

# Commission on Housing Affordability

Priorities for 2021

# Utah County Commission

## Top 3 Priorities


- ▶ 20% for Housing
- ▶ Make LIHTC Developments Tax Exempt
- ▶ Fund Utah Homeless Solutions

- ▶ **20% for Housing** - A state-wide coalition of nonprofit housing developer/providers and service agencies are requesting that 20% of the discretionary ARA funds be invested in housing and land with local entities that understand the needs and expectations of their communities.
- ▶ **Make LIHTC Projects Tax Exempt** - Many states have codified tax exemption for LIHTC developments, including Colorado. The LIHTC partnerships must be taxable for the investor to receive the tax credits, but the development produces affordable units and the managing member is usually a nonprofit. Every dollar paid in taxes decreases the amount of money for debt service which decreases the number of units.
- ▶ **Fund Utah Homeless Solutions** - Utah Regional Housing Corporation has master leased two motels in downtown Provo that provides 57 permanent supportive housing units for chronically homeless. We are working with the Continuum of Care to purchase an adjoining motel to provide 35 units for a nightly homeless shelter run by members of the Continuum. We now have all three motels under contract to purchase for \$12.9 million and need funding. The State has invested millions of dollars in SLC homeless shelters and needs to start investing in Utah County homeless.

# Very Low-Income

## Top 4 Priorities

- ▶ Development of Affordable Units (<50% AMI)
- ▶ Preservation of Existing Housing Stock
- ▶ (Tied) Buy Down Market Units to Affordable Units
- ▶ (Tied) Development of Small-Scale Housing Types

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- ▶ Development of Affordable Units (<50% AMI) through public and private partnerships.
  - ▶ Preservation of existing affordable housing stock, both naturally-occurring and expiring, through deed restricted units.
  - ▶ Buy down of market rate units to affordable units.
  - ▶ Development of small-scale and economic housing types, such as micro units, tiny homes, ADUs, and single-room shared housing.

# Land Use

## Top 3 Priorities

- ▶ Build Homes More Affordable
- ▶ Maximize Public Resources
- ▶ Measure Progress, Support Planning and Create Greater Accountability

## ▶ **Build Homes More Affordable**

- a. Lower the cost of building to make rents and home prices more affordable.
- b. Development Standards Commission: Following the Building Code commission to create greater certainty, transparency and reduce costs by standardizing development standards statewide.
- c. Transparency on City Fees: Create greater transparency on fees related to home construction and development.

## ▶ **Maximize Public Resources**

- a. Address Truth-In-Taxation inflation adjustment for B&C Road Funds
- b. Dispose of, or utilize, publicly owned property
- c. Link economic development incentives to proximate workforce housing
- d. Change sales tax distribution formula
- e. Expand Utah Housing Preservation Fund
- f. Property tax exemption for <60% AMI
- g. Property taxes on <60% AMI as rental subsidy
- h. RDA 10% affordable housing set aside sweep in 5 years
- i. Public asset/public lands statute
- j. Impact fees

## ▶ **Measure Progress, Support Planning and Create Greater Accountability**

- a. MPO Housing Needs Analysis (B&C Funds awarded for progress instead of entitlement).
- b. Remove protections in statute when there is a failure to follow (or even have) a Moderate Income Housing Plan.
- c. Change moderate income housing TIF trigger to progress, not just submitting a report.