



Governor's Office of Economic Development Housing & Community Development

Attainable Housing Grant Infrastructure Grant (AHIG) Board

Draft Meeting Minutes

Date: July 1, 2026

Time: 4:30 p.m.

Location: Governor's Office of Economic Development, 60 South Temple, Suite 300, Salt Lake City, Utah, with electronic participation available.

Board Members Present

- Steve Waldrip
- Representative Jim Dunnigan
- Representative Cal Roberts
- Senator Kirk Cullimore
- Senator Wayne Harper (virtual)

Staff Present

- Tricia Davis Winter (GOED-HCD Staff)
- Kamron Dalton (GOED)
- Todd Jenson (AG Office)

Guests

Representatives from:

- Herriman City
- South Salt Lake City
- Edge Homes
- Utah League of Cities and Towns
- Wasatch Front Regional Council
- Members of the public participating in person and electronically.



1. Welcome & Call to Order

Steve Waldrip called the meeting to order at 4:30 p.m. and welcomed board members, staff, and members of the public.

2. Introduction of Board Members and Oath of Office

Steve Waldrip introduced the newly constituted Affordable Housing Infrastructure Grant Board established pursuant to HB 492 (2026 General Session).

Representative Cal Roberts and Senator Kirk Cullimore were introduced as new legislative members. Senator Cullimore completed the oath of office during the meeting. Members participating remotely will complete the oath at a later date.

No action was taken.

3. Presentation/Overview of program and Updates from the 2025 to the 2026 legislation

Steve Waldrip reviewed the legislative changes enacted through HB 492 and summarized the evolution of the Affordable Housing Infrastructure Grant Program.

Key changes discussed included:

- Elimination of rental housing eligibility.
- Priority for detached, single-family, owner-occupied starter homes.
- Increase of program funding from \$70 million to \$150 million.
- Revised board membership.
- Continued requirement that one affordable housing unit be created for every \$20,000 awarded.
- Expansion of eligible infrastructure investments supporting attainable homeownership.

Board members discussed the legislative intent to increase the supply of attainable homeownership opportunities through strategic public infrastructure investments.

No action was taken.

4. Review and Discussion of Administrative Rule Changes and Updates to Comply with Changes in legislation

The Board reviewed proposed revisions to the administrative rules necessary to implement HB 492.



Discussion included:

- Definitions of starter homes and attainable housing.
- Emphasis on detached single-family owner-occupied housing.
- Appropriate measures of affordability.
- Flexibility to address varying housing markets throughout Utah.
- Encouraging developments that demonstrate coordinated planning, infrastructure investment, transportation access, and partnerships among local governments, developers, and the State.

Representatives from the Utah League of Cities and Towns and the Wasatch Front Regional Council provided comments supporting the Board's emphasis on coordinated planning and infrastructure investments that facilitate long-term attainable homeownership opportunities.

Board members also discussed:

- Appropriate maximum home sizes.
- Smaller lot development.
- Opportunities to incorporate accessory dwelling units.
- Maintaining flexibility while encouraging smaller housing products.
- The role of infrastructure funding in reducing overall housing costs.

Following discussion, staff was directed to prepare formal administrative rule amendments reflecting the Board's policy direction.

Motion: Sen. Cullimore moved to authorize staff to proceed with drafting administrative rule amendments consistent with HB 492 and the Board's discussion.

Second: Rep. Roberts

Vote:

Member	Vote
Steve Waldrip	Yes
Rep. Jim Dunnigan	Yes
Rep. Cal Roberts	Yes
Sen. Kirk Cullimore	Yes



Sen. Wayne Harper Yes

Motion Passed Unanimously (5-0).

5. Review of Previously Approved Grant Awards

The Board reviewed grant awards approved under the 2025 Affordable Housing Infrastructure Grant Program.

Staff summarized the following projects:

- South Salt Lake infrastructure improvements supporting transit-oriented housing.
- Herriman regional transportation infrastructure improvements supporting future residential development.

Board members discussed:

- Legislative changes affecting future awards.
- Confirmation that projects approved under the previous statute remain valid.
- Expected housing production associated with the Herriman project.
- Infrastructure improvements unlocking thousands of future housing units.
- Proposed starter home designs, lot configurations, and development concepts.
- Public-private partnerships supporting affordable homeownership.

The Board affirmed its support for continuing implementation of the previously approved awards under the statutes in effect at the time of approval.

Motion: Rep. Roberts moved to ratify previous awards the Board's previously approved Affordable Housing Infrastructure Grant awards and acknowledge that those awards remain valid under the statutory authority in effect at the time they were approved, subject to chances circulated by staff.

Second: Sen. Cullimore

Vote:

Member	Vote
Steve Waldrip	Yes
Rep. Jim Dunnigan	Yes
Rep. Cal Roberts	Yes



Sen. Kirk Cullimore Yes

Sen. Wayne Harper Yes

Motion Passed Unanimously (5-0).

6. Public Comment

Steve Waldrip opened the meeting for public comment.

No public comments were offered.

7. Other Business

The board unanimously approved meeting minutes from March 3, 2026.

8. Adjournment

There being no further business, Steve Waldrip adjourned the meeting at approximately 6:00 p.m.

