



COMMISSION ON HOUSING AFFORDABILITY

MEETING MINUTES

MEETING WAS HELD TUESDAY, MAY 07, 2024

1:00 P.M. – 3:00 P.M.

THE MEETING WAS CONDUCTED IN PERSON AND ALSO VIA ZOOM AT
HOLBROOK FARMS HOA CLUBHOUSE
4350 WEST 2360 NORTH, LEHI UT 84043

AN AUDIO RECORDING OF THIS MEETING CAN BE FOUND AT [HTTPS://WWW.UTAH.GOV/PMN/FILES/1119121.M4A](https://www.utah.gov/pmn/files/1119121.m4a)
MATERIALS COVERED AT THE MEETING AND REFERENCED IN THESE MINUTES CAN BE FOUND AT
[HTTPS://WWW.UTAH.GOV/PMN/FILES/1119123.PDF](https://www.utah.gov/pmn/files/1119123.pdf)

SENATOR LINCOLN FILLMORE AND REPRESENTATIVE STEPHEN WHYTE COCHAIR THIS COMMISSION

COMMISSION MEMBERS PRESENT:

LINCOLN FILLMORE COCHAIR
STEPHEN WHYTE COCHAIR
JOEL BRISCOE
STEPHEN WALDRIP
CHRISTINA OLIVER
ABBY HUNSAKER
WAYNE NIEDERHAUSER
CHRISTOPHER GAMVROULAS
MICHAEL OSTERMILLER
NICHOLAS BERGER
ANDREW JOHNSTON
DANNY WALZ
DINA BLAES
RACHELLE CUSTER
GINGER CHINN

REPRESENTING:

SENATOR
REPRESENTATIVE
REPRESENTATIVE
EXECUTIVE DIRECTOR DWS DESIGNEE
DIRECTOR, HOUSING & COMMUNITY DEVELOPMENT
EXECUTIVE DIRECTOR OF GEO DESIGNEE
STATE HOMELESSNESS COORDINATOR
UTAH HOMEBUILDERS' ASSOCIATION
UTAH ASSOCIATION OF REALTORS
UTAH BANKERS ASSOCIATION
ULCT (MUNICIPAL GOVERNMENT, SALT LAKE CITY)
UTAH REDEVELOPMENT AGENCY
UTAH ASSOCIATION OF COUNTIES (COUNTY GOVERNMENT 1ST CLASS)
UTAH ASSOCIATION OF COUNTIES (COUNTY GOVERNMENT 3RD-6TH CLASS)
SALT LAKE CHAMBER

COMMISSION MEMBERS ABSENT:

MATT LOO
BETH HOLBROOK
DAVID DAMSCHEN
JANICE KIMBALL
TOM MACDONALD

GUESTS PRESENTING AS PART OF THE AGENDA OR REFERENCED IN THESE MINUTES:

CAMERON DIEHL, ULCT

SUPPORT STAFF PRESENT:

ALYSSA GAMBLE
AMANDA McPECK
ELLIOT LAWRENCE
EMILY WILLIS
JENNIFER DOMENICI
JENNIFER EDWARDS
JANELL QUIROZ
McKENNA MARCHANT
RUTHANNE OAKEY-FROST
SARAH NIELSON
SIVAN NIZAN

I. WELCOME & INTRODUCTIONS

THE MEETING WAS CALLED TO ORDER AT 1:05PM MAY 7, 2024.

CO CHAIRS

ABBY HUNSAKER AND STEPHEN WALDRIP WERE INTRODUCED AS NEW DESIGNEES ON THE COMMISSION.

II. **PUBLIC COMMENTS**

ALYSSA GAMBLE

IT WAS ANNOUNCED THAT IVORY HOMES WOULD HAVE A SMALL PRESENTATION TO SHARE FOLLOWING THE ADJOURNMENT OF THE MEETING REGARDING THE DEVELOPMENT PROJECT AT THE LOCATION OF THE MEETING. NO ADDITIONAL PUBLIC COMMENTS WERE SUBMITTED.

III. **OATH OF OFFICE**

ELLIOT LAWRENCE

ELLIOT LAWRENCE CONDUCTED THE OATH OF OFFICE FOR THE COMMISSIONERS IN PERSON AND ANGIE AUSMUS AS THE NOTARY WITNESSED. THOSE THAT WERE NOT PRESENT HAVE BEEN NOTIFIED AND SENT THE OATH'S OF OFFICE THROUGH EMAIL TO COMPLETE AND RETURN.

IV. **APPROVAL OF MEETING MINUTES**

THE DRAFTED MEETING MINUTES FOR OCTOBER 13, 2023 WERE GIVEN TO THE COMMISSION MEMBERS IN ADVANCE OF THE MEETING TO REVIEW.

A MOTION TO APPROVE THE MINUTES WAS MADE BY JOEL BRISCO AND SECONDED BY CHRIS GAMVROULAS.

THE MOTION WAS PASSED WITH AFFIRMATIVE VOTES FROM LINCOLN FILLMORE, STEPHEN WHYTE, JOEL BRISCOE, STEPHEN WALDRIP, CHRISTINA OLIVER, ABBY HUNSAKER, WAYNE NIEDERHAUSER, CHRISTOPHER GAMVROULAS, MICHAEL OSTERMILLER, NICHOLAS BERGER, ANDREW JOHNSTON, DANNY WALZ, DINA BLAES, RACHELLE CUSTER, AND GINGER CHINN.

V. **GS2024 LEGISLATIVE RECAP**

CAMERON DIEHL, UTAH LEAGUE OF CITIES AND TOWNS

CAMERON DIEHL REVIEWED THE WORK OF THE PREVIOUS LEGISLATIVE SESSION IN RELATION TO TOPICS RELEVANT TO THE COMMISSION. SPECIFICALLY, HE TALKED ABOUT SB 168 REGARDING NEW HOUSING PRODUCT/ MODULAR HOUSING. THEN HE COVERED NEW FINANCING TOOLS CREATED FROM HB 13, HB 572, SB 268, SB 168 AND SB 208. FINALLY, MR. DIEHL COVERED UPDATES TO PROCESSES ESTABLISHED BY THIS SESSION WITH HB 465 AND HB 476. HE SUMMARIZED THE PRESENTATION EXPLAINING THAT THE WORK BROUGHT FOCUS TO PARTNERSHIP RATHER THAN PREEMPTION AND EMPHASIZED THAT CITIES AND BUILDERS NEED EACH OTHER. (CAMERON DIEHL'S REVIEW AND THE COMMISSION'S DISCUSSION ARE FOUND STARTING AROUND MINUTES 5:30-25 IN THE RECORDING).

VI. **CHA PUBLIC MEETING CALENDAR**

ABBY HUNSAKER

ABBY HUNSAKER PRESENTED THE 2024 UEOC TIMELINE INCLUDED IN THE MEETING MATERIALS.

CHRISTINA OLIVER EXPLAINED THAT THE COMMISSION WOULD FOLLOW THE UEOC TIMELINE AND WOULD MEET 2 WEEKS AHEAD OF EACH UEOC MEETING SO THAT THE RELEVANT INFORMATION COULD BE DISCUSSED BY THE COMMISSION AND THEN RELAYED TO THE UEOC. (THIS AGENDA ITEM CAN BE FOUND ABOUT 25 MINUTES INTO THE RECORDING AND GOES FOR 2 MINUTES).

VII. **2024 COMMISSION WORKFLOW**

RUTHANNE OAKY-FROST

RUTHANNE OAKY-FROST PRESENTED THE LEGISLATIVE WORKFLOW CHANGES FOR THE COMMISSION'S SUPPORT.

SHE EXPLAINED THE DIFFERENCES BETWEEN THE NEW AND PREVIOUS PROCESS AND THE BENEFITS OF THE NEW PROCESS. THE CHANGES INCLUDE THE LEGISLATIVE LEGAL COUNSEL GETTING INVOLVED EARLIER IN THE PROCESS SO THAT DRAFTING CAN START EARLIER IN THE CONVERSATIONS AND BE PREPARED EARLIER IN THE YEAR. (THIS AGENDA ITEM STARTED AROUND MINUTE 27 AND WENT TO MINUTE 34).

VIII. **COMMISSION GOALS, POLICY OBJECTIVES**

CO CHAIRS

CHAIRMAN FILMORE BEGAN THIS DISCUSSION WITH EXPLAINING THAT A LINK HAD BEEN SENT A FEW WEEKS PRIOR TO THE MEETING FOR ALL THE COMMISSIONERS TO CONTRIBUTE THE PRIORITIES THEY FELT WOULD BE MOST CRITICAL TO WORK ON THIS YEAR. THOSE THAT HAD CONTRIBUTED WERE ASKED TO EXPLAIN THEIR ITEMS AND PRIORITIZE THEM. THEN THE COMMISSIONERS DISCUSSED WHICH WERE MOST CRITICAL AND WHICH WERE MOST TACKLEABLE AND SHORTENED THE LIST TO THE ITEMS THAT WERE THEN ASSIGNED AS TOPICS FOR THE SUBGROUPS.

4 SUBGROUPS WERE FORMED WITH THE FOLLOWING COCHAIRS:

- SUBGROUP 1
 - TOPICS FROM THE PRIORITY LIST #'S 1,3 AND 4 (PUBLIC LANDS, HELPING LEGACY CITIES CONVERT RENTALS TO OWNER-OCCUPIED HOUSING AND CORPORATE OWNERSHIP AND OVERNIGHT RENTALS)
 - COCHAIRS: STEVE WALDRIP AND MICHAEL OSTERMILLER
 - MICHAEL OSTERMILLER ALSO ADDED THAT HIS GROUP WOULD LIKE TO LOOK BACK AT TOOLS IMPLEMENTED OVER THE LAST COUPLE YEARS TO DETERMINE IF THEY ARE EFFECTIVE. THIS WILL BE A SIDE PROJECT BEGINNING LATER IN THE YEARS ONCE THE TOOLS HAVE HAD A CHANCE TO BE USED FOR A WHILE.
- SUBGROUP 2
 - TOPICS FROM THE PRIORITY LIST #'S 2, 5 AND 6 (ZONING, PROCESS ISSUES, REGULATORY)
 - COCHAIRS: CHRISTOPHER GAMVROULAS AND TOM MACDONALD
- SUBGROUP 3
 - TOPIC: METRICS, DATA AND MEASURABLE OUTCOME AND QUANTIFIABLE GOALS
 - COCHAIRS: CHRISTINA OLIVER AND ANDREW JOHNSTON
- SUBGROUP 4
 - TOPICS FROM THE PRIORITY LIST #7 SUBSECTIONS D AND E (EXPAND THE ATTAINABLE HOUSING GRANT PROGRAM O INCLUDE AMI'S>30% AND CREATION OF A TRUE STATE-FUNDED HOUSING VOUCHER)
 - COCHAIRS: JOAL BRISCOE AND NICHOLAS BERGER

(THIS AGENDA ITEM STARTED AROUND MINUTE 34 AND WENT TO MINUTE 84).

IX. OTHER BUSINESS – NO ADDITIONAL BUSINESS WAS BROUGHT FORTH
NEXT MEETING WILL BE JUNE 25, 2024 AT 1:00PM

X. ADJOURN

MOTION TO ADJOURN MADE BY CHRISTINA OLIVER AND SECONDED BY NICHOLAS BERGER.

THE MOTION WAS PASSED WITH AFFIRMATIVE VOTES FROM LINCOLN FILLMORE, STEPHEN WHYTE, JOEL BRISCOE, STEPHEN WALDRIP, CHRISTINA OLIVER, ABBY HUNSAKER, WAYNE NIEDERHAUSER, CHRISTOPHER GAMVROULAS, MICHAEL OSTERMILLER, NICHOLAS BERGER, ANDREW JOHNSTON, DANNY WALZ, DINA BLAES, RACHELLE CUSTER, AND GINGER CHINN.

MINUTES APPROVED ON: JUNE 25, 2024

CERTIFIED CORRECT BY: JANELL QUIROZ