

Commission on Housing Affordability

Minutes for August 24, 2021

In person/Electronic Webinar (via Zoom)

Members Present

Senator Jacob Anderegg
Representative Joel Briscoe
Representative Steve Waldrip
Andrew Johnston
Beth Holbrook
Chris Gamvroulas
Janice Kimball
Jeff Jones
Mike Gallegos
Dave Damschen
Ginger Chinn
Mike Akerlow
Ben Hart

Representing

Senator
Representative
Representative
Salt Lake City Council
UTA
Utah Homebuilders Association
Housing Connect
Summit County Economic Development
Salt Lake County
Utah Housing Corporation
Salt Lak Chamber
Community Development Corporation of Utah
Governor's Office of Economic Opportunity

Absent Members

Chris Condie
Mike Ostermiller
Michele Weaver
Tammy Hunsaker

Staff Present

Christina Oliver	Director, HCD
Jess Peterson	HCD
Holly Taing	HCD
Keith Heaton	HCD
David Fields	HCD
Jennifer Edwards	Asst. Director, HCD

Welcome and Introductions

The Commission on Housing Affordability Board meeting was held in person and electronically via Zoom on: August 24, 2021 called to order at 2:13pm by Representative Waldrip.

Public Comments: None

Pamela Atkinson: Wanted to give an update on the refugees from Afghanistan. Refugees have started arriving and will be assigned to Utah at some point. We have three entities, the State Refugee Office and two refugee resettlement agencies. Today we have Natalie El-Deiry, with the International Rescue Committee and Aden Batar with Catholic Community Services.

Natalie El-Deiry: Few updates to provide. On August 17, Governor Cox sent letter to President Biden offering aid to refugees from Afghanistan. There are 14 different agencies serving refugees in Utah, but only these are resettling refugees. Preparing for refugees from Afghanistan and other countries. Other states receiving refugees are given very little notice and temporary housing is becoming an urgent need. IRC and CCS are the State's resettlement agencies and refugees will be coming through these agencies upon arrival. Utah has prioritized refugee resettlement and it's important to the Governor, state leaders and people of Utah that we continue to do so. Providing affordable housing is a challenge especially to those that are coming here from other countries looking to start a new life. Housing market is expensive and limited available. IRC and CCS have been able to secure housing through relationships. With rents increasing, need assistance. Data shows that refugees give more than they take. They bring talents and skills to the job market.

Aden Batar: Many refugees coming, put their lives on the line to save our Armed Forces and we should help with their needs. Refugees should be arriving to Utah soon. Housing is critical.

Rep. Waldrip: We don't know when they'll arrive? On CCS website, people can donate and support. You can go to the following websites to help the cause: IRC, <https://www.rescue.org/how-to-help> and CCS, <https://www.ccsutah.org/news/item/262-how-y>.

(09:41) Approval of July 13, 2021 Minutes: Motion by Senator Anderegg. Approved unanimously.

(10:25) The Point

Alan Matheson: Presented on The Point project.
See The Point presentation on public notice website.

Senator Anderegg: You're saying a lot of things we want to hear. To that end, the mixed use component, it's important. Going vertical, housing above commercial, is expensive. Combining the transit aspect is great. Encourage to move forward in that regard. Affordable housing dispersed throughout the project. Deed restrictions on those units. How can we help you guys maximize this one component within your vision?

Alan Matheson: Helping us to identify tools available, discussion with policy makers to identify what the priorities are. Their board is committed to find the right balance.

Senator Anderegg: You want to go back and have the policy makers give you direction and I don't disagree with that, however, being a policy maker, I would suggest, we walk in with the platter with a list of options and recommendations. Once you're to that point, let us work on our colleagues. What is your timeline to having that put together?

Alan Matheson: Ongoing process, but by the end of the year. Lots of work to do since the prison is still there. They need to start getting construction partners in place by the end of the year with RFP/RFQ. We need answers before we do that.

Senator Anderegg: As far as the CHA, are there times that we, our experts, may present a list to your commission?

Alan Matheson: Yes. We'll work on times.

Senator Anderegg: We want to see this as a crowing jewel along the wasatch front to see how it's done right.

Janice Kimball: Agree with Senator Anderegg and excited for this project. One struggle is NIMBY and zoning for affordable housing. Maybe use this as a model as a best practice for other communities. Now would be a good time to work with UHC for tax credits. HACLs (Housing Connect) would be good partner as well.

Beth Holbrook: Great relationship with The Point. One discussion is HTRZ language. Right now only applicable to frontrunner, but the thought is to expand that zoning piece. Could be a real benefit to the state and this location. Whatever UTA can do to get all of these stakeholders involved they are happy to do to continue this great work.

Andrew Johnston: Affordable housing, large range, but data shows the biggest gap is below 40% AMI. Left to the market's own devices, we always go to 60%. Recommend talking about those deeply affordable AMIs. Will take more preparation and talks. Multiple options will be needed. Maybe even things that aren't created, but could be specifically for this project.

(44:28) Housing Gap Coalition

Ginger Chinn: Presented the Housing Gap Coalition

See Housing Gap Coalition presentation on public notice website

(46:28) Wasatch Choice Vision

Andrew Gruber: Basic premise is we will struggle with housing prices if we keep thinking of housing in isolation. We need to consider it with transportation and economic development. By coordinating the location of housing with transportation and ED, we can help to address Utah's housing crisis. Where housing goes, really matters. -Showed two minute video-. Showed interactive map of Wasatch Choice Vision. Many partners involved in this Vision and it represents what they plan and aspire to for their

development. This Vision is projected to 2050. -Showed bike paths and transportation on map.- What's common is a mix of uses. There's a link between housing and transportation. That's the key point. Communities want more development. Housing and transportation typically represent more than 50% of a household's expenses. Vision encourages communities to provide diverse housing options by working with land owners, developers, cities to plan and permit multi-unit and smaller lot uses. Housing in Centers can be coordinated with transportation systems. Should include parks, child care, schools, and trails. Providing more housing in strategic locations decreases housing costs. Only around 25% are households are married with children, but 70% of housing is single family detached homes. Vision plans for a gradual shift to 60% single family and 40% multifamily. Reducing parking demands, reduces project costs. These Centers provide regional and community benefits as well. In short, when we employ the strategy of this vision, including providing a diversity of housing options, we promote greater housing affordability. How do we implement The Vision? Align our incentives with our investments. Continuing to invest in transportation choices. Efficient tax policy.

Representative Waldrip: The genesis of the plan, where did the detail come from?

Andrew Gruber: The plan comes from two sources: transportation agencies and local governments.

Representative Waldrip: Important to remember that this plan is from input from communities.

Chris Gamvroulas: Pointed to an area of Andrew's map, this is about 1200 acres. Based on Alan's presentation, we saw what could be done on 600 acres. Need workforce housing. One challenge is the gap between creation of employment centers and the workforce housing around it. Workforce housing needs to be around those employment centers otherwise people are commuting from Eagle Mountain. If we HTRZ is the tool, and it's only around frontrunner, then we have density only around frontrunner or around trax. Loves the tool.

Mike Gallegos: The way this is presented brings in affordable housing through the back door. GOED (GOEO), are they doing something similar to this?

Senator Anderegg: WE have had a conversation about that this morning. Housing affordability is part of their discussion, however there is a level of expertise in this commission that needs to be relied upon. The thought could be that the efforts of this commission get subsumed into that commission. We still function, but as a subgroup that focuses on the affordable housing portion of the GOEO commission. Otherwise there will be duplication and frustration. Should have guidance in coming weeks on how we'll work together.

(1:18:55) Affordable Housing & GoUtah

Dan Hemmert and Ben Hart

Dan Hemmert: At present, GOEO isn't doing anything on housing. Housing affordability and affordable housing will be the biggest challenges in Utah over the coming years as it relates to economic

development. New program set up with \$35M, to encourage land use authorities to approve density at a higher rate with the goal of more density. Grants are for land use authorities, not developers. This is a matching grant, dollar for dollar match to the land use authority. LUA must take action. Must rezone into housing zone and then approve a development agreement. Must approve 8 units per acre. If land is already approved for housing greater than 8 units/acre, and the developer requests 16 units/per acre, if the LUA approves it, they would qualify for grant. Must be 8 units/acre higher than current zoning. Match could be waived fees, contribution of land, infrastructure, and improvements. Should have the program up and running by month end. This applies to any action taken after January 2021. Can't apply until you can demonstrate that there is no referendum or if a referendum has failed. This grant money is general fund money for the LUA. Doesn't need to go back into the project.

Mike Gallegos: Is this a one-time demonstration project?

Dan Hemmert: We received one-time funding and this is a pilot project. If it works, will decide then if it continues.

Mike Gallegos: Many LUAs have no experience in housing. Will there be resources for them?

Dan Hemmert: LUAs already doing housing, this is just rezoning. To help approve application in front of them faster.

Ben Hart: What they're trying to accomplish in their commission is not housing, but everywhere we go, it's talked about. It's not a just a me and my, but a generational issue. What will our kids and grandkids do for housing? Hopefully we can make progress on these issues. Wants to synergize the efforts between these two commissions.

Representative Waldrip: Can't address economic develop without addressing housing, which we haven't done so in the past. Let's take a holistic approach to this issue.

(1:33:30) Other Business.

Chris Gamvroulas – Land Use task force, hopefully in the coming weeks, will make some progress and have ideas to help form some legislation.

Representative Waldrip: Very collegial attitude and everyone is committed to find solutions and talk about those tough issues. Issues that were formally off limits.

Motion to adjourn: Representative Briscoe

Next Commission meeting dates will follow: - Tuesday's from 2:00pm-4:00pm

Sept 14, 2021

Sept 28, 2021