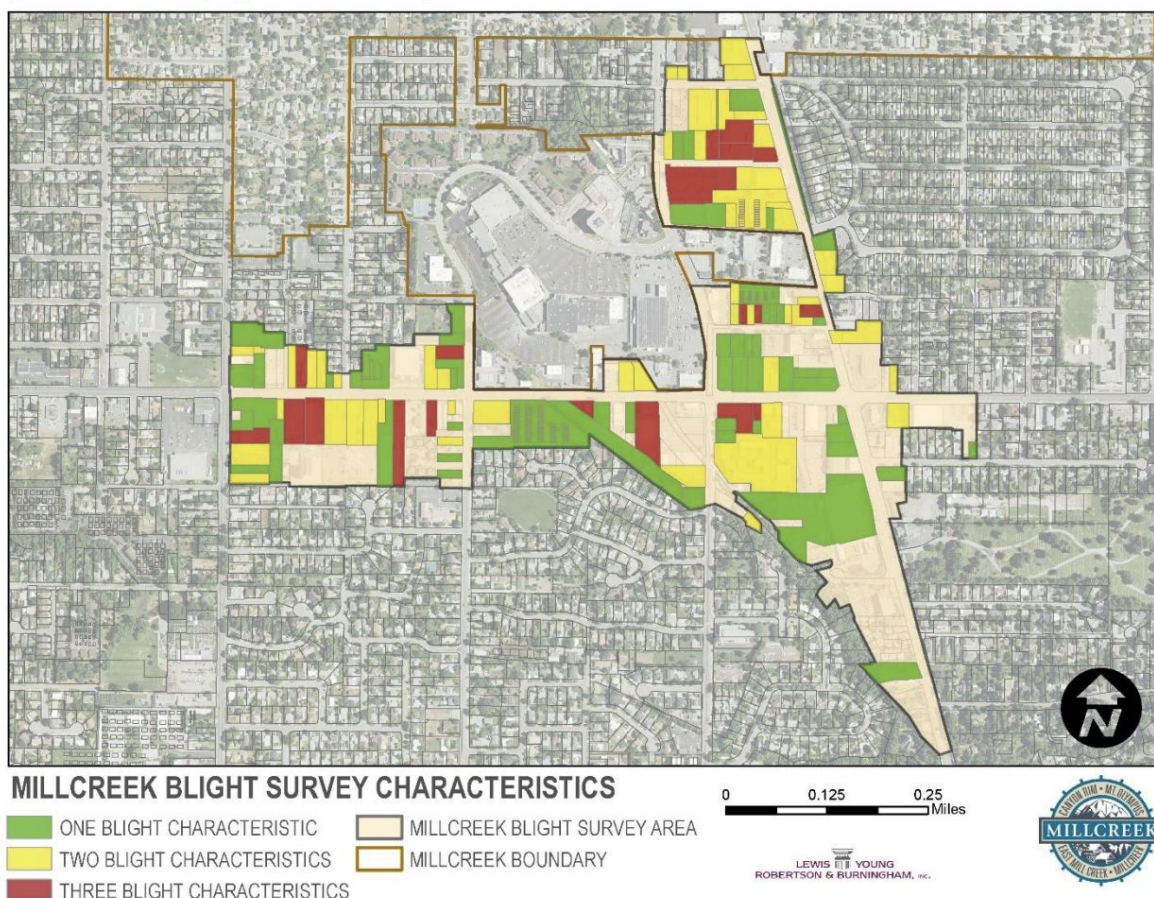
Main challenges:

“Substantial physical dilapidation, deterioration, or defective construction of buildings or infrastructure” exists on 44 percent of the parcels in the survey area. “Unsanitary or unsafe conditions in the proposed project area that threaten the health, safety, or welfare of the community” exist on 21 percent of the parcels in the survey area.

“Criminal activity in the project area, higher than that of the comparable non-blighted area in the municipality or county” exists on 35% of the parcels of the survey area.

****NOTE (12/10/18):** Due to constituent pushback, the City of Millcreek intends to reject the blight study, but plans to continue pursuing the creation of this Community Reinvestment Area.

Figure 3: Illustration of Blight Factors in Survey Area



Ogden, Utah: Five-Year Consolidated Plan July 1, 2015-June 30, 2020

View the full report [here](#).

Source: City of Ogden Community and Economic Development Department

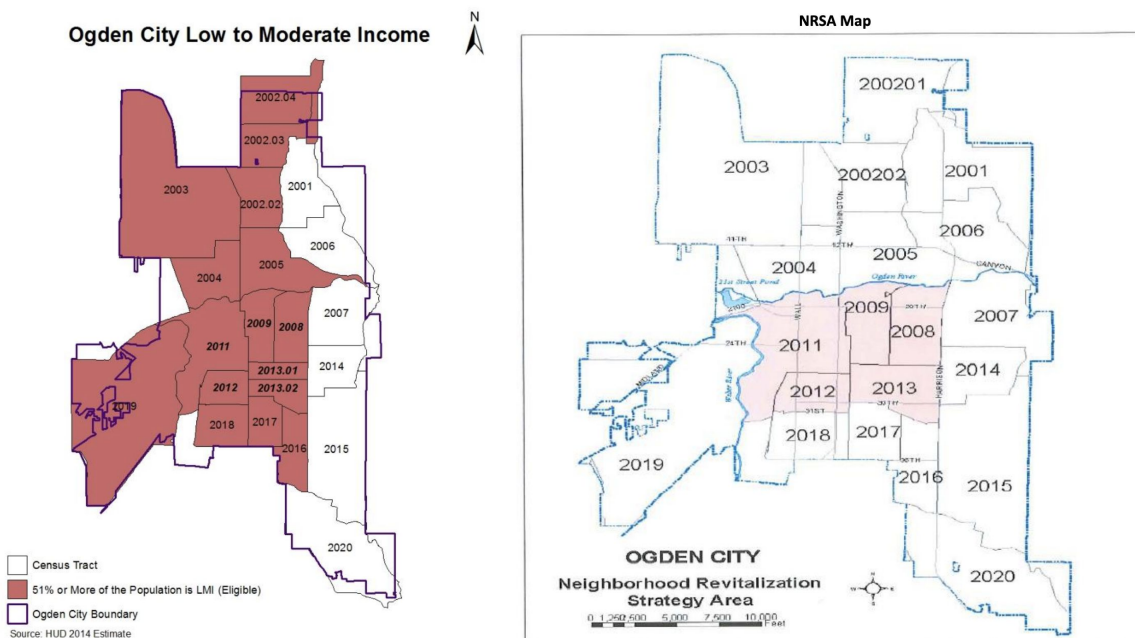
Date Published: July 2015

Please see **Appendix B** for additional community findings.

The Neighborhood Revitalization Strategy Area (NRSA) includes Central Ogden. This area covers all of the traditional downtown, the Junction (the former Ogden City mall), the River project area, the East Central Neighborhood, and the Central Business District.

Main challenges: The biggest challenge for Ogden is the lack of business growth. There is a 20% business vacancy rate in this area, and the unemployment rate has increased. For LMI households, the quality of their housing is hard to maintain, especially when emergencies occur. The Emergency Home Repair Program helps with repairs which improve the health and safety of the household while improving property value and neighborhood value.

An issue for neighborhoods is that there are vacant inner blocks and vacant buildings, as well as buildings that are neglected and in disrepair. This lowers perceptions of residents about the quality of their neighborhood, and one of the main concerns is the high perception of crime and drug-related activities. Another major concern is transportation because mass transit is not available, but there are several public safety concerns for pedestrians and bicyclists. In this area, there is also a high concentration of group homes for the disabled, which lowers property taxes and the perception of neighborhood safety. This is a growing issue because the population of Weber County has been growing steadily and is projected to nearly double by 2050, while the population of Ogden City has increased by 29% from 1980-2013. The proportion of Hispanic residents has also increased significantly.



Ore Sampling Community Reinvestment Area Determination of Blight Study (Murray)

View the full reports [here](#).

Source: Redevelopment Agency of Murray City

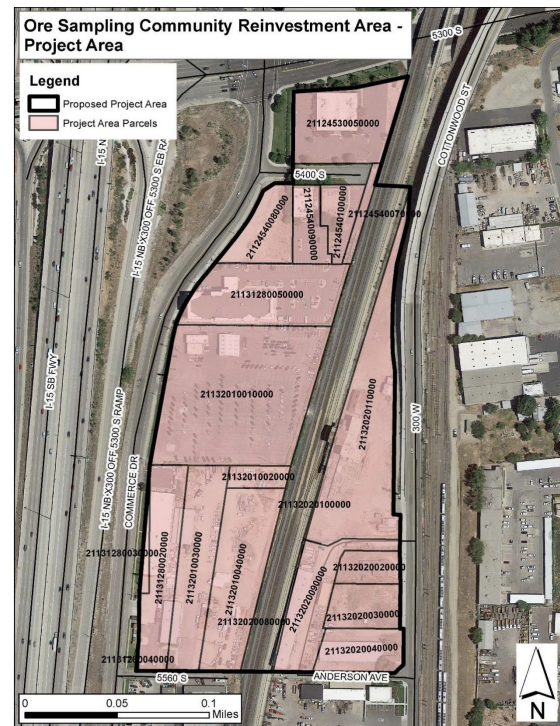
Date Published: March 2017

The Reinvestment Area is located between Commerce Drive to the west and 300 West to the east, with 5300 South as the northern border and 5560 South (Anderson Ave) as the southern border.

35% of parcels have significant noncompliance with current building code, safety code, health code, or fire code requirements or local ordinances. “The water system in [the east area] is inadequate and would have to be upgraded to provide adequate fire protection for future development in the area.”

24% of parcels have an excessive vacancy, abandoned buildings, or vacant lots within an area zoned for urban use and served by utilities. Crime rates have generally increased over the last ten years, especially compared to a similar, non-blighted area. Over the last three years, the proposed project area has had more than double the number of police calls for service than the comparison site, on a per-acre basis.

65% of parcels have at least 1 blight factor.



Blight Study for West Valley City South Redwood Urban Renewal Survey Area

View the full reports [here](#) and the maps [here](#).

Source: Redevelopment Agency of West Valley City

Date Published: September 2014

Main Challenges: 100% of the parcels had substantial physical dilapidation, deterioration, or defective construction of buildings or infrastructure and significant noncompliance with current building code, safety code, health code, or fire code requirements or local ordinances.

57% of parcels had unsanitary or unsafe conditions, and this blight condition was determined to be area-wide.

61% of parcels met the blight factor of excessive vacancy, abandoned buildings, or vacant lots within an area zoned for urban use and served by utilities.

40% of private parcels exhibit four or more blight factors.

