



COMMISSION ON HOUSING AFFORDABILITY MEETING MINUTES

MEETING WAS HELD TUESDAY, JUNE 25, 2024

1:00 P.M. – 3:00 P.M.

THE MEETING WAS CONDUCTED IN PERSON AND ALSO VIA ZOOM AT
UTAH STATE CAPITOL – COMMISSION ROOM #445

AN AUDIO RECORDING OF THIS MEETING CAN BE FOUND AT [HTTPS://WWW.UTAH.GOV/PMN/FILES/1140841.M4A](https://www.utah.gov/PMN/FILES/1140841.M4A)
MATERIALS COVERED AT THE MEETING AND REFERENCED IN THESE MINUTES CAN BE FOUND AT
[HTTPS://WWW.UTAH.GOV/PMN/SITEMAP/NOTICE/920911.HTML](https://www.utah.gov/PMN/SITEMAP/NOTICE/920911.HTML)

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

BETH HOLBROOK

DAVID DAMSCHEN

WAYNE NIEDERHAUSER

CHRISTOPHER GAMROULAS

ANDREW JOHNSTON

TOM MACDONALD

RACHELLE CUSTER

GINGER CHINN

REPRESENTING:

SENATOR

REPRESENTATIVE

REPRESENTATIVE

EXECUTIVE DIRECTOR DWS DESIGNEE

DIRECTOR, HOUSING & COMMUNITY DEVELOPMENT

UTAH TRANSIT AUTHORITY DESIGNEE

UTAH HOUSING CORPORATION PRESIDENT

STATE HOMELESSNESS COORDINATOR

UTAH HOMEBUILDERS' ASSOCIATION

ULCT (MUNICIPAL GOVERNMENT, SALT LAKE CITY)

MUNICIPAL GOVERNMENT

UTAH ASSOCIATION OF COUNTIES (COUNTY GOVERNMENT 3RD-6TH CLASS)

SALT LAKE CHAMBER

COMMISSION MEMBERS ABSENT:

ABBY HUNSAKER

MATT LOO

MICHAEL OSTERMILLER

NICHOLAS BERGER

JANICE KIMBALL

DANNY WALZ

DINA BLAES

SUPPORT STAFF PRESENT:

ALYSSA GAMBLE

AMANDA MCPECK

ASHLEY TRUJILLO

ELLIOT LAWRENCE

EMILY WILLIS

JENNIFER DOMENICI

JENNIFER EDWARDS

MCKENNA MARCHANT

RUTHANNE OKEY-FROST

SARAH NIELSON

SIVAN NIZAN

GUESTS PRESENTING AS PART OF THE AGENDA, SPECIFICALLY WELCOMED BY THE COCHAIRS OR REFERENCED IN THESE MINUTES:

DEJAN ESKIC, KEM C GARDNER POLICY INSTITUTE

ARI BRUENING, ENVISION UTAH

RYAN BECK, ENVISION UTAH

LEE SANDS, LIBERTAS

GREG BROOKS, BETTER CITIES PROJECT

REPRESENTATIVE GAY BENNION

- I. WELCOME & INTRODUCTIONS – CO CHAIRS
- II. PUBLIC COMMENTS

- a. NO PUBLIC COMMENTS WERE ENTERED PRIOR TO THE MEETING, LIVE IN PERSON DURING THE MEETING OR LIVE ONLINE DURING THE MEETING.

III. APPROVAL OF MEETING MINUTES

- a. A MOTION TO APPROVE THE MEETING MINUTES FROM MAY 7, 2024, WAS MADE BY REPRESENTATIVE JOEL BRISCOE. THAT MOTION WAS PASSED BY A VOTE OF AFFIRMATION FROM ALL THE COMMISSIONERS PRESENT.

IV. CURRENT HOUSING ATTAINABILITY PRESENTATION FROM DEJAN ESKIC OF THE KEM C GARDNER POLICY INSTITUTE

- a. DEJAN ESKIC DISCUSSED THE CURRENT CHALLENGES WITH INTEREST RATES AND HOW IT EFFECTS MORTGAGE RATES. HE SHOWED CHANGES OVER THE LAST SEVERAL YEARS OF MORTGAGE PAYMENTS, MEDIAN SALES PRICES AND THE BREAKDOWN OF MORTGAGE PAYMENTS (PRINCIPLE, INTEREST RATES, TAXES AND ESCROW). THE PROJECTION IS THAT INTEREST RATES WILL COME DOWN BRINGING DOWN THE MEDIAN PRICE OF HOMES. HE THEN EXPLAINED HOW THE MARKET HAS REACTED TO THE CHANGES HE HAD OUTLINED OVER THE SEVERAL YEARS SHOWING RENTS RISING AND BREAKDOWN OF OWNER OCCUPIED/RENTAL UNITS. DEJAN ESKIC SHARED HOW THE HOUSING MARKET LOOKS FOR THOSE OF A LOWER AMI AND SPOKE TO THE NEEDS IN NEW BUILDS TO BY SMALLER LOTS AND SMALLER UNITS TO ADDRESS THE NEEDS OF THE LOWER AMI HOMEOWNER. SOME CONCLUSIONS OF THE DATA SHARED INCLUDED POSSIBLE DISCUSSIONS AND CHANGES RECOMMENDED IN ZONING AND INFRASTRUCTURE.

- b. PRESENTATION FROM DEJAN ESKIC CAN BE FOUND HERE

<https://www.utah.gov/PMN/FILES/1147808.PDF>

V. CURRENT HOUSING ATTAINABILITY PRESENTATION FROM ARI BRUENING AND RYAN BECK OF ENVISION UTAH

- a. ARI BRUENING AND RYAN BECK PRESENTED INFORMATION FROM A PROJECT THEY DID FOR DWS ABOUT THE CONNECTION BETWEEN LAND USE REGULATION AND HOUSING AFFORDABILITY. THEY SHARED INFORMATION AROUND GENERATIONAL USE, AND LAND CONSTRAINT VS HOUSEHOLD INCREASE. THEY THEN SHARED RECOMMENDATIONS FOR LOCAL GOVERNMENTS TO OVERCOME THE OBSTACLES.

- b. PRESENTATION FROM ENVISION UTAH CAN BE FOUND HERE

<https://www.utah.gov/PMN/FILES/1147806.PDF>

VI. CURRENT HOUSING ATTAINABILITY PRESENTATION FROM LEE SANDS AND GREG BROOKS WITH LIBERTAS

- a. LEE SANDS AND GREGG BROOKS PRESENTED ON A SURVEY AND RESEARCH RECENTLY COMPLETED REGARDING WHAT RENTERS HAVE TO SAY ABOUT THE HOUSING MARKET AND WHAT RENTERS ARE ACTIVELY LOOKING FOR IN A HOME. THEY ADVOCATED FOR RETHINKING SMALL LOT HOMES, AND DISPLAYED RESEARCH AROUND SAVINGS, PERCEPTIONS AND MISCONCEPTIONS REGARDING SMALL LOT HOMES. THEY RECOMMENDED INCENTIVES AND ZONING CHANGES.

- b. PRESENTATION FROM LIBERTAS CAN BE FOUND HERE

<https://www.utah.gov/PMN/FILES/1147810.PDF>

VII. BOARD MEETING TRAINING DELIVERED BY ELLIOT LAWRENCE

- a. ELLIOT LAWRENCE GAVE AN OVERVIEW OF THE OPEN AND PUBLIC MEETING ACT (UTAH CODE, TITLE 52, CHAPTER 4) AS WELL AS ANY CHANGES AND UPDATES FROM THE LAST LEGISLATION SESSION. HE ALSO EXPLAINED THE CONFLICT DISCLOSURE FORM SO THAT IT COULD BE COMPLETED BY THE COMMISSIONERS.

VIII. SUBGROUP 1 REPORT FROM COMMISSIONER STEPHEN WALDRIP

- a. COMMISSIONER STEVE WALDRIP INTRODUCED THE TOPICS OF INTEREST OF SUBGROUP 1 PUBLIC LANDS, RENTAL CONVERSIONS, ASSESSING TOOLS AS FOLLOWS AND EXPOUNDED ON EACH TOPIC.
 - i. PUBLIC LANDS - FEDERAL, STATE, LOCAL
 - ii. HELPING LEGACY CITIES CONVERT RENTALS TO OWNER-OCCUPIED HOUSING.
 - iii. CORPORATE OWNERSHIP AND OVERNIGHT RENTALS
 - iv. HOUSING DEVELOPMENT
 - v. REVIEW EXISTING TOOLS
 - vi. BARRIERS TO BUILDING CONDOS

IX. SUBGROUP 2 REPORT FROM COMMISSIONER CHRISTOPHER GAMVROULAS AND COMMISSIONER TOM MACDONALD

- a. COMMISSIONER CHRISTOPHER GAMVROULAS INTRODUCED THE TOPICS OF INTEREST OF SUBGROUP 2 ZONING, PROCESS ISSUES, AND REGULATORY AS FOLLOWS AND EXPOUNDED ON EACH TOPIC.

- i. ZONING (PARKING REQUIREMENTS, DEFINITION OF A PARKING SPOT, GARAGE REQUIREMENTS, LOT SIZE REQUIREMENTS, UNITS/ACRE ETC.)
- ii. PROCESS ISSUES (CAN IT BE MORE EFFICIENT? CAN TIME AND COSTS BE SAVED FOR DUPLICATE BUILDING PERMIT REVIEWS)
- iii. REGULATORY (DRY UTILITIES, EXTERNAL ADUS, SIMPLIFYING AND STANDARDIZING BETWEEN CITIES)
- iv. OTHER IDEAS AROUND RESIDENTIAL AND COMMERCIAL BUILDING CODES, SMALLER LOT DEVELOPMENTS, TECHNICAL ASSISTANCE FOR GROWING COMMUNITIES.

X. SUBGROUP 3 REPORT FROM CHRISTINA OLIVER AND ANDREW JOHNSTON

- a. COMMISSIONER ANDREW JOHNSTON INTRODUCED THE TOPICS OF FOCUS OF SUBGROUP 3 REPORTING TOOLS, DATA, AND MEASURABLE GOALS/OUTCOMES AS FOLLOWS AND BOTH COMMISSIONER ANDREW JOHNSTON AND COMMISSIONER CHRISTINA OLIVER EXPOUNDED ON EACH TOPIC.
 - i. HOUSING STATS
 - ii. MAPPING EXISTING DATA AND GAPS
 - iii. BEST PRACTICES
 - iv. GENERAL SESSION 2024, \$250,000 APPROPRIATION AWARDED LAST YEAR TO CREATE THE KEM C GARDNER DASHBOARD

XI. SUBGROUP 4 REPORT FROM REPRESENTATIVE JOEL BRISCOE

- a. REPRESENTATIVE JOEL BRISCOE INTRODUCED THE TOPICS OF FOCUS OF SUBGROUP 4 HOUSING GRANTS, VOUCHERS AND TAX EXEMPTIONS AS FOLLOWS AND EXPOUNDED ON EACH TOPIC.
 - i. CREATION OF A TRUE STATE-FUNDED HOUSING VOUCHER
 - ii. EXPANSION OF PROPERTY TAX EXEMPTIONS
 - iii. OLENE WALKER FUNDING INCREASE

XII. MEETING WAS ADJOURNED BY A UNANIMOUS VOTE OF AFFIRMATION

XIII. THE NEXT SCHEDULED MEETING FOR THE COMMISSION ON AFFORDABLE HOUSING IS SET FOR SEPTEMBER 3, 2024, AT 1:00PM.

MINUTES APPROVED ON:

CERTIFIED CORRECT BY: JANELL QUIROZ