



SLCo Priorities for Housing Affordability

Utah State Commission on Housing Affordability | January 7, 2022

Purpose of today's presentation

Share SLCo Priorities for Housing Affordability

Request the Commission prepare a Statewide Housing Plan to influence better housing market outcomes

SLCo Priorities for Housing Affordability

Countywide Housing Plan
(as part of a Statewide Housing Plan)

Areas of Opportunity as a framework for
investments

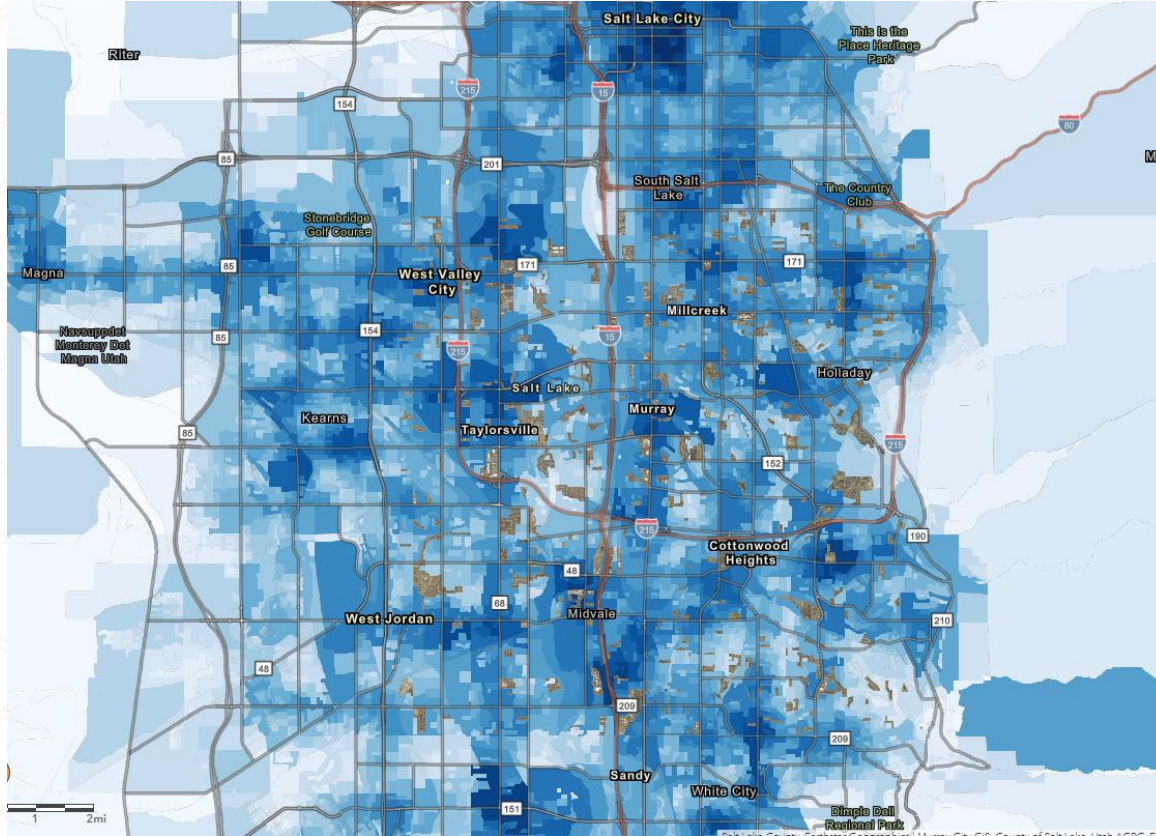
Continue administration of federal funds

Capitalize County Housing Trust Fund with ARPA
dollars (subject to SLCo Council appropriation)

Develop partnerships to leverage investments

Report on annual Outcomes & Indicators based on
Housing Plan targets

Areas of Opportunity



ACCESS to:

- High employment growth area
- Licensed childcare facilities
- SNAP store locations
- UTA stop with recent ridership
- Public County Wi-Fi access
- Public school K-12

<https://www.arcgis.com/home/webmap/viewer.html?webmap=3a21745de5254e4e9d7787d2e5450fb6&extent=-111.9935,40.6096,-111.8275,40.7112>

Federal Funds

Community Dev.
Block Grants
\$2.9M

Emergency Solution
Grants
\$250K

Social Services
Block Grants
\$500K

HUD COVID
Grants (HUD-CV)
\$10.6M

Emergency Rental
Assistance Program
\$68M

SLCo Housing Trust Fund

\$20M capitalization with ARPA funds (proposed)

Investment Focus Areas (partial list)

- Expiring LIHTC properties (income restrictions for 29% of LIHTC units will expire in the next 8 years)
- Rehabilitating and Deed Restricting naturally occurring affordable units
- Support new LIHTC projects developing in identified Areas of Opportunity

Intended Outcomes (partial list)

- >60% of units will be within 1/2-mile of community support/opportunities
- >10% of homeownership opportunities will be dedicated to essential professionals
- Effectively leverage other County program funds (e.g., HUD, HHS, Treasury and Medicaid/Behavioral Health)
- Utilize County-owned real estate when possible

Statewide Housing Plan

- What can State Government do to Increase Affordability?
 - Jenny Schuetz, Senior Fellow at Brookings Metro Future of the Middle-Class Initiative



How can state governments support healthier housing markets?

Jenny Schuetz

Utah Commission on Housing Affordability

January 7 2022



Brookings Institution
Metropolitan Policy Program

jschuetz@brookings.edu



@jenny_schuetz



	YoY
1 Boise City, ID	41.1%
2 Austin-Round Rock-Georgetown, TX	35.1%
3 Salt Lake City, UT	26.2%
4 Cape Coral-Fort Myers, FL	25.5%
5 Stockton, CA	24.6%
6 Phoenix-Mesa-Chandler, AZ	24.0%
7 Oakland-Berkeley-Livermore, CA	23.9%
8 Riverside-San Bernardino-Ontario, CA	23.5%
9 Allentown-Bethlehem-Easton, PA-NJ	23.4%
10 New Haven-Milford, CT	23.3%
11 Tacoma-Lakewood, WA	22.9%
12 Camden, NJ	22.8%
13 Knoxville, TN	22.6%
14 Sacramento-Roseville-Folsom, CA	22.1%
15 Bridgeport-Stamford-Norwalk, CT	22.0%

<https://www.fhfa.gov/DataTools/Tools/Pages/FHFA-HPI-Top-100-Metro-Area-Rankings.aspx>

Housing Choice brings the biggest changes to Massachusetts zoning laws in decades

It was one of Gov. Baker's biggest legislative priorities, and one of his biggest victories

By [Jon Chesto](#) Globe Staff, Updated February 8, 2021, 7:20 p.m.



CITYLAB

CityLab Daily: Inside the Virginia Bill to Allow Denser Housing

OREGON JUST VOTED TO LEGALIZE DUPLEXES ON ALMOST EVERY CITY LOT

The bill, which would also legalize fourplexes and cottage clusters in larger cities, cleared both House and Senate with wide, bipartisan majorities.

OPINION

North Carolina's SB 349 is the most ambitious state zoning reform yet



State housing policy

States can improve housing outcomes

- Housing affordability is becoming more politically salient across wide swath of cities & states
- Inadequate production & high costs create state & regional harms
 - Impede regional labor markets
 - Limit economic mobility & opportunity
 - Reinforce economic & racial segregation
 - Environmental impacts
- State governments are pushing back against overly restrictive local government rules
- How can state govts improve housing outcomes?



Framework for state housing policy

- This paper creates a framework to guide state policymakers
 - Four broad goals for statewide policy
 - Review toolkit of available state-level policies
 - Compare approaches in CA, MA, OR, UT, and VA
- States start from widely varying baselines
 - Housing market conditions & needs
 - Current laws & institutional capacity
 - Current policies reflect unique state histories, legal challenges, political environment
- There isn't one template that works for all states.



Current state policy goals & roles vary

State govt roles	CA	MA	OR	UT	VA
Assess housing market conditions					
Data collection/analysis	Yes	Yes	Yes	No	Occasional
Support well-functioning markets					
Housing production targets	Yes	Yes	No	No	No
Direct role in land use planning	Yes	No	Yes	No	No
Pre-empt local policies/practices	Yes	Yes	Yes	No	Yes
Zoning override mechanism	No	Yes	No	No	No
Financial support for low-income households					
Homeowner or rental subsidies	Yes	Yes	Yes	Yes	Yes
Reduce climate harms & conserve resources					
	Yes	Yes	Yes	n/a	n/a

Four state housing policy goals

- 1) Assess statewide housing conditions & needs
- 2) Encourage housing production in places with strong demand
- 3) Provide financial support to low-income households
- 4) Reduce climate risk

Focus on measurable housing outcomes, rather than narrow rules or policy inputs



Goal 1: Assess housing conditions

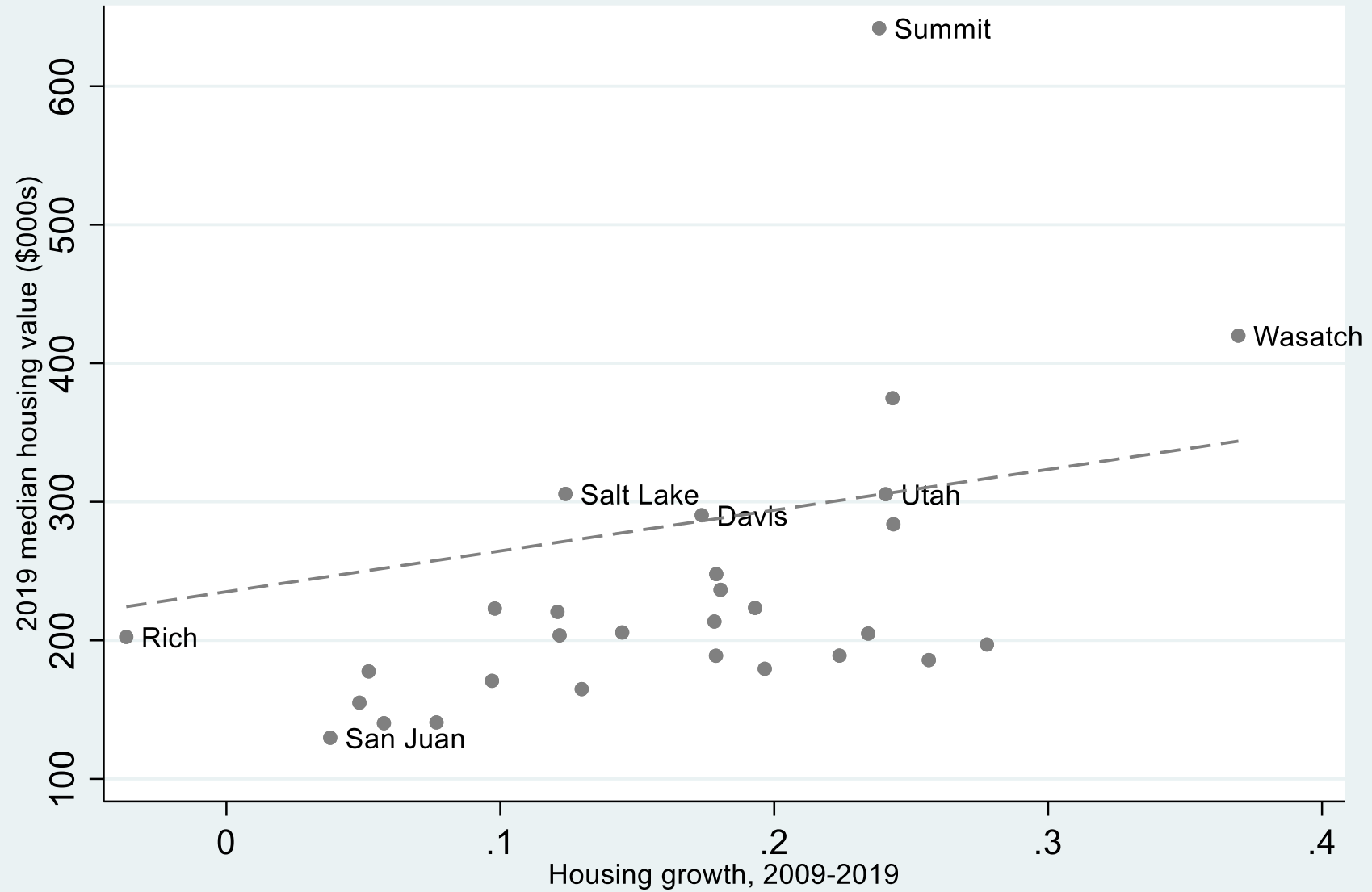
Housing characteristic	California	Massachusetts	Oregon	Utah	Virginia
Population growth, 2009-2019	0.08	0.05	0.10	0.16	0.10
Median home value-to-income	7.00	4.78	4.85	3.94	3.92
Housing built pre-1940 (%)	8.9	33.1	11.0	6.9	6.8

Source: NHGIS American Community Survey 5-year estimates.

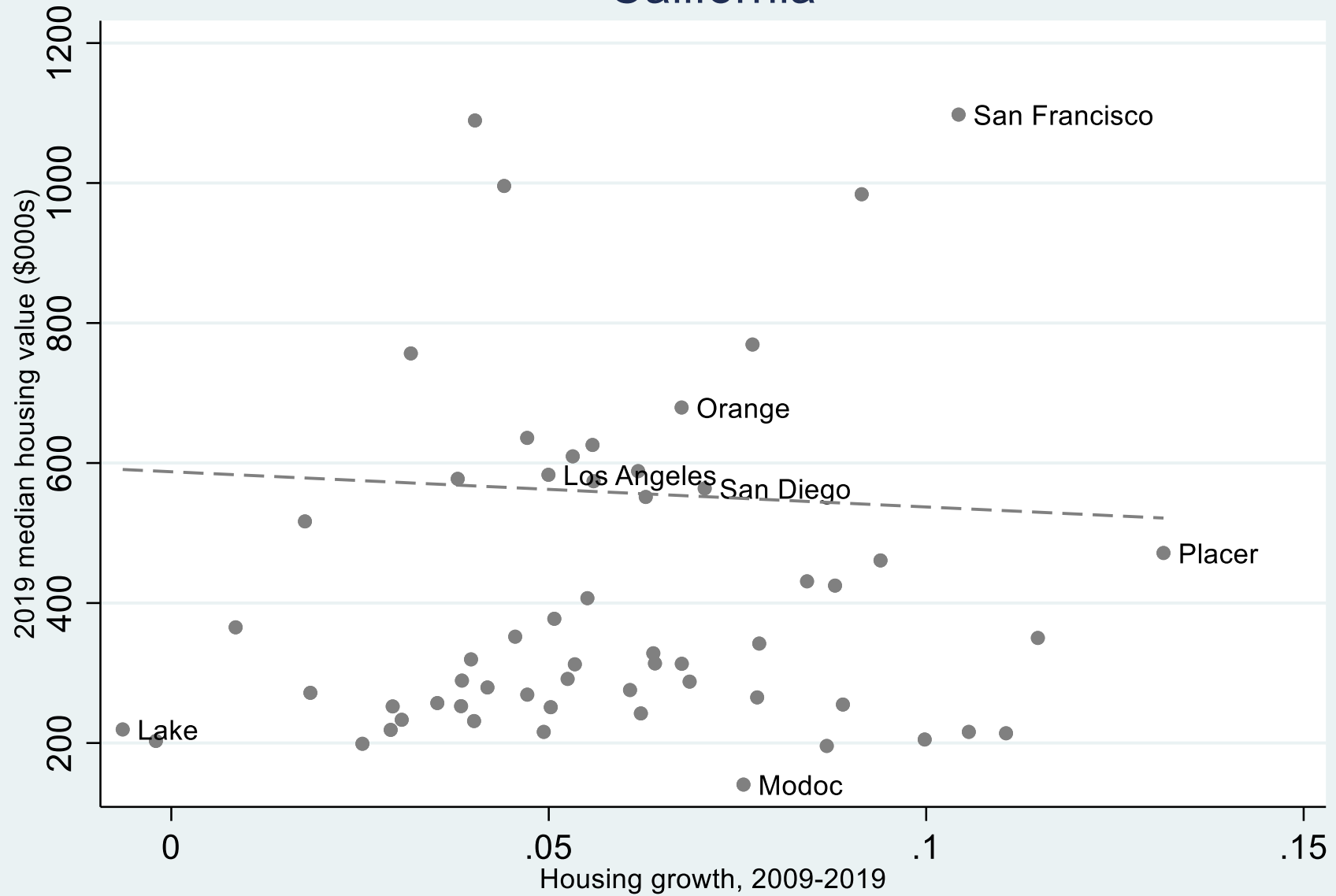
Goal 2: Encourage housing production in places with strong demand



Utah



California



Goal 2: Encourage housing production in places with strong demand

- How can states incentivize local govts to allow more development?
 - Financial carrots and/or sticks tied to housing production
 - Oversight of local land use planning
 - Create “builders’ remedy” to override local zoning
 - State preemption of specific zoning rules
- Policy design considerations:
 - Target specific localities vs apply broadly statewide
 - Legal or fiscal mechanisms to enforce compliance
 - Which zoning rules are binding constraints in which places?



Goal 3: Subsidies for low-income households

- Poorest 20% of households cannot afford market-rate housing without subsidies
 - Household-based rental assistance
 - Supply-side rental assistance
 - Operating costs for existing homeowners
 - Downpayment assistance for first-time homebuyers
- Policy design issues:
 - Scale of subsidies relative to demand
 - Administrative burdens for applicants
 - Complexity of overseeing multiple programs



Goal 4: Reduce climate risks

- State environmental protection laws should:
 - Discourage development in risky and/or sensitive locations (e.g. flood- and fire-prone areas)
 - Encourage climate-friendly homes (energy efficient materials, structures, & locations)
 - Not unduly restrict overall housing stock relative to population & job growth
- In practice, many states struggle to balance these goals.



Conclusion & recommendations

- States start from varying baselines, both market conditions and existing policies
 - UT has some advantages in starting with fewer complicated statewide regulations
 - May need to build capacity (staff & data) within state agencies
- General guidance for state policymakers
 - Do your homework
 - Experiment, evaluate, & tweak
 - Complex policies cost more to administer
 - Think hard about unintended consequences



Comments & Questions

- dblaes@slco.org
- jschuetz@brookings.edu

