

COMMISSION ON HOUSING AFFORDABILITY
Landlord/ tenant reform & eviction law modifications
October 14, 2020

Attendees

Dave Spatafore
Ashley Spatafore
Kimberly Chytraus – SLC Attorney’s Office
Angela Price – SLC HAND
Jennifer Gnagey - Weber State University
Heather Lester - Utah Community Action
Melia Dayley - The Road Home
Tony Milner - SLC HAND
Harvey Day - Renter
Valerie Walton - SLCo
Francisca Blanc - Utah Housing Coalition
Tara Rollins - Utah Housing Coalition
Angela McGuire - People's Legal Aid
Jess Peterson - Department of Workforce Services

Proposal and next steps:

1. Expanded Mediation Program:
 - a) Our group is in the process of developing a proposal to expand mediation programs to provide greater access to both renters and landlords statewide; to address problems before an eviction occurs, as well as at the time of an eviction. The proposal will take into consideration our existing framework, look at examples nationally, and took at a draft proposal developed by the Governor’s Task Force(that would have used CARES Act funding).
 - b) The goal is to develop a mutually beneficial program for both landlords and renters
 - c) Our proposal will also include a legislative strategy

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Housing Production and Preservation Proposals
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Sub-group members

Dave Spatafore
Ashley Spatafore
Dillion Hase – SLC HAND
Angela Price – SLC HAND
Corrine Piazza – SLC RDA
Tammy Hunsaker – SLC RDA
Michelle Flynn - The Road Home
Danny Harris - AARP
Mike Gallegos - SLCo & Commission member
Valerie Walton - SLCo
Grant Whitaker - Utah Housing Corporation & Commission member
Francisca Blanc - Utah Housing Coalition
Tara Rollins - Utah Housing Coalition
Jess Peterson - Department of Workforce Services
Benj Becker - Zions Bank
Beth Holbrook - UTA & Commission member
LaNiece Davenport - WFRC

HRZ (Housing Reinvestment Zone) proposal development and next steps:

1. Identify a legislative framework to create an HRZ (Housing Reinvestment Zone) that is effective and serves the intended purpose. The TRZ was created in statute 2 years ago, but none have been created (one is in progress). Below are our initial questions and suggested steps to assist in developing the framework:
 - a) Who creates the HRZ? Who administers it? Who participates? Is it the same as a TRZ, or a CRA? Is it a new tool, or a modification of one of the existing tools?
 - b) How will revenue be generated, and how will it be utilized?
 - i. If it is funded through property tax, do other taxing entities have to participate? (Schools, counties, special districts)
 - ii. Will there be enough revenue to create an adequate incentive?
 - c) Create a vacant and/ or under-utilized property and building database, start with a) State, b) County, c) Municipal, d) School. This database can be used for projects or developments not connected to an HRZ
 - i. Legislation will be necessary to allow for the divestiture of the government property at less than fair market value.
 - ii. Look at creating a land trust or a similar mechanism to hold the property.
 - iii. Create an Intelligence ranking system (something similar to UTA's prioritization of land development). For example, categories could include:
 - Access to opportunities (jobs, services, etc)
 - Increased walkability
 - Access to transportation, or opportunities to reducing transportation needs
 - iv. Facilitate intergovernmental partnerships. For example, cities with cities, cities with UTA, cities with the county.

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- v. Offer governmental incentives: Why would a govt. or school district sell property at a lower value? Why would they participate in an HRZ? We will need to identify a large enough incentive for a project to be created.
- d) Do we allow for density bonuses for affordable units?
- e) How will the generated revenue be spent and for what? For housing units only? Or will it cover the housing portion of mixed use development? What kind of developments will be acceptable?
- f) Create a matrix for smart development based on housing needs in the area to avoid over or under saturation of affordable, moderate or workforce housing.
- g) Create a definition for workforce housing
- h) Identify and quantify how much of the housing created must be deed-restricted (and for how long).
- i) Can this tool be used for existing housing properties to preserve affordable units? Possibly allow for renovations as needed and require deed-restrictions

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Financial Assistance Subgroup Summary

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Attendees

Dave Spatafore
Ashley Spatafore
Becky Pickle - The Road Home
Danny Harris - AARP
Tony Milner – SLC HAND
Angela Price – SLC HAND
Jennifer Schumann - SLC HAND
Heather Lester - Utah Community Action
Francisca Blanc - Utah Housing Coalition
Tara Rollins - Utah Housing Coalition
Christine Nguyen - Department of Health
Jess Peterson - Department of Workforce Services

Proposal and next steps:

1. Request an update from DWS on the housing assistance program created in [SB 3006](#) and modified in [S.B. 6009](#) - Cares Act and Covid-19 Assistance and Recovery Amendments
2. Use SB 3006 and SB 6009 as a framework for future potential financial assistance programs (either targeted or general). This is an excellent example of a program that benefits both renters and landlords, and reduces the burden on homelessness related services in our State. We can now quantify the impacts of a state rental assistance program. As we move forward, we propose to:
 - a) Improve data collection and access to information:
 - i. Ensure proper information retention and access. How much money was granted, for what purpose and if there are any unpaid fees due at the time, or at the end of the lease. Ensure the tenant has full access to all documents
 - ii. Is there a better (simpler, more streamlined) way to collect information? To ease burden on DWS
 - b) Disallow any additional fees not submitted to DWS
 - c) Monitor and assess the program over the next two months, and list additional tweaks or modifications to improve the program.
 - d) Legislative strategy development:
 - i. Coordinate with the Apartment Association (and others) to continue to improve the program and formulate a cohesive partnership and strategy.
 - ii. Identify metrics of success: highlight financial advantages to the state from this program.
 - Proactive prevention vs reactive costs. Identify the relationship and cost of evictions and homelessness. As an example, collect data on the number of individuals that are evicted that end up in a Homeless Resource Center. Compare the cost per person for assistance to nightly cost of housing someone in an HRC.
 - Identify how evictions may impact property tax
 - Research other data points

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3. Medicaid and Housing
 - a) Medicaid currently can cover move in costs for physically disabled individuals (already on Medicaid)
 - b) Look into potentially creating a Medicaid waiver (similar to North Carolina) to expand the use of Medicaid for housing costs