



THE UNIVERSITY OF UTAH

Kem C. Gardner

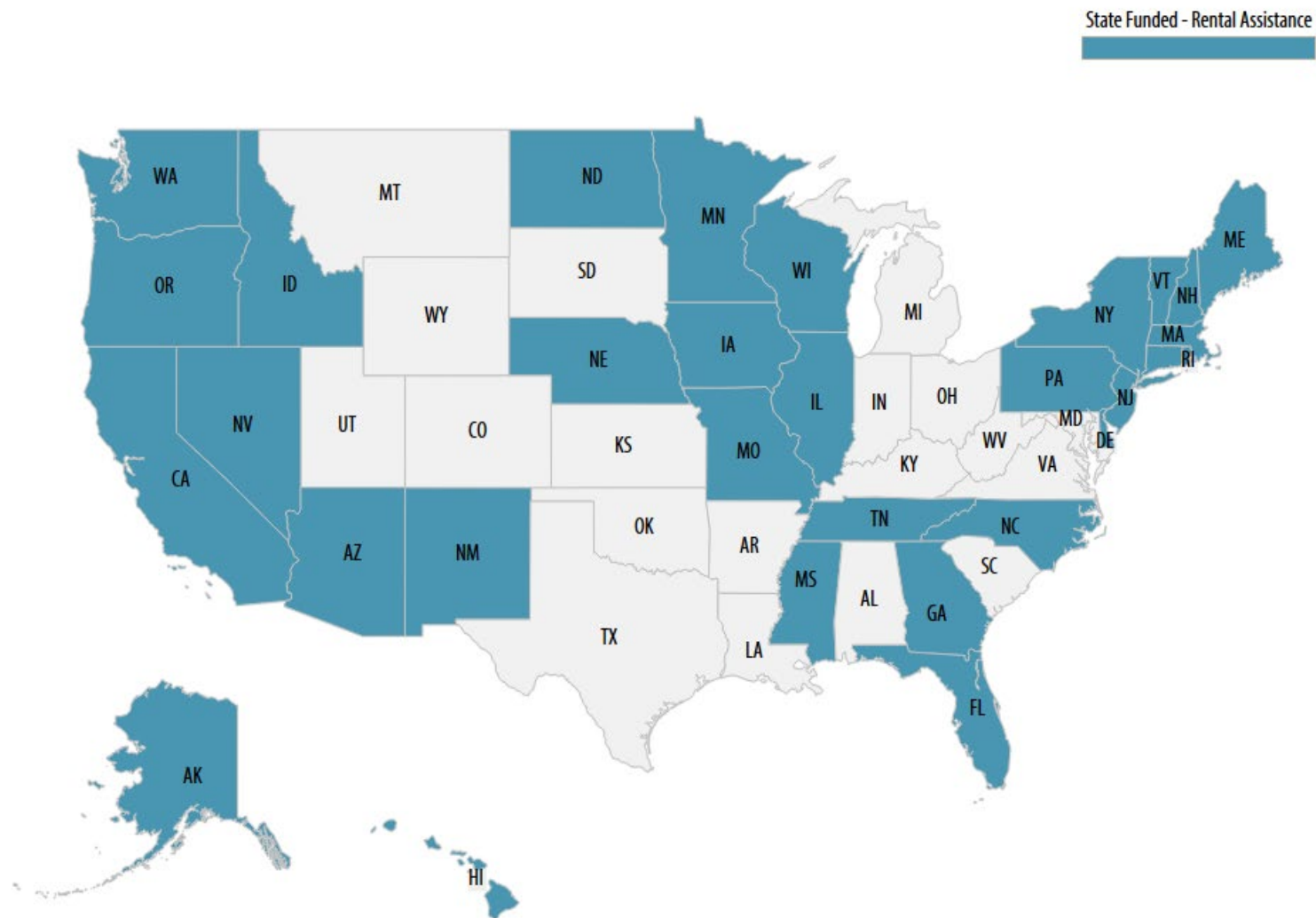
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INFORMED DECISIONS™

Comparison of State-Funded Housing Programs

- Rental Assistance
- State Housing Trust
- State Tax Credits
- Eviction

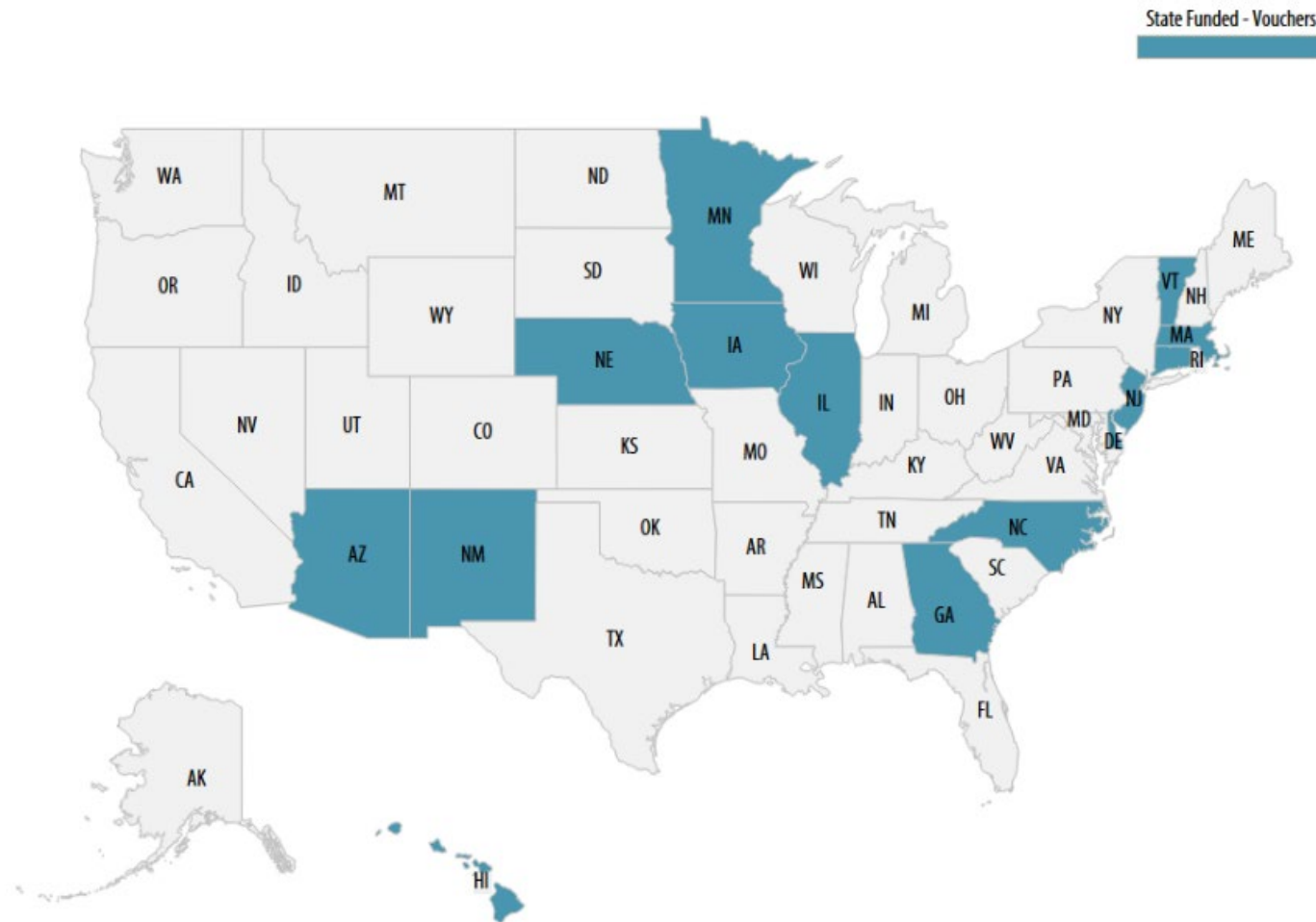
States With Rental Assistance Programs Fully-Funded by the State



Source: National Low Income Housing

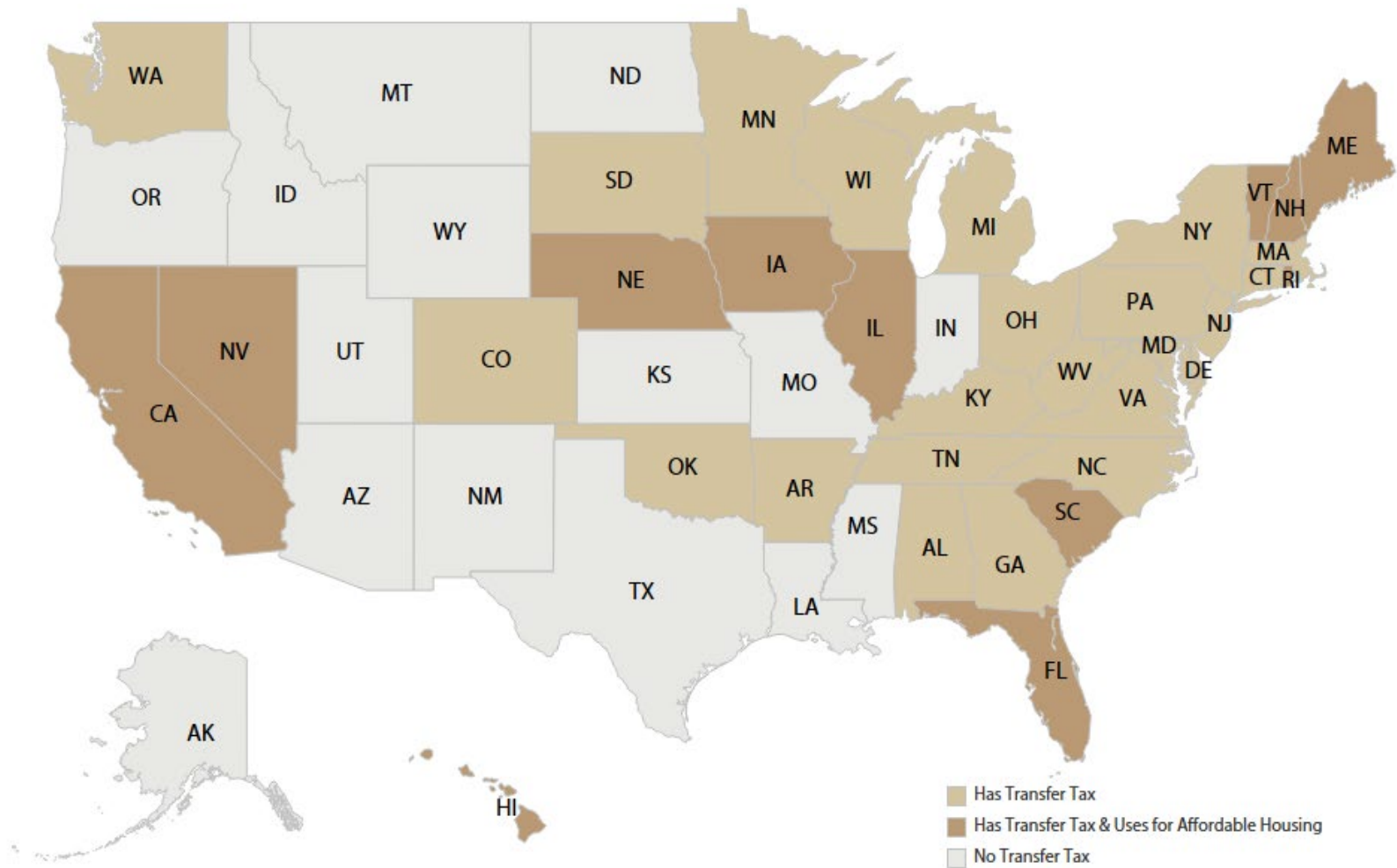
State with Voucher Programs

14 states

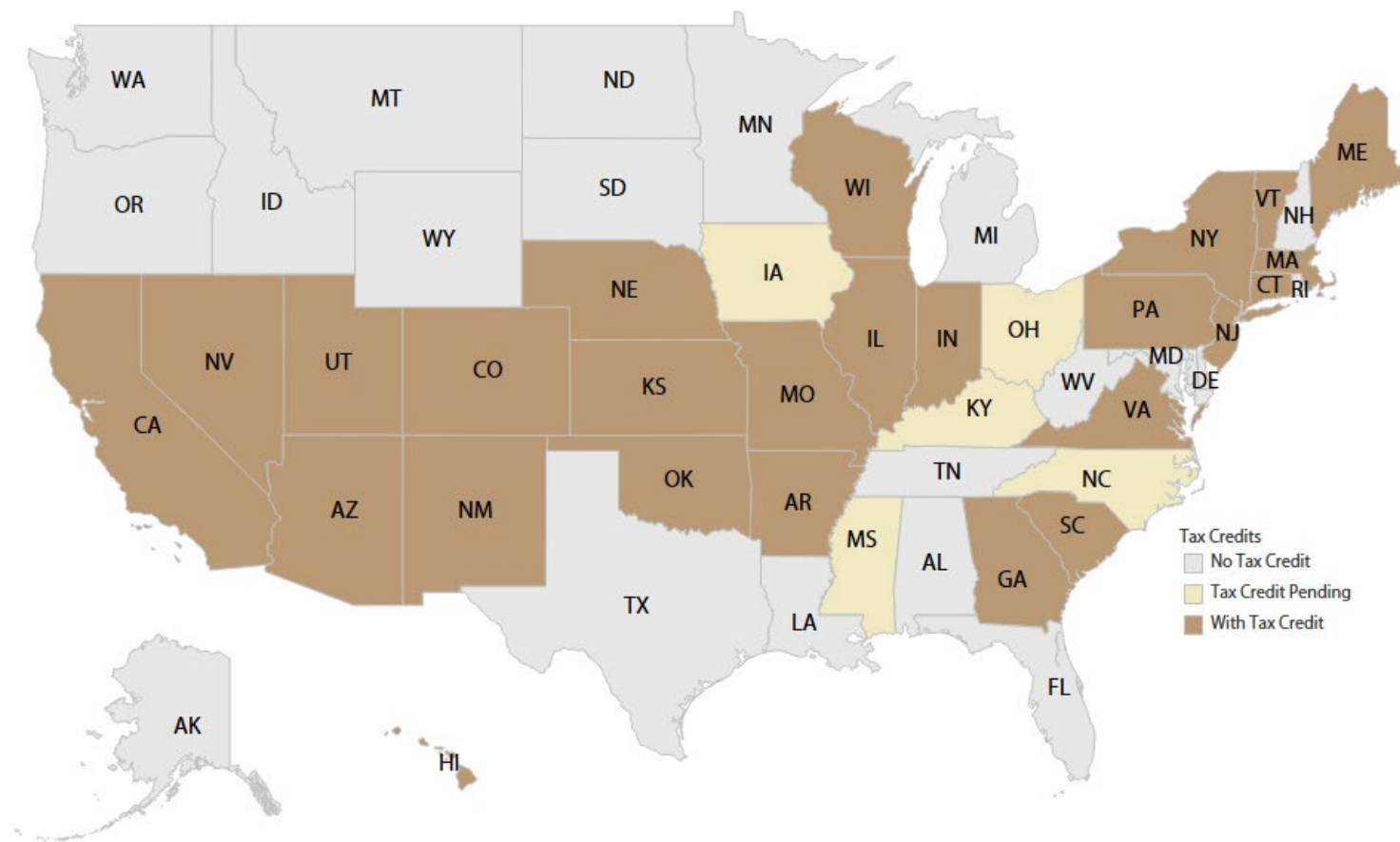


Source: National Low Income Housing Coalition.

Source of Funding for Housing Trusts Real Estate Transfer Tax, 2020



States with State Tax Credits, 2022



Source: Novogradac.

Eviction

- Eviction Filings
 - 2.2% of renters, about 6,600 annually
- Eviction Judgment
 - 1.0% of renters, about 3,000 annually
- Notified within 3 days must pay or vacate. No response eviction filed. Tenant must pay treble damages if does not file an answer.
- Eviction as an indicator of housing instability
 - Utah ranks 38th in eviction rate.

Observations

- “Housing affordability is a policy issue, affordable housing is an income issue.”
- Can’t build our way out of the affordable housing crisis for the very low and extremely low-income renter.
- Supply focused programs can’t reach enough of these renters. Consequently, many states have added demand-focused programs that provide direct assistance to renters.