



COMMISSION ON HOUSING AFFORDABILITY AGENDA

TUESDAY, MAY 07, 2024
1:00 P.M. – 3:00 P.M.

HOLBROOK FARMS HOA CLUBHOUSE
4350 WEST 2360 NORTH, LEHI UT 84043

ZOOM LINK

[HTTPS://UTAH-GOV.ZOOM.US/J/85404679830](https://utah-gov.zoom.us/j/85404679830)

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|-------|--|--|
| I. | WELCOME & INTRODUCTIONS | CO CHAIRS |
| II. | PUBLIC COMMENTS | ALYSSA GAMBLE |
| | a. PLEASE SUBMIT PUBLIC COMMENTS TO MIH@UTAH.GOV BY MONDAY, MAY 06, 2024, BY 5:00 PM | |
| III. | OATH OF OFFICE | ELLIOT LAWRENCE |
| IV. | APPROVAL OF MEETING MINUTES | |
| | a. OCTOBER 13, 2023 | |
| V. | GS2024 LEGISLATIVE RECAP | CAMERON DIEHL, UTAH LEAGUE OF CITIES AND TOWNS |
| VI. | CHA PUBLIC MEETING CALENDAR | ABBY HUNSAKER |
| VII. | 2024 COMMISSION WORKFLOW | RUTHANNE FROST |
| VIII. | COMMISSION GOALS, POLICY OBJECTIVES | COCHAIRS |
| IX. | OTHER BUSINESS | |
| X. | ADJOURN | |

TOUR: IVORY WILL HAVE STAFF ONSITE TO PROVIDE TOURS OF THEIR NEW DEVELOPMENT FOLLOWING THE CHA MEETING.

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COMMISSION ON HOUSING AFFORDABILITY

Minutes for October 13, 2023

Hybrid Meeting: In Person & Via Zoom

Members Present

Senator Lincoln Fillmore
Representative Stephen Whyte
Representative Joel Briscoe
Nate McDonald
Christina Oliver
Andrew Johnston
Christopher Gamvroulas
Wayne Niederhauser
Dina Blaes
Janice Kimball
Beth Holbrook
Michael Ostermiller
Tom Macdonald
Danny Walz

Representing

Senator
Representative
Representative
Executive Director DWS Designee
Director, Housing & Community Development
Salt Lake City
Land Development Community
State Homelessness Coordinator
Salt Lake County
Public Housing Authority
President of UTA
Real Estate Industry
Orem City
RDAs/CRAs

Absent Members

Kyle Palmer
David Damschen
Nicholas Berger

24 Rachelle Custer
25 Stephen Waldrip
26 Ginger Chinn

Staff Present

Alyssa Gamble
Jennifer Edwards

32 Jennifer Domenici
33 McKenna Marchant

34 Amanda Peck
35 Sarah Nielson

Guests

Greg Brooks
Marion Willey
Zeke Lee
Ryan Beck

42 Ari Bruening
43 Kory Holdaway
44 Ed Blake
45 Cameron Diehl

46 Karson Eilers
47 Jared Tingey

I. WELCOME AND INTRODUCTIONS

The meeting was called to order 9:35 am October 13, 2023.

II. PUBLIC COMMENT

56 A public comment was emailed to staff, which was described during the meeting and can be found
57 attached on the public meeting notice website.

58
59 Cameron Diehl discussed findings from a ULCT housing survey and data collection from cities across the
60 State of Utah, which was conducted this summer. The survey addressed topics including the number of
61 entitled units, how cities are helping first-time homebuyers, how cities are planning for smaller lots, and
62 how they are working on general plans. He discussed findings from this survey and provided handouts
63 which are included in the attached meeting documents on the public meeting notice website.

64
65 **I. APPROVAL OF MEETING MINUTES:**

66
67 *A motion to approve the June 6, 2023, August 1, 2023, and September 5, 2023, minutes was made by*
68 *Beth Holbrook. The motion was seconded by Andrew Johnston and passed unanimously by all*
69 *commissioners in attendance.*

70
71 **II. Habitat for Humanity** **Kory Holdaway, Alan Hill, and Ed Blake**

72
73 A presentation was given by Kory Holdaway, Alan Hill, and Ed Blake from Habitat for Humanity to
74 provide an update on the use of critical home repair funding allocated in the 2023 legislative session.
75 They also provided a presentation on a request for \$5 million in one time allocation to provide \$1 million
76 to each of the Habitat for Humanity affiliates in the state for land acquisition, infrastructure costs,
77 construction costs, design costs, and 10% of the funds would provide project delivery. The Commission
78 discussed and asked questions of the presenters.

79
80 **III. Envision Utah** **Ari Bruening and Ryan Beck**

81
82 A presentation was given by Ari Bruening and Ryan Beck on research that has been completed by
83 Envision Utah on Land Use and Construction Regulations in the State. Envision Utah reviewed best
84 practices, literature, and 35 municipal and county land use and construction codes in the state to
85 develop state and local recommendations. Thirteen recommendations were presented and discussed by
86 the Commission, including: allow smaller lot sizes, allow more than one housing unit per lot per building,
87 facilitate smaller homes, promote mixed use development, reduce development delays and cost,
88 facilitate the use of offsite construction techniques, educate the public about the need for more
89 housing, develop training materials for local government officials about promoting housing affordability,
90 analysis of available land and water, Assist communities with transportation infrastructure, analyze and
91 address non-zoning barriers to condominium development, consider state-level financial assistance for
92 structured parking, and standardize plan review and inspection for offsite construction.

93
94 The Commission discussed the presentation and asked questions of the presenters. (Please see the
95 recording for more details. The presentation can be found on the Utah Public Notice Website.)

96
97 **IV. Working Group – Funding Update** **Nate McDonald**

98
99 Nate McDonald provided an update on the Funding proposal which was prioritized at the last meeting
100 and started a discussion about the New Source of funding of \$39,000,000 for a Homeless Dedicated
101 Funding Source and potentially adding the \$5,000,000 for Habitat for Humanity to this list.
102 Commissioners discussed whether to add these funds to the priority list.

103

104 *A motion to add the \$39,000,000 for a Homeless Dedicated Funding Source to the prioritization list was*
105 *made by Wayne Niederhauser. The motion was seconded by Beth Holbrook and passed unanimously by*
106 *all commissioners in attendance.*

107
108 *A motion to add \$5,000,000 for Habitat to Humanity as number three priority on the one-time funding*
109 *list was made by Rep. Joel Briscoe. The motion was seconded by Wayne Niederauer and passed*
110 *unanimously by all commissioners in attendance.*

111
112 **V. Working Group – Policy Update** **Chris Gamvroulas**

113
114 Chris Gamvroulas gave an update on the policy working group, describing the policy items which the
115 working group has determined there is consensus among the group and those without consensus. Chris
116 described that consensus items still have items which may need to be worked out, but that the general
117 concepts are accepted. Consensus and items without consensus are described in the recording and
118 listed in the presentation attached on the Public Meeting Notice Website.

119
120 The commissioners discussed the consensus items, clarifying what they entail.

121
122 **VI. Unified Economic Opportunity Commission** **Senator Fillmore**

123
124 Senator Fillmore provided a description of next steps. Senator Fillmore and Representative Whyte will
125 outline decisions made today and during previous meetings at the UEOC meeting on Wednesday. This
126 commission will adopt something to present to the UEOC, but neither the CHA or UEOC craft legislation.
127 That power will remain with legislators. Senator Fillmore asked if there was a motion to move forward
128 the Policy Committee items.

129
130 *A motion to move the non-consensus items forward in a recommendation to the UEOC was made by*
131 *Chris Gamvroulas. The motion was seconded by Mike Ostermiller.*

132
133 Discussion on the motion included concern by Commissioners that the non-consensus items are not
134 ready to move to legislation or present to UEOC. Representative Briscoe raised a question about the
135 motion, asking about how these non-consensus items would be presented to the UEOC. Senator
136 Fillmore and Chris Gamvroulas described that the non-consensus items would be presented to the UEOC
137 as items for discussion, not consensus items.

138
139 *Chris Gamvroulas made a substitute motion that the Commission on Housing Affordability present the*
140 *consensus items as policy recommendations and non-consensus items as policy for further discussion to*
141 *the UEOC. The motion was seconded by Mike Ostermiller and passed unanimously by all commissioners*
142 *in attendance.*

143
144 **VII. Other Business**

145
146 No other business was discussed.

147
148 **VIII. Adjourn**

149
150 *A motion to adjourn was made by Representative Briscoe and seconded by Beth Holbrook. The motion*
151 *passed unanimously by all commissioners in attendance.*

152

153 The Commission on Housing Affordability meeting was adjourned at 11:21 am.

154

155

156 MINUTES APPROVED ON: _____

157 CERTIFIED CORRECT BY: Alyssa Gamble

DRAFT



New housing product

Modular Housing (SB 168)

New financing tools

- a) Infra districts (HB 13)
- b) PTIF (HB 572)
- c) FHIZ (SB 268)
- d) HOPZ (SB 168)
- e) HTRZ (SB 208)

Process updates

- a) Comm on Housing Afford. (HB 465)
- b) Land use task force (HB 476)



Partnership, not preemption
Cities & builders need each other

UEOC 2024 Timeline

May 20

UEOC sets the vision for subcommittees and topics

July 2

Subcommittees, staff, and topic leads present initial items for consideration

Sept 16

Subcommittees, staff, and topic leads present early-action items for UEOC consideration

Any relevant policies are forwarded to be considered by Interim Committees & GOPB

Oct 23

Subcommittees, staff, and topic leads present items for UEOC consideration

Any relevant policies are forwarded to be considered by Interim Committees

Nov 14

Subcommittees, staff, and topic leads present final items for UEOC consideration

Staff works with legislators and agencies on recommendations



CHA Legislation Workflow Changes

Proposed legislation-related workflow changes for 2024:

Goals:

- Clearly identify policy objectives, stakeholders working on each policy, and point-person.
- Categorize and prioritize policy objectives based on “ready for 2025 GS” or “needs further development and discussion.”
- Complete bill(s) prior to the start of the 2025 General Session.

CHA structure:

- Co-chairs: Rep. Stephen Whyte and Sen. Lincoln Fillmore.
- Staff support: Division of Housing and Community Development.
- Legislative support: LRGC.
- CHA meets in tandem with Unified Economic Opportunity Commission (UEOC), May – October. Each CHA meeting will include members as described in statute and be scheduled prior to UEOC meetings.
- Subgroups, organized as described below, meet as-needed.
- LRGC to support bill management, freeing up DWS and the Division of Housing and Community Development to support other CHA duties.

Subgroups:

- Meet independently to develop policy details to provide to the CHA, chairs, and LRGC.
- Subgroup chair(s) will be selected by the chairs to:
 - Lead the subgroup and report findings to the CHA; and
 - Serve as contact person between the subgroup and LRGC on bill draft feedback.
- Organized by policy objective (example: parking minimums, infrastructure bank) and/or broad issues (example: identify state policies inhibiting affordable housing development; identify local policies inhibiting affordable housing development).
- Note: subgroup members do NOT need to be part of the larger CHA group.

Between CHA meetings:

- CHA chairs and LRGC will confirm which policy objectives are ready for drafting.
- Subgroup chairs are notified of which policy objectives need additional work.
- Once a bill draft is completed, the bill sponsor/chairs will decide if the draft can be released to the subgroup chair.
- Subgroup chairs will use draft legislation to guide subgroup meetings and collect all feedback to provide to LRGC.
- If a bill draft is complete, with consensus from stakeholders and bill sponsor/CHA chairs, the subgroup will be dissolved at the next CHA meeting.



Example Timeline:

Goals:

- Timeliness: policy objectives and concepts are voted on in September, with the intention of presenting completed bill drafts in November interim.
- Flexibility: preserving the *option* for additional meetings to consider new concepts.

May:

- **May 7, 2024ⁱ** CHA meeting:
 - Members will discuss goals and policy objectives for the year, filling out an electronic polling document in advance of the meeting.
 - The Chairs will create subgroups based on broad issues and/or specific policy objectives and assign membership based on expertise.
- Subgroup meetings: elect a chair and begin work toward specified objectives.

Summer:

- Subgroups work on policy objectives, prioritizing feedback from legislators. Subgroup chairs provide legislators and LRGC staff with updates.
- CHA meetings will be scheduled as necessary and in conjunction with the UOEC schedule, during which subgroup chairs will provide reports.
- CHA members evaluate subgroups, adding or dissolving as necessary.
- Legislators and LRGC discuss which policy objectives to draft.

Fall:

- Final CHA meeting: Group votes on each policy strategy as:
 - Approved for the 2025 General Session and ready for Interim;
 - Approved for the 2025 General Session but needs further refinement;
 - Approved for further consideration but not for the 2025 General Session; or
 - Rejected.
- Draft legislation is presented at the discretion of the Chairs; Chairs announce if additional CHA meetings will be held in November or December to further refine policy strategies approved for 2025 General Session.
- October Interim meeting: Draft legislation or concept presented to Interim Committee, likely Economic Development and Workforce Services; Committee bill file opened.

November and December:

- November Interim: Draft legislation, if any, presented to EDWS Interim.
- Optional CHA meeting: Subgroup chairs report on their work; Group votes on each policy strategy as:
 - Approved for the 2025 General Session;
 - Approved for further consideration but not inclusion for 2025 General Session; or
 - Rejected.

ⁱ Additional CHA dates will be confirmed as UOEC releases the remainder of its 2024 schedule.

Commission on Housing Affordability

For Discussion: Goals and Policy Objectives

May 7, 2024

1. Public Lands
 - a. State & Local -
 - i. SITLA, DNR, Public Schools, Counties, Cities, Universities, Special districts - Minimum base densities, sell or encumber, removal of ROFR under certain circumstances
 - b. Federal
 - i. BLM
2. Zoning
 - a. +1 to +4 zoning options for cities?
 - b. Parking restrictions and reform - Define parking space for residential use, eliminate minimum parking requirements
 - c. Garage requirements
3. Helping Legacy cities convert rentals to owner-occupied housing
 - a. Liquidity fund like HB572
 - b. Bridging the Financial Gap
 - i. Buying out an income stream
 - ii. Deferred maintenance
 - iii. Sources
 1. RDA funds
 2. CDBG funds
 3. Other city/county resources
 4. Tax Credit
 - c. How do we keep the money from reentering the housing market?
 - i. We don't want to take resources to create a carousel
 - d. Rehabilitation of existing housing stock to prevent obsolescence
4. Corporate Ownership and Overnight Rentals
 - a. 5-year property tax rollback for conversion of residential to short-term rentals
 - b. Fee for build-to-rent? Only for short-term rentals?
 - c. 100% Property Tax for housing primarily used for short term rentals
5. Process Issues
 - a. Entitlement
 - i. Initial public process
 1. Agreement and documentation
 - ii. Staff process
 - iii. Construction - Card file system or by-right building permit

6. Regulatory
 - a. Apartments vs. Condos
 - i. Code differences-why
 - b. Separate trenches for dry utilities
 - c. Statewide appeals process for differences between jurisdictions - public/private infrastructure standards, including municipal power companies, adopt statewide APWA standards
 - d. Inspector free flow between jurisdictions
 - e. Continue to seek opportunities to simplify and standardize zoning.
7. Other ideas
 - a. Tax deferred savings plan for first time homebuyers (OH example)
 - b. Incentives to convert office space to housing
 - c. Incentives for construction of detached senior housing (e.g. single level, club house, HOA services for lawn and snow removal), that is well served by transit, etc.
 - d. Expand the Attainable Housing Grant program to include AMI's >30%.
 - e. Creation of a true State-Funded Housing Voucher (see page 9 of A comparison of State-Funded Affordable Housing Programs dated April 2023 U of U Kem C. Gardner Policy Institute Report by James Wood and Max Becker)
8. Data & Housing Goals
 - a. How will we know if we create a healthy housing system in Utah?
 - i. Probably not a direct number of units (though that could be a proxy measure)
 - ii. Perhaps a ratio of income to housing price? Across different housing types and income levels?
 - b. What ratio of rentals to ownership housing would we want to see?
 - i. Is this different in different areas of the state?
9. Infrastructure needs
 - a. Providing water, sewer and roads to potential project areas (funding for infrastructure and providers willing to provide services)
 - b. Providing water rights to incentivize MIH
 - c. Fund (non-transportation) State Infrastructure Bank
10. Property Tax Exemption for Deed Restricted Housing
11. External ADU's by-right
12. Maximum Percentage Setbacks
13. Minimum Floor Area Ratios
14. General Plans as the legislative act
15. Require defunct commercial to be repurposed w/ time limits
16. Align economic development incentives w/ workforce housing
17. Map entitled lots w/out infrastructure