



COMMISSION ON HOUSING AFFORDABILITY MEETING MINUTES

THE MEETING WAS HELD WEDNESDAY, NOV 13, 2024 1:00 P.M. – 2:00 P.M.

THE MEETING WAS CONDUCTED IN PERSON AND ALSO VIA ZOOM

AN AUDIO RECORDING OF THIS MEETING CAN BE FOUND AT

[HTTPS://WWW.UTAH.GOV/PM/FILES/1195723.M4A](https://www.utah.gov/pm/FILES/1195723.M4A)

MATERIALS COVERED AT THE MEETING AND REFERENCED IN THESE MINUTES CAN BE FOUND AT

[HTTPS://WWW.UTAH.GOV/PM/SITEMAP/NOTICE/920921.HTML](https://www.utah.gov/pm/SITEMAP/NOTICE/920921.HTML)

THE MEETING WAS ORIGINALLY SCHEDULED FOR NOVEMBER 5, 2024 BUT WAS MOVED AT THE REQUEST OF THE COMMISSION CHAIRS DUE TO SEASONAL ILLNESS AFFECTING MULTIPLE MEMBERS OF THE COMMISSION.

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
BETH HOLBROOK
WAYNE NIEDERHAUSER
CHRISTOPHER GAMVROULAS
MICHAEL OSTERMILLER
NICHOLAS BERGER
ANDREW JOHNSTON
DANNY WALZ
DINA BLAES
RACHELLE CUSTER

REPRESENTING:

SENATOR
REPRESENTATIVE
REPRESENTATIVE
EXECUTIVE DIRECTOR DWS DESIGNEE
DIRECTOR, HOUSING & COMMUNITY DEVELOPMENT
EXECUTIVE DIRECTOR OF GOEO DESIGNEE
UTAH TRANSIT AUTHORITY
STATE HOMELESSNESS COORDINATOR
LAND DEVELOPMENT/UTAH HBA
UTAH ASSOCIATION OF REALTORS
UTAH BANKERS ASSOCIATION
ULCT (MUNICIPAL GOVERNMENT, SALT LAKE CITY)
URA (REPRESENTATIVE FOR RDAs/CRAs)
UTAH ASSOCIATION OF COUNTIES (COUNTY GOVERNMENT 1ST CLASS)
UTAH ASSOCIATION OF COUNTIES (COUNTY GOVERNMENT 3RD-6TH CLASS)

COMMISSION MEMBERS ABSENT:

JANICE KIMBALL
DAVID DAMSCHEN
TOM MACDONALD

GINGER CHINN
TRAVIS KYHL

GUESTS PRESENTING AS PART OF THE AGENDA:

RYAN BECK, ENVISION UTAH

KARSON EILERS, UTAH LEAGUE OF CITIES AND TOWNS
JARED TINGEY, UTAH LEAGUE OF CITIES AND TOWNS

SUPPORT STAFF PRESENT:

ALYSSA GAMBLE
CLAIRE HARRISON
ELLIOT LAWRENCE

EMILY WILLIS
JANEL QUIROZ
JENNIFER DOMENICI
JENNIFER EDWARDS

RICHIE WILCOX
RHONDA BAILEY
SARAH NIELSON
SIVAN NIZAN

- I. WELCOME & INTRODUCTIONS - Co CHAIRS
 - A. THE CoCHAIRS OPENED THE MEETING AT 1:03 PM AND WELCOMED THE COMMISSIONERS AND ATTENDEES.
- II. PUBLIC COMMENTS
 - A. NO PUBLIC COMMENTS WERE OFFERED DURING THE MEETING OR SUBMITTED IN WRITING, EMAIL OR THROUGH THE PUBLIC NOTICE WEBSITE PRIOR TO THE MEETING.
- III. APPROVAL OF MEETING MINUTES
 - A. A MOTION TO APPROVE THE MEETING MINUTES FROM OCTOBER 1, 2024, WAS MADE BY COMMISSIONER JOEL BRISCOE AND SECONDED BY COMMISSIONER CHRISTINA OLIVER. THAT MOTION WAS PASSED BY A VOTE OF AFFIRMATION FROM ALL THE COMMISSIONERS PRESENT.
- IV. HOUSING CAPACITY, INFRASTRUCTURE, AND MARKET ANALYSIS PROJECT PRESENTED BY RYAN BECK OF ENVISION UTAH
 - A. RYAN BECK PRESENTED A SET OF SLIDES REGARDING MARKET ANALYSIS WORK THAT THE UNIFIED ECONOMIC OPPORTUNITY COMMISSION HAS BEEN WORKING ON. HE REPORTED THAT UTAH IS EXPERIENCING THE MOST UNAFFORDABLE HOUSING MARKET IN ITS HISTORY. HIS TEAM IS CURRENTLY WORKING TO MAP DEVELOPMENT SUPPLY AND DEMAND FORECASTS, FOCUSING AT THIS TIME ON THE WASATCH FRONT AND WASHINGTON COUNTY. THE UEOC ANTICIPATES HAVING A FINAL REPORT AND INTERACTIVE MAP BY AUGUST 2025.
 - B. COMMISSIONER JOEL BRISCO ASKED ABOUT THE IMPEDIMENTS TO BUILDING AND RYAN BECK EXPLAINED THAT INTEREST RATES CAN BE AN IMPEDIMENT BUT HE'S HEARING MORE ABOUT LABOR, BOTH THE COST OF LABOR AND ACCESS TO LABOR. RYAN BECK EXPLAINED THAT WHAT'S BEING REPORTED IS THAT LABOR MAKES UP ABOUT 50% OF DEVELOPMENT COSTS.
- V. HOUSING AFFORDABILITY CONVERSATION TOPICS LED BY COMMISSIONER STEPHEN WALDRIP, COMMISSIONER MIKE OSTERMILLER WITH HELP FROM KARSON EILERS AND JARED TINGEY BOTH FROM THE UTAH LEAGUE OF CITIES AND TOWNS. THE TOPICS DISCUSSED ARE BELOW ALONG WITH HIGHLIGHTS (IF ANY) FROM THAT SPECIFIC PART OF THE CONVERSATION.
 - A. REAL PROPERTY TRANSFER TO GOVERNMENT ENTITIES (JARED TINGY SHARED THAT THERE IS FULL CONSENSUS ON THE LANGUAGE AROUND THIS TOPIC. IT IS ENSURING THAT GOVERNMENT AGENCIES ARE AWARE OF LAND THAT MAY COME INTO THEIR POSSESSION THROUGH SOME KIND OF TRANSFER OF SETTLEMENT.)
 - B. MAINTENANCE OF PUBLICLY ACCESSIBLE PRIVATE AMENITIES (JARED TINGY EXPLAINED THAT CONSENSUS OF THIS DISCUSSION TOPIC IS CLOSE. THE IDEA IS THAT MAINTENANCE COSTS SHOULD SWITCH TO A PUBLIC ENTITY IF THE AMENITY IS PUBLICLY ACCESSIBLE AND FOR PUBLIC USE AND THE ONGOING COSTS SHOULD NOT STAY WITH THE DEVELOPER OR PRIVATE ENTITY. COMMISSIONER OSTERMILLER EXPONDED ON THE IMPORTANCE OF CREATING THIS PROCESS TO EXPEDITE HOUSING PROJECTS AND DEVELOPERS ABILITY TO MOVE ON TO FUTURE PROJECTS QUICKER.)
 - C. BONDING PROCESS (JARED TINGEY SHARED THAT THE LANGUAGE FOR THIS TOPIC IS BEING WORKED AND CONSENSUS IS CLOSE. THERE ARE JUST SOME LANGUAGE TWEAKS THAT NEED TO BE MADE TO HAVE IT READY. THIS WILL LAY OUT A SCHEDULE RELEASING BOND FUNDING TO DEVELOPERS AND A TIMELINE FOR GOVERNMENT ENTITIES AROUND BONDS.)
 - D. MODERATE INCOME HOUSING PLAN - MENU UPDATE (COMMISSIONER OSTERMILLER INFORMED THE GROUP THAT THE NEXT CALL REGARDING THIS TOPIC WOULD BE HELD 11/14/24)
 - E. MODIFICATION OF THE EXISTING HOUSING INCENTIVE ZONES (COMMISSIONER WALDRIP STATED THAT THESE WERE TECHNICAL CLEANUPS NOT MASSIVE MODIFICATIONS AND MODIFICATIONS TO NEW TOOLS TO MAKE THEM MORE MARKET RESPONSIVE.)
 - F. HOUSING AUDIT - OVERLAY ZONE AND B&C FUNDING
 - G. CONDO DEVELOPMENT - (COMMISSIONER WALDRIP SHARED IDEAS ABOUT HOW TO OVERCOME THE DIFFICULTIES TO INSURE CONDOS WITH COMMISSIONER OSTERMILLER CLARIFYING THAT HOPE WOULD BE TO HAVE AN ORGANIZATION LIKE UTAH HOUSE CORP FACILITATE THE PRODUCT RATHER THAN THE STATE.)
 - H. BOARD CONSOLIDATION - OLENE WALKER AND PRIVATE ACTIVITY BOND (COMMISSIONER WALDRIP TALKED ABOUT THE CONSOLIDATION BEING SOCIALIZED BUT NOT FINALIZED. THERE ARE VARIOUS GROUPS THAT WOULD LIKE A VOICE IN THIS DECISION AND THE MAIN PURPOSE WOULD BE TO REDUCE REDUNDANCY PARTICULARLY IN LIHTC PROJECTS.)

- VI. LAND USE AND DEVELOPMENT PROCESS MODIFICATIONS CONVERSATION TOPICS LED BY COMMISSIONER STEPHEN WALDRIP, COMMISSIONER MIKE OSTERMILLER WITH HELP FROM KARSON EILERS AND JARED TINGEY BOTH FROM THE UTAH LEAGUE OF CITIES AND TOWNS.
- A. PLAN REVIEW AND BUILDING INSPECTION PROCESSES (JARED TINGEY SPOKE ABOUT PLAN REVIEW PROCESSES AND SETTING TIMELINES FOR CITIES TO PROVIDE FEEDBACK ON BUILDING PERMIT APPLICATIONS WHEN THE APPLICATIONS ARE COMPLETE AND HOW LONG PLAN REVIEW TAKES. AT THIS POINT IN THE CONVERSATION THERE ARE SOME PARTS THAT ARE IN CONSENSUS AND OTHERS PARTS THAT ARE NOT. COMMISSIONER OSTERMILLER ADDED THAT THE MOST CONSENSUS IS AROUND A STREAMLINE PROCESS FOR DUPLICATE/IDENTICAL PLANS BEING ABLE TO BE REVIEWED/ APPROVED QUICKLY AS THEY HAVE ALREADY BEEN THROUGH A RIGOROUS APPROVAL PROCESS ON THE FIRST SUBMITTAL. JARED TINGEY ALSO DISCUSSED THE BUILDING INSPECTION PROCESS AND STREAMLINING INSPECTOR LICENSING EXPECTATIONS.)
 - B. DESIGN AND DEVELOPMENT STANDARDS (JARED TINGEY EXPLAINED THAT THIS IS TO CLEAN UP LANGUAGE TO ENSURE THAT DEVELOPMENT STANDARDS THAT ARE CHANGED GO THROUGH A LAND USE PROCESS.)
 - C. STATEWIDE DEVELOPMENT AND LAND USE APPEALS PROCESS / OPRO OPINION TIMING (JARED TINGEY SHARED THE STRUGGLES WITH TIMING AND THE IDEA TO BRING IN OUTSIDE ATTORNEYS. COMMISSIONER OSTERMILLER ADDED THAT THERE IS HOPE FOR FUNDING ADDITIONAL FTE TO HELP IMPROVE THE EFFICIENCY OF THE APPEALS PROCESS.)
 - D. PARKING AND GARAGE REQUIREMENTS (KARSON EILERS BEGAN THIS TOPIC BY EXPLAINING THAT BOTH THE DEFINITION OF A PARKING SPACE AND THE VARIED REQUIREMENTS BETWEEN MUNICIPALITIES CREATE A WIDE RANGE OF ISSUES.)
 - E. PRIVATE MAINTENANCE OF PUBLIC INFRASTRUCTURE
 - F. PUBLIC LANDS FOR HOUSING (COMMISSIONER WALDRIP EXPLAINED THAT THERE IS ALREADY A STATUTE ALLOWING FOR PUBLIC ENTITIES TO DO BELOW MARKET GRANTS OF PROPERTY FOR AFFORDABLE/ATTAINABLE HOUSING, NEW LANGUAGE WOULD ALLOW FOR A PARTNERSHIP WITH THE THE PUBLIC ENTITY INTO A DEVELOPMENT ARRANGEMENT. A REDEFINITION OF MODERATE INCOME HOUSING MAY NEED TO BE LOOKED AT TO SHIFT FROM 80% AMI TO 120% AMI FOR THESE TYPES OF PROJECTS. KARSON EILERS ADDED THAT THEY WERE WORKING THROUGH TECHNICAL DETAILS ON HOW SURPLUS PROPERTY COULD BE LOOKED AT AND WHAT CRITERIA COULD BE APPLIED TO DETERMINE WHETHER LAND IS SUITABLE FOR HOUSING. COMMISSIONER OSTERMILLER CONTINUED ON THE TOPIC BY EXPLAINING THAT ONCE THE LAND HAS BEEN IDENTIFIED THERE NEEDS TO BE A PROCESS.)
 - G. SPECIAL DISTRICTS
 - H. NOTICING
- VII. HOUSING FUNDING CONVERSATION TOPICS LED BY COMMISSIONER CHRISTINA OLIVER WITH HELP FROM KARSON EILERS AND JARED TINGEY BOTH FROM THE UTAH LEAGUE OF CITIES AND TOWNS.
- A. RFA - GAP FINANCING FOR ≤60% AMI HOUSEHOLDS
 - B. EXISTING FUNDS - TECHNICAL ASSISTANCE PROVIDED FOR THE SUBDIVISION MODIFICATIONS
- VIII. OTHER BUSINESS - SENATOR FILMORE ASKED IF THERE WAS ANY OTHER BUSINESS THAT NEEDED TO COME BEFORE THE COMMISSION. THERE WAS NO OTHER BUSINESS.
- IX. THE MEETING WAS ADJOURNED AT 1:48 PM BY A MOTION FROM COMMISSIONER JOEL BRISCOE AND SECONDED BY COMMISSIONER STEPHAN WALDRIP WITH A UNANIMOUS VOTE OF AFFIRMATION.
- X. THERE ARE NO ADDITIONAL MEETINGS SCHEDULED FOR THE COMMISSION ON AFFORDABLE HOUSING FOR THE CALENDAR YEAR 2024.

MINUTES APPROVED ON:

CERTIFIED CORRECT BY: JANELL QUIROZ