

COMMISSION ON HOUSING AFFORDABILITY-Sub-Group
Deeply Affordable Housing Policy Suggestions Urban
July 12, 2022

GOAL-Maximize access to housing opportunities for all AMI groups defined within Deeply Affordable Housing which includes, Less than 30% AMI; 31-50% Deeply Affordable Housing; and 51-80% Missing Middle Low Income Housing. Our goal is to also create policies that incentivize access to all types of housing programs along the Wasatch Front and to balance all communities to establish/maintain and identify strategic locations. This includes on-going funding strategies as well as working with communities to identify, develop and/or rehabilitate all different housing unit types for those at most risk of housing uncertainty. Increase funding for the Missing Middle low- income group including but not limited to teachers, first responders, municipal workers, service workers.

PROGRAMS & POLICIES INCLUDING INCREASED FUNDING REQUESTS

Create and establish ongoing funding for Housing Opportunity Grants. LIHTC can be used to build certain levels of affordability, and the housing opportunity grants would provide a portion of the rent flow to lower the AMI level to 30% or below. Determine population focus. Identify metrics and measurables.

Seek approximately \$15 Million ongoing for a minimum of 15 years, creating approximately 1,000 vouchers.
Wayne Niederhauser can further define the process of creating a proposal and working with GOPB.

Establish ongoing funding source for deeply affordable housing developments and/or preservation of existing units or housing stabilization grants (item #1). Potentially look at creating state level service that could provide technical assistance for project development. Possible funding sources include:

Unclaimed property funds

Unused ARPA funds (one time only funding source)

Vacant property fee

Short term rental tax

Other methods of secured revenue

TIF Housing set aside

Medicaid funding (1115 waiver). Explore all uses and opportunities where Medicaid funding could be used to complement other housing stabilization programs or projects.

Transition the \$55 Million grants from OHS into an ongoing fund (established 2022)

Create a grant / low interest loan program for homeowners to build external ADUs. Grant / low interest loan would be dependent upon the ADU being rented out to individuals below a defined income threshold (50% or lower). Similar to California's SB9; cities shall enact an expedited process for permit review with standard fee structure in place for ADU developments. Enforcement and other oversight mechanisms would need to be determined.

5. Dedicate ongoing funding to the statewide education/access process to increase outreach for all sub-group types of housing:
 - a. Less than 30% AMI, Unhoused and Extremely at risk
 - b. 31-50% AMI, Deeply Affordable Housing
 - c. 51-80% AMI, Moderate Missing Low-Income Housing

PROGRAMS & POLICIES WITH FUNDING REQUESTING-BOTH ONE-TIME AND ON-GOING

Expand State Housing Tax Credits

David Damschen to convene a working group of experts and research possibilities-Fall 2022

Strategize with Point of the Mountain for mixed income housing units with the Point of the Mountain Development

Incentivize "Deeply Affordable & Moderate Missing Low-Income Housing" within HTRZ's within the review process

Increase density strategically for "Deeply Affordable Housing & Moderate Missing Low Income Housing" adjacent to transit stops.

Work with local governments to site identify all three Low Income designations- "Unhoused and at risk, Deeply Affordable Housing and Moderate Missing Low Income Housing".

Work with local communities to zone their MIH to support/retain "Deeply Affordable and Moderate Missing Housing".

Address zoning guidelines to encourage micro units within already identified MIH areas as required by statute.

Strengthen eviction protections, including modifying the 3 day pay or vacate statute (may be discussed in the Judkins / Bennion working group)

Seek education solutions that reach out to these groups to help them navigate housing within the Deeply Affordable Low-Income spectrum.

Increase funding to OWHLF to accelerate housing starts and housing rehabilitation throughout the state. \$7 Million/year on-going.

Other working groups or committees to be aware of, and potentially coordinate with:

Judkins/ Bennion Utah Bar Foundation Working Group: Small claims and debt collection including evictions (staffed by the Judiciary Interim Committee)
Unified Economic Opportunity Commission: Other working subgroups besides CHA
Land Use Task Force
Political Subdivisions Interim Committee
Utah Homelessness Council