

COMMISSION ON HOUSING AFFORDABILITY

Minutes for June 6, 2023

Hybrid Meeting: In Person & Via Zoom

Members Present

Representative Joel Briscoe
Nate McDonald
Christina Oliver
Andrew Johnston
Christopher Gamvroulas
Wayne Niederhauser
David Damschen
Dina Blaes
Ginger Chinn
Janice Kimball
Beth Holbrook
Danny Walz
Kyle Palmer
Tom Macdonald
Nicholas Berger
Steve Waldrip
Matt Loo

Representing

Representative
Executive Director DWS Designee
Director, Housing & Community Development
Salt Lake City
Utah Homebuilders Association
State Homelessness Coordinator
Utah Housing Corporation President
Salt Lake County
Salt Lake Chamber
Public Housing Authority
President of UTA
Salt Lake County
Governor's Office of Economic Opportunity
City of Orem
Utah Bankers Association
Non-Profit Rocky Mountain Home Funds
Southern Utah Municipal Government

Absent Members

Lincoln Fillmore
Stephen Whyte
Rachelle Custer
Michael Ostermiller

Staff Present

Stacey Herpel
Alyssa Gamble
Dan Murphy
Jennifer Edwards
Jennifer Domenici
McKenna Marchant

Guests

Cameron Diehl
Meg Ryan
Nick Tarbert
Sivan Nizan

Jake Dinsdale
Chanel Flores
Gayle Dawes
Angela Price

John Drew
Ryan Beck
Peggy Hostetter
Christy Dahlberg

Michelle Larsen
Erik Fronberg
Liam Thrailkill

Zeke Lee
Tony Semerad
Shule Bishop

Gus Harb
Tara Rollins

I. WELCOME AND INTRODUCTIONS

Representative Briscoe:

Today is June 6, 2023, and it is now 1:07 pm. I am going to turn the time over to Christina Oliver, today should be a short meeting as we are hearing the updates from the subgroups.

II. PUBLIC COMMENT

Gayle Dawes

Housing complaints and pictures email sent to all Commission Members with appropriate responses and reporting directions.

III. APPROVAL OF MEETING MINUTES:

Representative Briscoe:

Item three is to approve the minutes from our meeting on May 9, 2023, can I have a motion to that effect?

A motion to approve the May 9, 2023, meeting minutes made by Janice Kimball and seconded by Beth Holbrook. Motion passes with Joel Briscoe, Nate McDonald, Christina Oliver, Andrew Johnston, Christopher Gamvroulas, Wayne Niederhauser, David Damschen, Ginger Chinn, Janice Kimball, Danny Walz, Kyle Palmer, Tom Macdonald, Steve Waldrip, Dina Blaes, Nick Berger, Beth Holbrook, and Matt Loo as approved, with Lincoln Fillmore, Stephen Whyte, Michael Ostermiller, and Rachele Custer absent.

IV. Working Group – Funding Update

David Damschen

David Damschen:

Given the significant growth in resources that we are committing to and making sure that we are keeping a close eye on that. We will analyze the funding and ensure that the return on investment is adequate in meeting the objectives that have been put forth. We have talked about analyzing state investments made over the past few years, analyzing soft costs associated with these projects and working to determine the actual dollars that are being input to the projects. One of the challenges is looking back at the last couple of years. With the rate of inflation that we have experienced and so much of what we have seen, particularly single family and multi-family homes. Specifically Private Activity Bond Volume Cap that is allocated to developers. Tax credits allocated to developers have been a lot of unusual and pronounced need for gap funding developers being given volume cap by the Private Activity Bond Review Board coming back for another 5 million or so, and with the additional volume cap. They also receive additional tax credits. We are looking at an extraordinary period, looking back at the last couple of years with a very high rate of inflation supply chain, disruption issues and so forth that developers have been faced with. We are also interested in additional ongoing funding for housing

under 30% of area Median income, or what we call deeply affordable. Olene Walker continues to be essential, and we want to ensure that we're able to provide gap financing, and in an array of sources, and Olene Walker is essential to that. SB240 the homebuyer assistance program should be going into operation in July. Lastly, we talked about funding Utah specific study on adaptive reuse, and we touched on that already in office and commercial structures.

Wayne Niederhauser:

Another thing that we talked about is more systemic across the State. In our housing authorities they are the gatekeepers of vouchers and have a lot of abilities as a housing authority. Also, how can we work better and more collaborative with our housing authorities.

V. Working Group – Policy Update

Chris Gamvroulas

Chris Gamvroulas:

Need to think about reducing barriers to local level limit housing supply and we did a lot in this last session. Over time we will speed up development applications. There are still other regulatory barriers that limit housing supply. Planning is 90% of what cities do. Part of the regulatory barriers are just speeding up the legislative side of that, once you get into the administrative side it will go a little more efficiently. One of the things that slows things down is the general plans which is the broad vision that the cities create for their cities that includes land use and they will adopt every portion of that ordinance and make them mandatory. Talk about adopting a land use portion of a general plan by ordinance. We need to talk about zoning and the setbacks and parking requirements that drive up the cost, that decrease efficiency in housing.

Dina Blaes:

You talked about the shift of property tax burden, has been increasing on the residential side over the last 10 years, so it may not feel like a housing issue. But if we continue to provide commercial real estate breaks on property tax, you're just going to continue to see that burden shift, and I think we need to look at that intentionally and honestly about what we are doing to those residential property owners in carrying a much larger percentage of the burden for property tax than they have in the past. I think we have a great model in what the League worked on last year in talking about shared municipal administrative support would be the same thing, I think if you've ever worked with local planners, these are folks trying to solve problems. They have a different set of rules they must follow than a developer. So, I'm wondering if the policy committee would consider or think about the State supporting greater support for the planning departments potentially within rural communities where there's maybe not a professional planner who's gone through a program, but even also something that might support a community of practice within the urban areas to share good ideas. Because if you've ever worked with the planners from the municipal side, you feel like you're under fire 100% of the time. So, I think we need to help elected officials understand the important role planners play in this process, and I think good ones will engage with the development community in a way to solve problems. But if they get to a point where they feel attacked and they're going to entrench, that will happen. So, what can the State do to support an increase in that community of practice, so that there's better dialogue. So, I'm hoping you guys will maybe consider that on the rural side my memory was that we had an appropriation in the last couple of years that was going to provide some support for some of these AOGs.

VI. Working Group – Data Update

Dina Blaes

Dina Blaes:

There's a sort of 3 major sort of directions that the data working group has landed has sort of got behind. HP462 is critical to begin to quantify what we are all talking about on a regular basis. The second part that we're going to be focusing on is looking at sort of continuing that effort and beginning to catalog databases that we have. The summer is to figure out what really is relevant and what can build on what Christina and her team, and the folks at Kem C Gardner have already been building to help make the decisions we need at the policymaker level. The third one is the data catalog the work that Dejan has done and then, third is data governance. We need to make sure that if we're going to go to the effort of requesting funding to support data collection. We need to make sure that there's a standard understanding of how we are collecting it? How are we using it? How are we protecting it? Are we modifying a raw data source? And how are we sort of gathering the metadata around that? The data is going to be critical for existing market rent and the purpose of this database is to establish rents across the city for all rental unit types. Dejan has organized this by city which is helpful. It includes apartments, condos and town homes and single-family homes, and it's also calculating what share of the units are affordable to groups at various areas. So again, we're beginning to slice and dice the data in a way that should begin to inform the policymakers and the decisions they need to make.

VII. Other Business

None At This Time

VIII. Adjourn

Representative Briscoe:

Meeting adjourned @ 2:31 p.m.