

Bart Barker

From: Cameron Diehl <cdiehl@ulct.org>
Sent: Tuesday, May 1, 2018 5:33 PM
To: Bart Barker; Greg Schulz (greginslc@gmail.com); Ben McAdams; Dan Peay; Hannah Coleman; Joe Smolka (JoeSmolka@ecmetro.org); Kelly Bush - Kearns Metro Township (lobkb973@hotmail.com); Mark H. Anderson; Paulina Flint; Richard Snelgrove; Sean Clayton (seanclayton@coppertonutah.org)
Cc: Scott Baird; Brittany Allen; Alison Weyher; Rick Graham; Paul Ashton; David Church; Nathan Bracken; Mark H. Anderson; Rachel S. Anderson (randerson@fabianvancott.com); Kara Trevino; Ben McAdams; Rachel Otto; Curtis Woodward; Max Johnson; Brint Peel; Eric Ferguson; Steve Prokopis; Trish Hull
Subject: RE: HB 259 - Moderate Income Housing Amendments

Bart,
Thank you for the email. ULCT supported HB 259 because the issues of housing affordability, the housing gap, and affordable housing are real and are critical to Utah's future. The Salt Lake Chamber announced an initiative this morning, with which ULCT will be involved, to address the housing gap. Please note that the underlying requirement in HB 259 has been in state law since 1992. HB 259 simply modernizes and clarifies the requirement. Even without HB 259, White City and every other city would face the moderate income housing requirement. The bill exempts rural communities and cities under a certain threshold except for urban areas because the growth pressures are different there.

Every city, county, and metro township in Utah is at a different life cycle in their development. Some cities are built-out, some cities are booming, and some cities will face development pressure in the future. Regardless of where your urban community is in the development life cycle, it is imperative that every community plan for the future and plan for moderate income housing therein. The plan will be different in each community based on your life cycle and the law contemplates those differences. New housing construction is only one potential option under HB 259. For example, a community may determine that one way to address moderate income housing is to allow for accessory dwelling units (ADUs). Another community may disagree with ADUs but will instead seek to include moderate income housing as part of a redevelopment project. Another community may decide to reduce impact fees for a moderate income housing development. The substance of the plan is up to the local leaders. The question of whether a urban city or a metro township should have a moderate income housing plan has already been resoundingly answered in the affirmative by the legislature.

I suggest that White City reach out to other similar established communities across the Wasatch Front to inquire how they have approached their moderate income housing plans.

As I mentioned in my presentation last week, it is imperative for local government to use HB 259 as a tool to demonstrate that we are proactively seeking solutions on housing policy. With great power, comes great responsibility. Our local governments have the power to govern and they must demonstrate that power responsibly. We have seen legislatures in other states preempt the ability of cities to govern housing policy. ULCT is striving to ensure that local government is part of the discussion in Utah rather than the target like we've seen in other states. ULCT will always fight to preserve local land use authority.

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From: Bart Barker [mailto:BBarker@slco.org]

Sent: Tuesday, May 01, 2018 4:58 PM

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Subject: HB 259 - Moderate Income Housing Amendments

Dear Trustees,

Last week at the Utah League of Cities and Towns conference, the League held a session about the state's new moderate-income housing bill, HB 259. I've attached a summary, which I encourage you to review. It affects each municipality in our county.

The biggest problem I see is that it doesn't seem to have a provision for mature municipalities that are built-out and landlocked, such as White City. We'll need to work with the legislature on this.

Please let me know if you would like more information. I'm copying your principal planners.

Bart

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**Municipal Services
District**