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COMMISSION ON HOUSING AFFORDABILITY

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**Meeting Minutes**

The meeting of the Commission of Housing Affordability was held Thursday, October 30, 2025 | 1:00 p.m. - 3:00 p.m. It was conducted from Committee room #445 in the Utah State Capitol Building and attendance was available onsite as well as via Zoom.

An audio recording of this meeting can be found at <https://www.utah.gov/pmn/files/1343739.m4a> The recording starting time for discussions are noted in the "Agenda item" column and identified by the [ ].

Materials covered at the meeting and referenced in these minutes can be found at <https://www.utah.gov/pmn/sitemap/notice/1004035.html>

**Senator Lincoln Fillmore and Representative Calvin Roberts co-chair this Commission**

Commissioners In Attendance:

Lincoln Fillmore, Calvin Roberts, Raymond Ward, Stephen Waldrip (arrived at 1:54), Tricia Winter, Wayne Niederhauser, Allison James-Garcia, Christopher Gamvroulas, David Damschen, Matt Packard, Don Shelton, Dan Adams, Mary Catherine Perry, Beth Holbrook, Rachelle Custer, and Travis Kyhl

Commissioners Excused/Absent:

Michael Ostermiller, Danny Walz,

Invited Participants and persons noted in the Minutes:

NA

DWS Supporting Staff:

Elliott Lawrence, Janell Quiroz, Jennifer Domenici, and Sarah Neilson

Agenda Item	Discussion	Motions/ Actions Items
Agenda item 1	<u>Welcome and open meeting:</u> Co-Chair Senator Fillmore brought the meeting to order at 1:00pm. The Senator welcomed the attendees and Commissioners and stated that there was a quorum present.	
Agenda item 2 [0:27]	<u>Oath:</u> Senator Fillmore invited the new commissioners to stand to take the oath.  Representative Roberts	



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	<p>Mary Catherine Perry (The Chamber) Andi Beadles (Weber Housing Authority) Elliot Lawrence, legal counsel for DWS supporting the commission, gave instruction and then led the new commissioners in their oath.</p>	
<p>Agenda item 3 [02:07]</p>	<p><u>Public Comments:</u> Senator Fillmore called for Public Comment and asked if any comments were submitted ahead of the meeting. There were no public comments offered.</p>	
<p>Agenda item 4 [02:16]</p>	<p><u>Approval of Meeting Minutes:</u> Senator Fillmore called for a motion on the approval of the meeting minutes for September 11, 2025.</p> <p><b><i>A motion to approve the meeting minutes of September 11, 2025 was made by Commissioner Mayor Matt Packard and seconded by Commissioner Beth Holbrook. The motion passed by a unanimous vote of affirmation.</i></b></p>	<p>Motion</p>
<p>Agenda item 5 [02:40]</p>	<p><u>Bill Updates from Representative Roberts:</u> Senator Fillmore invited Representative Roberts to give updates on the bills related to affordable housing that are in the works which he plans on sponsoring this next legislative session. Representative spoke on three topics:</p> <ol style="list-style-type: none"><li>1. The Economic Development and Workforce Services Committee's discussion on reorganizing Housing programs: Representative Roberts presented the Utah Housing Program Restructuring Proposal and he shared an organizational chart showing how various housing programs would be restructured, with a new governor-appointed and Senate-confirmed Head of Housing reporting to GOEO.</li></ol> <p>The Commission on Housing Affordability discussed the proposal to consolidate and streamline Utah's housing programs under the Governor's Office of Economic Opportunity (GOEO). The commission reviewed the proposed structure, which would eliminate the current commission and consolidate programs previously spread across different agencies. Several members expressed support for the proposal, noting its potential to improve accountability, legislative oversight and coordination, though some raised concerns about maintaining stakeholder input and advisory roles. The commissioner representing GOEO added that there had been some trepidation in</p>	



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	<p>adding the housing programs to the agency as the director had just reviewed all programs and worked to narrowly align the programs to the mission of GOEO, however they do recognize the importance of this consolidation and “will execute whatever the governor and legislators decide” and they added that GOEO is “happy to be a part of the discussion and execution” and acknowledged that “economic development and housing go hand in hand.” The group asked questions about the programs that are part of the Housing and Community Development division that are not listed as being part of this consolidation and what would happen to them. The group agreed to review the draft legislation, which needs to be completed by November 1st for committee consideration during the interim session.</p> <p>2. [30:48]MIHP 2.0 concept: Representative Roberts explained that The Modern Income Housing Plan is undergoing a focused reexamination to evaluate its core purpose and effectiveness. The review is assessing whether the program’s structure works well, whether the mix of incentives and requirements is appropriate, whether the plan places undue burdens on local municipalities, and whether it is successfully increasing housing supply.</p> <p>To answer these questions, officials are collaborating with key stakeholders to reconsider how the program operates, how it should be scored, and what incentives it should include. The broader aim is to reshape the relationship with local municipalities—particularly regarding infrastructure—acknowledging its critical role in enabling housing development.</p> <p>There were a few remarks of support from the commission about the need for this evaluation. As this conversation is not yet in bill draft form and still early in the process Representative Roberts said that he would be open to others joining in on the conversation.</p> <p>3. [33:50] Regional infrastructure idea: Representative Roberts explained the idea that he’s working on with this bill that local governments often report that many approved (entitled) housing units cannot be built because necessary regional infrastructure—such as sewer lift stations or water treatment facilities—is too costly. Cities want the housing, but they lack the funds for this infrastructure, and developers cannot absorb the expense either.</p> <p>To address this, the state is exploring a new city-driven financing tool that would allow the state to fund or finance</p>	
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	<p>the required regional infrastructure upfront. The city would then create a zone where future tax increments would repay the state. This approach aims to provide a simpler, more efficient alternative to private bonds or special assessments. The concept is still being refined, with the state evaluating how to structure terms so the tool works for cities, developers, and the state’s fiscal requirements. The core idea is repayment to the state through increment capture, though details remain under development.</p>	
<p>Agenda item 5 [36:50]</p>	<p><u>Bill Updates from Representative Ward:</u> Chairman Fillmore invited Representative Ward to review his Local Land Use Revisions bill that is in the works. Representative Ward explained that his bill being proposed aims to streamline processes so that affordable housing is approved more often and more efficiently. He contrasted two ways of improving housing policy. One approach, focusing on coordinating government plans, ensuring transparency among them, and strengthening legislative oversight. The other, focusing on the basic development process itself: a property owner or developer asks a city for permission to build and receives a yes or no, often after delays or added requirements that increase costs. He shared that he felt that the most impactful reform would be making this local approval process faster, more predictable, and more likely to yield a “yes,” especially for smaller, lower-cost, and more affordable projects. Representative Ward then shared anecdotal examples of the types of process hold -ups he would like his bill to address. He added that the bill would make it easier to approve small, common-sense, low-impact projects—especially lower-cost housing. He noted that he also wanted to honor a repeated request from cities and towns for partnership rather than state preemption in land-use policy. Representative Ward continued by saying the proposed bill would reflect that approach: the state would identify certain preferred (but not mandated) land uses that expand housing options and support affordability. These preferred uses include allowing smaller residential lots (over 5,400 sq. ft.), permitting one accessory dwelling unit (internal or external) on a lot, and enabling construction of modestly sized homes. The goal is to expand housing supply while respecting local autonomy. The commissioners talked through some ambiguity with the process and terms and gave feedback on how cities would or could follow this guidance. Representative Ward clarified that his bill speaks primarily to building ADUs.</p>	



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<p>Agenda item 6 [01:02:15]</p>	<p><u>Statewide Strategic Plan Update:</u> Senator Fillmore invited Steve Waldrip to present the Utah Housing Strategic Plan. Commissioner Waldrip reviewed the plan; the following is a high-level summary.</p> <ul style="list-style-type: none"><li>• Utah has spent the past year developing a comprehensive state strategic housing plan in response to a 2023 audit showing a shortage of 27,000 homes and the need to build 28,000 units annually to keep pace with growth. Following legislative direction (HCR14), the state convened an extensive, collaborative process involving over 100 stakeholders, committees, and subcommittees. The plan is now in the public-comment phase before final submission to state agencies.</li><li>• The plan sets major goals:<ul style="list-style-type: none"><li>• Deliver 150,000 new housing units by 2028, including 35,000 starter homes and 40,000 homes in regional centers.</li><li>• Improve housing availability, affordability, and stability while maintaining community quality of life.</li><li>• Base decisions on consensus and evidence-driven policy.</li></ul></li></ul> <p>Dozens of strategies were narrowed from 300 to 46 priority tactics. Key focus areas include:</p> <ol style="list-style-type: none"><li>1. Using underutilized public land—mapping and repurposing state, local, and school-owned properties for housing, especially starter homes.</li><li>2. Infrastructure investment, unlocking tens of thousands of entitled but unbuilt lots by addressing regional water, sewer, and transportation infrastructure barriers through creative state financing.</li><li>3. Increasing subsidized and deeply affordable housing through coordinated funding sources and continued use of state tax credits.</li><li>4. Streamlining state housing programs across agencies for efficiency.</li><li>5. Supporting local planning, especially in high-growth and rural communities, with funding that helps reduce fear and uncertainty about growth.</li><li>6. Building on successful models like station-area planning, which has yielded roughly 75,000 planned units.</li></ol> <p>The state has launched public dashboards to track progress and aims to ensure the plan remains a “living document” that informs ongoing</p>	
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	<p>legislative and administrative action—not a shelved report. Commissioner Waldrip emphasized that Utah's housing crisis is urgent:</p> <ul style="list-style-type: none"><li>● 91% of Utahns cannot afford a home at current prices.</li><li>● First-time homebuyer age has risen to 38, reducing wealth-building opportunities.</li><li>● Housing instability is linked to declining birth rates and diminished optimism among young adults.</li></ul> <p>The message concluded that meaningful change will require state–local collaboration, shared acknowledgment of the problem, difficult policy decisions, and continued resource investment. Despite the challenges, Utah leaders express confidence that the state can solve its housing crisis through collective action and sustained commitment.</p>	
Agenda item 7 [01:28:33]	<p><u>Other Business and Adjourn:</u> Senator Fillmore asked the commission if they would like to have another meeting this year. The commission was non-committal and the Chairs said that they would make the decision in a week or two giving the commissioners time to review what had been discussed and reach out to the Chairs if they wanted to meet one more time. The meeting was adjourned at 2:33 p.m.</p> <p><b><i>A motion to adjourn was made by Commissioner Beth Holbrook and Commissioner David Damschen seconded the motion. The motion passed unanimously.</i></b></p>	Motion

Minutes Submitted by Janell Quiroz  
Minutes approved \_\_\_\_\_



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**Commission on Housing Affordability Board Membership**

State Code 35A-8-22

<b>Name</b>	<b>Representation per Statute</b>
Co-chair Senator Lincoln Fillmore	One senator appointed by the President of the Senate
Co-chair Representative Calvin Roberts	Two representatives appointed by the Speaker of the House of Representatives
Representative Raymond Ward	Two representatives appointed by the Speaker of the House of Representatives
Stephen Waldrip	The executive director of the DWS or the executive director's designee
Tricia Davis Winter	The director of the division
Allison James-Garcia	The executive director of the Governor's Office of Economic Opportunity or the executive director's designee
Beth Holbrook	The president of the Utah Transit Authority or the president's designee
David Damschen	The chair of the board of trustees of the Utah Housing Corporation or the chair's designee
Wayne Niederhauser	The state homelessness coordinator appointed under Section 63J-4-202 or the state homelessness coordinator's designee
Christopher Gamvroulas	One individual representing the land development community with experience and expertise in affordable, subsidized multi-family development, recommended by the Utah Homebuilders Association
Michael Ostermiller	One individual representing the real estate industry, recommended by the Utah Association of Realtors
Vacant - in process	One individual representing the banking industry, recommended by the Utah Bankers Association
Andi Beadles	One individual representing public housing authorities, recommended by the director of the division
Matt Packard	Two individuals representing municipal government, recommended by the Utah League of Cities and Towns
Don Shelton	Two individuals representing municipal government, recommended by the Utah League of Cities and Towns
Danny Walz	Appointed by the Governor: one individual representing redevelopment agencies and community reinvestment agencies, recommended by the



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	Utah Redevelopment Association
Vacant - in process	Appointed by the Governor: representing county government, recommended by the Utah Association of Counties, one individual from a county of the first class
Rachelle Custer	Appointed by the Governor: representing county government, recommended by the Utah Association of Counties, one individual from a county of the third, fourth, fifth, or sixth class
Dan Adams	Appointed by the Governor: Default: one individual representing a nonprofit organization that addresses issues related to housing affordability
Travis Kyhl	Appointed by the Governor: one individual with expertise on housing affordability issues in rural communities
Mary Catherine Perry	Appointed by the Governor: one individual representing the Salt Lake Chamber, recommended by the Salt Lake Chamber

**Meetings and Information**

All meetings for the Commission on Housing Affordability (CHA) will be posted to the Public Notice Website. To receive meeting notifications, please subscribe by following these steps:

1. Click this link or type it into your browser  
<https://www.utah.gov/pmn/sitemap/publicbody/6423.html>
2. Scroll down to "Subscribe by Email"
3. Enter your information and click "Subscribe".

2025 CHA meetings are open to the public and can be attended live in the Utah State Capitol, committee room #445 (unless otherwise noted) and via ZOOM. The meetings are currently scheduled for the following dates and times:

- May 27, 1-3 pm (Senate building, room #210) | Zoom Link: <https://utah-gov.zoom.us/j/87333033241>
- July 10, 1-3 pm (Capitol building, rm #445) | Zoom Link: <https://utah-gov.zoom.us/j/87333033241>
- Sept. 11, 1-3 pm (Capitol building, rm #445) | Zoom Link: <https://utah-gov.zoom.us/j/87333033241>
- October 30, 1-3 pm (Capitol building, rm #445) | Zoom Link: <https://utah-gov.zoom.us/j/87333033241>
- If needed Nov. 13, 1-3 pm (Capitol building, rm #445) | Zoom Link: <https://utah-gov.zoom.us/j/87333033241>