



**WORKFORCE
SERVICES**
HOUSING & COMMUNITY
DEVELOPMENT

Commission on Housing Affordability

12/13/2021
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2022 Topics

Accessory Dwelling Units (ADUs)

- Prohibit impact fees for construction of Internal ADU.
- Prohibit municipalities/counties from requiring business license from owner of ADU (internal Or external/detached unless owner operates four or more ADUs within owner's property).
- Prohibit municipalities/counties from establishing restrictions or requirements for Internal ADU constructed before May 5, 2021 (the date when HB 82 took effect) – in other words, exempting Internal ADUs created before HB 82 from regulation under Sections 10-9a-530 or 17-27a-526.

2022 Topics

Housing and Community Development Division (HCDD)

- Modify membership of Olene Walker Housing Loan Fund Board to add two members (total of 13).
- Establish “Rural Housing Fund” for projects in rural areas.
- Include one-time appropriation of \$100,000 for funding of MIHP tracking system with database of all affordable housing units in the state.

2022 Topics

Transit-Oriented Development (TOD)

- Prohibit Public Transit District from participating/assisting in TOD unless a minimum of 20% of proposed housing units within TOD are dedicated to affordable housing, of which at least 10% of the total units dedicated to households at 50% AMI and at least 10% of the total units dedicated to households at 80% AMI.

2022 Topics

Point of the Mountain State Land Development

- For development of Point of the Mountain State Land, require minimum of 20% of proposed housing units within the development be dedicated to affordable housing, of which at least 10% of the total units dedicated to households at 50% AMI and at least 10% of the total units dedicated to households at 80% AMI.

2022 Topics

Moderate Income Housing Plan (MIHP)

MIHP Plan Requirements

- Starting Dec. 31, 2022, require municipalities/counties to include comprehensive map of all land use categories/zones within boundaries, to be updated at least every 5 years.
- Modify list of strategies for municipalities/counties to implement with respect to MIHP to give more force to implementation. Report on progress regarding implementation of strategies.

2022 Topics

Moderate Income Housing Plan (MIHP)

MIHP Plan Requirements Cont.

- Starting Dec. 31, 2022, require municipalities/counties to adopt Implementation Element for MIHP, with specific implementation measures reflective of local needs and clear implementation schedule for each strategy implemented.

2022 Topics

MIHP Report Requirements

- Clarify purpose of report.
- Modify requirements for format/content of report to make report focused more on implementation actions/progress.
- Require municipalities/counties to send report only to DWS. DWS then required to post the report on DWS's website and forward the report to GOPB, GOEO, DOT, and the local association of governments (no later than Dec. 31 of each year).

2022 Topics

MIHP Report Requirements Cont.

- Require HCDD to review report to check for compliance.
- Add “penalty” stating that municipality/county is ineligible for funding from certain funds/programs if municipality/county fails to adopt MIHP or implement strategies/requirements of MIHP (as determined by HCDD review).
- Add “incentive” stating that municipality/county has priority for funding from Transportation Investment Fund, Transit Transportation Investment Fund, ARPA, and GOEO programs if municipality/county implements an additional two strategies in addition to the basic MIHP requirements.

Discussion