



The **POINT**

Presentation to:

The Commission on Housing Affordability

12/27/2022

Overview

- Utah's Housing Challenge
- The Point's Role
 - POMSLA Statutory Requirement (H.B. 372 & 462)
 - Consult w/ Unified Economic Opportunity Commission
 - Board Direction
- The Point's Proposal
 - Housing by Design
 - Development Partner's Commitment
 - The Point Housing Trust Fund

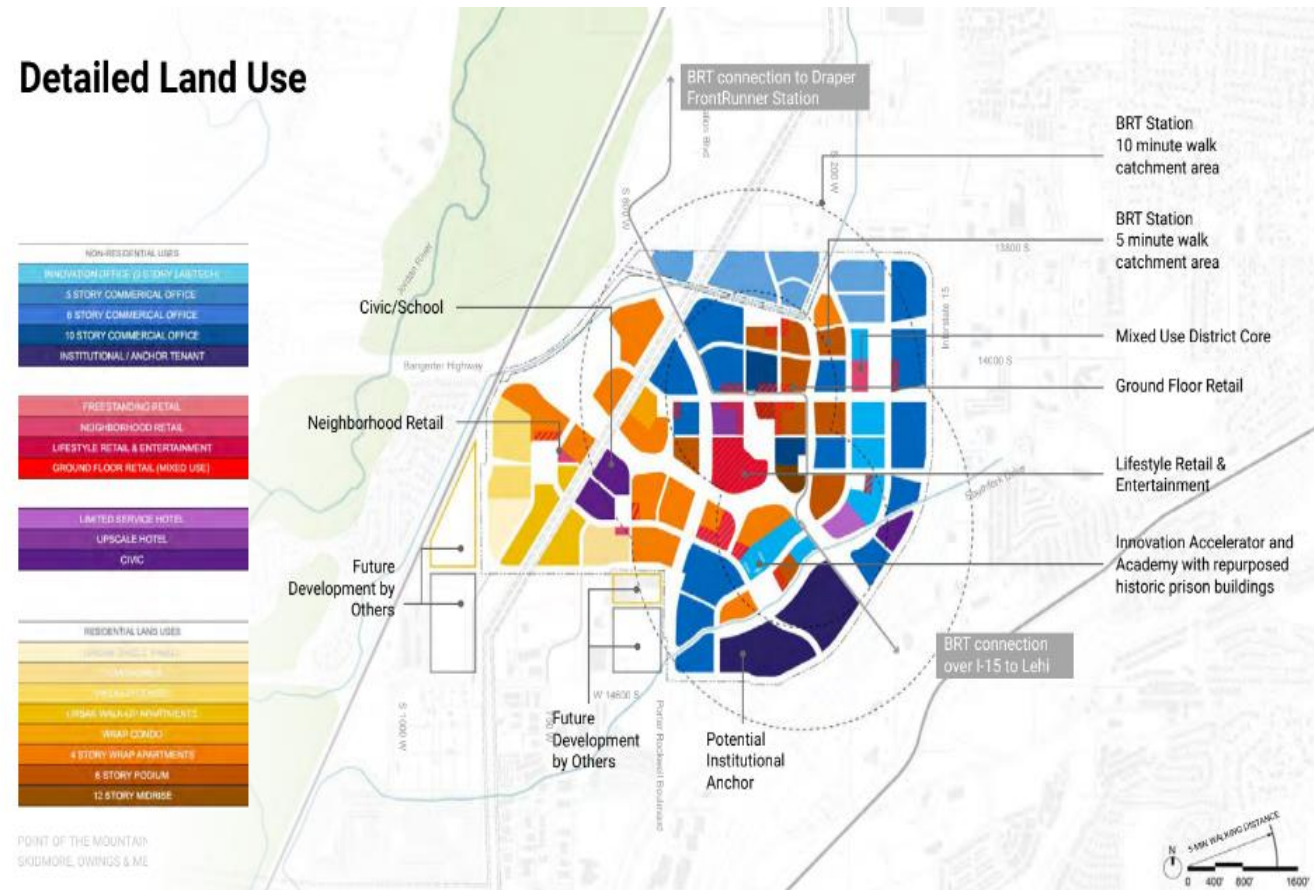


“All of us have heard our leaders and know that Utah faces an affordability challenge... it is a state-wide issue right now... we are sensitive to that and want to do our part.”

– Rep. Lowry Snow, POMSLA Board Co-Chair

Housing by Design at The Point

- 9,000+ Housing Units Planned
- One Car Community Vision
- Design Standards
- Emphasis on Density
- Inclusionary Zoning
- A Priority in Partner RFP
- Consulted UEOC, UHC, DWS



Development Partner Commitment



PHASE I OVERVIEW

12.5%

Affordable Units

3,381

Residential Units

UNIT BREAKDOWN

2,958

Market Units

423

Affordable Units





Household Income Generated by On-Site Employment

RCLCO

<30% AMI

0.5%

30-60% AMI

2.9%

60-80% AMI

6.3%

80-120% AMI

15.2%

>120% AMI

75.2%

TOTAL HOUSEHOLDS <80% AMI

10%

The number of households **working on-site & earning below 80% AMI** ranges from

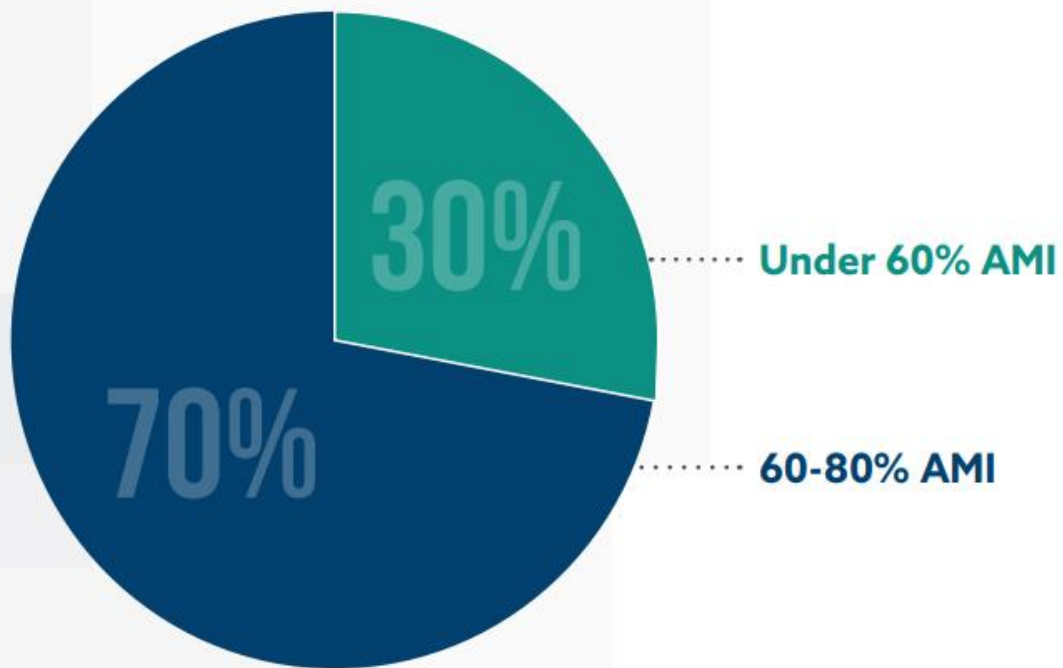
10-16%

Most of the **workforce housing need** will be households between

60-80% AMI

SPECTRUM OF HOUSING AFFORDABILITY

12.5% of all units will be for those earning less than 80% AMI



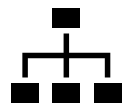
Our ultimate goal is to
provide a minimum of
15%



The Point Housing Trust Fund



Housing Support Use Cases



Conceptual Fund Model



Funding Vehicles

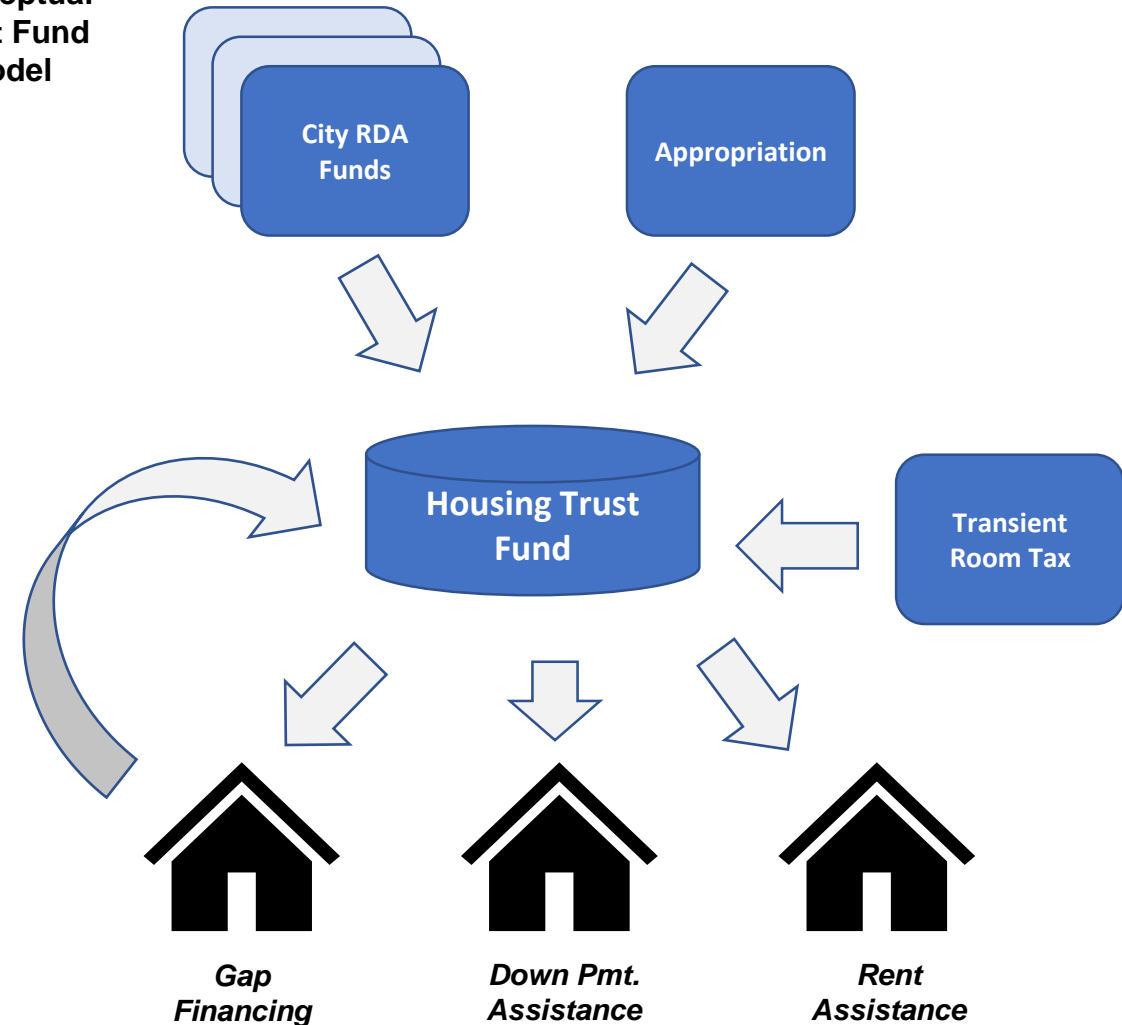


Neighbor Partnerships



Operations

Conceptual
Trust Fund
Model





THANK YOU