



# PROVO MUNICIPAL COUNCIL

## Redevelopment Agency of Provo

### Work Meeting

1:30 PM, Tuesday, June 06, 2023

Council Chambers (Room 100)

Hybrid meeting: 445 W. Center Street, Provo, UT 84601 or

<https://www.youtube.com/provocitycouncil>

The in-person meeting will be held in the **Council Chambers**. **The meeting will be available to the public for live broadcast and on-demand viewing on YouTube and Facebook at: [youtube.com/provocitycouncil](https://www.youtube.com/provocitycouncil) and [facebook.com/provocouncil](https://www.facebook.com/provocouncil).** If one platform is unavailable, please try the other. If you do not have access to the Internet, you can join via telephone following the instructions below.

**To listen to the meeting by phone: June 06 Work Meeting: Dial 346-248-7799. Enter Meeting ID 826 6401 7648 and press #. When asked for a participant ID, press #.**

### Agenda

#### Roll Call

#### Prayer

### Business

1. A discussion on an ordinance amending Provo City Code regarding location of boats, recreational vehicles, and trailers, Section 14.34.060. Citywide Application. PLOTA20230034
2. A discussion on an ordinance amending Provo City Code regarding downtown parking in Sections 14.21A.150 and 14.21B.140 PLOTA20230094
3. A presentation regarding efforts addressing homelessness in Provo City - Mountainland Continuum of Care (23-018)
4. A presentation regarding the LTAP Concrete Report. (23-047)
5. A presentation Fiscal Year 2023 Year End Cleanup Appropriations. (23-008)
6. A discussion regarding the adoption of the 2023-2024 Annual Action Plan. (23-027)
7. A discussion on an ordinance amending city code regarding apartment building signage requirements. (23-048)
8. A discussion regarding property tax (23-008)
9. A discussion regarding housing affordability strategies. (23-043)

## Redevelopment Agency Governing Board

10. A discussion regarding RDA strategy (23-045)

### Closed Meeting

The Municipal Council or the Governing Board of the Redevelopment Agency will consider a motion to close the meeting for the purposes of holding a strategy session to discuss pending or reasonably imminent litigation, and/or to discuss the purchase, sale, exchange, or lease of real property, and/or the character, professional competence, or physical or mental health of an individual in conformance with 52-4-204 and 52-4-205 et. seq., Utah Code.

### Adjournment

If you have a comment regarding items on the agenda, please contact Councilors at [council@provo.org](mailto:council@provo.org) or using their contact information listed at: [provo.org/government/city-council/meet-the-council](http://provo.org/government/city-council/meet-the-council)

Materials and Agenda: [agendas.provo.org](http://agendas.provo.org)

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To send comments to the Council or weigh in on current issues, visit [OpenCityHall.provo.org](http://OpenCityHall.provo.org).

The next Budget Work Meeting will be held on Tuesday, June 13, 2023. The meeting will be held in the Council Chambers, 445 W. Center Street, Provo, UT 84601 with an online broadcast. Work Meetings generally begin between 12 and 4 PM. Council Meetings begin at 5:30 PM. The start time for additional meetings may vary. All meeting start times are noticed at least 24 hours prior to the meeting.

### Notice of Compliance with the Americans with Disabilities Act (ADA)

In compliance with the ADA, individuals needing special accommodations (including auxiliary communicative aids and services) during this meeting are invited to notify the Provo Council Office at 445 W. Center, Provo, Utah 84601, phone: (801) 852-6120 or email [evanderwerken@provo.org](mailto:evanderwerken@provo.org) at least three working days prior to the meeting. Council meetings are broadcast live and available for on demand viewing at [youtube.com/ProvoCityCouncil](https://youtube.com/ProvoCityCouncil).

### Notice of Telephonic Communications

One or more Council members may participate by telephone or Internet communication in this meeting. Telephone or Internet communications will be amplified as needed so all Council members and others attending the meeting will be able to hear the person(s) participating electronically as well as those participating in person. The meeting will be conducted using the same procedures applicable to regular Municipal Council meetings.

### Notice of Compliance with Public Noticing Regulations

This meeting was noticed in compliance with Utah Code 52-4-207(4), which supersedes some requirements listed in Utah Code 52-4-202 and Provo City Code 14.02.010. Agendas and minutes are accessible through the Provo City website at [agendas.provo.org](http://agendas.provo.org). Council meeting agendas are available through the Utah Public Meeting Notice website at [utah.gov/pmn](http://utah.gov/pmn), which also offers email subscriptions to notices.

# PROVO MUNICIPAL COUNCIL STAFF REPORT



**Submitter:** SWILMOTH  
**Department:** Development Services  
**Requested Meeting Date:** 05-02-2023

**SUBJECT:** A discussion on an ordinance amending Provo City Code regarding location of boats, recreational vehicles, and trailers, Section 14.34.060. Citywide Application. PLOTA20230034

**RECOMMENDATION:** To be heard at the May 2, 2023 Work & Council Meeting. Please see supporting documents.

**BACKGROUND:** Section 14.34.060 of the Provo City Code currently regulates the location of boats, boat trailers and travel trailers in residential zones of Provo City. Development Services Department wishes to amend the text of this section to clarify the wording as well as include Trailers, along with a definition of Trailers in section 14.06.020. It is believed that this will allow for a more equitable enforcement of trailers in general throughout Provo City Residential Zones.

**FISCAL IMPACT:**

**PRESENTER'S NAME:** Abinadi Borja (801) 852-6421 aborja@provo.org

**REQUESTED DURATION OF PRESENTATION:** 10 minutes

**COMPATIBILITY WITH GENERAL PLAN POLICIES, GOALS, AND OBJECTIVES:**

**CITYVIEW OR ISSUE FILE NUMBER:** PLOTA20230034

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ORDINANCE 2023-.

AN ORDINANCE AMENDING PROVO CITY CODE REGARDING LOCATION OF BOATS, RECREATIONAL VEHICLES, AND TRAILERS, SECTION 14.34.060. CITYWIDE APPLICATION. (PLOT20230034)

WHEREAS, it is proposed that Provo City Code Section 14.34.060 be amended; and

WHEREAS, on April 12<sup>th</sup>, May 10<sup>th</sup>, and May 24<sup>th</sup> 2023, the Planning Commission held duly noticed public hearings to consider the proposed amendment, and after such meetings, the Planning Commission recommended approval by a vote of 6-0; and

WHEREAS, on June 20<sup>th</sup>, 2023, the Municipal Council met to ascertain the facts regarding this matter and receive public comment, which facts and comments are found in the public record of the Council's consideration; and

WHEREAS, after considering the Planning Commission's recommendation and facts and comments presented to the Municipal Council, the Council finds (i) Provo City Code should be amended as described herein and (ii) the proposed amendment reasonably furthers the health, safety, and general welfare of the citizens of Provo City.

NOW, THEREFORE, be it ordained by the Municipal Council of Provo City, Utah, as follows:

PART I:

Provo City Code Section 14.34.060 is hereby amended as set forth in Exhibit A.

PART II:

- A. If a provision of this ordinance conflicts with a provision of a previously adopted ordinance, this ordinance shall prevail.
- B. This ordinance and its various sections, clauses and paragraphs are hereby declared to be severable. If any part, sentence, clause, or phrase is adjudged to be unconstitutional or invalid, the remainder of the ordinance shall not be affected thereby.
- C. The Municipal Council hereby directs that the official copy of the Provo City Code be updated to reflect the provisions enacted by this ordinance.
- D. This ordinance shall take effect immediately after it has been posted or published in accordance with Utah Code Section 10-3-711, presented to the Mayor in accordance with Utah Code Section 10-3b-204, and recorded in accordance with Utah Code Section 10-3-713.

47 END OF ORDINANCE.

## Exhibit A

### **14.34.060 ~~Location of Boats, Recreational Vehicles, and Boat Trailers, and Travel Trailers.~~**

(1) In any zone, boats, recreational vehicles, ~~boat or trailers, or travel trailers,~~ may not be placed, kept, or maintained within ~~the front yard areas of any residential (R) zones, except that such boats or trailers may be located anywhere on the lot, except in a~~ the clear vision area zone of a corner lot as defined in Section 14.34.100, Provo City Code ~~for a temporary period not to exceed twenty-four (24) hours for loading and unloading purposes, or for temporary storage not to exceed seven (7) days, provided the item if such facility is owned or rented by a bona fide guest of the occupants of the premises.~~ In any residential (R) zone, boats, recreational vehicles, or trailers may be kept within the front or street side yards provided each:

- (a) Be kept on the driveway or paved area. For the purposes of this section, a paved area includes: asphalt, concrete, pavers, gravel stabilized with a stabilizer grid, grasscrete, or other similar material approved by the Development Services Director;
- (b) Any portion of a boat, recreation vehicle, or trailer over three (3) feet in height must be set back a minimum of twelve (12) and one-half (1/2) feet from the inside edge of the sidewalk or property line, if there is no sidewalk; and
- (c) Does not encroach into any public right-of-way.

(2) Any boat, recreational vehicle, or trailer may be parked on the side or rear yards.

(3) A recreational vehicle may be occupied on a temporary basis while located on a lot in any residential (R) zone provided that:

(a) The recreational vehicle must be parked off the street and in compliance with subsection (1) and (2) above;

(b) Occupancy of the recreational vehicle must be limited to not more than seven (7) consecutive days and not more than a total of thirty (30) days in any calendar year; and

(d) Any sewage (black water) waste must be discharged at a dump station.

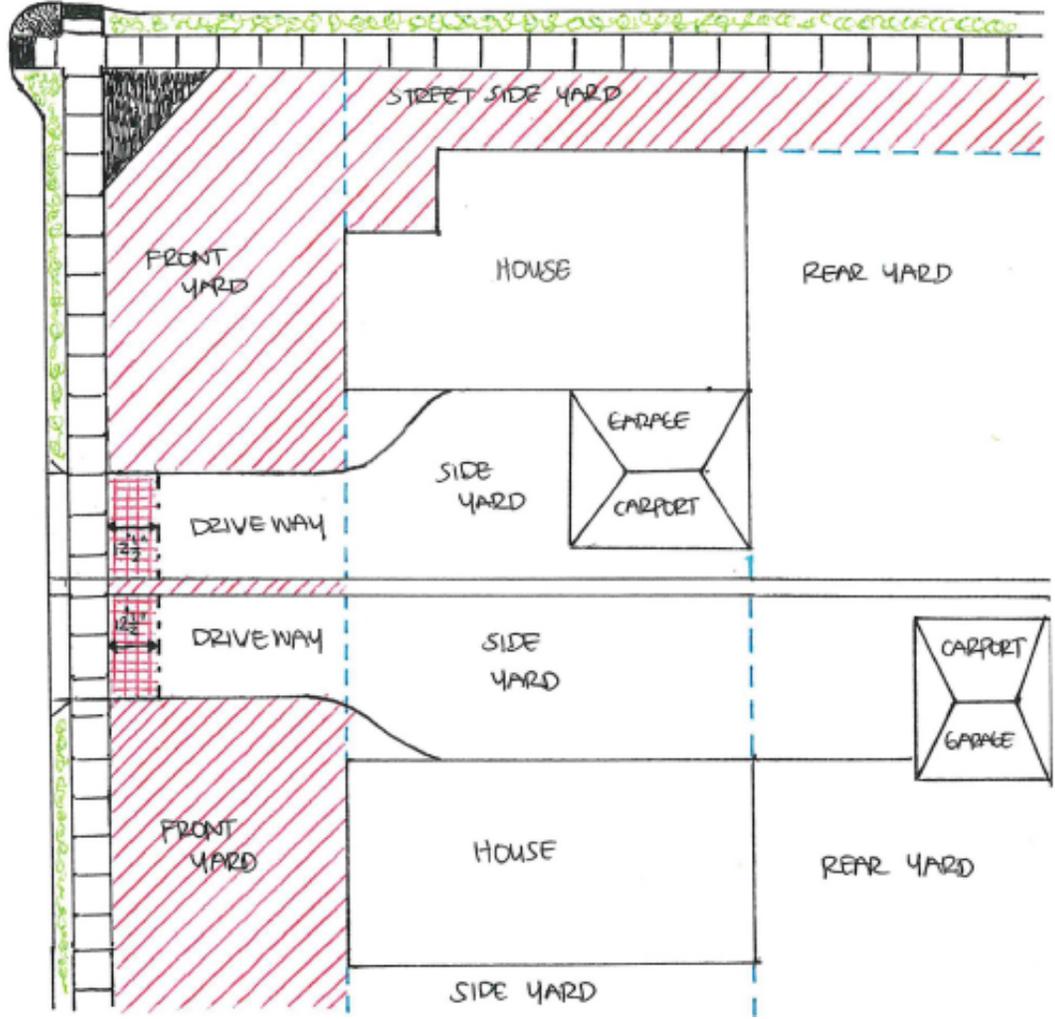
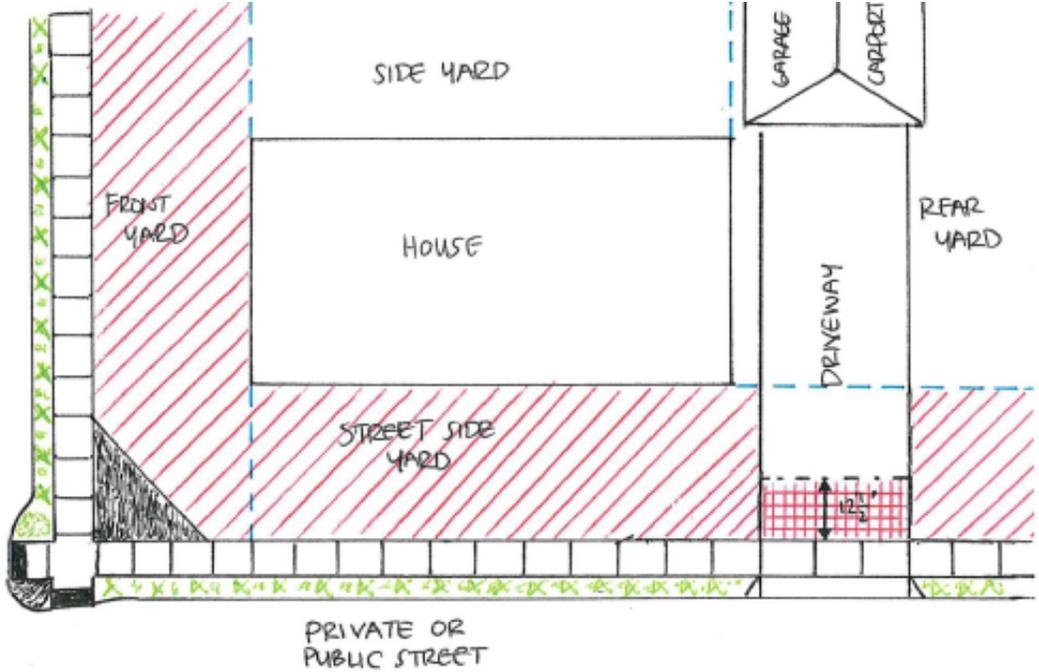
(4) For the convenience of users of this section, certain terms are illustrated below. If any conflict arises between an illustration and a definition, the definition shall apply.

**Figure 14.34.060 Restricted Parking Locations for Boats, Recreational Vehicles, and Trailers**

/// = NO TRAILER PARKING  
 ## = NO TRAILER PARKING OVER 3 FT

- - - = YARD DIVISIONS  
 - . - . = TRAILER SET BACK ON DRIVEWAY

= CLEAR VISION CONTROLLED AREA  
 X X X X = SIDE WAYS



## 14.06.020 Definitions

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**“Block Face”** means all property fronting upon one (1) side of a street between intersecting and intercepting streets, or between the street and the railroad right-of-way, waterway, terminus of a dead end street, city boundary, public park, or other natural boundary. An intercepting street shall determine only the boundary of the block face of the side of the street which it intercepts.

**“Boats”** means every type of watercraft, other than a seaplane on the water, used or capable of being used as a means of transportation on water.

...

**“Building-Main”** means the principal building on a lot or building site designed or used to accommodate the primary use to which the premises are devoted. Where a permissible use involves more than one (1) structure designed or used for the primary purpose, as in the case of apartment groups, each such permitted building on one (1) lot as defined by this Title shall be construed as constituting a main building.

**“Camping van”** means a van designed, used, and maintained primarily to provide a mobile dwelling, sleeping place, or facilities for human habitation or for camping.

...

**“Public”** means that which is under the ownership of the United States Government, Utah State, or any subdivision thereof, Utah County, or Provo City (or any departments or agencies thereof).

**“Recreational vehicle”** means a vehicular unit other than a mobile home, primarily designed as a temporary dwelling for travel, recreational, or vacation use, that is either self-propelled or pulled by another vehicle.

(a) Recreational vehicle includes:

- (i) a travel trailer;
- (ii) a camping trailer;
- (iii) a motor home;
- (iv) a fifth wheel trailer; and
- (v) a camping van.

**“Trailer”** means a vehicle without motive power designed for carrying persons or property and for being drawn by a motor vehicle and constructed so that no part of its weight rests upon the towing vehicle.

**“Travel trailers” and “recreational vehicles”** means a motorized or non-motorized vehicle which is designed or used for temporary human habitation and for travel or recreational purposes, which does not at any time exceed eight (8) feet in width and forty (40) feet in length and which may be moved upon a public highway without a special permit or chauffeur’s license, or both, without violating provisions of the Vehicle Code; means a portable vehicle without motive power, designed as a temporary dwelling for travel, recreational, or vacation use that does not require a special highway movement permit when drawn by a self-propelled motor vehicle.

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**\*ITEM # 2** Provo City Development Services requests Text Amendments to Section 14.34.060 (Location of Boats, Boat Trailers, and Travel Trailers).

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**Applicant:** Development Services

**Staff Coordinator:** Abinadi Borja

**Property Owner:** Citywide Application

**Relevant History:** The Development Services Department desires to revise Section 14.34.060 of the Municipal Code to clarify the text and include other types of trailers. This will allow for an easier understanding of requirements within this section of code, as well as a more equitable enforcement on trailers throughout the city. It is also requested that a list of definitions be added to section 14.06.020 Definitions.

**Neighborhood Issues:** Staff attended District 2, 3, and 5 meetings. District 2 had no comment. District 3 had one comment on the restriction of the proposed amendment to RVs and trailers and where they can park in Residential Zones. District 5 asked for clarification of the proposed text amendment.

**Staff Recommendation:** Staff recommends that the Planning Commission forward a positive recommendation to the Municipal Council to amend Sections 14.34.060 and 14.06.020, as proposed.

**ALTERNATIVE ACTIONS**

1. **Approve** the requested appeal. *This action would be consistent with the recommendations of the Staff Report.*
2. **Continue** to a future date to obtain additional information or to further consider information presented. *The next available meeting date is April 26<sup>th</sup>, 2023, at 5:00 P.M.*
3. **Deny** the requested variance. *This action would not be consistent with the recommendations of the Staff Report. The Board of Adjustment should state new findings.*

## **OVERVIEW**

Section 14.34.060 of the Provo City Code currently regulates the location of boats, boat trailers and travel trailers in residential zones of Provo City. Development Services Department wishes to amend the text of this section to clarify the wording as well as include Trailers, along with a definition of Trailers in section 14.06.020. It is believed that this will allow for a more equitable enforcement of trailers in general throughout Provo City Residential Zones.

## **FINDINGS OF FACT**

1. Provo City Code 14.34.060 currently regulates the location of boats, boat trailers, and travel trailers in Residential Zones.
2. Provo City Code does not regulate the location of all other types of trailers in Residential Zones.
3. Provo City Code specifically defines "Travel Trailers" as "a motorized or non-motorized vehicle which is designed or used for temporary human habitation and for travel or recreational purposes, which does not at any time exceed eight (8) feet in width and forty (40) feet in length and which may be moved upon a public highway without a special permit or chauffeur's license, or both, without violating provisions of the Vehicle Code." This definition will change to meet state statute.
4. Provo City Code does not specifically define "Trailers."

## **APPLICABLE ZONING CODES**

14.34.060 Location of Boats, Boat Trailers, and Travel Trailers

14.06.020 Definitions

## **ANALYSIS**

Section 14.34.060 of Provo City Code currently states:

*"Boats, boat trailers, or travel trailers may not be placed, kept, or maintained within the front yard areas of any residential [R] zones, except that such boats or trailer may be located anywhere on the lot., except in a clear vision zone of a corner lot as defined in Section 14.34.100, Provo City Code for a temporary period not to exceed twenty-four (24) hours for loading and unloading purposes, or for temporary storage not to exceed seven (7) days if such facility is owned by a bona fide guest of the occupants of the premises."*

This section of code is currently used by Code Compliance Officers to enforce on property owners for having boats, boat trailers, and travel trailers parked in front yard areas of residential zones. When a property owner is enforced on for violation this section of code, a copy of this section is sent along with a Notice of Violation to the property owner. As written currently, this section can lend to confusion and misunderstanding as to what is and what is not allowed.

As Officers are enforcing on properties, they generally look along the street to verify if additional properties are also in violation of the same section of code. They often find that, while some

properties have trailers that fit this section of code and are enforceable violations of code (see Attachment 3), other nearby properties have trailers (see Attachment 5) that do not fit the definitions of any trailer mentioned in section 14.34.060.

At times Officer have found one trailer that is enforceable and another trailer which is not enforceable located on the same lot and in similar locations (see Attachment 4). Including the various proposed definitions to Section 14.34.060 (see Attachment 2) would allow for a more equitable enforcement of various trailers parked in front yard areas of Residential Zones.

City Staff has found properties where camp trailers are being used and/or rented as a separate dwelling unit. In addition, some of these trailers have discharged their waste onto the property, and not into the appropriate discharge location (see Attachment 2 & 3).

### **CONCLUSIONS**

Based on the Findings of Fact and Analysis, staff recommends the Planning Commission forward a positive recommendation of the proposed text amendment to Municipal Council.

### **ATTACHMENTS**

1. Current Text from Section 14.34.060.
2. Proposed Text Amendment for Sections 14.34.060 & 14.06.020.
3. Examples of trailers that are in violation of current text of Section 14.34.060.
4. Examples of properties that have one trailer enforceable, and another trailer not enforceable of current text.
5. Examples of trailers not enforceable under current text but would be with new text amendment.

## **ATTACHMENT 1 – CURRENT TEXT SECTION 14.34.060**

### **14.34.060 Location of Boats, Boat Trailers, and Travel Trailers.**

Boats, boat trailers, or travel trailers may not be placed, kept, or maintained within the front yard areas of any residential (R) zones, except that such boats or trailers may be located anywhere on the lot, except in a clear vision zone of a corner lot as defined in Section [14.34.100](#), Provo City Code for a temporary period not to exceed twenty-four (24) hours for loading and unloading purposes, or for temporary storage not to exceed seven (7) days if such facility is owned by a bona fide guest of the occupants of the premises.

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**The Provo City Code is current through Ordinance 2023-01, passed January 17, 2023.**

Disclaimer: The city recorder has the official version of the Provo City Code. Users should contact the city recorder for ordinances passed subsequent to the ordinance cited above.

[City Website: www.provo.org](http://www.provo.org)

[City Telephone: \(801\) 852-6000](tel:(801)852-6000)

[Code Publishing Company, A General Code Company](#)

**ATTACHMENT 2 – PROPOSED TEXT AMENDMENT FOR SECTIONS  
14.34.060 & 14.06.020**

**14.34.060 ~~Location of Boats, Recreational Vehicles, and Boat Trailers, and Travel Trailers.~~**

(1) Boats, recreational vehicles, boat or trailers, ~~or travel trailers,~~ may not be placed, kept, or maintained within the front yard areas of any residential (R) zones, ~~except that such boats or trailers may be located anywhere on the lot, except~~ in a clear vision area zone of a corner lot as defined in Section 14.34.100, Provo City Code or in a street side yard of a corner lot. However, such items may be allowed in these locations for:

(a) a temporary period not to exceed twenty-four (24) hours for loading and unloading purposes, or

(b) for temporary storage not to exceed seven (7) days, provided the item if such facility is owned or rented by a bona fide guest of the occupants of the premises.

(2) Travel trailers and other recreational vehicles may be occupied on a temporary basis on a lot in a single-family residential (R) zone for traveling guests or visitors subject to the following:

(a) The trailer or recreational vehicle must be parked off the street, and not within the front yard areas;

(b) The occupancy must be limited to not more than seven (7) consecutive days and not more than a total of thirty (30) days in any calendar year; and

(c) Discharge of any sewage (black water) waste must be done properly by accessing a dump station so as to not pose environmental harm or create unsanitary conditions.

**14.06.020 Definitions**

...

“**Block Face**” means all property fronting upon one (1) side of a street between intersecting and intercepting streets, or between the street and the railroad right-of-way, waterway, terminus of a dead end street, city boundary, public park, or other natural boundary. An intercepting street shall determine only the boundary of the block face of the side of the street which it intercepts.

“**Boats**” means every type of watercraft, other than a seaplane on the water, used or capable of being used as a means of transportation on water.

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**“Building-Main”** means the principal building on a lot or building site designed or used to accommodate the primary use to which the premises are devoted. Where a permissible use involves more than one (1) structure designed or used for the primary purpose, as in the case of apartment groups, each such permitted building on one (1) lot as defined by this Title shall be construed as constituting a main building.

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(a) Recreational vehicle includes:

(i) a travel trailer;

(ii) a camping trailer;

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**ATTACHMENT 3 – EXAMPLES OF TRAILERS THAT ARE IN VIOLATION OF  
CURRENT TEXT OF SECTION 14.34.060**





**ATTACHMENT 4 – EXAMPLES OF PROPERTIES THAT HAVE ONE TRAILER ENFORCEABLE, AND ANOTHER TRAILER NOT ENFORCEABLE OF CURRENT TEXT**



**ATTACHMENT 5 – EXAMPLES OF TRAILERS NOT ENFORCEABLE UNDER  
CURRENT TEXT, BUT WOULD BE WITH THE NEW TEXT AMENDMENT**



Provo City Planning Commission

# Report of Action

April 12, 2023

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\* ITEM #2 Provo City Development Services requests Text Amendments to Section 14.34.060 (Location of Boats, Boat Trailers, and Travel Trailers). Citywide Application. Abinadi Borja (801) 852-6421  
aborja@provo.org PLOTA20230034

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The following action was taken by the Planning Commission on the above-described item at its regular meeting of April 12, 2023:

## CONTINUED

On a vote of 6:0, the Planning Commission continued the item to the next Planning Commission date, which is May 10th, 2023.

Motion By: Daniel Gonzales

Second By: Jeff Whitlock

Votes in Favor of Motion: Jeff Whitlock, Melissa Kendall, Lisa Jensen, Daniel Gonzales Robert Knudsen, Andrew South  
Lisa Jensen was present as Chair.

- Includes facts of the case, analysis, conclusions, and recommendations outlined in the Staff Report, with any changes noted; Planning Commission determination is generally consistent with the Staff analysis and determination.

### TEXT AMENDMENT

The text of the proposed amendment is attached as Exhibit A.

### STAFF PRESENTATION

The Staff Report to the Planning Commission provides details of the facts of the case and the Staff's analysis, conclusions, and recommendations.

### CITY DEPARTMENTAL ISSUES

- The Coordinator Review Committee (CRC) has reviewed the application and given their approval.

### DISTRICT MEETING DATE

- Multiple district meetings were held on March 9<sup>th</sup>, 16<sup>th</sup>, and 30<sup>th</sup>, 2023.
- The District Chair determined that a neighborhood meeting would not be required for District 1 and 4.
- City-wide application: all District Chairs received notification.

### NEIGHBORHOOD AND PUBLIC COMMENT

- The District Chair Representative (District 3) was present/addressed the Planning Commission during the public hearing.
- This item was City-wide or affected multiple neighborhoods.
- Neighbors or other interested parties were present or addressed the Planning Commission.

### CONCERNS RAISED BY PUBLIC

Any comments received prior to completion of the Staff Report are addressed in the Staff Report to the Planning Commission. Key issues raised in written comments received subsequent to the Staff Report or public comment during the public hearing included the following:

- Karen Saluone – Addressed a stat that was given to her concerning the percentage of cases that address this section of code. She addressed that there is more harm creating a space or storing it outside of an owner’s property compared to parking it on the driveway. She asked to recommend denial and repeal part 1 of section 14.34.060.
- Jonathan Saluone – He mentioned driving on the road he commutes to work would affect 12 properties. Most people who would be affected are the working class. You are only hurting the citizens by enforcing this. This is not being enforced in the neighborhood he lives in. His recommendation is to repeal.
- Art Phillips – He mentioned he has multiple trailers. He received 2 tickets for his trailers. Lisa Jensen asked what type of tickets he received. He said parking tickets for parking on the street. He owns everything he has. He doesn’t understand the proposed section of code.
- Becky Bogdin – There are many people in Lakewood neighborhood that would like to park their trailers on their driveways.
- Eldin Johnston – Hope this statute is fully repealed. He understood how some of the statute came to be. There needs to be some leniency on this.

### **APPLICANT RESPONSE**

Key points addressed in the applicant's presentation to the Planning Commission included the following:

- Equality of enforcing all trailers.
- Address occupancy in trailers on private property.
- Add several definitions of trailers to section 14.06.020.

### **PLANNING COMMISSION DISCUSSION**

Key points discussed by the Planning Commission included the following:

- Knudsen – Keep bringing up things about pads. Was there ever part of this ordinance mention about a pad?
- South – Does the space need to be improved at all as long as it refers to off-street?
- Kendall - What if there is no space on the property to put a pad or off-street parking space?
- Jensen – Worried about the outcry about this being enforced when it hasn’t been in the past. Where are all the trailers going to go? She agrees it will hurt the small owners. Even without the text amendment, there are 12 violators on the street. Why can’t we just enforce on-street parking and junk vehicles? She hasn’t seen the current version of the law enforced.
- Gonzales – Some language we can agree on. 2(c). There’s a situation in Orem that has a large parcel with multiple campers and use it as a homeless camp. There’s some type of balance that needs to occur to enforce health and safety while also recognizing the needs of community members to park their trailers on their property.
- Whitlock – Agrees with a lot of what Jensen said. He agrees with all of 2, but there are problems with 1. It is not enforced.
- Kendall – Trailers on the street are a safety issue. We have laws on them and they need to be enforced. Agrees with almost all of 2 except for the front yard part.
- South – Agree with staff on consistency and almost all of 2, but why? What’s the objective?
- Scott Johnson – We see violations of code enforced in the city and have difficulty enforcing some types of trailers on one property and not the others. The way the code is currently written isn’t equal with all types of trailers. We want to make it equal with all types of trailers. Planning Commission can make a recommendation to City Council to allow trailers to be parked on driveways, staff and make that change.
- Jensen – Allowing trailers parked on the driveway addresses public concerns and addresses the commissioners concerns.
- South – How do we tackle the root of this part of the ordinance? Is there another way to get a pull on how this can affect others, not just directly affected by people with trailers?
- Jensen – If there was a wide knowledge of this, the language adaptation would not be a problem. Because there is so much ignorance that this is on the books, it will be a tough sell.
- Scott Johnson – The suggestion made does not include the street. It includes minor tweaks to the language to allow parking on the driveway.
- Jensen – Always a big-time advocate for parking the trailer properly. This has been discussed before with not great adoration. Let’s move forward to continue this item.

**FINDINGS / BASIS OF PLANNING COMMISSION DETERMINATION**

The Planning Commission identified the following findings as the basis of this decision or recommendation:

- Allow parking on the driveway.
- Address the occupancy.



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Planning Commission Chair



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Director of Development Services

See Key Land Use Policies of the Provo City General Plan, applicable Titles of the Provo City Code, and the Staff Report to the Planning Commission for further detailed information. The Staff Report is a part of the record of the decision of this item. Where findings of the Planning Commission differ from findings of Staff, those will be noted in this Report of Action.

Legislative items are noted with an asterisk (\*) and require legislative action by the Municipal Council following a public hearing; the Planning Commission provides an advisory recommendation to the Municipal Council following a public hearing.

Administrative decisions of the Planning Commission (items not marked with an asterisk) **may be appealed** by submitting an application/notice of appeal, with the required application and noticing fees to the Development Services, 445 W Center Street, Provo, Utah, **within fourteen (14) calendar days of the Planning Commission's decision** (Provo City office hours are Monday through Thursday, 7:00 a.m. to 6:00 p.m.).

BUILDING PERMITS MUST BE OBTAINED BEFORE CONSTRUCTION BEGINS

EXHIBIT A

**14.34.060 Location of Boats, Recreational Vehicles, Boat Trailers, and Travel Trailers.**

(1) Boats, recreational vehicles, ~~may boat~~ trailers, or travel trailers, may not be placed, kept, or maintained within the front yard areas of any residential (R) zones, ~~except that such boats or trailers may be located anywhere on the lot, except~~ in a clear vision ~~area zone~~ of a corner lot as defined in Section 14.34.100, Provo City Code or in a street side yard of a corner lot. ~~Items listed herein may be allowed in such locations~~ for a temporary period not to exceed twenty-four (24) hours for loading and unloading purposes, or for temporary storage not to exceed seven (7) days, ~~provided if~~ such facility is owned or rented by a bona fide guest of the occupants of the premises.

(2) Travel trailers and other recreational vehicles may be occupied on a temporary basis on a lot in a single-family residential (R) zone for traveling guests or visitors subject to the following:

(a) The trailer or recreational vehicle shall be parked off the street.

(b) The occupancy is limited to not more than seven (7) consecutive days and not more than a total of thirty (30) days in any calendar year.

(c) Discharge of any sewage (black water) waste should be done properly by accessing a dump station as to not pose environmental harm or create unsanitary conditions.

**14.06.020 Definitions**

**"Boats"** means every type of watercraft, other than a seaplane on the water, used or capable of being used as a means of transportation on water.

....

**"Recreational vehicle"** means a vehicular unit other than a mobile home, primarily designed as a temporary dwelling for travel, recreational, or vacation use, that is either self-propelled or pulled by another vehicle.

(a) Recreational vehicle includes:

- (i) a travel trailer;
- (ii) a camping trailer;
- (iii) a motor home;
- (iv) a fifth wheel trailer; and
- (v) a van.

....

**"Trailer"** means a vehicle without motive power designed for carrying persons or property and for being drawn by a motor vehicle and constructed so that no part of its weight rests upon the towing vehicle.

~~"Travel trailers" and "recreational vehicles" means a motorized or non-motorized vehicle which is designed or used for temporary human habitation and for travel or recreational purposes, which does not at any time exceed eight (8) feet in width and forty (40) feet in length and which may be moved upon a public highway without a special permit or chauffeur's license, or both, without violating provisions of the Vehicle Code.~~ means a portable vehicle without motive power, designed as a temporary dwelling for travel, recreational, or vacation use that does not require a special highway movement permit when drawn by a self-propelled motor vehicle.

## ITEM 2\*

Provo City Development Services requests Text Amendments to Section 14.34.060 (Location of Boats, Boat Trailers, and Travel Trailers).

*Citywide Application*

PLOTA20230034

**14.34.060 ~~Location of Boats, Recreational Vehicles, and Boat Trailers, and Travel Trailers.~~**

(1) Boats, recreational vehicles, ~~boat or trailers, or travel trailers,~~ may not be placed, kept, or maintained within the front yard areas of any residential (R) zones, ~~except that such boats or trailers may be located anywhere on the lot, except~~ in a clear vision area zone of a corner lot as defined in Section 14.34.100, Provo City Code or in a street side yard of a corner lot. However, such items may be allowed in these locations for:

(a) a temporary period not to exceed twenty-four (24) hours for loading and unloading purposes, or

(b) for temporary storage not to exceed seven (7) days, provided the item if such facility is owned or rented by a bona fide guest of the occupants of the premises.

(2) Travel trailers and other recreational vehicles may be occupied on a temporary basis on a lot in a single-family residential (R) zone for traveling guests or visitors subject to the following:

(a) The trailer or recreational vehicle must be parked off the street, and not within the front yard areas;

(b) The occupancy must be limited to not more than seven (7) consecutive days and not more than a total of thirty (30) days in any calendar year; and

(c) Discharge of any sewage (black water) waste must be done properly by accessing a dump station so as to not pose environmental harm or create unsanitary conditions.

**14.06.020 Definitions**

...

“Block Face” means all property fronting upon one (1) side of a street between intersecting and intercepting streets, or between the street and the railroad right-of-way, waterway, terminus of a dead end street, city boundary, public park, or other natural boundary. An intercepting street shall determine only the boundary of the block face of the side of the street which it intercepts.

“Boats” means every type of watercraft, other than a seaplane on the water, used or capable of being used as a means of transportation on water.

...

“Building-Main” means the principal building on a lot or building site designed or used to accommodate the primary use to which the premises are devoted. Where a permissible use involves more than one (1) structure designed or used for the primary purpose, as in the case of apartment groups, each such permitted building on one (1) lot as defined by this Title shall be construed as constituting a main building.

“Camping van” means a van designed, used, and maintained primarily to provide a mobile dwelling, sleeping place, or facilities for human habitation or for camping.

...

“Public” means that which is under the ownership of the United States Government, Utah State, or any subdivision thereof, Utah County, or Provo City (or any departments or agencies thereof).

“Recreational vehicle” means a vehicular unit other than a mobile home, primarily designed as a temporary dwelling for travel, recreational, or vacation use, that is either self-propelled or pulled by another vehicle.

(a) Recreational vehicle includes:

(i) a travel trailer;

(ii) a camping trailer;

(iii) a motor home;

(iv) a fifth wheel trailer; and

(v) a camping van.

...

“Trailer” means a vehicle without motive power designed for carrying persons or property and for being drawn by a motor vehicle and constructed so that no part of its weight rests upon the towing vehicle.

~~“Travel trailers” and “recreational vehicles” means a motorized or non-motorized vehicle which is designed or used for temporary human habitation and for travel or recreational purposes, which does not at any time exceed eight (8) feet in width and forty (40) feet in length and which may be moved upon a public highway without a special permit or chauffeur’s license, or both, without violating provisions of the Vehicle Code.~~ means a portable vehicle without motive power, designed as a temporary dwelling for travel, recreational, or vacation use that does not require a special highway movement permit when drawn by a self-propelled motor vehicle.

Examples of Trailers that are in violation of current text of section 14.34.060.



Examples of Trailers that are in violation of current text of section 14.34.060.



Examples of a property that has one trailer enforceable, and the other trailer not enforceable of current text.



Examples of Trailers not enforceable under current text but would be with new text amendment.



**Matt Peterson | March 20, 2023**

***Trailer text amendment***

Hi Abinadi,

I'm a neighborhood executive board member for district 3 and many of the folks in our area have questions about this agenda item for the work session:

*Provo City Development Services requests Text Amendments to Section 14.34.060 (Location of Boats, Boat Trailers, and Travel Trailers). Citywide Impact. Abinadi Borja (801) 852-6421 [aborja@provo.org](mailto:aborja@provo.org) PLOTA20230034*

I understand that a few people have seen the proposed amendments but it has not otherwise been made publicly available. Rather than spend the time and gas to come down to transcribe it personally at the study session I'd like to request a copy of the text amendment as you intend to present it so that the neighborhood discussion can be informed by the actual proposal rather than speculation as I've already encountered conflicting information on it.

Regards,  
Matt Peterson

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**Becky Bogdin | March 29, 2023**

***Trailer ordinance***

Hi all

My concerns about the trailer ordinance are:

1. No reasons are being given other than public clamor for the ordinance change. Residents that I am hearing from are wanting/needing more than that. The best I can compare it to is if it is subject to lawsuit for council to base a zone change on public clamor the same sentiment is being felt here for the ordinance amendment. Some solid reasons for the change would be better received.
2. As I understand it travel trailers and boats are already subject to enforcement under the current ordinance. We are looking at utility trailers which are often used for work.

One example I will use is Kip. He is a friend of my dads and his mother in law is a former resident of the neighborhood. Kip lives in Highland and flips houses for a living. Last year he did the drug house across from me that COP and zoning got rid of. THANK YOU. Side of house parking is NOT an option and he had a trailer there for the entire summer hauling things in and taking things away.

Now they have moved his mother in law into senior living and he is doing the same for her home. Pictured is his trash trailer but he also has one of those enclosed models.



3. 30 days in the calendar year. Residents I have spoke with think that is too little of time. They would like driveway parking allowed for loading/unloading purposes. I am sure for guests as well.

4. Corner lot parking. This would impact at least 6 people within that little area around my home. PICTs below.





## 5. Trailer living

With the area I am concerned by enforcing this we will be trading one problem for another. I already have shed dwellers, that imo is worse. When we look at different cultures and poverty levels, All of which I have here, I am sure this will NOT solve any issues. They will just do something else. I would prefer trailer living compared to shed living or even the shanty town that existed near Duncan aviation or the barn dwellers.

I don't feel comfortable handing over the shed dwellers address. They were renters in the neighborhood about 7 years ago and could NOT find housing so they lived in the hotel by maverick by the mall until someone from the neighborhood sold them their home. It is a really old small 3 bedroom home and they have 6 kids. One was married and living with them so they had their older kids live in the sheds behind the home. 2 kids have moved away but last I spoke with them about 3 years ago they still had children living in what they called the "cottages". Don't know how they heat those things. My guess is space heaters. But I don't know.

<https://localtvkstu.wordpress.com/2018/11/12/crews-working-to-find-two-people-after-fire-at-farm-in-provo/>

--

Becky Bogdin

**Robert Dey | March 27, 2023**

***proposed ordinance concerning trailer parking on private residential areas.***

I usually don't get involved in city policy decisions but this proposed ordinance is not only an incredible overreach by city government but it is a direct attack on the working class and the poor in our city.

First we have entered a time of economic difficulty. Wages are not increasing as fast as inflation, home prices are out of control, rents have followed home prices etc. these things put an economic stranglehold on those who are just getting by. Many are small contractors who make their living doing various construction work. Almost all of these require a trailer or two to move their equipment to and from the job sites. Most of them cannot afford to have a dedicated shop and cannot afford to pay to park their equipment in a paid storage area. This ordinance will put many of them out of business.

Concerning the parking of recreational vehicles, boats, utility trailers, the city of provo has no business telling citizens what they can or cannot park on their privately owned property unless there is a demonstrated safety concern. When I look beyond the surface of this I can only see it as another attack on those citizens whom are in the lower socioeconomic class. If the city makes it illegal for citizens to park their privately owned vehicles on their property then code enforcers can ticket and fine them until they are in a financial position that causes them to lose their possessions and eventually their houses. Then of course its very easy to rezone the area to accommodate apartments or more expensive homes which benefits the more wealthy larger contractors who have ties to city officials. It also eliminates the smaller competitors by driving them out of the area. Whether it is intentional or not is of little consequence the results are the same.

Because of the way our political system is set up the working class citizens are rarely represented by any of their peers, instead they are misrepresented by those in the upper socioeconomic class.

This proposed ordinance will grind upon the faces of the poor and is a sad indication that our city government operates in a sounding chamber that only lets the elected officials hear the echoes of their own small group of citizens.

Robert Dey

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**Eldon Johnston | March 22, 2023**

***Proposed amendment for 14.34.060***

Dear Provo City council and planning commission,

I am writing concerning proposed amendments to city code 14.34.060, regarding trailers, RV's, recreational vehicles and where they are stored on one's property. I'll keep it short and to the point. Until you pay my mortgage, and taxes on the property on which I reside, you have no say as to what is parked on my property and where it is parked. I didn't buy a house that is part of a HOA for a reason. Stop trying to turn Provo into a HOA. I do own a RV trailer, and it is parked on MY property, not my neighbors, not on the public street. It is on MY property. That's all I have to say. I don't see ANY justification for these proposed restrictions.

Eldon Johnston

Concerned member of Provo City

**Brian Sheets | March 21, 2023**

**Re: 14.34.060 Boats, Recreational Vehicles, Trailers, and Travel Trailers**

I do not yet own a boat, an RV, or a trailer of any kind, but I'm writing to voice my objection to the tightening of these laws regarding them. As one gentleman said on a community forum I follow, you're "turning Provo into a bloody HOA."

If the concern is over safety, such as clear views of or from a driveway or sidewalk, that ought to be enforced. If it's about aesthetics... tough cookies! Keep your danged opinions to yourself. You're not the ones paying our mortgage and property taxes, we are. We should be able to do what we want with our property, so long as it isn't a hazard to ourselves or our community.

If article (1)(b) is because the city is being stiffed on taxes by someone allowing friends or family a place to stay, then maybe something ought to be done about the housing market. For one, put limits on "house flippers." *Real families with real housing needs* keep getting undercut by these [mother] flippers who can drop cash, keep it vacant while they wrap it in \$1K worth of bandaids, then sell it for an extra \$100K.

Set policies and update laws that *help* the families. And stop it with these petty "Karen laws" that are just about controlling your neighbors.

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**Brian Sheets**

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**Brian Sheets | April 6, 2023**

**Re: 14.34.060 Boats, Recreational Vehicles, Trailers, and Travel Trailers**

Thank you.

After having conversations with Katrice Mackay, I want to clarify that I am not opposed to further creating and enforcing policies regarding street or otherwise obstructive parking; this is strictly about property rights - what I am allowed to keep on my own property, so long as it isn't a public hazard, such as sightline obstruction, improper waste disposal, etc. I merely wish for us to reserve our rights to keep / store boats, trailers, campers, RVs, etc on personal, private property.

Please let me know if you have any follow-up questions.

---

**Karen & Jonathan Saluone | April 10, 2023**

**Planning Commission Item #2, April 12th**

Hello Abinadi,

I am a resident who lives in the Fort Utah neighborhood of District 3. I have a question about the staff report that you have written for Item 2 on this week's Planning Commission Agenda. In the Findings of Fact number 3 you reference a state statute (there's a typo in that sentence, by the way) that is related to the proposed definition change. Can you explain more about what state statute you are referring to? Or are you trying to say that this new definition will more closely align with the State's definitions of trailer, travel trailer, etc.? I appreciate any clarification you can provide.

Thanks,  
Karen Saluone

**Karen & Jonathan Saluone | April 12, 2023**  
***Re: Planning Commission Item #2, April 12th***

Hi Abinadi,

Thanks for getting back to me with that information. I couldn't find 13-1-102 in the State Code, maybe that reference is missing a number? But it's okay, I think I understand now how this aligns more with the Utah Code.

Can you tell me how often your division enforces or issues Notices of Violation for this particular code section? And what percentage it is of all Notices of Violations issued? I would love to see data for the last 5 years or since the ordinance was enacted (which I haven't been able to find out). If you could break it out by neighborhood I would love that even more, but something simple like: "In 2022 we had 100 code cases and 10 of them were for 14.34.060" would do.

Thanks,  
Karen Saluone



# PLOTA20230034 - Citywide

April 27, 2023, 9:02 AM

## Contents

i.	Summary of statements	2
ii.	Individual statements	3

**PLOTA20230034 - Citywide**

What do you think of the proposed Ordinance Text Amendment to add clarifying language to Section 14.34.060 (Boats, Recreational Vehicles, Trailers, and Travel Trailers) for administrative approvals?

## Summary Of Statements

**As of April 27, 2023, 9:02 AM, this forum had:**

Attendees:	11
Statements:	2
Minutes of Public Comment:	4

**Topic Start**

March 23, 2023, 3:19 PM

**Topic End**

April 26, 2023, 11:59 PM

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## PLOTA20230034 - Citywide

What do you think of the proposed Ordinance Text Amendment to add clarifying language to Section 14.34.060 (Boats, Recreational Vehicles, Trailers, and Travel Trailers) for administrative approvals?

## Individual Statements

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### Name not shown

inside City Boundary

April 10, 2023, 10:39 AM

I feel like this amendment is adding more government overreach to an enacted ordinance that shouldn't even exist. I do not think that Provo City should be able to tell me where I can park a boat, trailer, or recreational vehicle on my own property - period. I already pay property taxes, as well as vehicle registration, I should be able to park where I want on my own property. Ordinances already exist to limit unregistered and inoperable vehicles from being parked in the driveway and elsewhere; and there are clear vision ordinances that limit where vehicles can be parked if it interferes with being able to see around corners. Why do we also need to be told where we can and cannot park a registered trailer on our own property? It isn't worth the time and effort to enforce this rule, and the truth is the only people who will be enforced upon are those with nitpicky neighbors, which speaks even more to this being an unnecessary ordinance. I would question how often the Code Compliance Division is even enforcing on this ordinance. If it is minimal, that should also tell you how unnecessary the existing ordinance is. I would hope that you deny this ordinance amendment and then seek to repeal Section 14.34.060 altogether.

---

### Michael Mitchell

inside City Boundary

April 12, 2023, 8:54 PM

It is important to identify the purpose of this ordinance. To what extent is this ordinance designed to promote safety by prohibiting trailer and junk car storage on the street and/or overhanging a sidewalk? To what extent is this ordinance designed to "beautify" a neighborhood by hiding trailers from view? What aspects of these reasons are actually reasonable to require of a private property? I would suggest that safety reasons should be the main focus of this ordinance, specifically applied to street parking, obstruction of sidewalks, and obstruction of clear vision areas. I believe that if the formerly specified safety hazards and any other environmental hazards are mitigated, homeowners should be permitted to use their

private driveway as temporary storage (3-7 days depending) of all types of vehicles and trailers as they see fit. Because of this belief, I am against the proposed changes to the ordinance as well as any current aspects of the ordinance that do not directly pertain to safety. I also request that there be a clarification as to what a "front yard area" includes. My interpretation of a front yard area does not include a driveway, which I perceive as a designated location for vehicle and trailer driving and storage. While this may be an incorrect interpretation, it does seem to be consonable.

# PROVO MUNICIPAL COUNCIL STAFF REPORT



**Submitter:** SWILMOTH  
**Department:** Development Services  
**Requested Meeting Date:** 06-06-2023

**SUBJECT:** Development Services requests Ordinance Text Amendments to Sections 14.21A.150 and 14.21B.140 to add parking exemptions for existing structures in portions of downtown. PLOTA20230094

**RECOMMENDATION:** To be heard at the June 6, 2023 Work & Council Meeting. Please see supporting documents.

**BACKGROUND:** The Development Services Department is requesting approval of text amendments to the General Downtown (DT1) and Downtown Core (DT2) Zones in order to add parking exemptions for some existing structures in portions of downtown Provo. These exemptions would only be for existing buildings when a change of use occurs and would not apply to any new expansion of the buildings within the defined area.

The specific area (shown in the attachments) identifies the area for which this exemption would be applicable and runs from 500 West to 100 East on Center Street, and Center Street to 300 North on University Avenue. This area includes one hundred and fifteen (115) properties, of which one hundred and five (105) have very little or no off-street parking on site. Sixty-three (63) of the properties are within the official Provo Downtown Historic District, which runs from 300 West to 100 East along Center Street. The proposed amendments state that buildings that have frontage in the area described above will not be required to provide any new off-street parking unless there is an addition.

**FISCAL IMPACT:**

**PRESENTER'S NAME:** Aaron Ardmore (801) 852-6404 aardmore@provo.org

**REQUESTED DURATION OF PRESENTATION:** 10 minutes

**COMPATIBILITY WITH GENERAL PLAN POLICIES, GOALS, AND OBJECTIVES:**

**CITYVIEW OR ISSUE FILE NUMBER:** PLOTA20230094

ORDINANCE 2023-

AN ORDINANCE AMENDING PROVO CITY CODE REGARDING DOWNTOWN PARKING IN SECTIONS 14.21A.150 AND 14.21B.140. CITYWIDE APPLICATION. (PLOTA20230094)

WHEREAS, it is proposed that Provo City Code 14.21A.150 and 14.21B.140 be amended; and

WHEREAS, on May 10, 2023, the Planning Commission held a duly noticed public hearing to consider the proposed amendment, and after such meeting, the Planning Commission recommended approval to the Municipal Council by a vote of 5:0; and

WHEREAS, on June 6, 2023, the Municipal Council met to ascertain the facts regarding this matter and receive public comment, which facts and comments are found in the public record of the Council’s consideration; and

WHEREAS, after considering the Planning Commission's recommendation and facts and comments presented to the Municipal Council, the Council finds (i) Provo City Code should be amended as described herein and (ii) the proposed amendment reasonably furthers the health, safety and general welfare of the citizens of Provo City.

NOW, THEREFORE, be it ordained by the Municipal Council of Provo City, Utah, as follows:

PART I:

Provo City Code 14.21A.150 and 14.21B.140 are hereby amended as set forth in Exhibit A.

PART II:

- A. If a provision of this ordinance conflicts with a provision of a previously adopted ordinance, this ordinance shall prevail.
- B. This ordinance and its various sections, clauses and paragraphs are hereby declared to be severable. If any part, sentence, clause or phrase is adjudged to be unconstitutional or invalid, the remainder of the ordinance shall not be affected thereby.
- C. The Municipal Council hereby directs that the official copy of the Provo City Code be updated to reflect the provisions enacted by this ordinance.
- D. This ordinance shall take effect immediately after it has been posted or published in accordance with Utah Code Section 10-3-711, presented to the Mayor in

47 accordance with Utah Code Section 10-3b-204, and recorded in accordance with  
48 Utah Code Section 10-3-713.

49

50 END OF ORDINANCE.

## Exhibit A

51 **14.21A.150**

52 **Parking, Loading, and Access.**

53 (1) Each lot or parcel in the DT1 zone shall provide a minimum of seventy-five percent (75%) of the  
54 required off-street parking as set forth in Chapter 14.37, Provo City Code, except:

55 (a) Buildings or portions of buildings located in the required sixty (60) foot transitional setback  
56 shall comply with the following parking requirements:

57 (i) Residential units shall have a minimum of one and one-half (1 1/2) spaces for one (1)  
58 bedroom units and two and one-quarter (2 1/4) spaces for units with two (2) or more  
59 bedrooms. This requirement does not include any disabled parking spaces required by  
60 Section 14.37.110, Provo City Code; and

61 (ii) Commercial uses shall provide the minimum parking required by Chapter 14.37, Provo  
62 City Code.

63 (2) Residential parking may be reduced to one (1) space per unit for one (1) bedroom units and to  
64 one and one-quarter (1 1/4) spaces for units with two (2) or more bedrooms subject to Planning  
65 Commission approval of a Transportation Demand Management (TDM) program as described in  
66 Section 14.37.050(2), Provo City Code.

67 (3) New off-street parking for existing structures on properties that front Center Street between 500  
68 West and 100 East and properties that front University Avenue between Center Street and 300  
69 North shall not be required, so long as the existing structure is not being expanded by new owners  
70 or new uses.

71

72 ~~(3)~~(4) *Parking Design.* Parking shall be designed to the requirements of Section 14.37.100, Provo  
73 City Code.

74 (a) Surface parking shall not be provided within thirty (30) feet of a front or street side yard  
75 property line of any property adjacent to a primary street. Surface parking is not permitted within  
76 the first six (6) feet of properties fronting secondary streets and must be separated from the  
77 street by a six (6) foot wide berm that is a minimum of twenty-four (24) inches in height.

78 **14.21B.140**

79 **Parking, Loading, and Access.**

80 (1) Each lot or parcel in the DT2 zone shall provide a minimum of seventy-five percent (75%) of the  
81 required off-street parking as set forth in Chapter [14.37](#), Provo City Code.

82 (2) Residential parking may be reduced to one (1) space per unit for one (1) bedroom units and to  
83 one and one-quarter (1 1/4) spaces for units with two (2) or more bedrooms subject to Planning  
84 Commission approval of a Transportation Demand Management (TDM) program as described in  
85 Section [14.37.050\(2\)](#), Provo City Code.

86 (3) *New off-street parking for existing structures on properties that front Center Street between 500  
87 West and 100 East and properties that front University Avenue between Center Street and 300  
88 North shall not be required, so long as the existing structure is not being expanded by new owners  
89 or new uses.*

90

91 ~~(3)~~(4) *Parking Design.* Parking shall be designed to the requirements of Section [14.37.100](#), Provo  
92 City Code.

93 (a) Surface parking shall not be provided within thirty (30) feet of a front or street side yard  
94 property line of any property adjacent to a primary street. Surface parking is not permitted within  
95 the first six (6) feet of properties fronting secondary streets and must be separated from the  
96 street by a six (6) foot wide berm that is a minimum of twenty-four (24) inches in height.

97

**\*ITEM 2** Development Services requests Ordinance Text Amendments to Sections 14.21A.150 and 14.21B.140 to add parking exemptions for existing structures in portions of downtown. Downtown Neighborhood. Aaron Ardmore (801) 852-6404 aardmore@provo.org PLOTA20230094

**Applicant:** Development Services

**Staff Coordinator:** Aaron Ardmore

**ALTERNATIVE ACTIONS**

1. **Continue** to a future date to obtain additional information or to further consider information presented. *The next available meeting date is May 24, 2023 at 6:00 P.M.*

2. **Recommend Denial** of the requested Text Amendments. *This action would not be consistent with the recommendations of the Staff Report. The Planning Commission should state new findings.*

**Relevant History:** Planning staff have had a recent influx of parking reduction requests for new uses on historic properties in downtown Provo. The majority of these parcels do not have any off-street parking to meet code standards.

In an effort to continue the economic development of downtown, staff introduced a solution to the Planning Commission and Council during study sessions that would waive off-street parking standards for changes of use in existing buildings for a very specific area of downtown. In those meetings, staff were encouraged to bring forward these amendments.

**Neighborhood Issues:** Though these changes are technically “citywide”, the Downtown neighborhood would be most directly affected. That neighborhood district is set to discuss this on May 11<sup>th</sup>. The item has also been posted on Open City Hall, and at the time of this report has no comments.

**Summary of Key Issues:**

- Many properties downtown do not have their own off-street parking and are unable to accommodate additional spaces.
- Changes of use in historic buildings would currently trigger requirements for additional off-street parking.
- There are over 1,200 public parking spaces downtown available for use to nearby businesses.
- The proposal would waive new parking requirements and instead rely on nearby parking garages, on-street parking, and surface lots.

**Staff Recommendation:** Staff recommends the Planning Commission recommend approval to the City Council.

## **OVERVIEW**

The Development Services Department is requesting approval of text amendments to the General Downtown (DT1) and Downtown Core (DT2) Zones in order to add parking exemptions for some existing structures in portions of downtown Provo. These exemptions would only be for existing buildings when a change of use occurs and would not apply to any new expansion of the buildings within the defined area.

The specific area (shown in the attachments) identifies the area for which this exemption would be applicable and runs from 500 West to 100 East on Center Street, and Center Street to 300 North on University Avenue. This area includes one hundred and fifteen (115) properties, of which one hundred and five (105) have very little or no off-street parking on site. Sixty-three (63) of the properties are within the official Provo Downtown Historic District, which runs from 300 West to 100 East along Center Street.

The proposed amendments state that buildings that have frontage in the area described above will not be required to provide any new off-street parking unless there is an addition.

## **STAFF ANALYSIS**

This application is being brought forward by staff after consideration of the language by the Planning Commission and City Council and is therefore supported by staff. Staff have already been allowing “nonconforming parking” as businesses have changed throughout this corridor over the last decade and therefore does not see much risk with making these policies official through these amendments. To further analyze the proposed text amendments, Provo City Code Section 14.02.020 has provided the following criteria:

Before recommending an amendment to this Title, the Planning Commission shall determine whether such amendment is in the interest of the public, and is consistent with the goals and policies of the Provo City General Plan. The following guidelines shall be used to determine consistency with the General Plan:

(a) Public purpose for the amendment in question.

**Staff response: The public purpose of the amendments is to allow the continued success of downtown Provo, providing an economic boost and quality of life benefit to the city.**

(b) Confirmation that the public purpose is best served by the amendment in question.

**Staff response: The proposed amendments will allow continued use of valued storefronts downtown resulting in an economic boost for Provo. Additionally,**

**allowing the reuse of these buildings without restrictive parking requirements will result in less empty storefronts and continue the dynamic quality of life that downtown Provo amenities provide.**

(c) Compatibility of the proposed amendment with General Plan policies, goals, and objectives.

**Staff response: Chapter two of the General Plan identifies one of the top strategies for community identity is to “celebrate and preserve Provo’s history, especially historic architecture”, staff believes easing the parking regulations to promote the reuse of these historic buildings helps to meet that goal. Additionally, chapter six (transportation) encourages the city to “find the right balance of parking to promote the local economy and encourage alternative transportation.” The downtown environment is an ideal place to implement these proposed amendments in an effort to meet these goals and be more sustainable.**

(d) Consistency of the proposed amendment with the General Plan’s “timing and sequencing” provisions on changes of use, insofar as they are articulated.

**Staff response: There are no timing and sequencing provisions related to this request.**

(e) Potential of the proposed amendment to hinder or obstruct attainment of the General Plan’s articulated policies.

**Staff response: Staff has been careful in the wording of these proposed amendments to catch anything that would hinder any of the General Plan policies for growth, transportation, and land use; and does not believe the proposal would obstruct attainment of any articulated policies.**

(f) Adverse impacts on adjacent land owners.

**Staff response: There may be some “growing pains” to adjacent land owners as people continue to adjust to a more vibrant downtown where parking directly in front of or at the destination is not always available. However, planning has seen continued changeover of businesses in this area of downtown without a lot of issues with nearby available parking or any adverse impacts on adjacent owners.**

(g) Verification of correctness in the original zoning or General Plan for the area in question.

**Staff response: Staff have verified the correctness of the zoning and General Plan in relation to this request.**

(h) In cases where a conflict arises between the General Plan Map and General Plan Policies, precedence shall be given to the Plan Policies.

**Staff response: There is no such conflict.**

### **CONCLUSIONS**

Staff have seen a revitalization of downtown Provo over the last decade and want to ensure as different types of businesses come in that they are not finding obstacles to fill spaces on Center Street and University Avenue simply because they do not have available parking on-site. Downtown parking continues to be widely available on the street, in parking structures, and on surface lots. Allowing an exemption for properties that don't have the ability to meet today's parking code to be filled should benefit the City and its citizens. Staff would propose that these amendments are approved.

### **ATTACHMENTS**

1. Proposed Amendments
2. Area Map

## ATTACHMENT 1 – PROPOSED AMENDMENTS

### 14.21A.150

#### **Parking, Loading, and Access.**

(1) Each lot or parcel in the DT1 zone shall provide a minimum of seventy-five percent (75%) of the required off-street parking as set forth in Chapter 14.37, Provo City Code, except:

(a) Buildings or portions of buildings located in the required sixty (60) foot transitional setback shall comply with the following parking requirements:

(i) Residential units shall have a minimum of one and one-half (1 1/2) spaces for one (1) bedroom units and two and one-quarter (2 1/4) spaces for units with two (2) or more bedrooms. This requirement does not include any disabled parking spaces required by Section 14.37.110, Provo City Code; and

(ii) Commercial uses shall provide the minimum parking required by Chapter 14.37, Provo City Code.

(2) Residential parking may be reduced to one (1) space per unit for one (1) bedroom units and to one and one-quarter (1 1/4) spaces for units with two (2) or more bedrooms subject to Planning Commission approval of a Transportation Demand Management (TDM) program as described in Section 14.37.050(2), Provo City Code.

(3) Parking for existing structures described in Subsection (3)(a) shall not be required to provide any new off-street parking, so long as the building is not being expanded.

(a) The above parking exception in Subsection (3) shall apply to properties that front Center Street between 500 West and 100 East, and properties that front University Avenue between Center Street and 300 North.

~~(3)~~(4) *Parking Design.* Parking shall be designed to the requirements of Section 14.37.100, Provo City Code.

(a) Surface parking shall not be provided within thirty (30) feet of a front or street side yard property line of any property adjacent to a primary street. Surface parking is not permitted within the first six (6) feet of properties fronting secondary streets and must be

separated from the street by a six (6) foot wide berm that is a minimum of twenty-four (24) inches in height.

## **14.21B.140**

### **Parking, Loading, and Access.**

(1) Each lot or parcel in the DT2 zone shall provide a minimum of seventy-five percent (75%) of the required off-street parking as set forth in Chapter [14.37](#), Provo City Code.

(2) Residential parking may be reduced to one (1) space per unit for one (1) bedroom units and to one and one-quarter (1 1/4) spaces for units with two (2) or more bedrooms subject to Planning Commission approval of a Transportation Demand Management (TDM) program as described in Section [14.37.050\(2\)](#), Provo City Code.

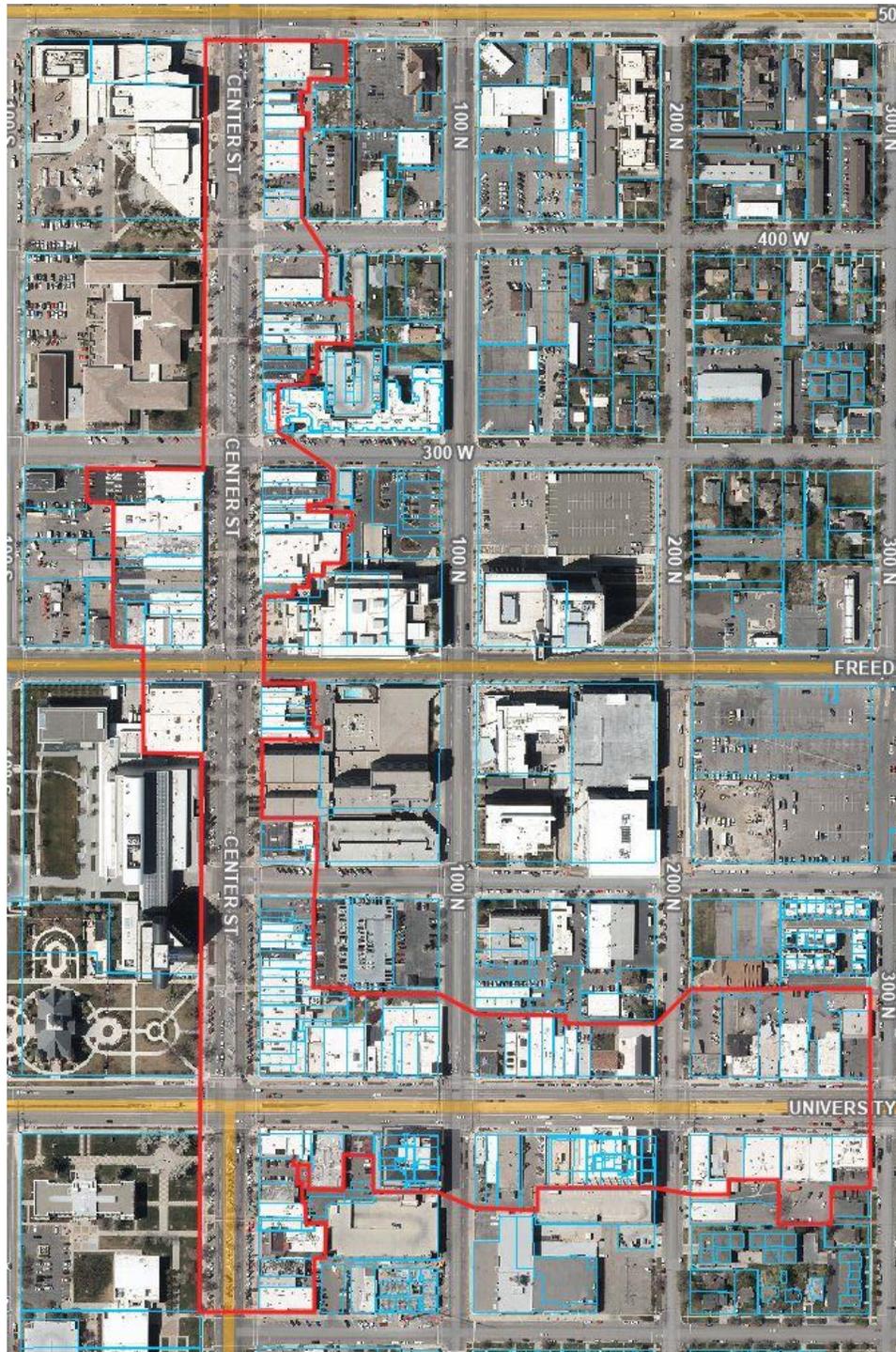
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ATTACHMENT 2 – AREA MAP



Provo City Planning Commission

# Report of Action

May 10, 2023

---

\*ITEM #2 Development Services requests Ordinance Text Amendments to Sections 14.21A.150 and 14.21B.140 to add parking exemptions for existing structures in portions of downtown. Downtown Neighborhood. Aaron Ardmore (801) 852-6404 aardmore@provo.org PLOTA20230094

---

The following action was taken by the Planning Commission on the above-described item at its regular meeting of May 10, 2023:

## RECOMMENDED APPROVAL

On a vote of 5:0, the Planning Commission recommended that the Municipal Council approve the above noted application.

Motion By: Melissa Kendall

Second By: Andrew South

Votes in Favor of Motion: Melissa Kendall, Andrew South, Jeff Whitlock, Daniel Gonzales, Lisa Jensen

*Lisa Jensen was present as Chair.*

- Includes facts of the case, analysis, conclusions and recommendations outlined in the Staff Report, with any changes noted; Planning Commission determination is generally consistent with the Staff analysis and determination.

### TEXT AMENDMENT

The text of the proposed amendment is attached as Exhibit A.

### STAFF PRESENTATION

The Staff Report to the Planning Commission provides details of the facts of the case and the Staff's analysis, conclusions, and recommendations.

### CITY DEPARTMENTAL ISSUES

- The Coordinator Review Committee (CRC) has reviewed the application and given their approval.

### NEIGHBORHOOD MEETING DATE

- The Neighborhood Chair was notified but no neighborhood meeting was held.

### NEIGHBORHOOD AND PUBLIC COMMENT

- The Neighborhood Chair was not present and no public comment was received.

### PLANNING COMMISSION DISCUSSION

Key points discussed by the Planning Commission included the following:

- Daniel Gonzales asked if the proposed amendment had changed since the Planning Commission discussed this item in a work session. He was told that it had not.
- Lisa Jensen asked if alternative formatting for where the amended language would make it easier to understand.
- Lisa Jensen also asked if the meaning of "structural modification" was clear.

*Lisa Jensen*

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Planning Commission Chair

*Bill Peperone*

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Director of Development Services

See Key Land Use Policies of the Provo City General Plan, applicable Titles of the Provo City Code, and the Staff Report to the Planning Commission for further detailed information. The Staff Report is a part of the record of the decision of this item. Where findings of the Planning Commission differ from findings of Staff, those will be noted in this Report of Action.

Legislative items are noted with an asterisk (\*) and require legislative action by the Municipal Council following a public hearing; the Planning Commission provides an advisory recommendation to the Municipal Council following a public hearing.

Administrative decisions of the Planning Commission (items not marked with an asterisk) **may be appealed** by submitting an application/notice of appeal, with the required application and noticing fees to Development Services, 445 W Center Street, Provo, Utah, **within fourteen (14) calendar days of the Planning Commission's decision** (Provo City office hours are Monday through Thursday, 7:00 a.m. to 6:00 p.m.).

BUILDING PERMITS MUST BE OBTAINED BEFORE CONSTRUCTION BEGINS

# EXHIBIT A

## 14.21A.150

### **Parking, Loading, and Access.**

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## 14.21B.140

### Parking, Loading, and Access.

(1) Each lot or parcel in the DT2 zone shall provide a minimum of seventy-five percent (75%) of the required off-street parking as set forth in Chapter [14.37](#), Provo City Code.

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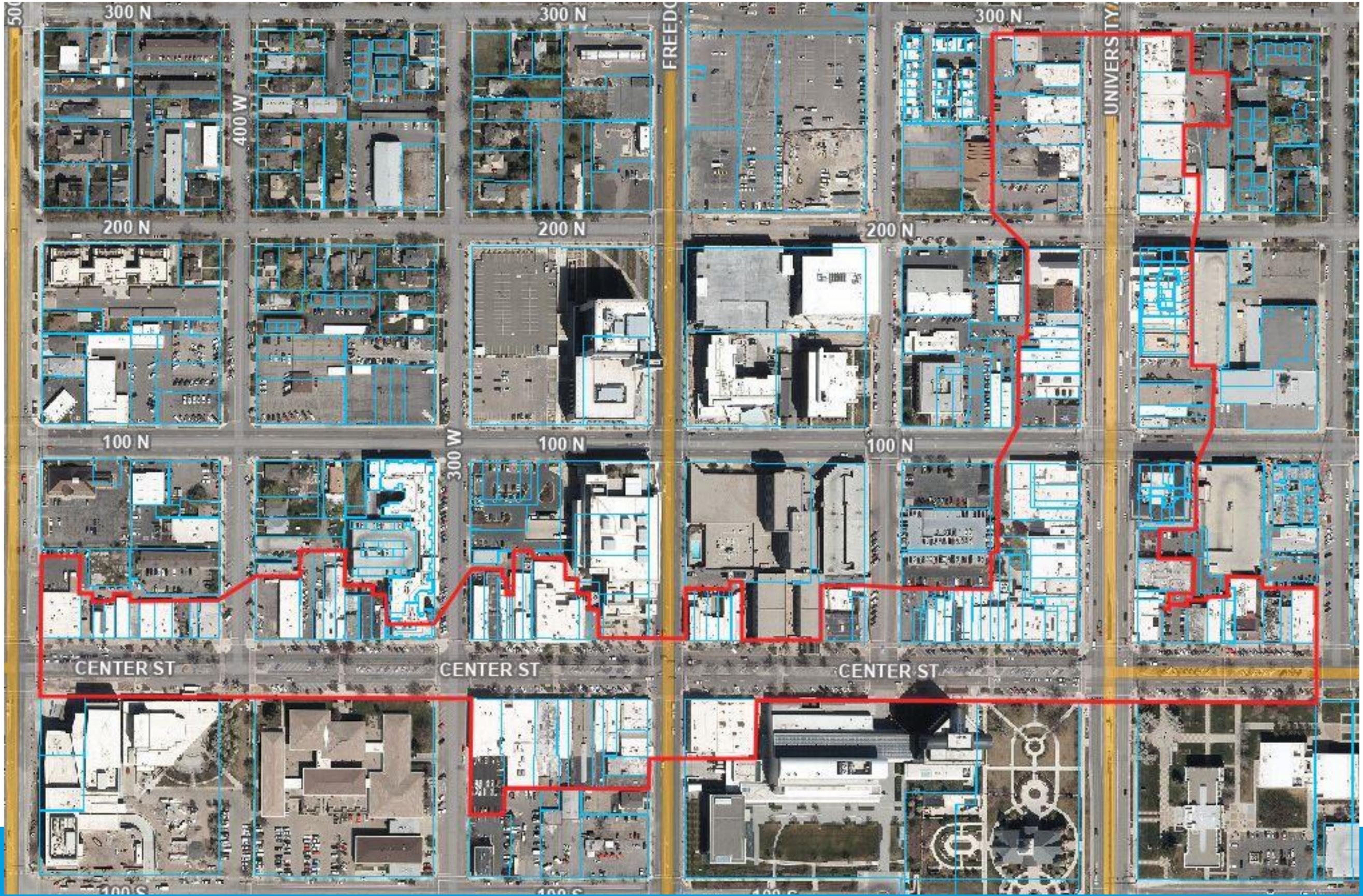
## \*ITEM 2

Development Services requests Ordinance Text Amendments to Sections 14.21A.150 and 14.21B.140 to add parking exemptions for existing structures in portions of downtown.

***Downtown Neighborhood***

PLOTA20230094

# DT Parking



## 14.21A.150

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# PROVO MUNICIPAL COUNCIL STAFF REPORT



**Submitter:** MISANDERS  
**Department:** Council  
**Requested Meeting Date:** 06-06-2023

**SUBJECT:** A presentation regarding efforts addressing homelessness in Provo City - Mountainland Continuum of Care (23-018)

**RECOMMENDATION:** Presentation only.

**BACKGROUND:** In an effort to understand more about resources dedicated to homelessness, various community partners will present about the work they do in Provo City and the greater Utah Valley region. This week's presentation will be from the Mountainlan Continuum of Care.

More information on CoC's and the work they do can be found here:  
<https://jobs.utah.gov/homelessness/funding/coc.html>

**FISCAL IMPACT:** N/A

**PRESENTER'S NAME:** Heather Hogue, Mountainland Continuum of Care Project Coordinator

**REQUESTED DURATION OF PRESENTATION:** 25 minutes

**COMPATIBILITY WITH GENERAL PLAN POLICIES, GOALS, AND OBJECTIVES:**

**CITYVIEW OR ISSUE FILE NUMBER:** 23-018

# PROVO MUNICIPAL COUNCIL STAFF REPORT



**Submitter:** MISANDERS  
**Department:** Council  
**Requested Meeting Date:** 06-06-2023

**SUBJECT:** A presentation regarding the LTAP Concrete Report. (23-047)

**RECOMMENDATION:** Presentation only.

**BACKGROUND:** Recently, a comprehensive sidewalk assessment was conducted by the Utah Local Technical Assistance Program from Utah State University. The purpose was to obtain budget estimates and suggested priorities for proper sidewalk maintenance, obstruction removal, and accessibility ramps.

Council leadership requested that the Engineering Division report to the Council as a whole on the LTAP study and highlight missing sidewalk capital projects, existing sidewalk conditions & distress, project plan processes, and budgets.

**FISCAL IMPACT:**

**PRESENTER'S NAME:** Gordon Haight, Engineering Division Director

**REQUESTED DURATION OF PRESENTATION:** 30 minutes

**COMPATIBILITY WITH GENERAL PLAN POLICIES, GOALS, AND OBJECTIVES:**

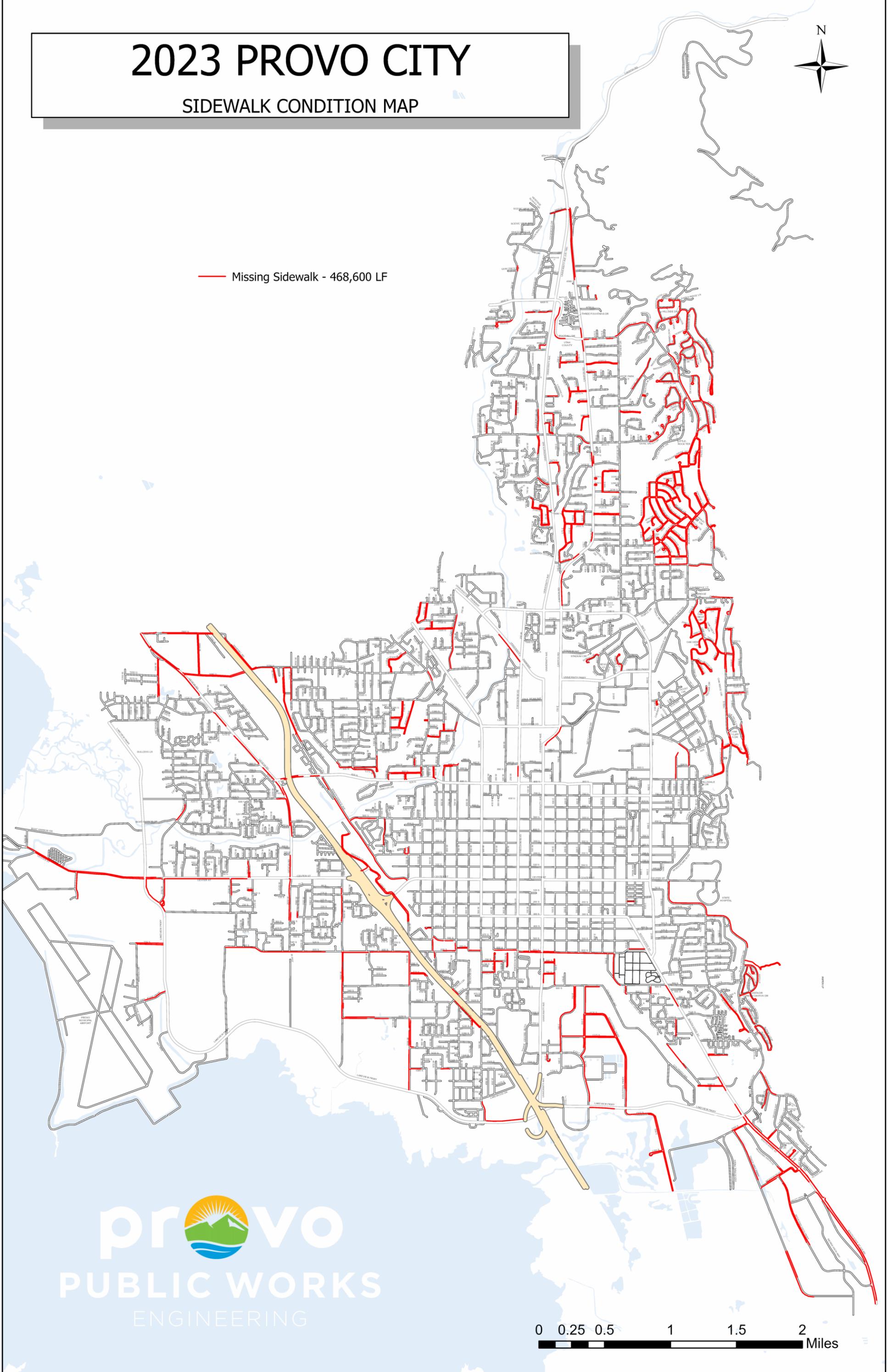
**CITYVIEW OR ISSUE FILE NUMBER:** 23-047

# 2023 PROVO CITY

## SIDEWALK CONDITION MAP



— Missing Sidewalk - 468,600 LF



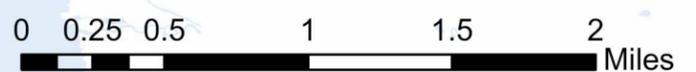
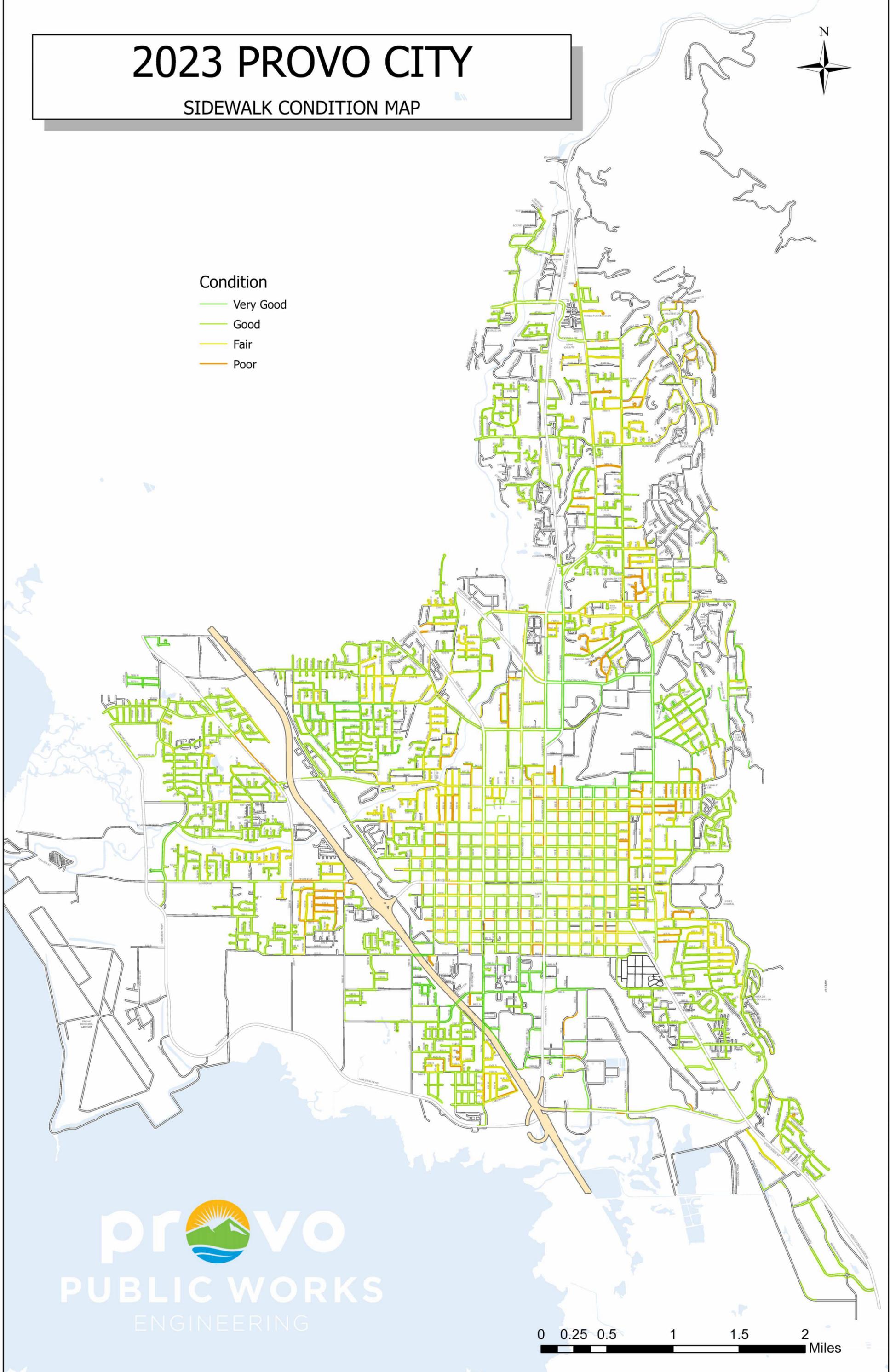
# 2023 PROVO CITY

## SIDEWALK CONDITION MAP



### Condition

- Very Good
- Good
- Fair
- Poor



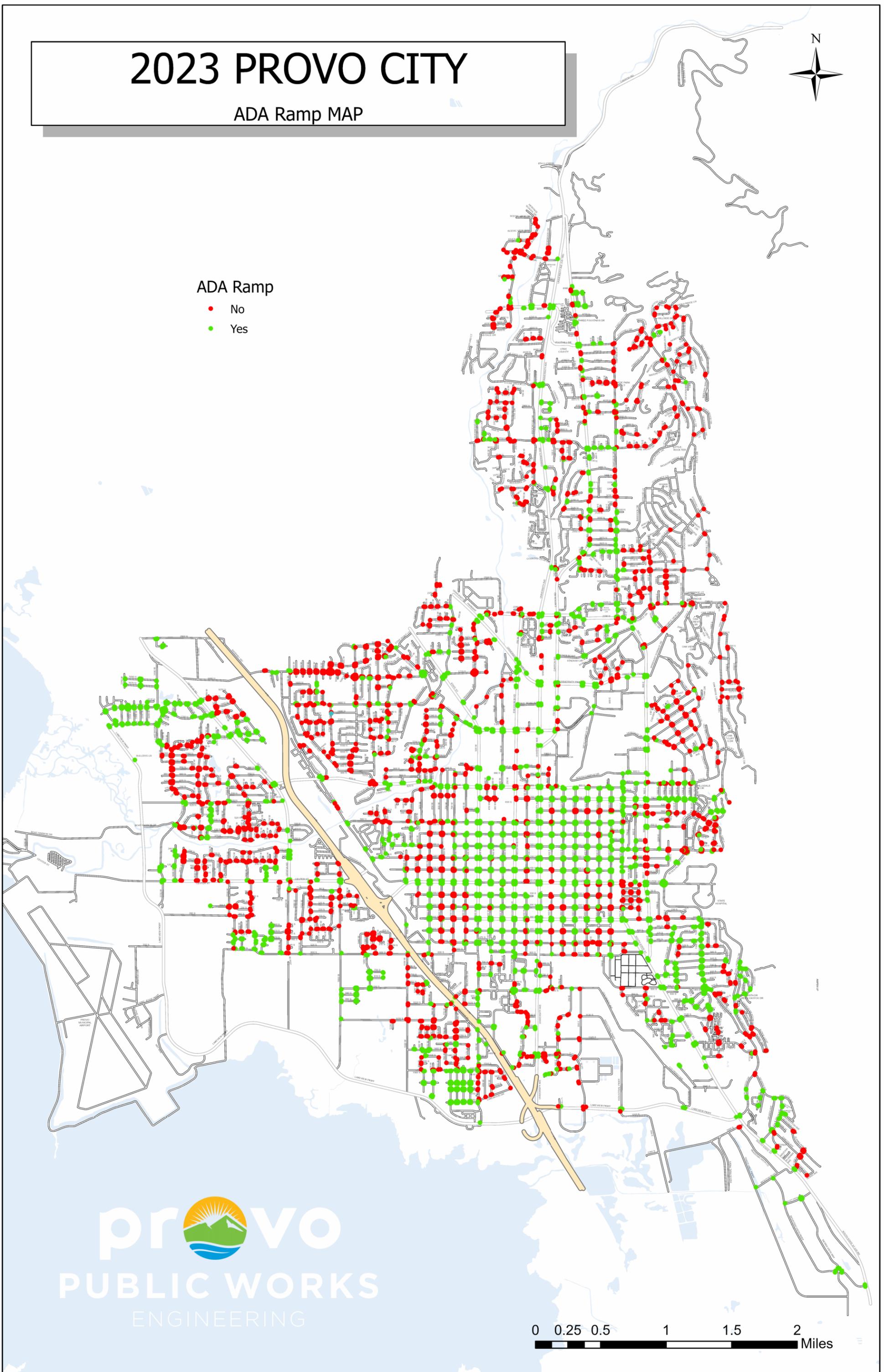
# 2023 PROVO CITY

## ADA Ramp MAP



### ADA Ramp

- No
- Yes



# 2023 PROVO CITY

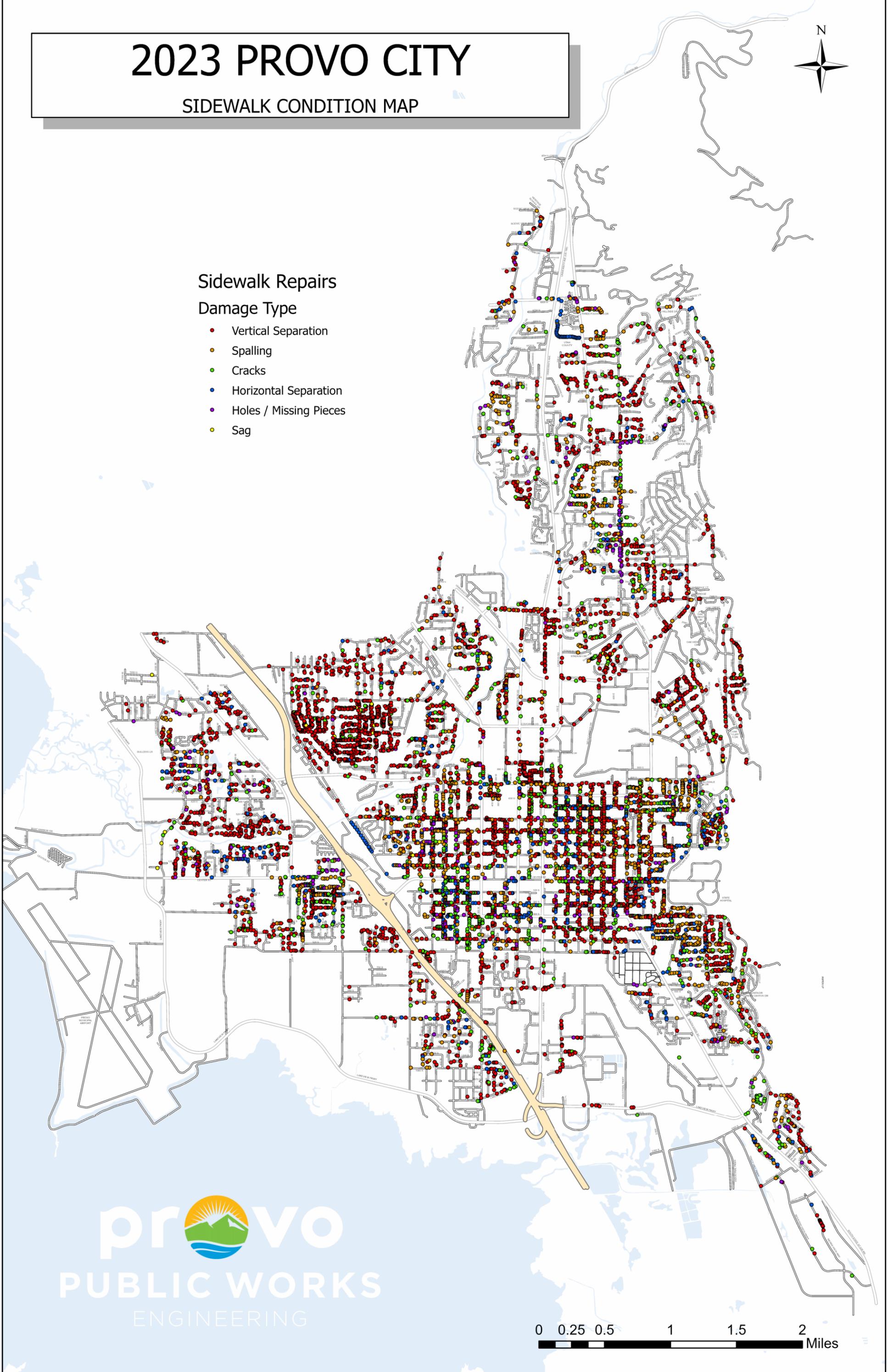
## SIDEWALK CONDITION MAP



### Sidewalk Repairs

#### Damage Type

- Vertical Separation
- Spalling
- Cracks
- Horizontal Separation
- Holes / Missing Pieces
- Sag

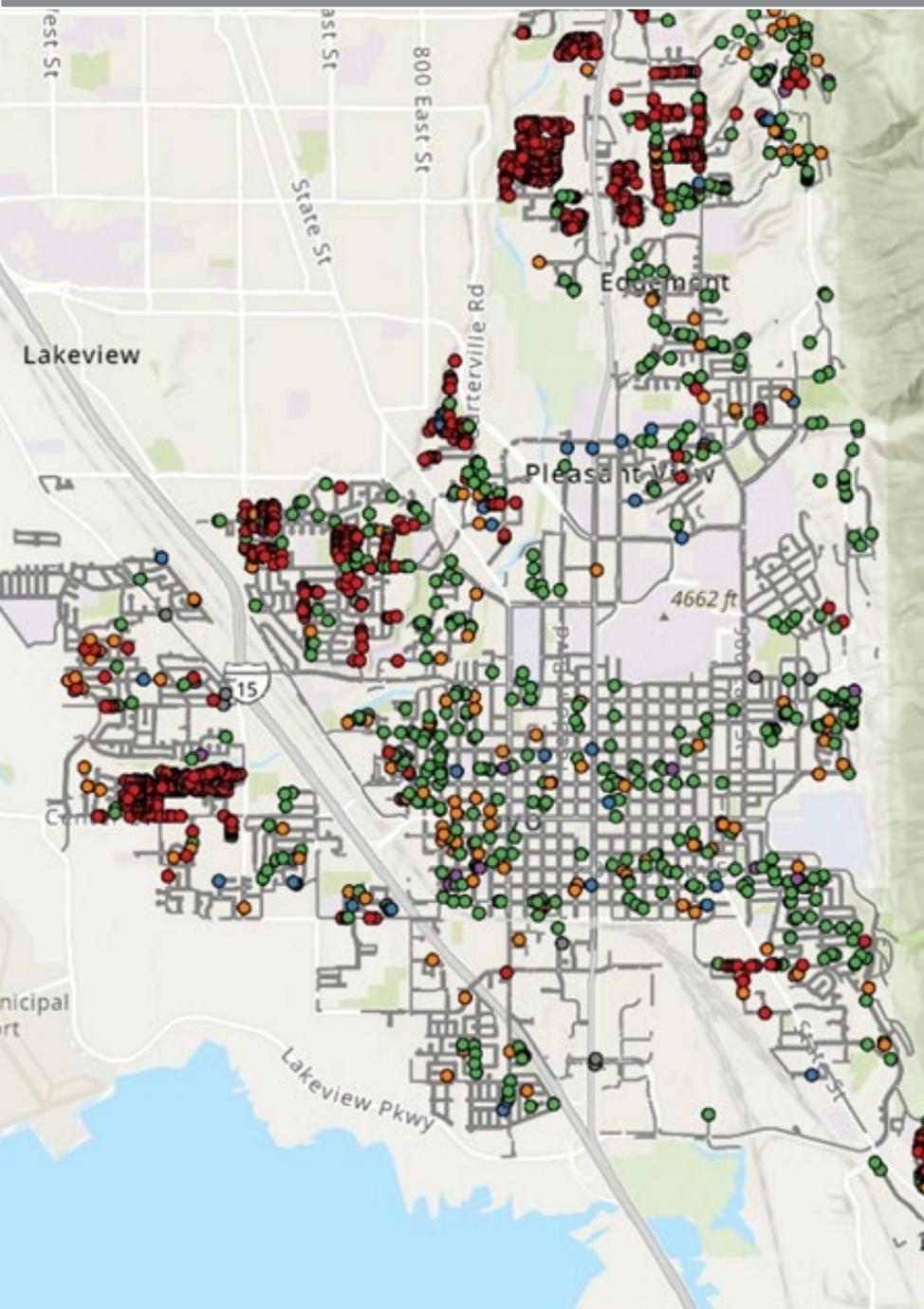


PROVO  
PUBLIC WORKS  
ENGINEERING

0 0.25 0.5 1 1.5 2 Miles

# Provo City 2022

## Sidewalk Assessment and Budget Recommendations



**UTAH**  
**LTAP**

Utah Local Technical  
Assistance Program

Utah LTAP Center

4111 Old Main Hill

Logan, UT 84322-4111

[Utahltap.org](http://Utahltap.org)

801-395-4054

**UtahState**  
University

## **Section 1: Introduction**

The purpose of this report is to provide budget estimates and suggested priorities for proper sidewalk maintenance, obstruction removal, and accessibility ramps. Sidewalk maintenance is crucial to preserve infrastructure and enhance the walkability of a city.

To develop reasonable maintenance priorities and budgets, an extensive survey of the Provo City's sidewalks was performed by the Utah Local Technical Assistance Program (Utah LTAP). This Utah State University (USU) extension service is funded by the Utah Department of Transportation (UDOT) to promote transportation management throughout the state. One aspect of the program is to promote asset management to local governments.

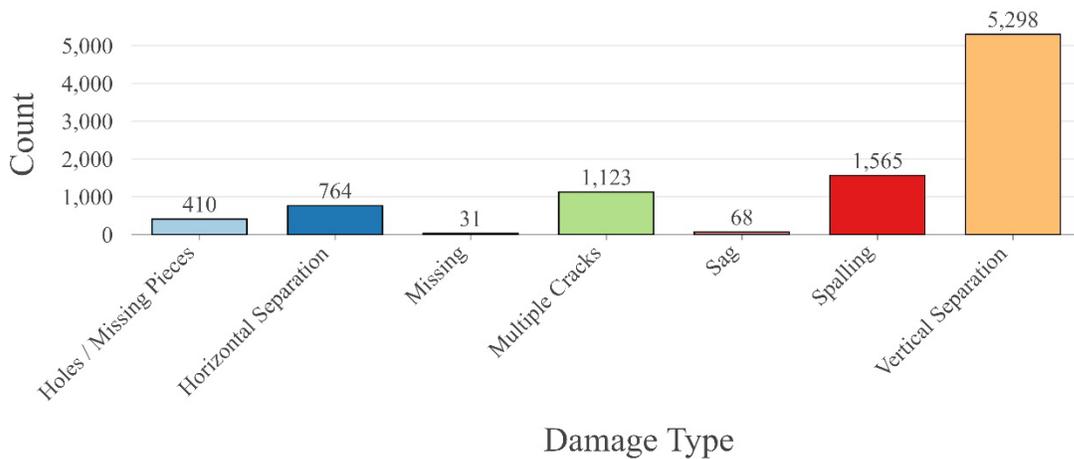
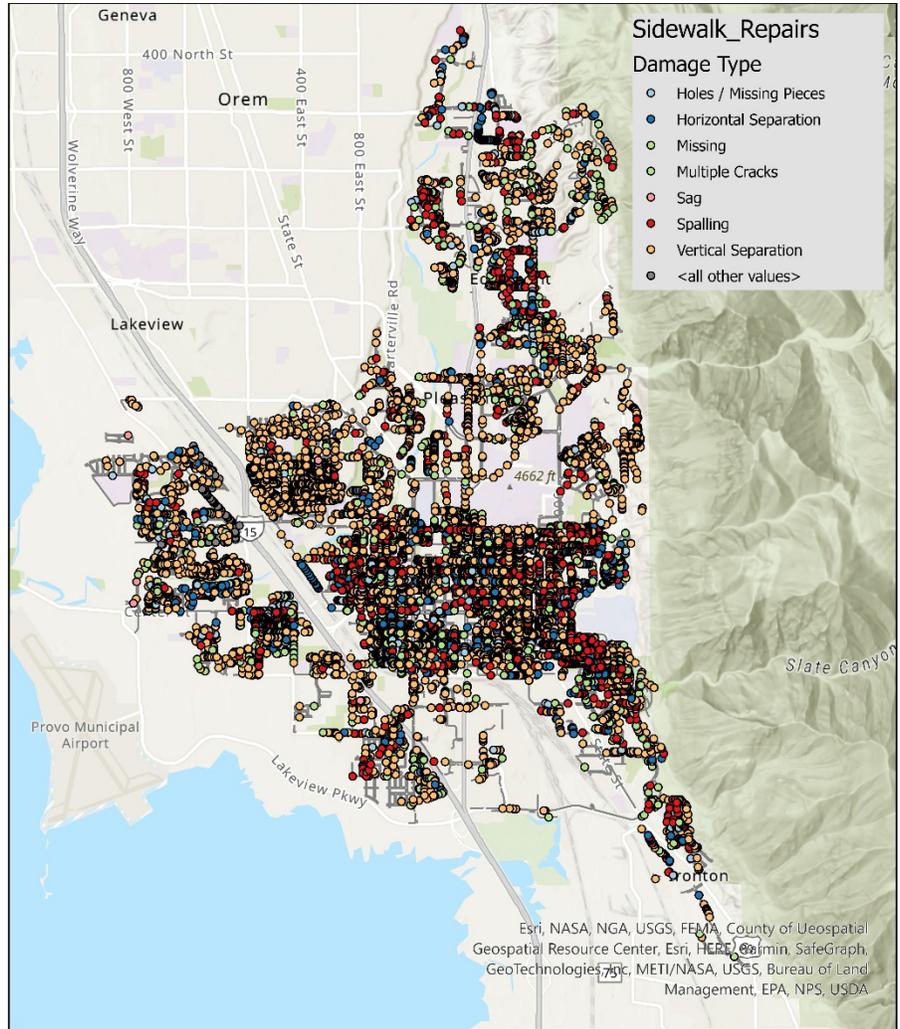
## **Section 2: Data Collection**

The first step in the inventory process involved incorporating the shape files of the sidewalk network into a GIS file that includes fields for sidewalk repairs, obstructions, and ADA ramps. The shapefile fields are used for maintenance budget calculations.

The GIS file is used to catalog the field survey of sidewalks. The digital GIS files associated with the pavement surveys will be transmitted to the community GIS specialist.

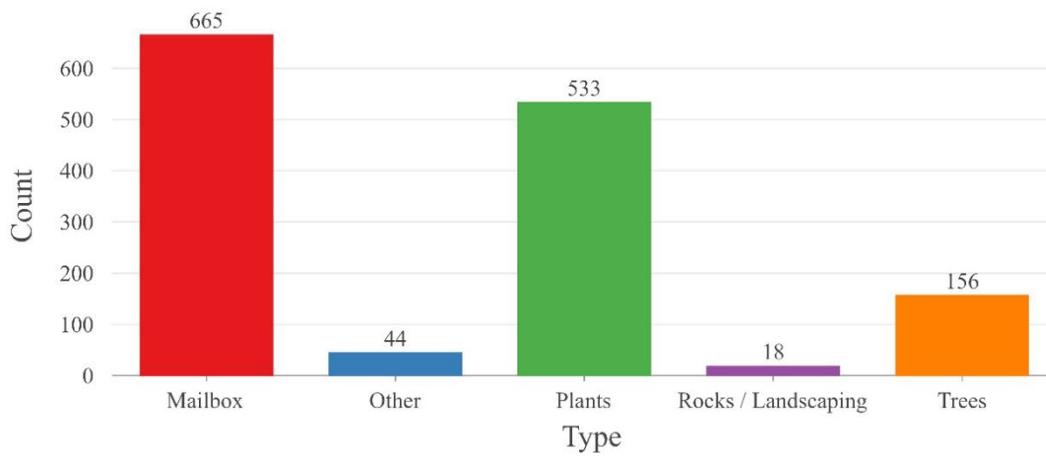
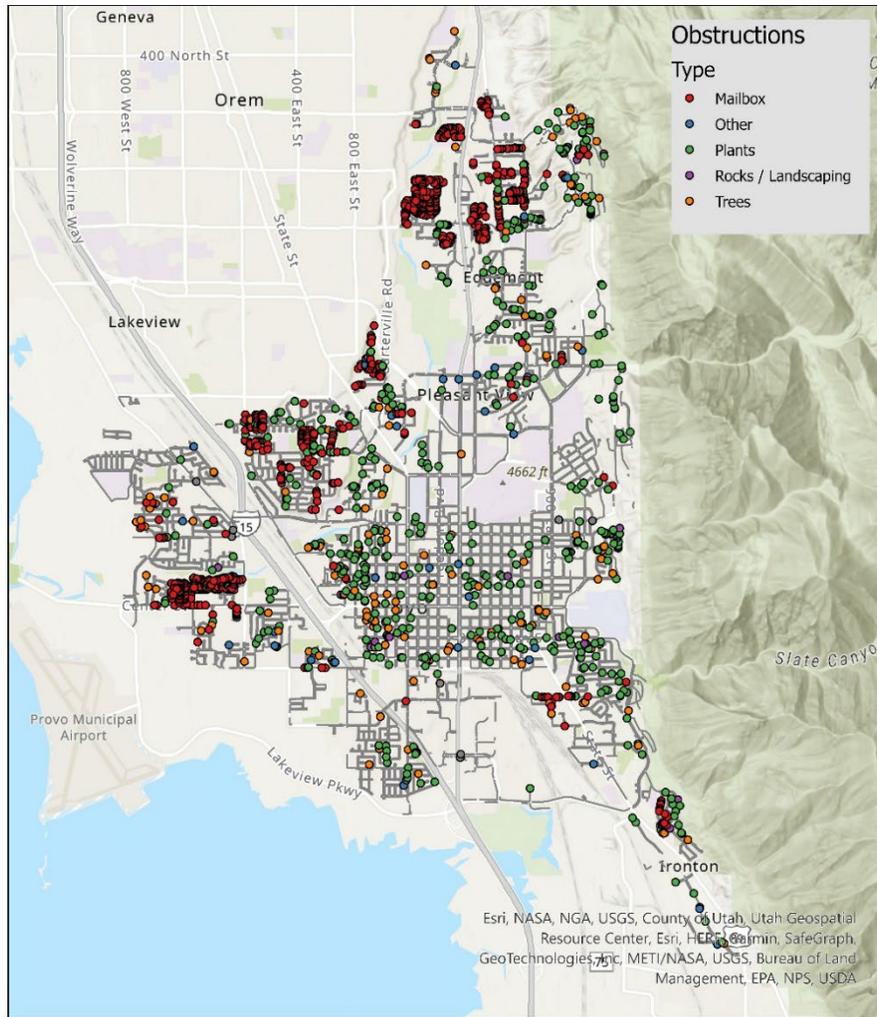
LTAP engineering technicians used golf carts to traverse and access the sidewalks of the city; These allow for timely and accurate collection of data. The technicians used tablets to record data entries which were then uploaded to the GIS file in real time. LTAP engineering technicians had three options to report upon: sidewalk repairs, obstructions, and ADA ramps.

**Sidewalk repairs** include the following damage types: vertical separation, sag, and damaged/missing panels. These damage types have varying classifications and repair costs associated with them as seen in Table One. Figure One is a map/chart of the 9,258 damage points recorded throughout the city.



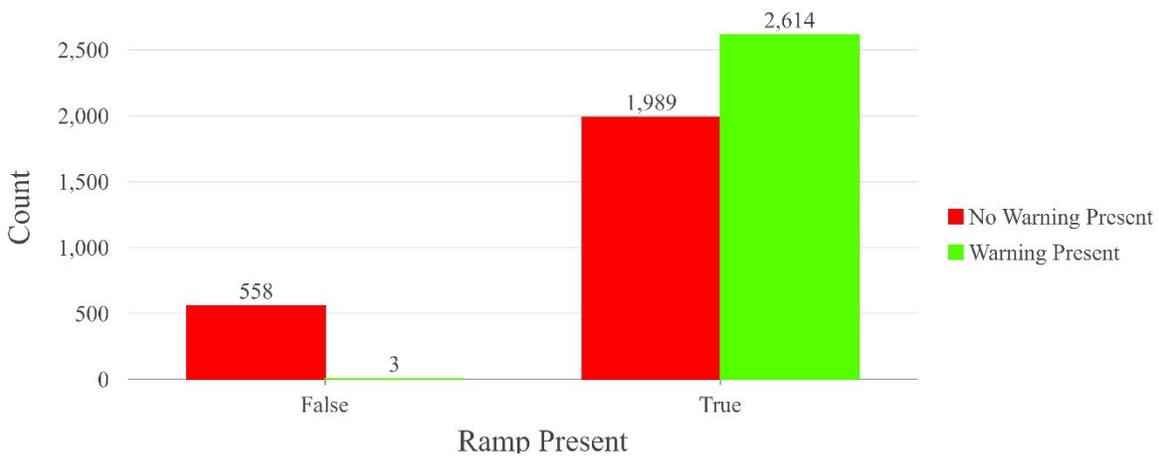
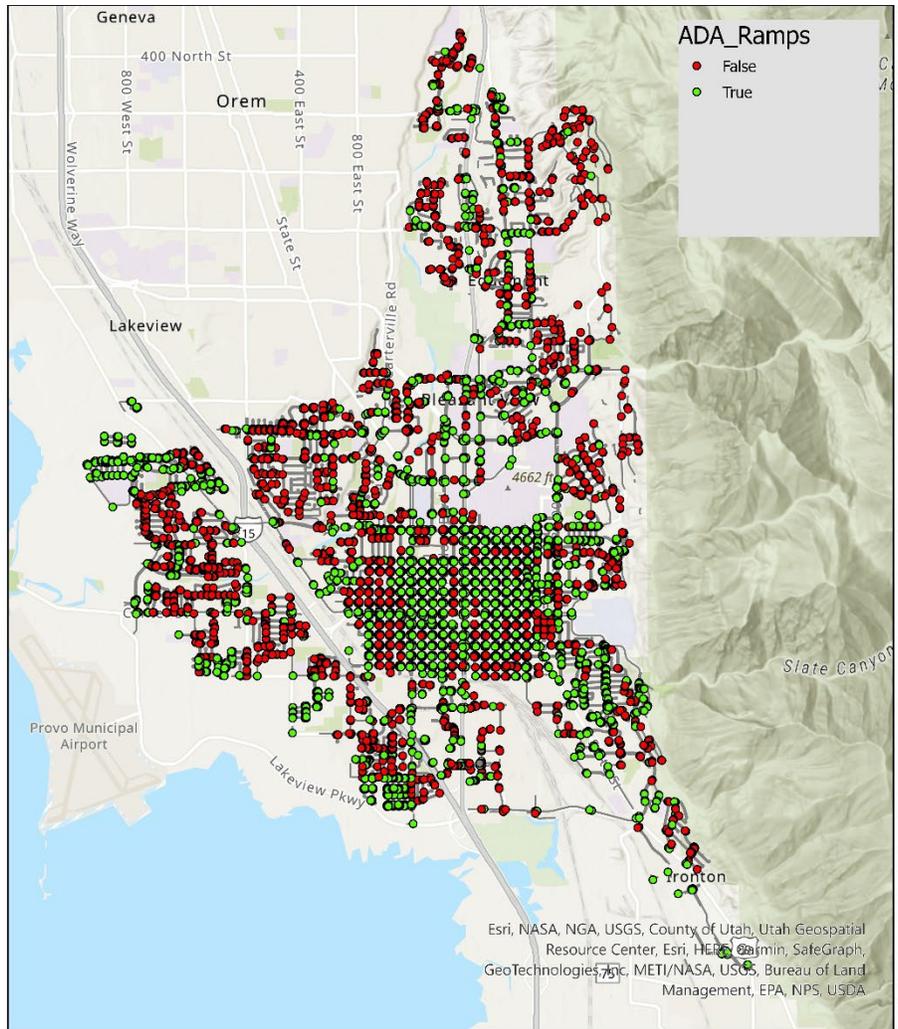
**Figure One - Map/Data of Sidewalk Faults**

**Obstructions** include the following issues that impact full use of the sidewalk: bushes, trees, landscaping, and mailboxes. Obstructions are single points that represent a section of sidewalk that needs to be corrected. Figure Two shows the locations of 1,416 obstructions.



**Figure Two - Map of Sidewalk Obstructions**

**ADA ramp** data includes the following: ramp with detectible warning surface, ramp without detectible warning surface, no ramp with detectable warning surface, and no ramp/no detectible warning surface. Figure Three is a map/chart which shows of the 5,164 crossing locations, almost 50 percent need upgrades.



**Figure Three - Map/Data for ADA Ramps**

### Section 3: Repair Estimates

The cost to replace a concrete slab was estimated at \$396. This limits the repair costs to \$396 because it would be more cost effective to replace a damaged concrete slab than to do multiple repairs that cost more than a slab replacement. Table One displays the cost to repair varying distress types as well as ADA ramp costs.

**Table One – Repair Estimate**

Trip Hazard	1/4"	1/2"	1"	2"	>2"
Vertical Separation	\$51	\$102	\$204	\$396	\$475

Single Hazard	Yes
Missing panel	\$396

Varying Hazard	Fair	Poor
Sag	\$200	\$475

ADA Ramp Costs	
Install new ramp & plate	\$4,000
Install new plate	\$4,000

Panel Price	\$396
-------------	-------

### Section 4: Budget Forecasting

The cost to repair or replace each segment is calculated spatially using the list of points within 5 feet of the given segment. These individual repair points have their budget calculated and then sequentially summed together for each given segment.

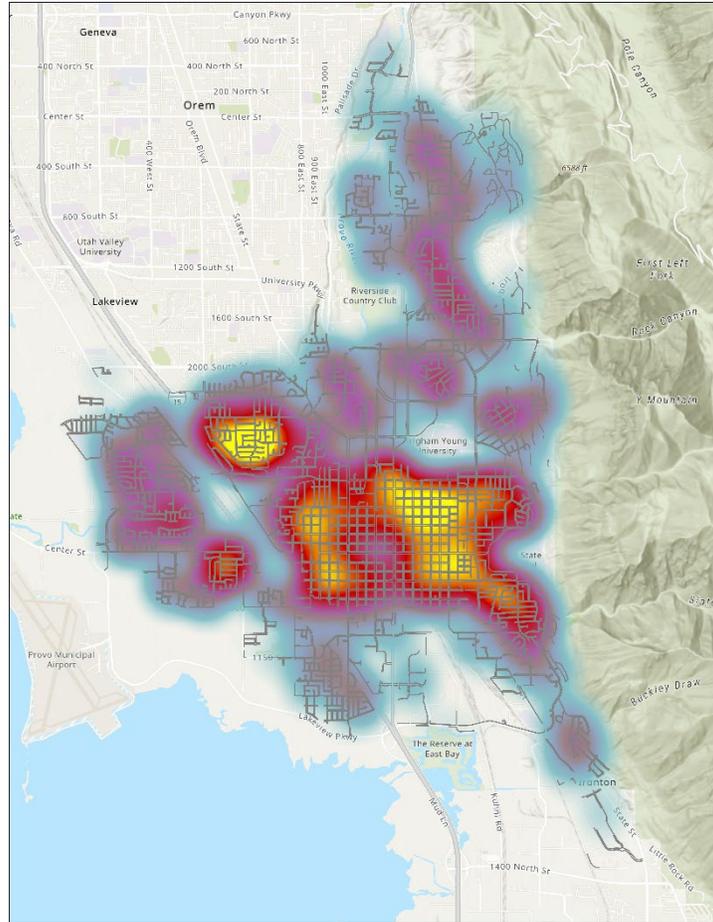
Obstructions are not calculated as a cost. The cost of repairing these obstructions is left to the property owner to fix. The City is responsible for informing the property owner of said obstructions.

Figure Four shows the total repair estimates for sidewalk distresses. The graphic illustrates a heatmap which shows the most expensive repair areas (shown in yellow). These areas are in the center and west side of the City. This heatmap should be used to prioritize locations for initial projects.

## Sidewalk Distresses

Figure Four shows the overall costs of repairing all the varying damage types. The total cost of repairing all damage is \$1,030,853. The largest segment of repairs is vertical separation totaling \$485,367.

## ADA Ramps



Sum of Estimated Repair Cost by Damage Type

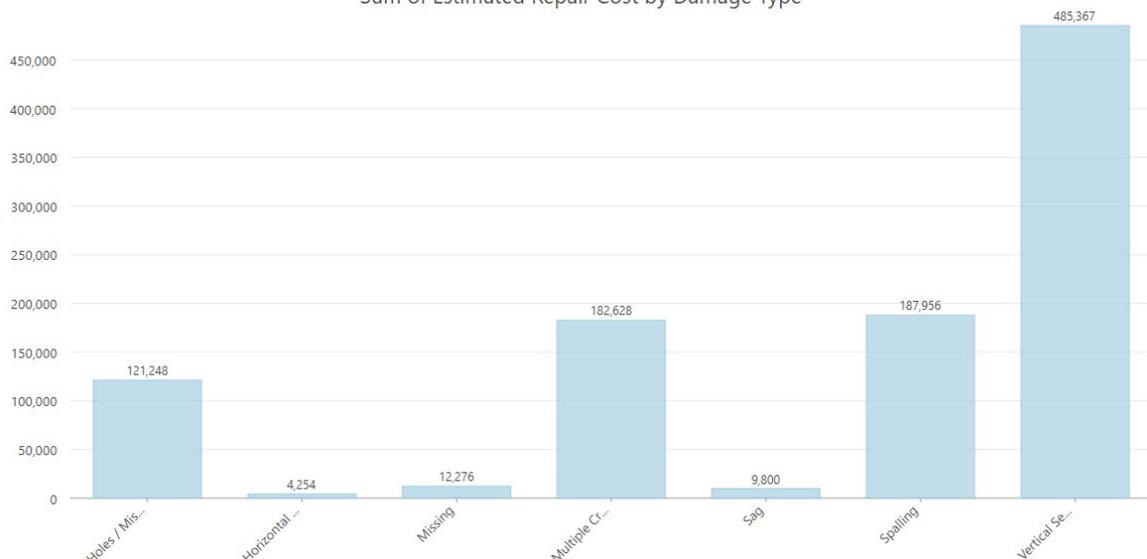
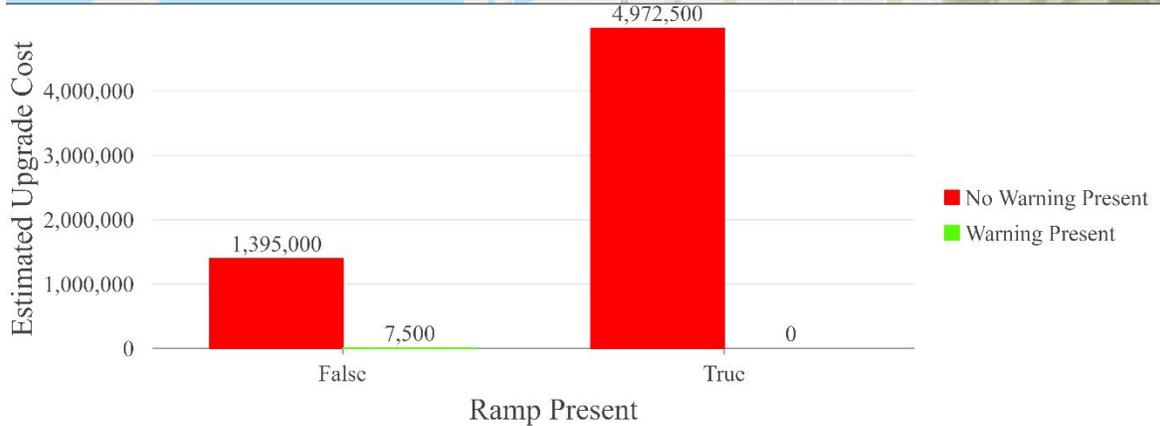
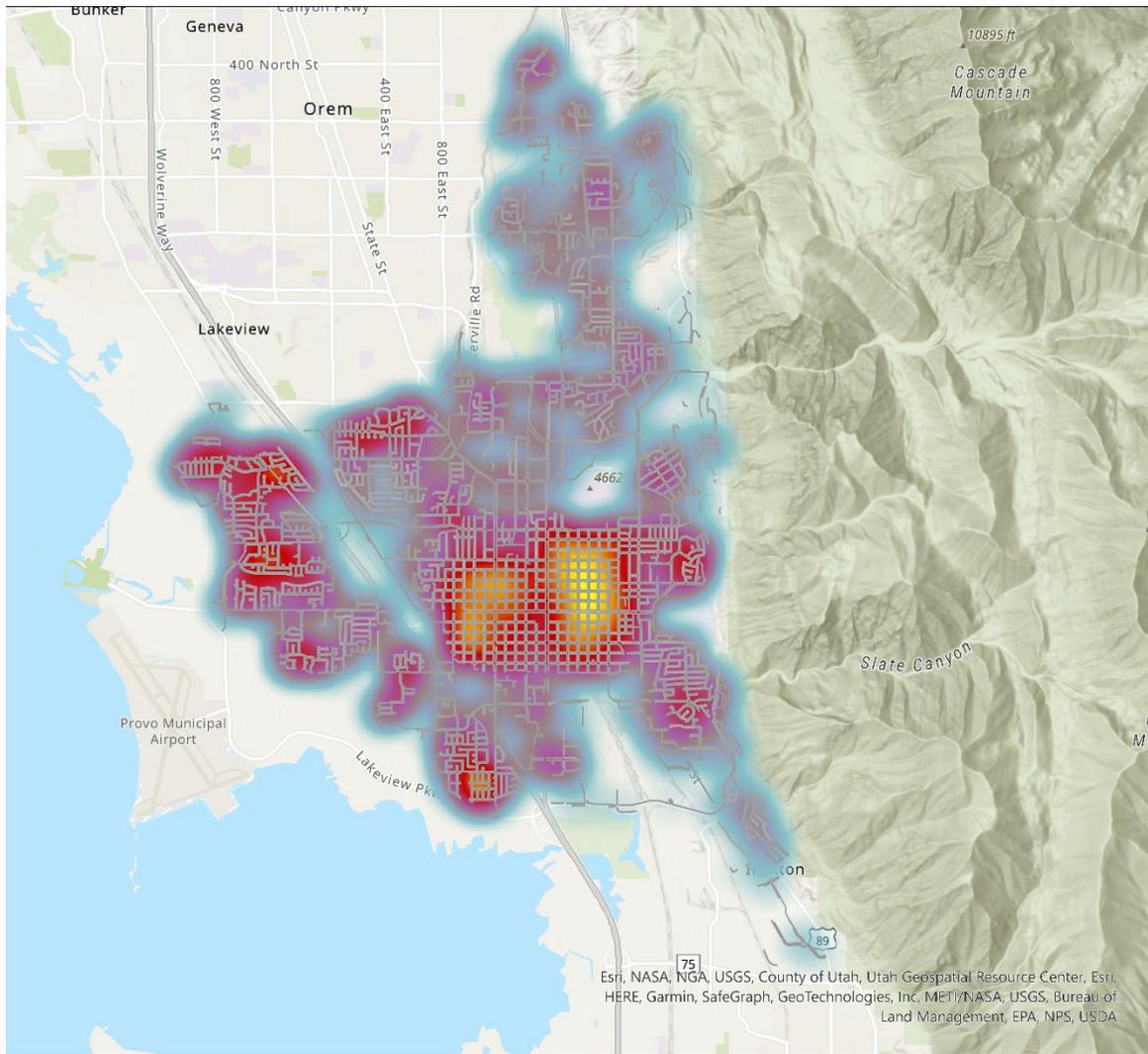


Figure Four - Total Repair Estimates for Distresses

Figure Five shows the overall costs of repairing the two ramp types. The total cost of repairing all ADA ramps is \$10,200,000. The heatmap below shows that ramp repair priorities may not be consistent with sidewalk repair priorities.



**Figure Five – Total Repair Estimates for ADA Ramps**

## **Section 5: Conclusion**

In conclusion, the total estimated sidewalk and ramp repairs the Provo City is \$11,230,853. It is recommended that budgets should be projected to complete the projects over the next 10 years. The current annual budget of \$500,000 is not likely enough to complete the projected projects in less than 22 years. Therefore, additional annual budget should be considered, and project tracking should help to establish whether budget projections are adequate. It should be noted that additional distresses will develop over the next 10 years, so sidewalk maintenance will be an on-going requirement.

It is recommended that this report be updated every five years so that both the sidewalk and budget can be monitored and re-evaluated. There could be future needs to increase the budget to keep up with construction inflation and additional sidewalk construction. Upgrading sidewalks and ramps will an important part of transitioning the Provo City into compliance with ADA code. It is suggested that the City work with local schools through Safe Routes Utah to further prioritize the needs of schools.

## Appendix A – Distresses

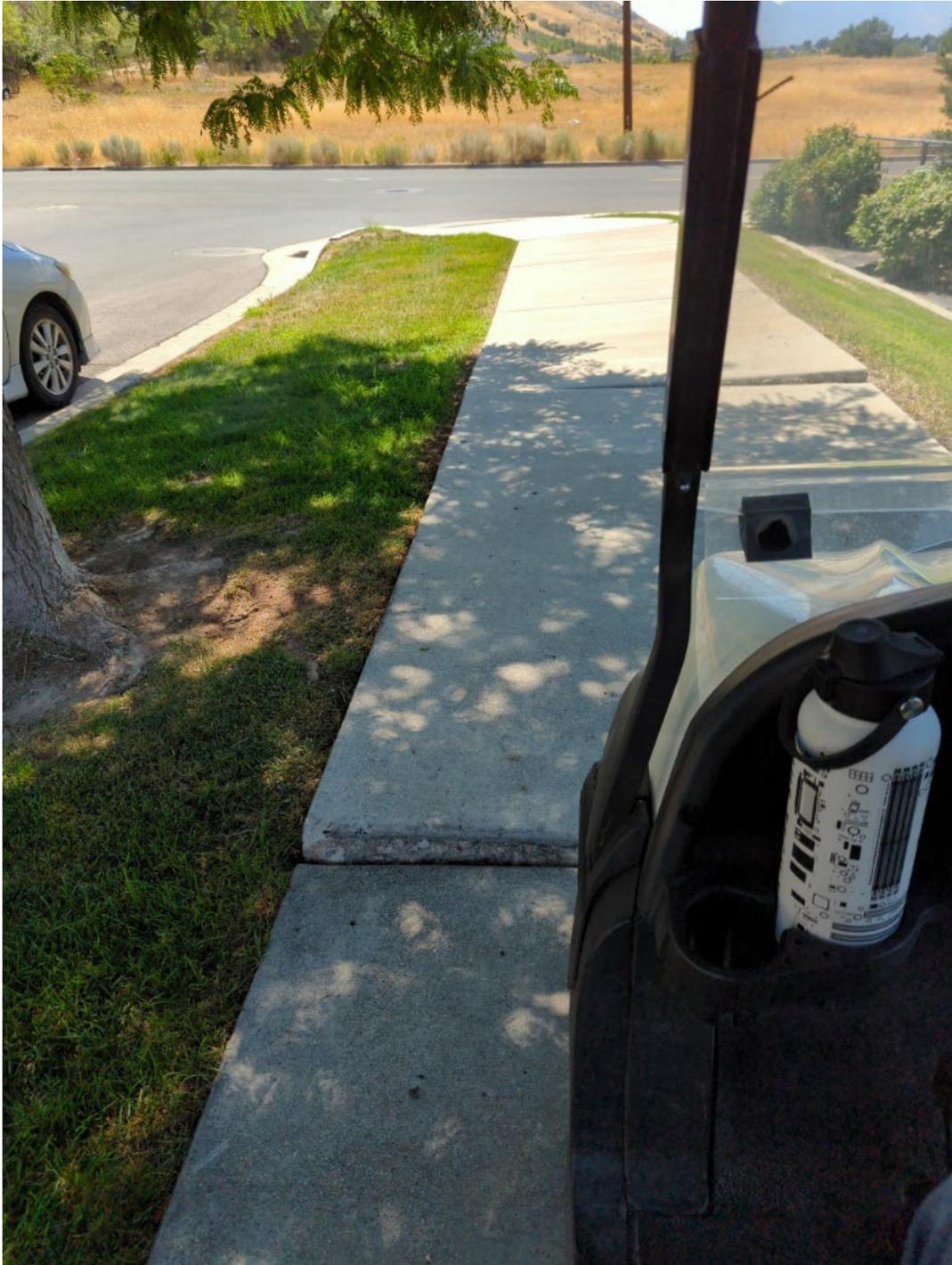
The following are example photos that help illustrate typical sidewalk distresses. As part of the field survey, some sidewalks were photographed for future reference by the city. The field survey photos are available as part of the GIS files developed.

### Distresses

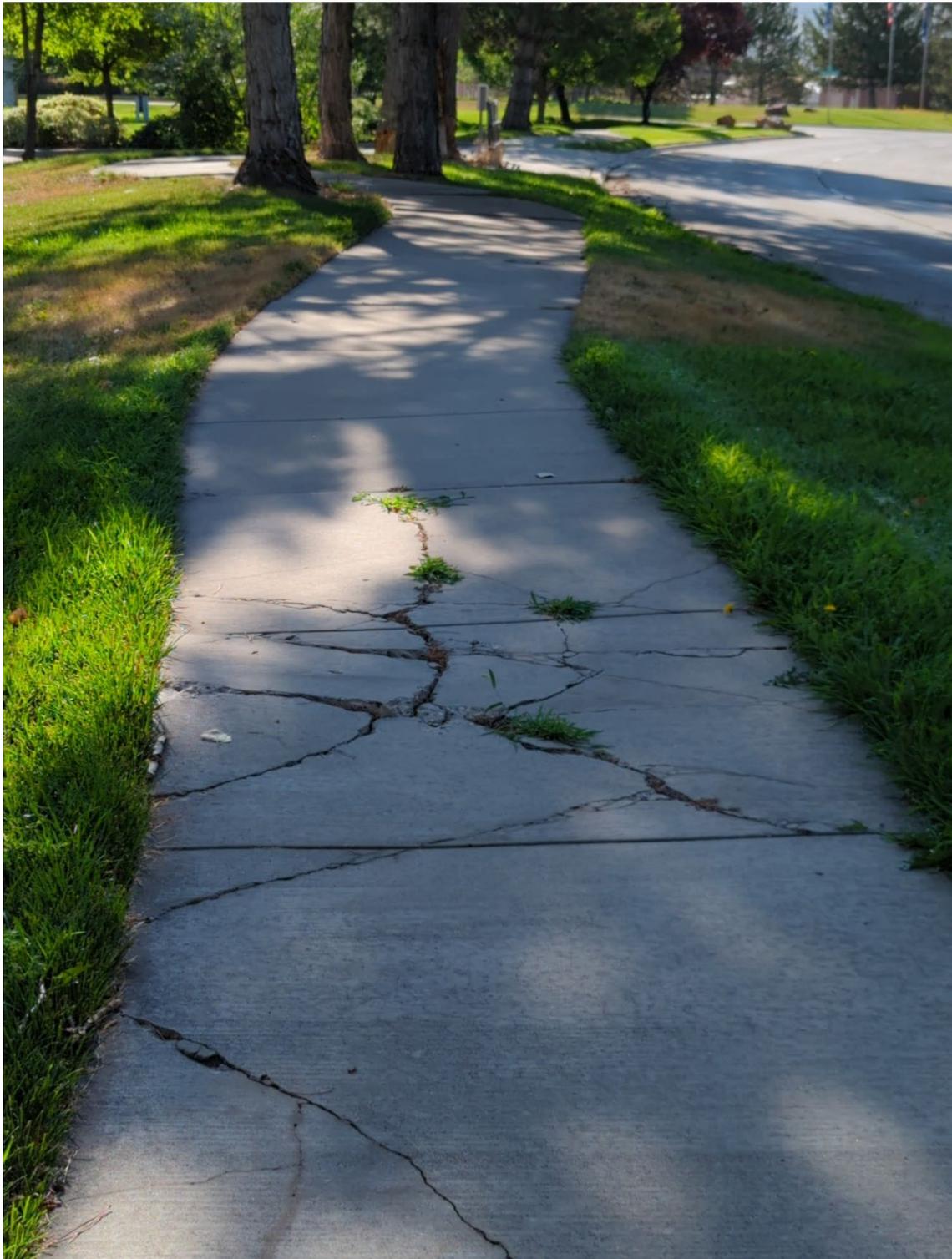
Sidewalks are prone to seven main types of distresses:

- Trip Hazards
  - Vertical Separation
- Single Hazards
  - Multiple Cracks
  - Missing Panels
  - horizontal separation
- Varying Hazards
  - missing pieces/holes
  - sag
  - spalling

**Vertical Separation** is rated at ¼ inch, ½ inch, 1 inch, 2 inches, and above 2 inches. ADA considers anything over ¼ inch as a trip hazard. The shorter trip hazards can be fixed by grinding down the raised sidewalk slab until flush with the lower sidewalk slab. These distresses are often caused by tree roots and may require removal of the roots to stop the damage from resurfacing.



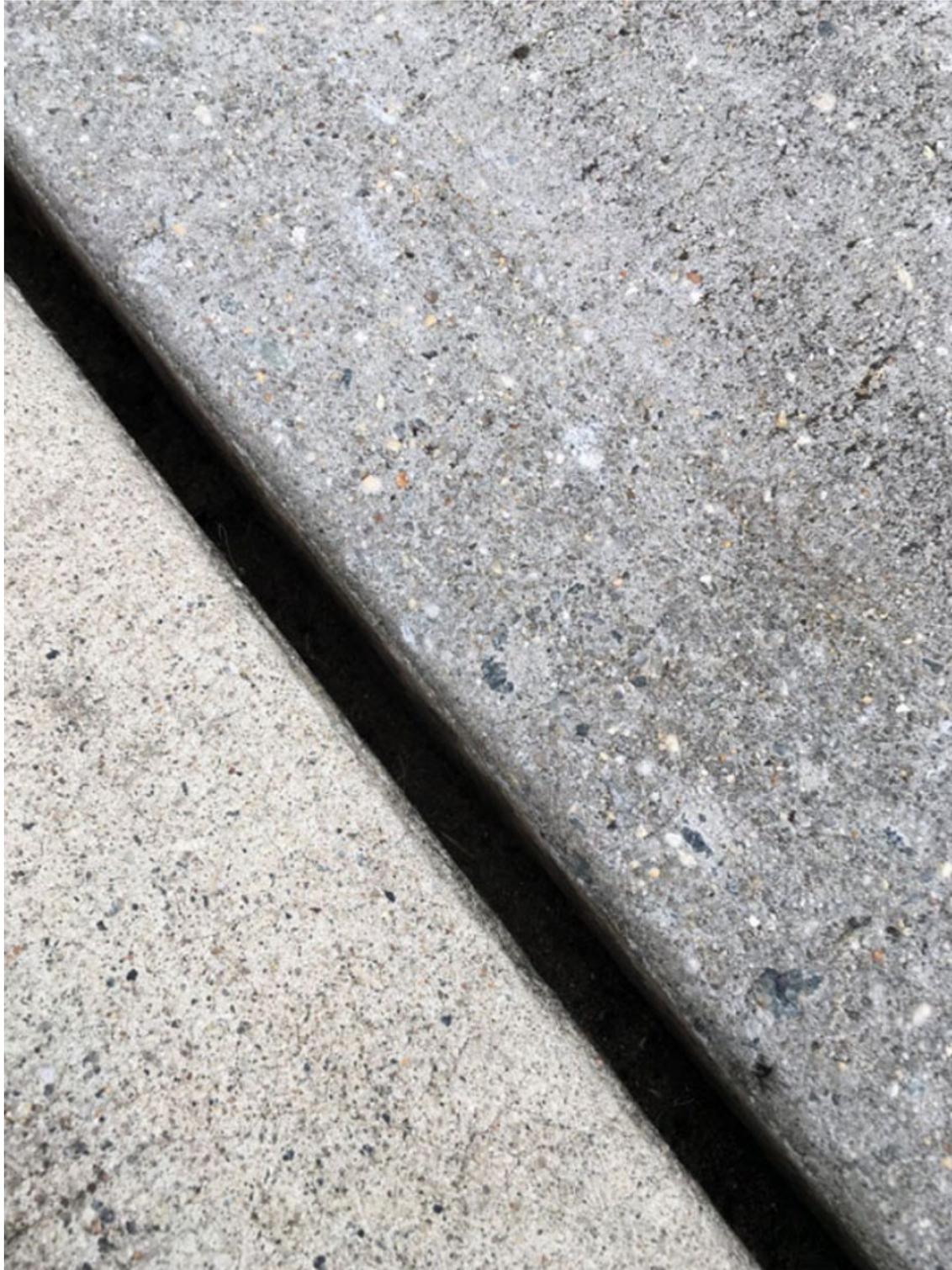
**Multiple Cracks** are rated on the presence of sprawling cracks on a slab. This distress can be fixed by replacing the damaged slab.



Missing panels are fixed by constructing a new sidewalk slab.



**Horizontal separation** is rated at greater than 1 inch. Horizontal separation above 1 inch can be corrected with sidewalk calking to fill the gap between sidewalk slabs.



**Missing Pieces/holes** are given fair or poor ratings. A fair rating means the holes or missing piece would require up to half of the slab to be repaired. A poor rating means the holes or missing pieces are significant enough to require slab replacement.



**Sag** is rated with fair or poor. A fair rating means the slab is offset by at least 1 inch. A poor rating means the slab is offset by greater than 1 inch. This distress might be fixed by mud jacking the sidewalk slab up to be level with the adjacent sidewalk slabs. Larger offsets, often caused by roots may require replacement of the slab.



**Spalling** is rated with fair or poor. A fair rating means the slab is less than half covered. A poor rating means the slab is greater than half covered. This distress can be fixed with a resurface of the sidewalk slab or replacing the concrete slab depending upon the damage severity.



## Appendix B – Obstructions

Sidewalks are prone to obstructions such as trees/bushes, rocks/landscaping, mailboxes, etc. These obstructions must be removed to allow for proper usage of the sidewalk and to bring the sidewalk up to ADA standards.

**Trees/bushes** need to be trimmed back in both width and height to allow free passage of pedestrians.



**Rocks/Landscaping** could require a homeowner or city to alter the edges of the property to allow free and safe passage of pedestrians over the sidewalk.

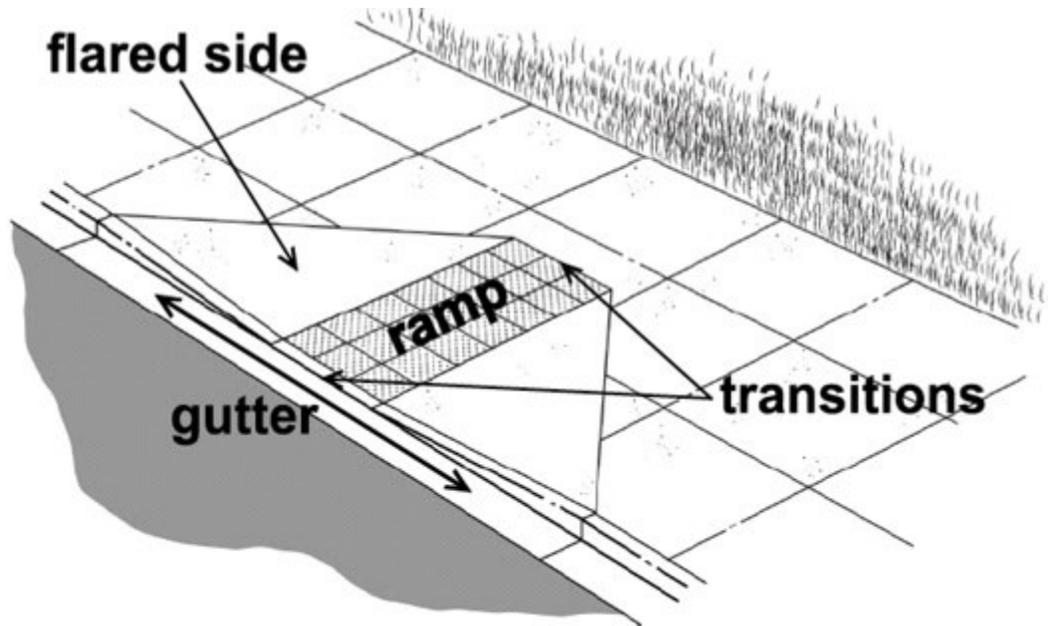


**Mailboxes** have multiple Issues to fix. The first issue is when a sidewalk segment has no grass strip between it and the roadway. This causes homeowners to place their mailbox on the edge of the sidewalk causing an obstruction. The second issue is mailbox type and size. Many decorative mailboxes require more space and can obstruct the sidewalk for pedestrians.



## Appendix C – ADA Ramps

It is often difficult or impossible for a person using a wheelchair, scooter, walker, or other mobility device to cross a street if the sidewalk on either side of the street ends without a curb ramp. It is also dangerous. If curb ramps are not provided, these individuals are forced to make a difficult choice. They can either stay at home and not go to their chosen destination, or they can risk their personal safety by using their wheelchairs, scooters, or walkers to travel alongside cars and other vehicles in the streets. This is a choice that people with disabilities should not be required to make.



Title II of the ADA requires state and local governments to make pedestrian crossings accessible to people with disabilities by providing curb ramps. This requirement applies if your state or local government has responsibility or authority over highways, streets, roads, pedestrian crossings, or walkways. Some public entities have extensive responsibility for the highways, streets, roads, pedestrian crossings, and walkways in their area, but most public entities have at least limited responsibility for them.

To allow people with disabilities to cross streets safely, state, and local governments must provide curb ramps at pedestrian crossings and at public transportation stops where walkways intersect a curb. To comply with ADA requirements, the curb ramps provided must meet specific standards for width, slope, cross slope, placement, and other features. (source: [ada.gov](http://ada.gov))

When surveying sidewalks, LTAP technicians did not check if a ramp met all the required specifications (i.e., slope, cross slope, DTM orientation, etc). They only checked whether a ramp exists and if the ramp had an acceptable detectable warning surface. It is left to the city to make sure ramps are constructed to proper specifications to meet ADA requirements.

## ADA Ramp Examples

Sidewalks are required to have ADA ramps on all corners crossing a street. These ramps are also required to have detectable warning surfaces. Detectable warning surfaces are used by those with sight impairments to recognize crossing locations.

**Ramp with Detectable Warning Surface** requires no reconstruction but may require maintenance depending upon the quality of the ramp or if the ramp isn't following ADA standards.



**Ramp without detectable warning surfaces** (or without the proper truncated domes) requires a reconstruction to insert the detectable warning surface into the concrete.



**No ramp no detectable warning surface** requires a removal and reconstruction of the corner on which the ramp is missing. The installed ramp should include proper detectable warning surfaces on the edge of the ramp. A new ramp should be designed to meet all ADA requirements.



# LTAP CONCRETE REPORT





# Agenda

LTAP Study Overview

01

Missing Sidewalk  
Capital Projects

02

Existing Sidewalk  
Conditions & Distress

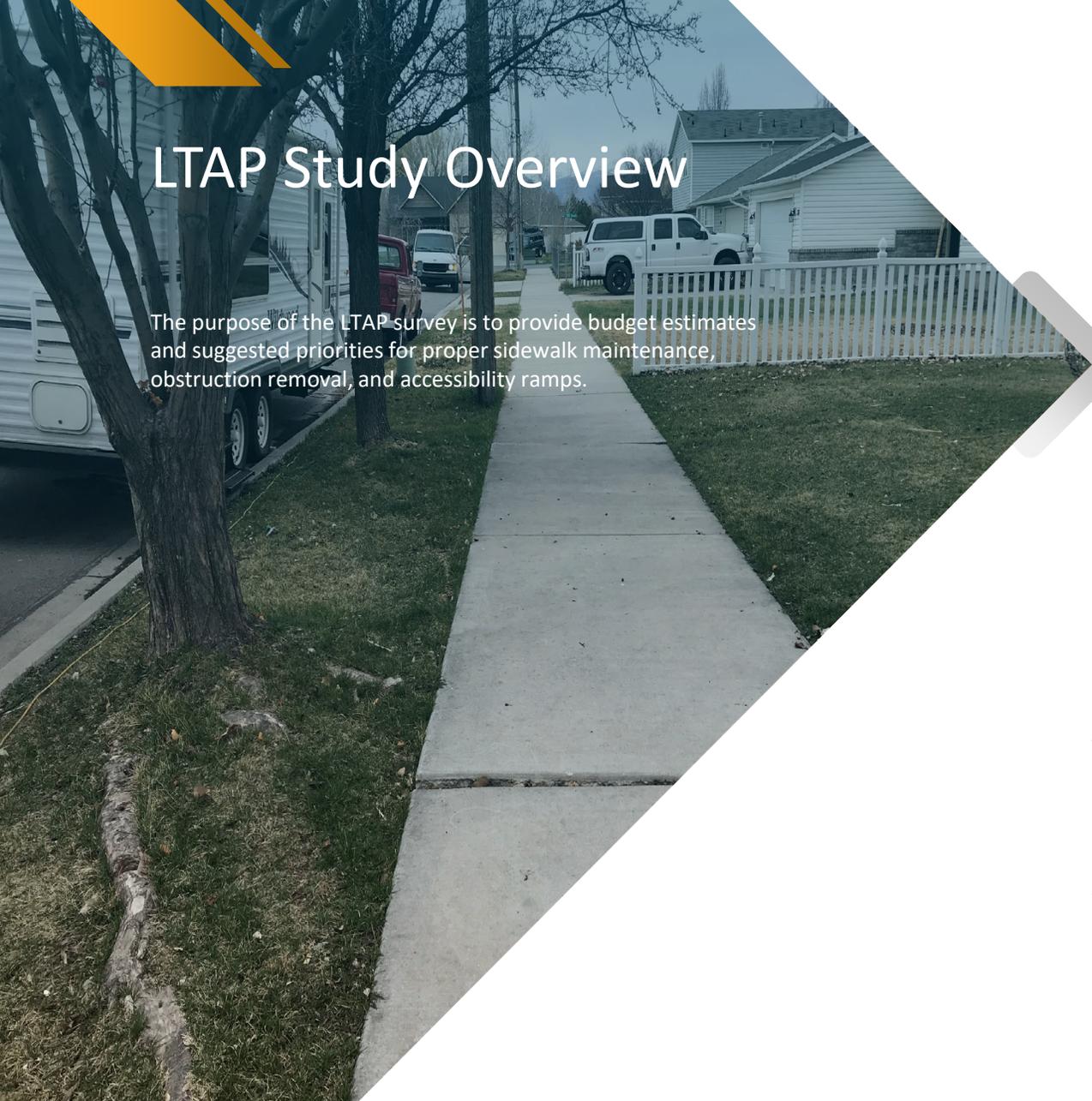
03

Project Plan Process

04

Budget

05



# LTAP Study Overview

The purpose of the LTAP survey is to provide budget estimates and suggested priorities for proper sidewalk maintenance, obstruction removal, and accessibility ramps.

## 823,335 Linear Feet

Nearly 155 Miles of sidewalk was surveyed for existing conditions which include damage, obstructions, and ADA Ramps.

### Repairs

LTAP Found and categorized 9,258 instances of sidewalk distress on the city sidewalks. Roughly every 90 feet there is some type of distress.

### ADA Ramps

There are 5,164 crossing locations with 50% of those locations missing ADA facilities.

### Obstructions

LTAP came across 1,416 obstructions that prevented free movement on the sidewalks.

### Missing Sidewalk

There is approximately 88 miles of sidewalk that has not been installed in the city along existing roads.

# Missing Sidewalk

Sidewalk that has not been installed along existing roadways.



88 Miles or 468,600 Linear Feet

1/3 of existing Provo owned roads do not have sidewalk infrastructure.

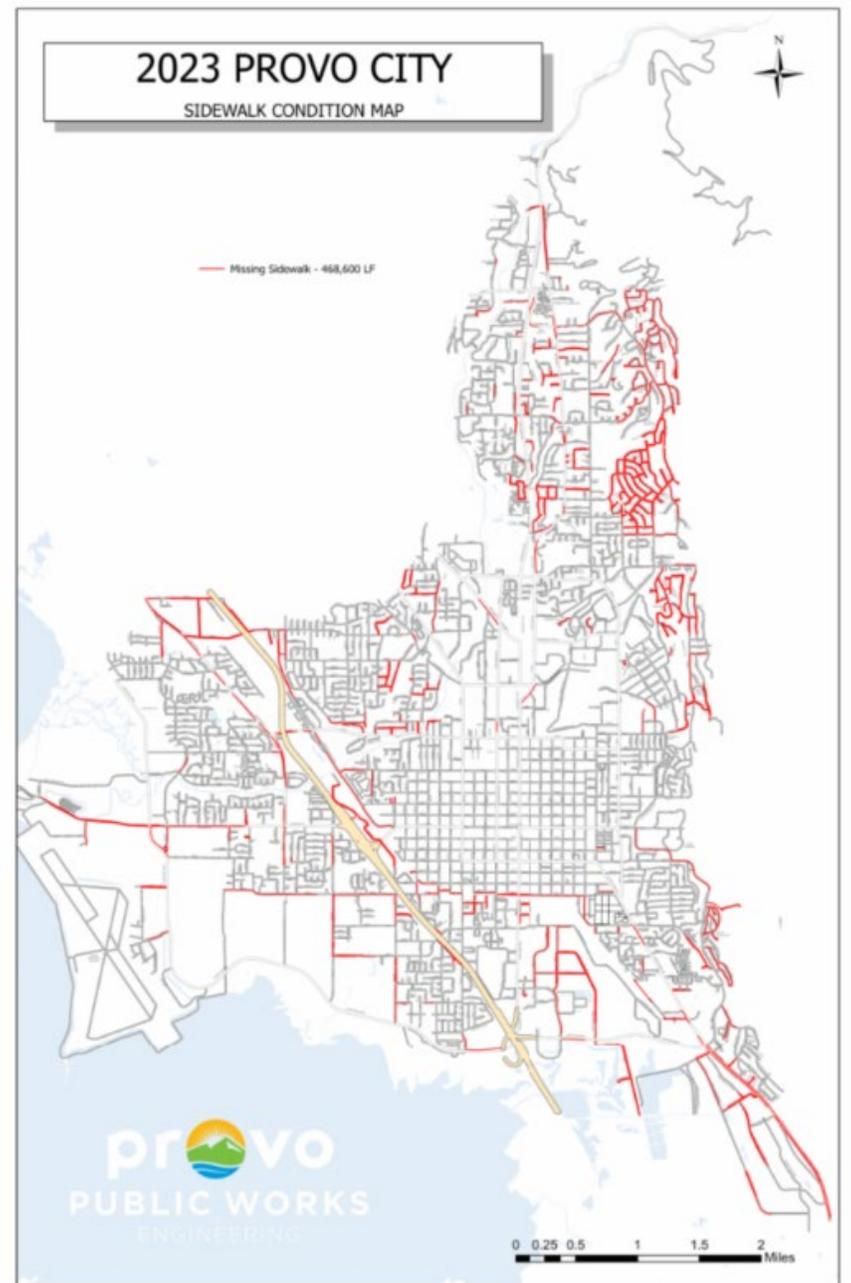


\$211,000,000

Estimate to install in missing regions will cost upwards of 200 million dollars.

The estimate is based on the assumption that the project may also include curb and gutter, storm drain infrastructure, property acquisition, utility conflicts, mailbox relocation, paving, and other related construction activities.

These missing sections of sidewalk are not included in the maintenance and repair projects.



# Existing Sidewalk Condition

The majority of our sidewalks are in good condition.



## Repairs

LTAP Found and categorized 9,258 sidewalk distresses, that include trip hazards, cracked, sagging, and holes.



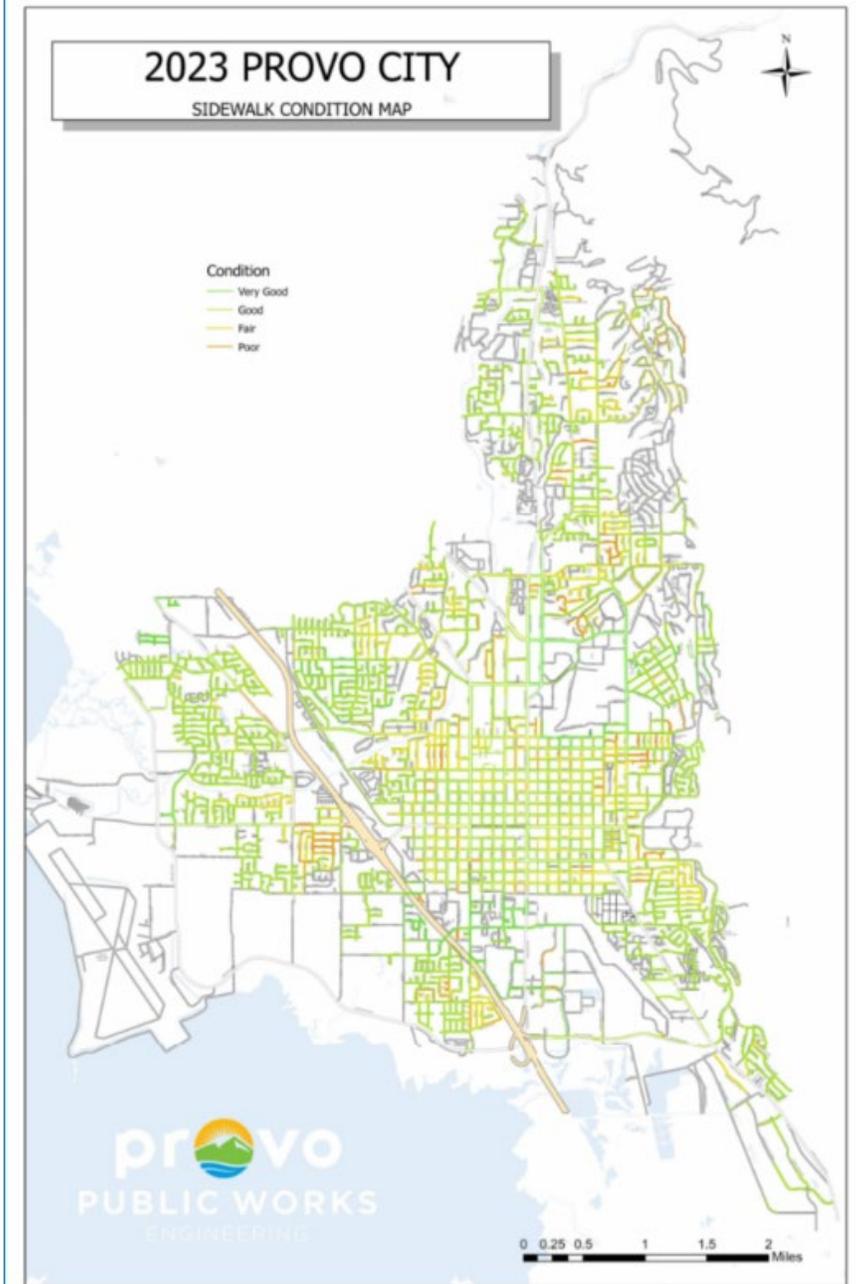
## Obstructions

LTAP came across 1,416 obstructions that prevented free movement on the sidewalks. These include mailboxes, trees/bushes, and landscaping materials.



## ADA Ramps

There are 5,164 crossing locations with 50% of those locations do not have adequate or any ADA facilities.



# Repair

LTAP documented 9,258 instances of damage to the existing sidewalk with varying classifications and repair costs.

## Vertical Separations

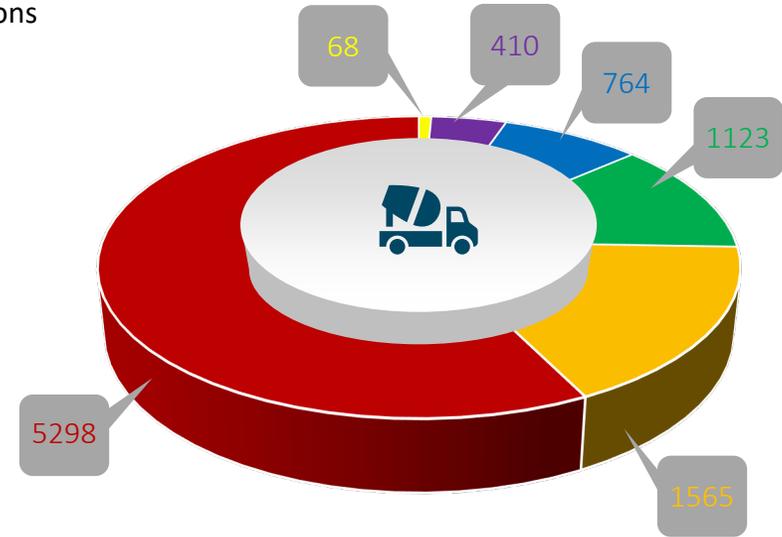
These range from trip hazards from 1/4" to 2". Repair methods vary based on the severity and height of the trip hazard. These mainly can be fixed by shaving/grinding or lifting.

## Spalling, Cracks, Horizontal, Holes, and Sag

The remaining damages times typically required remove and replace method of repair.

## Curb and Gutter

Often times the sidewalk damage is also reflected in the curb and gutter, which requires replacement or lifting to fix the issue. These costs and damage types were not captured in the LTAP study.



# ADA Ramps

5165 Intersection Crossings



## ADA Ramp with Warning Panels

Crossings that meet ADA Standards including warning panels, and slopes

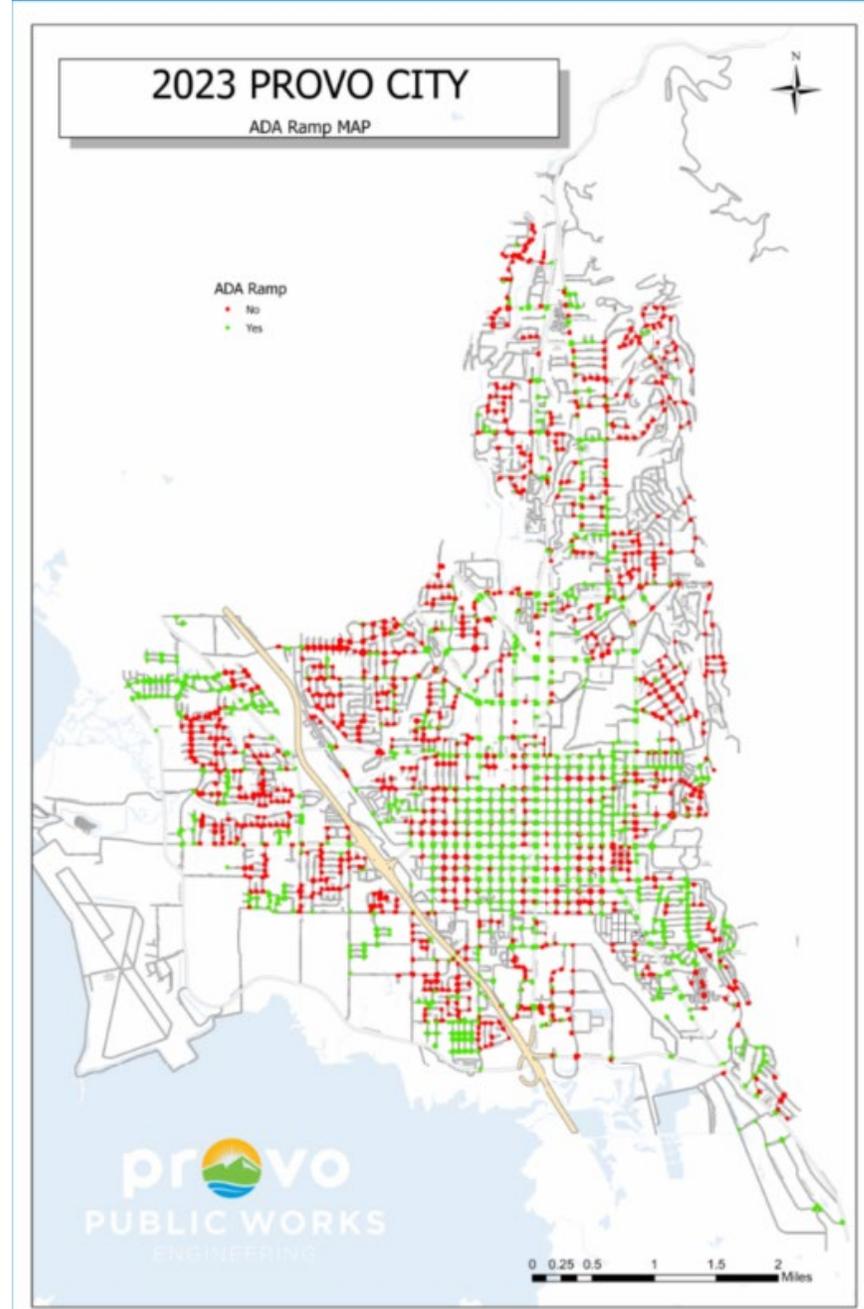
 51.5%



## Incomplete/Missing ADA Ramps

Existing ramps that do not have proper slopes, or warning panels and crossings that don't have any ramps need to be replaced with current ADA standards.

 49.5%



# Project Plan Process

How concrete repair and maintained are determined to be implemented each year.

## Future Projects

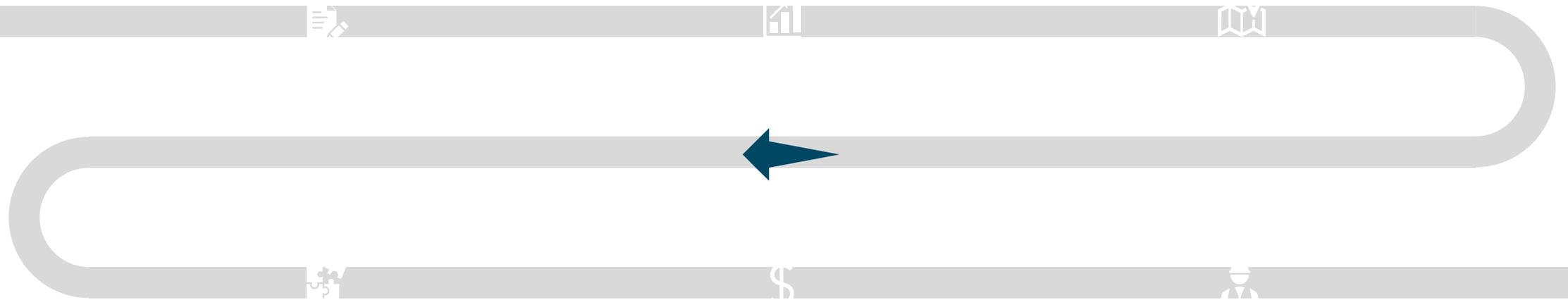
Review future Road Rehab projects for ADA concrete improvements and repairs needed along proposed roads.

## Database

Review database information including citizen calls, and LTAP date for repairs along project roads, surrounding area, and high priority issues throughout the city.

## Location of Damage

School Routes, high traffic routes, disabled citizen reports receive higher priority than other locations.



## Severity of Damage

Functionality is rated higher than aesthetic damage.

## Project Estimating

Quantities and cost are estimated proposed work for each location in the city.

## Project Plans

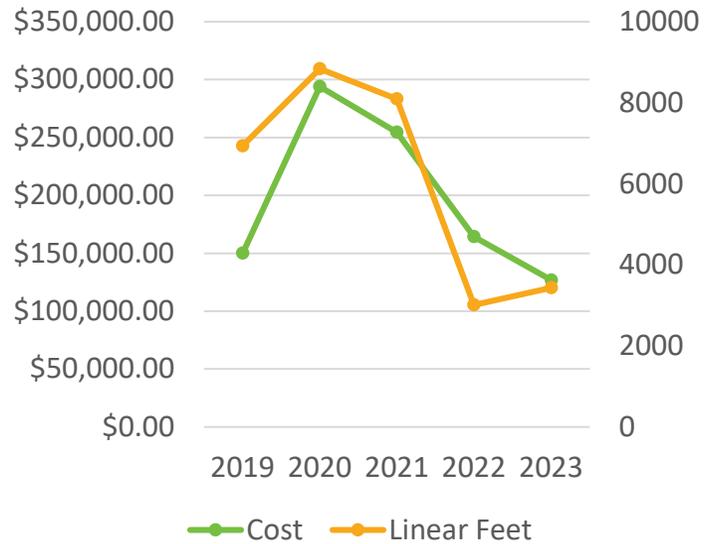
Construction Bid is created, bid, and awarded to contractor.

# Project Plan

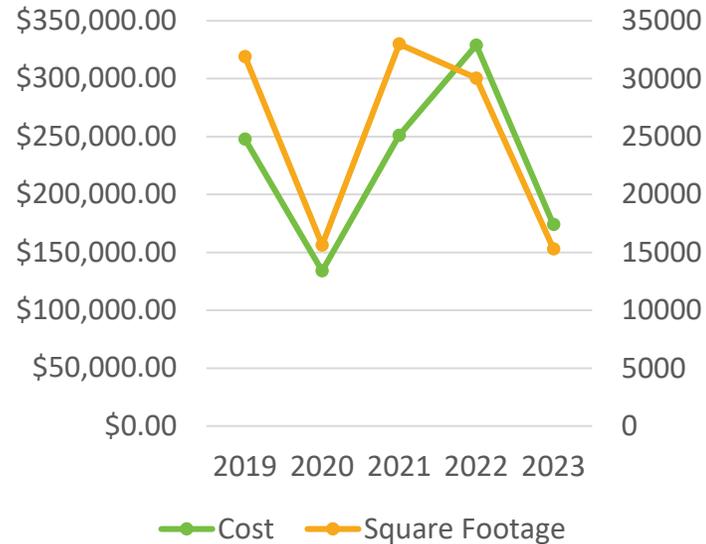
## 2019-2023 Sidewalk Projects

Cost and quantity of curb and gutter, sidewalk, and ADA Ramps completed each year.

### Curb and Gutter



### Sidewalk



### ADA Ramps



Year	2019	2020	2021	2022	2023
Total	\$460,400.00	\$442,440.00	\$575,835.00	\$786,765.00	\$462,715.00

# Budget

LTAP Estimates for Concrete Repair and Maintenance



## Sidewalk Damage

Grinding, Lifting, and Remove and Replace treatments for the varies damage types.

 \$1,030,853



## ADA Ramps

Replacing or constructing new ADA ramps.

 \$10,200,000

## LTAP Estimate

---

### Repair Estimates

LTAP used cost estimates that capture only the concrete cost to place new material, grind, or lift.

### ADA Estimates

LTAP used cost estimate that price the removal and replacement of concrete in the ADA Ramp.

### Other Items Not Considered

Cost estimates for concrete replacement should include traffic control, mobilization, removal, landscaping, curb walls, drive approaches, and other construction items that are not included.

# Budget

LTAP Estimates for Concrete Repair and Maintenance



## Sidewalk Damage

Grinding, Lifting, and Remove and Replace treatments for the varies damage types.

 \$4,610,000



## ADA Ramps

Replacing or constructing new ADA ramps.

 \$15,400,000

## LTAP Estimate

---

### Repair Estimates

LTAP used cost estimates that capture only the concrete cost to place new material, grind, or lift.

### ADA Estimates

LTAP used cost estimate that price the removal and replacement of concrete in the ADA Ramp.

### Other Items Not Considered

Cost estimates for concrete replacement should include traffic control, mobilization, removal, landscaping, curb walls, drive approaches, and other construction items that are not included.

### Provo Estimate

Accounting for the costs of the other items above, the costs are increased to reflect that increase, based on current pricing.

# Budget



\$500,000

## 23-40 Years

Fix 2.5% - 4.35% of total damages each year.

\$750,000

## 15-27 Years

Fix 3.5% - 6.5% of total damages each year.

\$1,000,000

## 11-20 Years

Fix 5.0% - 8.5% of total damages each year.

LTAP concludes the report that “It is recommended that budgets should be project to complete the projects over the next 10 years... Additional annual budget should be considered, and project tracking should help to establish whether budget projects are adequate.”

Increasing the budget will help reduce the time it takes to repair the existing damage to the City’s sidewalks. However, it is good to keep in mind that new damage will happen each year, construction pricing fluctuates, inflation, labor and transportation increases, material shortages, and project priorities change.

Incremental increases each year may help to offset these unknowns and gradually help reduce the amount of existing damage to the City’s sidewalks.

This budget is primarily for maintenance and repair. Any budget considerations for installing new sidewalk should be considered from different funding sources.



# Questions

# Sidewalk Distress Types



**VERTICAL SEPARATION**



**MULTIPLE CRACKS**



**MISSING PANELS**



**HORIZONTAL SEPARATION**



**SAG**



**SPALLING**



**MISSING PIECES/HOLES**



**MISSING ADA RAMP**

# PROVO MUNICIPAL COUNCIL STAFF REPORT



**Submitter:** KZARBOCK  
**Department:** Finance  
**Requested Meeting Date:** 06-06-2023

**SUBJECT:** A presentation Fiscal Year 2023 Year End Cleanup Appropriations. (23-008)

**RECOMMENDATION:** Review and approve year-end appropriations related to budget shortages and scooter revenue.

**BACKGROUND:** Near the end of each fiscal year, Finance reviews the budget to see if any shortages are projected. For example, in FY23, the Streets Division had to spend significantly more on salt and overtime due to the record-breaking amount of snow received. This is necessitating a year-end appropriation so that the division has sufficient budget to make it through the end of June. Having sufficient budget is important for governmental funds since shortages result in audit findings. Finance will review other areas of the budget to see if any additional appropriations related to budget shortages will be necessary.

In addition to budget shortage appropriations, Development Services is requesting that scooter revenue received in FY23 be appropriated to cover wayfinding costs.

We will provide more information about the exact appropriation needs and amounts closer to the meeting date.

**FISCAL IMPACT:**

**PRESENTER'S NAME:** Kelsey Zarbock or John Borget

**REQUESTED DURATION OF PRESENTATION:** 15 minutes

**COMPATIBILITY WITH GENERAL PLAN POLICIES, GOALS, AND OBJECTIVES:**

**CITYVIEW OR ISSUE FILE NUMBER:** 23-008

## FY23 Year-End Appropriation Requests

After assessing department budgets and learning of some requests that happen to fall at the end of the fiscal year, Finance recommends that the Council approve the budget appropriations in the table below for FY2023. These appropriation requests will comprise one work meeting item on June 6th and then they will be brought to the Council for approval as separate items at the June 20th Council meeting.

Appropriation Category	Fund/Division	Detail Amount	Reason	Funding Source
FY23 Budget Shortage	General Fund/Streets	\$ 265,000	Appropriate \$205,000 for salt and \$60,000 for overtime due to last winter's unprecedented amount of snowfall	General Fund balance
FY23 Budget Shortage	Stormwater Fund/Stormwater	\$ 550,000	Appropriate \$550,000 for spring runoff prep out of stormwater fund balance	Stormwater Fund balance
FY23 Budget Shortage	Airport Fund/Airport	\$ 439,000	Appropriate \$439,000 for the following: variable interfund loan interest (\$365,000); vehicle repairs (\$33,000); vehicle fuel (\$6,000); facility maintenance (\$35,000).	Surplus Airport revenues in FY23
Transfer/appropriation for CIP project	Engineering CIP Fund and Airport Fund	\$ 2,100,000	Transfer \$2.1 million from Engineering CIP to Airport fund and appropriate in Airport for Terminal Project costs due to success of the airport.	Surplus 1/4 cent sales tax revenue from FY20-FY23 <i>(1/4 cent sales tax revenue is designated by the state for transportation-related costs)</i>
Assign revenue for a specific purpose	General Fund/Development Services	\$ 75,000	Appropriate <u>up to</u> \$75,000 in the General Fund, Development Services department for wayfinding.	Scooter revenue (General Fund)
Equipment purchase request	Vehicle Replacement Fund	\$ 65,000	Appropriate <u>up to</u> \$65,000 in the Vehicle Replacement fund for the outright purchase of a new Fire vehicle	Vehicle Replacement fund balance (FY23); loan payments from General Fund (FY23-FY27)
Equipment purchase request	General Fund/General Services	\$ 13,790	Appropriate <u>up to</u> \$13,790 in the General Fund for first year loan payment on a new Fire vehicle	General Fund balance

= General Fund appropriations

# PROVO MUNICIPAL COUNCIL STAFF REPORT



**Submitter:** MMCNALLEY  
**Department:** Development Services  
**Requested Meeting Date:** 06-06-2023

**SUBJECT:** A discussion regarding the adoption of the 2023-2024 Annual Action Plan.  
(23-027)

**RECOMMENDATION:** Recommend Adoption of funding recommendations for the 2023-24 Annual Action Plan

**BACKGROUND:** This is the Annual Action plan allocating funds and setting goals for CDBG and HOME funding. This is year 4 in the 20-24 Consolidated Plan

**FISCAL IMPACT:**

**PRESENTER'S NAME:** Melissa McNalley, Community Grant Administrator

**REQUESTED DURATION OF PRESENTATION:** 15-30 Minutes

**COMPATIBILITY WITH GENERAL PLAN POLICIES, GOALS, AND OBJECTIVES:**

**CITYVIEW OR ISSUE FILE NUMBER:** 23-027

1 RESOLUTION 2023- .

2  
3 A RESOLUTION APPROVING THE PROGRAM YEAR 2023 ANNUAL  
4 ACTION PLAN, FOURTH YEAR UPDATE TO THE 2020-24 FIVE-YEAR  
5 CONSOLIDATED PLAN, AS AMENDED. (23-027)  
6

7 WHEREAS, Provo City (the “City”) as the Lead Entity of the Utah Valley HOME  
8 Consortium (“Consortium”) is required to prepare an Annual Action Plan update to the five-year  
9 Consolidated Plan and submit to the United States Department of Housing and Urban  
10 Development (“HUD”) in order to obtain funding for Community Development Block Grant  
11 (CDBG) and HOME Investment and Partnerships Program (HOME); and  
12

13 WHEREAS, the City has prepared the Program Year 2023 Annual Action Plan (the “Plan”) as shown in Exhibit A, Second Year Update to the 2020-24 Five-Year Consolidated Plan, as amended, in compliance with federal requirements; and,  
16

17 WHEREAS, the City expects to receive from HUD an entitlement amount of \$1,337,813  
18 in CDBG funds and expects to reprogram \$150,863 in Program Income and unexpended previous  
19 years’ Program funds; all shown in Exhibit B; and,  
20

21 WHEREAS, the City as Lead Entity for the Consortium estimates to receive from HUD  
22 \$1,589,819 for the HOME Program; and expects to have \$396,040.82 in Program Income; all as  
23 shown in Exhibit C; and,  
24

25 WHEREAS, a duly noticed public comment period began on April 18, 2023 to give  
26 citizens, partner agencies and other interested parties an opportunity to provide comment on the  
27 proposed Plan; and,  
28

29 WHEREAS, after duly considering applications received and the needs of the City and the  
30 Consortium Advisory Committees (the “Committees”) made recommendations to the Municipal  
31 Council regarding the use of CDBG and HOME funds; and,  
32

33 WHEREAS, on April 18, and June 6, 2023 the Municipal Council held duly noticed public  
34 hearings to receive public comment and consider public comment and ascertain the facts regarding  
35 the Plan and the use of CDBG and HOME funds, which facts and comments are found in the  
36 hearing record; and,  
37

38 WHEREAS, all persons for and against the proposed Plan and funding recommendations  
39 were given an opportunity to be heard; and  
40

41 WHEREAS, after considering the recommendations of the Committees and facts and  
42 comments presented to the Provo Municipal Council, the Council finds that (i) approval of the  
43 Program Year 2023 Annual Action Plan, Fourth Year Update to the 2020-24 Five-Year  
44 Consolidated Plan, herein attached as Exhibit A; (ii) CDBG and HOME funds should be  
45 apportioned as shown in the Attached Exhibits B, and C and (iii) that such use of CDBG and  
46 HOME funds reasonably further the health, safety and general welfare of the citizens of Provo

47 City.

48 NOW, THEREFORE, be it resolved by the Municipal Council of Provo City, as follows:

49

50 PART I:

51

52 1. The Program Year 2023 Annual Action Plan, as shown in the attached Exhibit "A," is  
53 hereby authorized and adopted.

54

55 2. The Municipal Council hereby adopts a CDBG Program for Program Year 2023 in the  
56 total amount of \$1,337,813, plus \$150,863.91 in Program Income and reprogrammed funds, all as  
57 shown in attached Exhibit B.

58

59 3. The Municipal Council hereby adopts a HOME Program for Program Year 2023 in the  
60 total amount of \$1,589,819, plus \$396,040.82 in Program Income, all as shown in attached Exhibit  
61 C.

62

63 4. The Mayor is authorized to (i) submit the Program Year 2023 Annual Action Plan and  
64 related documents to the U.S. Department of Housing and Urban Development, (ii) to execute  
65 appropriate certifications, Final Statements, and Program Applications in conjunction with the  
66 Plan's submittal.

67

68 PART II:

69

70 This resolution shall take effect immediately.

71

72 END OF RESOLUTION.



# Year Four, Annual Action Plan

July 1, 2023, through June 30, 2024

of the 2020-2024 Five-Year Consolidated Plan

as Amended

City of Provo (City)  
Utah Valley HOME Consortium (UVHC)  
Provo City Corporation – Development Services  
445 West Center  
Provo, Utah 84601

<https://www.provo.org/departments/development/cdbg-home/cdbg-home-documents>



## AP-05 EXECUTIVE SUMMARY - 91.200(C), 91.220(B)

### 1. Introduction

The City of Provo/Utah Valley HOME Consortium Program Year 2023 Annual Action Plan (2023-AAP) is the Fourth Year Action Plan of the 2020-2024 Five-Year Consolidated Plan (ConPlan), as amended. It is a product of a planning and coordination process to identify housing and community development needs. The process forms the framework for a community-wide dialogue to establish priorities and create strategies to address those needs, especially for low- and moderate-income households. This plan is intended to be an informative and useful tool for the residents, organizations and businesses committed to continued growth in our community.

The Annual Action Plan includes the City's application for the federal grants received from the U.S. Department of Housing and Urban Development (HUD) and administered by the Office of Community Planning and Development (CPD), a division of HUD, through which the City receives an annual allocation, or formula grant, from the CPD programs:

- **Community Development Block Grant (CDBG)**

The CDBG program's primary objective is to promote the development of viable urban communities by providing decent housing, suitable living environments and expanded economic activities to persons of low and moderate income.

- **Home Investment and Partnerships Program (HOME)**

The primary objective of the HOME Program is to create affordable housing for low-income households. Communities often partner with nonprofit and for-profit organizations to fund a wide variety of activities including building, buying and/or rehabilitating affordable housing for rent or homeownership or provide direct rental assistance to low-income people.

The City of Provo has designated its Development Services Department to manage and administer all funding received from HUD.

The Utah Valley HOME Consortium is an inter-jurisdictional partnership between the Cities of Provo, Orem, Lehi and Utah County, formed to receive HOME Program funds directly from HUD. The Cities of Orem and Lehi receive their own CDBG entitlement allocation and Utah County, as a qualified Urban County, also receives its own allocation of CDBG funding. All jurisdictions within Utah County, which have signed an Interlocal Agreement to receive CDBG funding through Utah County, are also eligible to benefit

from HOME funds. As the designated Lead Entity for the Consortium, The City of Provo administers the HOME Program.

Regulations in the HOME Program establish that Participating Jurisdictions (PJs) are provided affordable homeownership limits annually by HUD, however the regulations also allow PJs to determine these limits on their own through a local market analysis. The Consortium now conducts such an analysis annually and determines its own affordable homeownership limits. The process and results are outlined in Section AP-90-Program Specific Requirements of this Action Plan, by completing a market analysis ensuring enough recent housing sales are included in the survey.

## **2. Summarize the objectives and outcomes identified in the Plan**

As a result of citizens' and City Council's input The City of Provo will prioritize its activities and projects in three categories of Locally Targeted Objectives: Decent Housing, Suitable Living Environment, and Creating Economic Opportunities.

Housing – Assist in the expansion of housing opportunities, particularly for low- and moderate-income households and encouraging diversification of housing stock.

- Support down payment assistance programs that provide access to home ownership.
- Support housing programs to address the needs of updating aging housing stock through emergency, spot, and full rehabilitation.
- Support rental assistance programs to special needs populations, including efforts to assist families more rapidly from homelessness into permanent housing.
- Support development of new affordable housing to increase the number, types, affordability, and condition of both rental and homeownership housing.

Public Services – Support public service agencies that assist low- and moderate-income persons.

- Support organizations that provide services to populations with special needs (e.g., elderly, persons with disabilities, homeless persons, victims of domestic violence, etc.).
- Support organizations that provide education, including job training.
- Support organizations that provide services to seniors.
- Support organizations that provide healthcare services and health education.
- Support organizations that assist at-risk youth (e.g., after-school programs, recreations programs, mentoring programs).
- Support organizations that provide housing services.

Economic Opportunities

- Support local small businesses and entrepreneurs by providing mentoring and technical assistance, including support to Microenterprise Development.

- Utilize, when available, Section 108 Loan Guarantees.
- Support improvement visibility of small business storefronts in the Central Business District.

#### Public Facilities

- Support creation and improvement of public facilities and improvements (i.e., streets, sidewalks, curb & gutter, and sewer/water improvements).
- Support creation and improvement of public and nonprofit neighborhood community facilities and health centers.

### **3. Evaluation of past performance**

The CDBG and HOME investments have been used to make long-lasting improvements serving low-income residents. Past programs have focused on community needs that continue to exist including affordable housing, neighborhood improvements, and public service support for low-income residents.

At the conclusion of each program year the City of Provo prepares its Consolidated Annual Performance Evaluation Report (CAPER) which is submitted to HUD within 90 days of the end of the Program Year (PY).

While specific accomplishment data for Program Year 2022 (PY2022), third year of the 2020-24 ConPlan, are not yet available we believe the programs and projects carried out have benefited greatly and assisted in meeting community needs as projects are moving forward to provide more affordable housing choices throughout Utah County as well as funding used this Program Year to help make various public services available to low-income individuals and assist those with disabilities.

### **4. Summary of Citizen Participation Process and consultation process**

An integral part of the ConPlan planning process is Citizen Participation as it provides for goals and priorities that are defined in the context of community needs and preferences. In addition, the citizen participation process provides a format to educate the community about the federal grants received by City of Provo and the Consortium. To this end the City solicited involvement from a diverse group of stakeholders and community members during the development of the 2020-2024 ConPlan, as amended. A comprehensive public engagement process included stakeholder meetings, citizen's survey available in both English and Spanish, public hearings, committee meetings and a public comment period.

The City received input from residents, stakeholders and other interested parties including service providers through a survey conducted in the fall of 2022 to determine funding priorities. Through the AAP planning process citizen advisory committees met several times to hear presentations and discuss the needs of the City and make recommendations for funding. All public notices for the Annual Action Plan were published in the Daily Herald newspaper as well as the City website.

Funding recommendations by Citizen’s committees will be presented to the Municipal Council in two public hearings conducted on April 18<sup>th</sup> and June 6<sup>th</sup>, 2023, with recommended funding amounts available for review by the public, Citizen’s committees and boards, and applicants. Provo City’s Municipal Council adopted the Final Draft of the 2023-AAP at the public hearing held on June 6<sup>th</sup>, 2023.

**5. Summary of public comments**

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

**6. Summary of comments or views not accepted and the reasons for not accepting them**

**7. Summary**

The Annual Action Plan provides for the allocation of CDBG and HOME funds for Program Year 2023 (PY2023) and the reprogramming of existing funds. It also reflects the coordinated efforts of local governments and citizens, as well as the wide network of housing and human service providers in Utah County.

## PR-05 LEAD & RESPONSIBLE AGENCIES - 91.200(B)

### 1. Agency/entity responsible for preparing/administering the Consolidated Plan

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
Lead Agency	PROVO	DEVELOPMENT SERVICES
CDBG Administrator	PROVO	DEVELOPMENT SERVICES
HOME Administrator	PROVO	DEVELOPMENT SERVICES
CDBG Administrator	OREM	CITY OF OREM
CDBG Administrator	UTAH COUNTY	MOUNTAINLAND ASSOCIATION OF GOVERNMENTS

**Table 1 – Responsible Agencies**

### 2. Narrative

Provo City (City) is the Lead Agency of entitlement programs regulated by the Office of Community Planning and Development (CPD) of the United States Department of Housing and Urban Development (HUD). The City’s Housing Division in the Department of Development Services (DS) is responsible for the administration of CPD-HUD entitlement grants which include the Community Development Block Grant (CDBG), and the HOME Investment Partnerships Program (HOME). The City is also responsible for the preparation of the Consolidated Plan (ConPlan), Annual Action Plans (AAP) and Consolidated Annual Performance Evaluation Reports (CAPER) for Provo City and The Utah Valley HOME Consortium. The City of Orem administers its own CDBG program and Mountainland Association of Governments administers the City of Lehi and Utah County’s CDBG Programs.

### 3. Consolidated Plan Public Contact Information

Provo City and its CDBG entitlement partners welcome questions and/or comments regarding this Annual Action Plan update. Please contact the following:

**Provo City CDBG & Utah Valley HOME Consortium**

Melissa McNalley, Community Grants Administrator  
Development Services, Provo City  
445 West Center Street  
Provo, UT 84601  
801-852-6164  
[mmcnalley@provo.org](mailto:mmcnalley@provo.org)

**City of Orem CDBG**

Kena Mathews, Community Services Manager, City of Orem  
56 North State Street  
Orem, UT 84057  
801-229-7023  
[kjmathews@orem.org](mailto:kjmathews@orem.org)

**City of Lehi and Utah County CDBG**

Jessica DeLora, Community and Economic Development Director, Mountainland Association of Governments  
586 East 800 North  
Orem, UT 84097  
801-229-3831  
[jdelora@mountainland.org](mailto:jdelora@mountainland.org)

## AP-10 CONSULTATION - 91.100, 91.200(B), 91.215(L)

### 1. Introduction

Provo City, along with City of Orem and MAG, engaged in a collaborative effort to consult with City departments, representatives of low-income neighborhoods, non-profit and for-profit housing developers, service providers, lenders, public service agencies, homeless service providers, faith-based organizations, supportive housing and service providers, community stakeholders, community partners, and beneficiaries of entitlement programs to inform and develop the priorities and strategies contained within the ConPlan.

- a. **Provide a concise summary of the jurisdiction’s activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l)).**

In preparing the Program Year 2023 Annual Action Plan the City held consultations with various organizations which provide services throughout Utah County, including local leaders, housing providers, and service providers.

Provo City also participates in regular meetings with other CDBG grantees in Utah County to streamline and simplify the process for new and renewing applicants.

- b. **Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.**

The vision of the Mountainland Region Continuum of Care (CoC) is to provide decent, safe and affordable housing and effective support services to homeless, chronic homeless families and individuals including—initial stabilization, transitional housing, permanent housing, access to mainstream resources and independence from governmental assistance. United Way of Utah County (United Way) leads the CoC, of which the City of Provo is a member, represented by several City departments including Fire, Police, and Development Services among them. The CoC is an organized body of local jurisdictions, government agencies, local nonprofit organizations, faith-based service and housing organizations, and other agencies and partners seeking to maximize resources and avoid duplication of services while providing consistent and unified planning in Utah County.

As it annually does, the CoC led the efforts for the point in time count, in which volunteers participated in an outreach to find homeless individuals. The event was advertised in the Daily Herald (local paper), the Provo Mayor's blog, and the United Way Facebook page.

- c. Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS.**

Neither the City of Provo, nor any other jurisdiction with membership in the HOME Consortium receives ESG funding.

## **2. Agencies, groups, organizations and others who participated in the process and consultations**

<b>1</b>	<b>Agency/Group/Organization</b>	<b>Rocky Mountain University of Health Professionals</b>
	<b>Agency/Group/Organization Type</b>	Health Agency
	<b>What Section of the Plan was addressed</b>	Housing Need Assessment Public Housing Needs Homeless Needs (All) Non-Homeless Special Needs Market Analysis
	<b>How was the Agency/Group/Organization consulted, and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The organization responded to the survey and participated in the 2020 ConPlan Discussion. Continue to make available financial support to provide services.
<b>2</b>	<b>Agency/Group/Organization</b>	<b>Fresh Start Ventures</b>
	<b>Agency/Group/Organization Type</b>	Services-Housing Services-Homeless
	<b>What Section of the Plan was addressed</b>	Housing Need Assessment Public Housing Needs Homeless Needs (All) Non-Homeless Special Needs Market Analysis
	<b>How was the Agency/Group/Organization consulted, and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The organization responded to the survey and participated in the ConPlan Discussion. Continue to make available financial support to provide services.
<b>3</b>	<b>Agency/Group/Organization</b>	<b>Center for Women &amp; Children in Crisis – The Refuge</b>
	<b>Agency/Group/Organization Type</b>	Housing Services – Housing Services – Children Services – Victims of Domestic Violence Services – Homeless Services – Education

	<b>What Section of the Plan was addressed</b>	Housing Need Assessment Public Housing Needs Homeless Needs (All) Non-Homeless Special Needs Market Analysis
	<b>How was the Agency/Group/Organization consulted, and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The organization responded to the survey and participated in the ConPlan Discussion. Continue to make available financial support to provide services.
4	<b>Agency/Group/Organization</b>	<b>Community Action Services &amp; Food Bank</b>
	<b>Agency/Group/Organization Type</b>	Services – Housing Services – Children Services - Homeless Services – Education
	<b>What Section of the Plan was addressed</b>	Housing Need Assessment Public Housing Needs Homeless Needs (All) Non-Homeless Special Needs Market Analysis
	<b>How was the Agency/Group/Organization consulted, and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The organization responded to the survey and participated in the ConPlan Discussion. Continue to make available financial support to provide services.
5	<b>Agency/Group/Organization</b>	<b>Community Health Connect</b>
	<b>Agency/Group/Organization Type</b>	Services – Health
	<b>What Section of the Plan was addressed</b>	Housing Need Assessment Public Housing Needs Homeless Needs (All) Non-Homeless Special Needs Market Analysis
	<b>How was the Agency/Group/Organization consulted, and what are the anticipated outcomes of the</b>	The organization responded to the survey and participated in the ConPlan Discussion.

	<b>consultation or areas for improved coordination?</b>	Continue to make available financial support to provide services.
<b>6</b>	<b>Agency/Group/Organization</b>	<b>Family Support &amp; Treatment Center</b>
	<b>Agency/Group/Organization Type</b>	Services – Children Services – Education Services – Victims
	<b>What Section of the Plan was addressed</b>	Housing Need Assessment Public Housing Needs Homeless Needs (All) Non-Homeless Special Needs Market Analysis
	<b>How was the Agency/Group/Organization consulted, and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The organization responded to the survey and participated in the ConPlan Discussion. Continue to make available financial support to provide services.
<b>7</b>	<b>Agency/Group/Organization</b>	<b>Food &amp; Care Coalition</b>
	<b>Agency/Group/Organization Type</b>	Services – Housing Services – Persons with Disabilities Services – Health Services – Homeless Services – Education
	<b>What Section of the Plan was addressed</b>	Housing Need Assessment Public Housing Needs Homeless Needs (All) Non-Homeless Special Needs Market Analysis
	<b>How was the Agency/Group/Organization consulted, and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The organization responded to the survey and participated in the ConPlan Discussion. Continue to make available financial support to provide services.
<b>8</b>	<b>Agency/Group/Organization</b>	<b>Friends of UT County Children’s Justice Ctr.</b>
	<b>Agency/Group/Organization Type</b>	Services – Children

		Services – Victims
	<b>What Section of the Plan was addressed</b>	Housing Need Assessment Public Housing Needs Homeless Needs (All) Non-Homeless Special Needs Market Analysis
	<b>How was the Agency/Group/Organization consulted, and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The organization responded to the survey and participated in the ConPlan Discussion. Continue to make available financial support to provide services.
<b>9</b>	<b>Agency/Group/Organization</b>	<b>Mountainland Head Start</b>
	<b>Agency/Group/Organization Type</b>	Services – Children Services – Education
	<b>What Section of the Plan was addressed</b>	Housing Need Assessment Public Housing Needs Homeless Needs (All) Non-Homeless Special Needs Market Analysis
	<b>How was the Agency/Group/Organization consulted, and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The organization responded to the survey and participated in the ConPlan Discussion. Continue to make available financial support to provide services.
<b>10</b>	<b>Agency/Group/Organization</b>	<b>Centro Hispano</b>
	<b>Agency/Group/Organization Type</b>	Services – Health Services – Education Services – Employment
	<b>What Section of the Plan was addressed</b>	Housing Need Assessment Public Housing Needs Homeless Needs (All) Non-Homeless Special Needs Market Analysis
	<b>How was the Agency/Group/Organization consulted, and what are the</b>	The organization responded to the survey and participated in the ConPlan Discussion.

	<b>anticipated outcomes of the consultation or areas for improved coordination?</b>	Continue to make available financial support to provide services.
<b>11</b>	<b>Agency/Group/Organization</b>	<b>Housing Authority of Utah County</b>
	<b>Agency/Group/Organization Type</b>	PHA
	<b>What Section of the Plan was addressed</b>	Housing Need Assessment Public Housing Needs Homeless Needs (All) Non-Homeless Special Needs Market Analysis
	<b>How was the Agency/Group/Organization consulted, and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The organization responded to the survey and participated in the ConPlan Discussion. Continue to make available financial support to provide services.
<b>12</b>	<b>Agency/Group/Organization</b>	<b>NeighborWorks Provo</b>
	<b>Agency/Group/Organization Type</b>	Housing Services – Education
	<b>What Section of the Plan was addressed</b>	Housing Need Assessment Public Housing Needs Homeless Needs (All) Non-Homeless Special Needs Market Analysis
	<b>How was the Agency/Group/Organization consulted, and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The organization responded to the survey and participated in the ConPlan Discussion. Continue to make available financial support to provide services.
<b>13</b>	<b>Agency/Group/Organization</b>	<b>Mountainlands Community Health Center</b>
	<b>Agency/Group/Organization Type</b>	Health Agency
	<b>What Section of the Plan was addressed</b>	Housing Need Assessment Public Housing Needs Homeless Needs (All) Non-Homeless Special Needs Market Analysis

	<b>How was the Agency/Group/Organization consulted, and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The organization responded to the survey and participated in the ConPlan Discussion. Continue to make available financial support to provide services.
<b>14</b>	<b>Agency/Group/Organization</b>	<b>Mountainland Continuum of Care</b>
	<b>Agency/Group/Organization Type</b>	Services – Homeless
	<b>What Section of the Plan was addressed</b>	Housing Need Assessment Public Housing Needs Homeless Needs (All) Non-Homeless Special Needs Market Analysis
	<b>How was the Agency/Group/Organization consulted, and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The organization responded to the survey and participated in the ConPlan Discussion. Continue to make available financial support to provide services.
<b>15</b>	<b>Agency/Group/Organization</b>	<b>Project Read</b>
	<b>Agency/Group/Organization Type</b>	Services – Elderly Persons Services – Education Services – Employment
	<b>What Section of the Plan was addressed</b>	Housing Need Assessment Public Housing Needs Homeless Needs (All) Non-Homeless Special Needs Market Analysis
	<b>How was the Agency/Group/Organization consulted, and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The organization responded to the survey and participated in the ConPlan Discussion. Continue to make available financial support to provide services.
<b>16</b>	<b>Agency/Group/Organization</b>	<b>Provo City Housing Authority</b>
	<b>Agency/Group/Organization Type</b>	PHA
	<b>What Section of the Plan was addressed</b>	Housing Need Assessment Public Housing Needs

		Homeless Needs (All) Non-Homeless Special Needs Market Analysis
	<b>How was the Agency/Group/Organization consulted, and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The organization responded to the survey and participated in the ConPlan Discussion. Continue to make available financial support to provide services.
<b>17</b>	<b>Agency/Group/Organization</b>	<b>Rural Housing Development Corporation</b>
	<b>Agency/Group/Organization Type</b>	Housing
	<b>What Section of the Plan was addressed</b>	Housing Need Assessment Public Housing Needs Homeless Needs (All) Non-Homeless Special Needs Market Analysis
	<b>How was the Agency/Group/Organization consulted, and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The organization responded to the survey and participated in the ConPlan Discussion. Continue to make available financial support to provide services.
<b>18</b>	<b>Agency/Group/Organization</b>	<b>Wasatch Mental Health</b>
	<b>Agency/Group/Organization Type</b>	Other Government: State Services – Persons with Disabilities
	<b>What Section of the Plan was addressed</b>	Housing Need Assessment Public Housing Needs Homeless Needs (All) Non-Homeless Special Needs Market Analysis
	<b>How was the Agency/Group/Organization consulted, and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The organization responded to the survey and participated in the ConPlan Discussion. Continue to make available financial support to provide services.

**Table 2 – Agencies, groups, organizations who participated**

**a. Identify any Agency Types not consulted and provide rationale for not consulting**

The Annual Action Plan process provided an opportunity and invited participation comments from all relevant organizations and agencies.

**b. Other local/regional/state/federal planning efforts considered when preparing the Plan**

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care Plan	United Way of Utah County	Assist persons who are homeless and at risk of homelessness
Analysis of Impediments-2019 Utah Valley	Provo City Corporation	Affirmatively Furthering Fair Housing
Housing Needs Assessment-2019 Utah Valley	Provo City Corporation	Housing Needs
Housing Market Analysis 2019 Utah Valley	Provo City Corporation	Non-Housing Needs
Affordable Housing Report-2019	State of Utah	Housing Affordability
CASFB Community Needs Assessment 2022	Community Action Services and Food Bank	Income, Employment and Housing
The Market Pulse-September 2019	CoreLogic	Housing Market

**Table 3 – Other local / regional / federal planning efforts**

**c. Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(I)).**

As Lead Entity of the Utah Valley HOME Consortium, the City of Provo engages with other Consortium members discussing community needs and long-term housing strategies. The City of Provo is also an active member of the Mountainland Continuum of Care and the Utah County Council of Governments. In preparing for the upcoming plan year Provo City engaged with Orem City and Mountainland Association of Governments, who administers both Lehi City’s and Utah County’s CDBG Programs, in offering better funding opportunities to Public Services

providers by creating a unified application process requiring less duplicative efforts from both CDBG entitlements and Subrecipients. The focus of these efforts is to provide a more immediate and complete impact for public services in need of capital improvement funding as well as a better application/reporting/monitoring system. Efforts are also joined to gather regional data and provide wholistic analyses of the regional housing needs, housing market and barriers to affordable housing.

## **AP-12 Participation - 91.401, 91.105, 91.200(c)**

### **1. Summary of citizen participation process/Efforts made to broaden citizen participation**

#### **Summarize citizen participation process and how it impacted goal setting**

The City sought out public participation in the development of this plan from citizens at large, non-profit organizations, elected officials and other interested parties through public meetings, public hearings and surveys.

Citizen Advisory Committees and Boards met to evaluate applications and listen to presentations from agencies seeking funding from both CDBG and HOME programs. Residents were invited to participate in the Public Hearings where the projects and/or programs for the fourth year Action Plan were presented as well as provide input in its adoption.

The Public Comment Period to this Plan will run from April 18, 2023, to June 6, 2023. Comments are solicited in person during the Council Public Hearings on April 18, and June 6, 2023. Interested parties can also provide input through email to the CDBG & HOME Administrator for the City of Provo: [mmcnalley@provo.org](mailto:mmcnalley@provo.org); by phone: 801-850-6164; through the Provo City website and by mail: to Provo City Corporation, ATTN: PY-2023 Annual Action Plan, Development Services 445 West Center Street, Provo, Utah, 84601.

### Citizen Participation Outreach

Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
Survey Online through website and Social Media Platforms	Non-Targeted / Broad Community	See Appendix			
Public Hearing	City Officials Non-targeted /Broad Community				
Website	Broad Community				
Public Hearing	City Officials Non-targeted /Broad Community				

**Table 4 – Citizen Participation Outreach**

## Expected Resources

### AP-15 Expected Resources - 91.420(b), 91.220(c) (1,2)

#### 1. Introduction

The following table summarizes the anticipated resources.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 4				Expected Amount Available Remainder of ConPlan	Description
			Annual Allocation	Program Income	Prior Year Resources	Total		
CDBG	Public Federal	Acquisition Admin and Planning Economic Development Housing Land Acquisition Public Improvements Public Services	\$1,337,813	\$2,813	\$148,051	\$1,488,677	\$1,337,813	Amount for remainder of ConPlan is estimated as same amount as Year 4 allocation.
HOME	Public Federal	Acquisition Homebuyer Assistance Homeowner rehab Multifamily rental new construction New construction for ownership TBRA	\$1,589,819	\$396,041	\$0	\$1,985,860	\$1,589,819	Amount for remainder of ConPlan is estimated as same as Year 4 allocation. Program Income is typically generated from housing loan repayment

**Table 5 - Expected Resources – Priority Table**

#### 2. Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

Provo City's Public Facilities and Parks projects use CDBG funding as gap financing allowing leveraging of other sources of funds.

HOME funding is also used to leverage private funding, frequently in addition to the 25 percent Match required by the program. Match is met through a combination of private financing, cash contributions, donated material, services, and labor.

**3. If appropriate, describe publicly owned land or property located within the jurisdiction that may be used to address the needs identified in the plan**

N/A

# ANNUAL GOALS AND OBJECTIVES

## AP-20 Annual Goals and Objectives - 91.420, 91.220(c)(3)&(e)

### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Homeowner/Homebuyer	2020	2024	Affordable Housing	City/ Consortium Wide	Affordable Housing	CDBG: \$36,000 HOME: \$1,826,878	Homeowner Housing Constructed: <b>5</b> Homeowner Housing-Rehabilitated: <b>7</b> Direct Financial Assistance to Homebuyers: <b>20</b>
2	Rental Housing	2020	2024	Affordable Housing	City/ Consortium Wide	Affordable Housing		Tenant Based Rental Assistance: <b>0</b>
3	Public Facilities	2020	2024	Non-Housing Community Development	City/ Consortium Wide	Suitable Living Environments	CDBG: \$606,442 CDBG: \$ 6,000	Public Facility or Infrastructures Activities other than Low/Moderate Income Housing Benefit: <b>4988</b> ; PF for Low/Mod <b>1</b>
4	Public Services	2020	2024	Homelessness Non-Homeless Special Needs	City/ Consortium Wide	Suitable Living Environments	CDBG: \$200,672	Public Service Activities other than Low/Moderate Income Housing Benefit: <b>12,510</b>
5	Stimulate Economic Growth	2020	2024	Non-Housing Community Development	City Wide	Economic Development	CDBG: \$372,000	Façade treatment/business building Rehabilitation Jobs Created/Retained Businesses Assisted: <b>2/4</b>
6	Administration	2020	2024	Non-Housing Community Development	City Wide	All	CDBG: \$267,563 HOME: \$158,982	

Table 6 - Goals Summary

## Goal Descriptions

1	<b>Goal Name</b>	Homeowner/Homebuyer Affordability
	<b>Goal Description</b>	The purpose of this goal is to increase the affordability, availability, accessibility and sustainability of owner-occupied housing.
2	<b>Goal Name</b>	Rental Housing Affordability
	<b>Goal Description</b>	The purpose of this goal is to increase the affordability, availability, accessibility and sustainability of rental housing.
3	<b>Goal Name</b>	Public Facilities
	<b>Goal Description</b>	This goal strives to improve neighborhood infrastructure and access to basic services for low--income and special needs populations
4	<b>Goal Name</b>	Public Services
	<b>Goal Description</b>	This goal consists of activities to help low--income individuals and families as well as individuals with special needs receive, therapy, supportive services, education, medical assistance, and other needed services
5	<b>Goal Name</b>	Stimulate Economic Growth
	<b>Goal Description</b>	This goal includes activities that create or retain jobs, foster entrepreneurship and increase access to employment centers for low- and moderate-income populations

**Table 7 – Goals Summary**

## AP-35 Projects - 91.420, 91.220(d)

### Introduction

Five different entitlement allocations from HUD for PY2023 come to Consortium members. For CDBG Programs City of Provo will receive \$1,337,813, Utah County's allocation is \$1,422,713, City of Orem expects to receive \$632,646 and Lehi's allocation is estimated at \$333,305. Additionally, the HOME Consortium expects to receive \$1,589,819 in HOME funds. To these amounts Provo City adds \$398,854 in Program Income and \$148,051 reprogrammed funding from previous years. Provo City's total available for funding is \$3,474,537 (CDBG: \$1,488,677; HOME: \$1,985,860).

#	Project Name
1	CDBG: Administration
2	CDBG: 108 Loan Repayment
3	CDBG: Community Action Services & Food Bank – Homebuyer Class
4	CDBG: Community Action Services & Food Bank—Circles Program
5	CDBG: Community Action Services & Food Bank – Community Garden
6	CDBG: The Refuge
7	CDBG: Children's Justice Center
8	CDBG: Project Read
9	CDBG: Provo City Police Victim Services
10	CDBG: Recreation and Habilitation Services (RAH)
11	CDBG: Alpine House Capital Improvements – Slurry Seal
12	CDBG: Business Façade Rehabilitation
13	CDBG: Neighborhood Revitalization Program
14	CDBG: Public Works – Joaquin Neighborhood Improvements
15	CDBG: Public Works – Wasatch and Foothills Neighborhood Improvements
16	CDBG: Emergency Home Repair – Program Delivery
17	CDBG: Egress Window – Program Delivery
18	HOME: Administration
19	HOME: Rural Housing Development Corporation-Mutual Self-Help Program, Santaquin
20	HOME: Neighborworks – Mountain Crest Manor - Orem
21	HOME: Home Purchase Plus Down Payment Assistance Program
22	HOME: Loan to Own – Down Payment Assistance Program

**Table 8 Project Information**

**Describe the reasons for allocation priorities and any obstacles to addressing underserved needs.**

The City is taking a strategic approach to direct funding. Priorities include expanding affordable housing opportunities throughout the Consortium, providing critical services for the most vulnerable residents, expanding self-sufficiency for at-risk populations, and improving neighborhood conditions in concentrated areas of poverty.

## AP-38 Project Summary

### Project Summary Information

1	<b>Project Name</b>	<b>CDBG: Administration</b>		
	<b>Target Area</b>	Serving Provo City Residents		
	<b>Goals Supported</b>	Homeownership Rental Housing Public Facilities Public Services Economic Development		
	<b>Needs Addressed</b>	Housing Public Facilities Public Services Economic Development		
	<b>Funding</b>	CDBG: \$267,563		
	<b>Description</b>	CDBG Administration budgets are determined by 20% of the Entitlement. DS staff personnel and overhead costs to administer the CDBG and HOME programs.		
	<b>Target Date</b>	6/30/2024		
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>			
	<b>Location Description</b>	445 West Center, Provo, UT, 84601		
	<b>Planned Activities</b>	Manage and Monitor CDBG and HOME Programs		
	<b>Matrix Code</b>	21A General Program Administration		
	<b>Objective</b>	Decent Housing <input type="checkbox"/>	Suitable Living Environment <input type="checkbox"/>	Economic Opportunity <input type="checkbox"/>
	<b>Outcome</b>	Availability/Accessibility <input type="checkbox"/>	Affordability <input type="checkbox"/>	Sustainability <input type="checkbox"/>
2	<b>Project Name</b>	<b>CDBG: Section 108 Loan Repayment</b>		
	<b>Target Area</b>	Provo City		
	<b>Goals Supported</b>	Economic Development		

	<b>Needs Addressed</b>	Economic Development		
	<b>Funding</b>	CDBG: \$314,000		
	<b>Description</b>	Funds will be used to repay the Section 108 loan that was used to cover costs associated with building/updating infrastructure at the Provo City Airport		
	<b>Target Date</b>	6/30/2024		
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>			
	<b>Location Description</b>	3421 Mike Jensen Parkway Provo, UT 84601		
	<b>Planned Activities</b>	Payment of Principal and Interest		
	<b>Matrix Code</b>	19F Planned Repayment of Section 108 Loans 24A Payment of Interest on Section 108 Loans		
	<b>Objective</b>	Decent Housing <input type="checkbox"/>	Suitable Living Environment <input checked="" type="checkbox"/>	Economic Opportunity <input type="checkbox"/>
	<b>Outcome</b>	Availability/Accessibility <input checked="" type="checkbox"/>	Affordability <input type="checkbox"/>	Sustainability <input type="checkbox"/>
<b>3</b>	<b>Project Name</b>	<b>CDBG: Community Action Services&amp; Food Bank - Homebuyer Class</b>		
	<b>Target Area</b>	Serving Residents throughout Utah County		
	<b>Goals Supported</b>	Public Services		
	<b>Needs Addressed</b>	Public Services		
	<b>Funding</b>	CDBG: \$9,500		
	<b>Description</b>	Provide first time homebuyer financial education		
	<b>Target Date</b>	6/30/2024		
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Programs will serve approximately of 24 LMI beneficiaries, of which about 10 will be Provo residents.		

	<b>Location Description</b>	815 S Freedom Blvd Ste 100, Provo, UT 84601		
	<b>Planned Activities</b>	Homebuyer Education Classes		
	<b>Matrix Code</b>	05U Housing Counseling		
	<b>Objective</b>	Decent Housing <input type="checkbox"/>	Suitable Living Environment <input checked="" type="checkbox"/>	Economic Opportunity <input type="checkbox"/>
	<b>Outcome</b>	Availability/Accessibility <input checked="" type="checkbox"/>	Affordability <input type="checkbox"/>	Sustainability <input type="checkbox"/>
<b>4</b>	<b>Project Name</b>	<b>CDBG: Community Action and Food Bank Services— Circles Program</b>		
	<b>Target Area</b>	Serving Provo City Residents		
	<b>Goals Supported</b>	Public Services		
	<b>Needs Addressed</b>	Public Services		
	<b>Funding</b>	CDBG: \$10,000		
	<b>Description</b>	Participants (Circle leaders) establish goals and plans and learn new tools, assisted by Allies, and Coaches to secure and sustain better jobs and break out of generational poverty.		
	<b>Target Date</b>	6/30/2024		
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	The Center anticipates it will assist about 6 LMI households, of which at least two will be Provo residents.		
	<b>Location Description</b>	815 South Freedom Blvd. Provo, UT 84601		
	<b>Planned Activities</b>	Partial payment of salaries for Coach and an Assistant Coach		
	<b>Matrix</b>	05 Other Public Services Not Listed		
	<b>Objective</b>	Decent Housing <input type="checkbox"/>	Suitable Living Environment <input checked="" type="checkbox"/>	Economic Opportunity <input type="checkbox"/>
<b>Outcome</b>	Availability/Accessibility <input checked="" type="checkbox"/>	Affordability <input type="checkbox"/>	Sustainability <input type="checkbox"/>	
<b>5</b>	<b>Project Name</b>	<b>CDBG: Community Action Service &amp; Food Bank - Community Garden</b>		
	<b>Target Area</b>	Serving Provo City Residents		

	<b>Goals Supported</b>	Public Services		
	<b>Needs Addressed</b>	Public Services		
	<b>Funding</b>	CDBG: \$10,000		
	<b>Description</b>	Funds used to provide community garden and gardening education.		
	<b>Target Date</b>	6/30/2024		
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	21 beneficiaries, all of which will be Provo residents.		
	<b>Location Description</b>	815 S Freedom Blvd. Ste 100 Provo, UT 84601		
	<b>Planned Activities</b>	Salaries for personnel and supplies		
	<b>Matrix</b>	05 Other Public Services		
	<b>Objective</b>	Decent Housing <input type="checkbox"/>	Suitable Living Environment <input checked="" type="checkbox"/>	Economic Opportunity <input type="checkbox"/>
<b>Outcome</b>	Availability/Accessibility <input checked="" type="checkbox"/>	Affordability <input type="checkbox"/>	Sustainability <input type="checkbox"/>	
<b>6</b>	<b>Project Name</b>	<b>CDBG: The Refuge</b>		
	<b>Target Area</b>	Serving Provo Residents		
	<b>Goals Supported</b>	Public Services		
	<b>Needs Addressed</b>	Public Services		
	<b>Funding</b>	CDBG: \$40,000		
	<b>Description</b>	Funds will be used for costs associated with providing services to victims of abuse and domestic violence.		
	<b>Target Date</b>	6/30/2024		
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 700 beneficiaries will be served with this funding. Of which, 250 will be residents of Provo City.		

	<b>Location Description</b>	1433 East 840 North Orem, UT 84097		
	<b>Planned Activities</b>	Provide financial assistance to sustain facilities, maintain equipment, and support overall operating costs.		
	<b>Matrix</b>	05G Services for abused spouses and their families.		
	<b>Objective</b>	Decent Housing <input type="checkbox"/>	Suitable Living Environment <input checked="" type="checkbox"/>	Economic Opportunity <input type="checkbox"/>
	<b>Outcome</b>	Availability/Accessibility <input checked="" type="checkbox"/>	Affordability <input type="checkbox"/>	Sustainability <input type="checkbox"/>
<b>7</b>	<b>Project Name</b>	<b>CDBG: Children’s Justice Center</b>		
	<b>Target Area</b>	Serving Residents throughout Utah County		
	<b>Goals Supported</b>	Public Services		
	<b>Needs Addressed</b>	Public Services		
	<b>Funding</b>	CDBG: \$57,000		
	<b>Description</b>	Funds will be used to provide trauma specific mental health treatment for child abuse victims and families residing in Utah County.		
	<b>Target Date</b>	6/30/2024		
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 800 individuals will receive assistance, of which about 150 will be Provo residents.		
	<b>Location Description</b>	315 South 100 East Provo, UT 84606		
	<b>Planned Activities</b>	Mental Health therapy for children of abuse and their families.		
	<b>Matrix</b>	05N Services for Abused Children		
	<b>Objective</b>	Decent Housing <input type="checkbox"/>	Suitable Living Environment <input checked="" type="checkbox"/>	Economic Opportunity <input type="checkbox"/>
	<b>Outcome</b>	Availability/Accessibility <input checked="" type="checkbox"/>	Affordability <input type="checkbox"/>	Sustainability <input type="checkbox"/>
<b>8</b>	<b>Project Name</b>	<b>CDBG: Project Read</b>		
	<b>Target Area</b>	Serving Provo Residents		

	<b>Goals Supported</b>	Public Services		
	<b>Needs Addressed</b>	Public Services		
	<b>Funding</b>	CDBG: \$10,210		
	<b>Description</b>	Help adults achieve self-sufficiency by helping them acquire literacy and life skills.		
	<b>Target Date</b>	6/30/2024		
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Illiterate adults are identified as presumed eligible, however Project Read will serve approximately 100 LMI persons, of which about 50 will be Provo residents.		
	<b>Location Description</b>	550 North University Ave #215, Provo, UT 84601		
	<b>Planned Activities</b>	Literacy Lab, digital literacy/technology, health literacy and education, writing labs.		
	<b>Matrix</b>	05H Employment Training		
	<b>Objective</b>	Decent Housing <input type="checkbox"/>	Suitable Living Environment <input checked="" type="checkbox"/>	Economic Opportunity <input type="checkbox"/>
	<b>Outcome</b>	Availability/Accessibility <input checked="" type="checkbox"/>	Affordability <input type="checkbox"/>	Sustainability <input type="checkbox"/>
9	<b>Project Name</b>	<b>CDBG: Provo Police –Victim Services</b>		
	<b>Target Area</b>	Serving Provo residents		
	<b>Goals Supported</b>	Public Services		
	<b>Needs Addressed</b>	Public Services		
	<b>Funding</b>	CDBG: \$30,124		
	<b>Description</b>	Funds will be used for program delivery of services offered to victims of domestic violence and/or abuse.		
	<b>Target Date</b>	6/30/2024		
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	While victims of domestic violence/abuse are presumed eligible, PPD will provide services to approximately 1,500 persons.		

	<b>Location Description</b>	445 West Center Street Provo, UT 84601		
	<b>Planned Activities</b>	Referrals to resources, court counseling, assistance in interviews with responding officers, emergency sheltering placement.		
	<b>Matrix</b>	05G Services for victims of domestic violence, dating violence sexual assault or stalking.		
	<b>Objective</b>	Decent Housing <input type="checkbox"/>	Suitable Living Environment <input checked="" type="checkbox"/>	Economic Opportunity <input type="checkbox"/>
	<b>Outcome</b>	Availability/Accessibility <input checked="" type="checkbox"/>	Affordability <input type="checkbox"/>	Sustainability <input type="checkbox"/>
<b>10</b>	<b>Project Name</b>	<b>CDBG: Recreation and Habilitation Services (RAH)</b>		
	<b>Target Area</b>	Serving Provo residents		
	<b>Goals Supported</b>	Public Services		
	<b>Needs Addressed</b>	Public Services		
	<b>Funding</b>	CDBG: \$33,838		
	<b>Description</b>	Funds used to provide educational and recreational opportunities to persons with disabilities to improve their lives through the ABLE Project.		
	<b>Target Date</b>	6/30/2024		
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 129 LMI persons will be served, of which about 32 will be Provo residents.		
	<b>Location Description</b>	815 N 800 W Provo, UT 84604		
	<b>Planned Activities</b>	Educational and Recreational activities for LMI individuals with physical and mental disabilities.		
	<b>Matrix</b>	05B Services for Persons with Disabilities.		
	<b>Objective</b>	Decent Housing <input type="checkbox"/>	Suitable Living Environment <input checked="" type="checkbox"/>	Economic Opportunity <input type="checkbox"/>
	<b>Outcome</b>	Availability/Accessibility <input checked="" type="checkbox"/>	Affordability <input type="checkbox"/>	Sustainability <input type="checkbox"/>
	<b>Project Name</b>	<b>CDBG: Alpine House</b>		

11	<b>Target Area</b>	Serving Provo residents		
	<b>Goals Supported</b>	Public Services		
	<b>Needs Addressed</b>	Public Services		
	<b>Funding</b>	CDBG: \$6,000		
	<b>Description</b>	Provide a slurry seal to the existing driveway to preserve life of asphalt.		
	<b>Target Date</b>	6/30/2024		
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Decent housing will be provided for about 20 LMI individuals, all of which are Provo residents.		
	<b>Location Description</b>	156 South 300 West Provo, UT 84601		
	<b>Planned Activities</b>	Driveway and parking repair		
	<b>Matrix</b>	14B Rehabilitation: Multi-Unit Residential		
	<b>Objective</b>	Decent Housing <input checked="" type="checkbox"/>	Suitable Living Environment <input checked="" type="checkbox"/>	Economic Opportunity <input type="checkbox"/>
<b>Outcome</b>	Availability/Accessibility <input checked="" type="checkbox"/>	Affordability <input type="checkbox"/>	Sustainability <input checked="" type="checkbox"/>	
12	<b>Project Name</b>	<b>CDBG: Business Façade Rehabilitation</b>		
	<b>Target Area</b>	Provo City		
	<b>Goals Supported</b>	Economic Development		
	<b>Needs Addressed</b>	Economic Development		
	<b>Funding</b>	CDBG: \$50,000 - Façade Renovations CDBG: \$8,000 - Program Delivery		
	<b>Description</b>	Funds will be used to provide matching grants for commercial façade renovation and program delivery, leading to job creation for LMI.		
	<b>Target Date</b>	6/30/2024		

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	About one façades will be rehabilitated creating approximately two jobs for LMI Persons.		
	<b>Location Description</b>	445 West Center Provo, UT 84601		
	<b>Planned Activities</b>	Façade renovation and rehabilitation – Job Creation		
	<b>Matrix</b>	14E Rehabilitation; Publicly or Privately Owned Commercial		
	<b>Objective</b>	Decent Housing	Suitable Living <input type="checkbox"/> Environment	Economic Opportunity x
	<b>Outcome</b>	Availability/Accessibility	Affordability <input type="checkbox"/>	Sustainability x
<b>13</b>	<b>Project Name</b>	<b>CDBG: Neighborhood Revitalization Program</b>		
	<b>Target Area</b>	Serving Provo City Residents		
	<b>Goals Supported</b>	Public Facilities		
	<b>Needs Addressed</b>	Public Facilities		
	<b>Funding</b>	CDBG: \$25,000		
	<b>Description</b>	Funds will be used to uplift neighborhoods through installation/repair of curb & gutter, parks/equipment, safety crossings, pathways/lighting.		
	<b>Target Date</b>	6/30/2024		
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 1,000 LMI Provo residents will benefit from this project.		
	<b>Location Description</b>	CDBG Eligible Neighborhoods in Provo		
	<b>Planned Activities</b>	Curb & Gutter/Sidewalk/Safety Crossings/Lighting, etc.		
<b>Matrix</b>	03K Street Improvements/03L Sidewalks			

	<b>Objective</b>	Decent Housing	Suitable Living Environment x	Economic Opportunity <input type="checkbox"/>
	<b>Outcome</b>	Availability/Accessibility	Affordability <input type="checkbox"/>	Sustainability x
14	<b>Project Name</b>	<b>CDBG: Provo Public Works – Joaquin Neighborhood Improvements</b>		
	<b>Target Area</b>	Joaquin Neighborhood		
	<b>Goals Supported</b>	Public Facilities		
	<b>Needs Addressed</b>	Public Facilities		
	<b>Funding</b>	CDBG: \$221,442		
	<b>Description</b>	Funds will be used to make safety improvements such as safe routes to school, ADA Ramps, Bulb outs, and lighting.		
	<b>Target Date</b>	6/30/2024		
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 5,784 Provo residents will benefit from this project.		
	<b>Location Description</b>	Joaquin Neighborhood		
	<b>Planned Activities</b>	Install and replace sidewalks in need, crosswalks, signage, and ADA ramps and panels.		
	<b>Matrix</b>	03L Sidewalks		
	<b>Objective</b>	Decent Housing <input type="checkbox"/>	Suitable Living Environment <input checked="" type="checkbox"/>	Economic Opportunity <input type="checkbox"/>
<b>Outcome</b>	Availability/Accessibility <input checked="" type="checkbox"/>	Affordability <input type="checkbox"/>	Sustainability <input type="checkbox"/>	
15	<b>Project Name</b>	<b>CDBG: Provo Public Works Wasatch and Foothills</b>		
	<b>Target Area</b>	Wasatch and Foothills Neighborhoods		
	<b>Goals Supported</b>	Public Facilities		
	<b>Needs Addressed</b>	Public Facilities		
	<b>Funding</b>	CDBG: \$360,000		
	<b>Description</b>	Wasatch and Foothills Neighborhood safety improvements		
	<b>Target Date</b>	6/30/2024		

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 7,386 Provo residents will benefit from this project.		
	<b>Location Description</b>	Provo Wasatch and Foothills neighborhoods		
	<b>Planned Activities</b>	Install and replace sidewalks in need, crosswalks, signage, and ADA ramps and panels.		
	<b>Matrix</b>	03L Sidewalks		
	<b>Objective</b>	Decent Housing <input type="checkbox"/>	Suitable Living Environment x	Economic Opportunity
	<b>Outcome</b>	Availability/Accessibility <input type="checkbox"/>	Affordability <input type="checkbox"/>	Sustainability <input checked="" type="checkbox"/>
16	<b>Project Name</b>	<b>CDBG: Emergency Home Repair</b>		
	<b>Target Area</b>	City of Provo		
	<b>Goals Supported</b>	Homeownership		
	<b>Needs Addressed</b>	Housing		
	<b>Funding</b>	CDBG: \$ 4,500 – Program Delivery		
	<b>Description</b>	Program Delivery for Emergency home repairs.		
	<b>Target Date</b>	6/30/2024		
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	It is expected to serve about eight low-income households.		
	<b>Location Description</b>	Eligible single-family properties in Provo City.		
	<b>Planned Activities</b>	Rehabilitation of heating/air conditioning, water, electrical, plumbing systems; roof leaks; sewer. May include other repairs to ensure a healthy/sanitary living environment.		
<b>Matrix</b>	14A Rehabilitation: Single-Unit Residential			
<b>Objective</b>	Decent Housing <input checked="" type="checkbox"/>	Suitable Living Environment <input type="checkbox"/>	Economic Opportunity <input type="checkbox"/>	

	<b>Outcome</b>	Availability/Accessibility <input type="checkbox"/>	Affordability <input checked="" type="checkbox"/>	Sustainability <input type="checkbox"/>
<b>17</b>	<b>Project Name</b>	<b>CDBG: Egress Windows</b>		
	<b>Target Area</b>	Provo City		
	<b>Goals Supported</b>	Homeownership		
	<b>Needs Addressed</b>	Housing		
	<b>Funding</b>	CDBG: \$6,500 – Program Delivery		
	<b>Description</b>	Funding will be used to assist low-income homeowners needing to bring bedroom windows up to code.		
	<b>Target Date</b>	6/30/2024		
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	About nine LMI households will be served.		
	<b>Location Description</b>	Eligible single-family properties in Provo City.		
	<b>Planned Activities</b>	Installation of Egress Windows		
	<b>Matrix</b>	14A Rehabilitation: Single-Unit Residential		
	<b>Objective</b>	Decent Housing <input checked="" type="checkbox"/>	Suitable Living Environment <input type="checkbox"/>	Economic Opportunity <input type="checkbox"/>
<b>Outcome</b>	Availability/Accessibility <input type="checkbox"/>	Affordability <input checked="" type="checkbox"/>	Sustainability <input type="checkbox"/>	
<b>18</b>	<b>Project Name</b>	<b>HOME: Administration</b>		
	<b>Target Area</b>	Consortium wide		
	<b>Goals Supported</b>	Homeownership Rental Housing		
	<b>Needs Addressed</b>	Housing		
	<b>Funding</b>	HOME: \$158,982		
	<b>Description</b>	Funds will be used to pay for administration costs of the activities for the Utah Valley HOME Consortium.		
	<b>Target Date</b>	6/30/2024		

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>			
	<b>Location Description</b>	445 West Center Provo, UT 84601		
	<b>Planned Activities</b>	Administration and planning		
	<b>Matrix</b>	21A General Program Administration		
	<b>Objective</b>	Decent Housing <input type="checkbox"/>	Suitable Living Environment <input checked="" type="checkbox"/>	Economic Opportunity <input type="checkbox"/>
	<b>Outcome</b>	Availability/Accessibility <input type="checkbox"/>	Affordability <input type="checkbox"/>	Sustainability <input checked="" type="checkbox"/>
<b>19</b>	<b>Project Name</b>	<b>HOME: RHDC - Self Help Homes</b>		
	<b>Target Area</b>	Santaquin, Utah		
	<b>Goals Supported</b>	Homeownership		
	<b>Needs Addressed</b>	Housing		
	<b>Funding</b>	HOME: \$531,641 CHDO: \$119,236		
	<b>Description</b>	Funds will be used for acquisition of approximately 8.32 acres in Santaquin for the development of about 29 residential single-family homes.		
	<b>Target Date</b>	6/30/2024		
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 3 HOME-assisted units will benefit LMI eligible households.		
	<b>Location Description</b>	North Fox Avenue and Dasher Drive (close to 1000 South) Santaquin, UT 84665		
	<b>Planned Activities</b>	Land acquisition, predevelopment costs, lot improvements and new construction of affordable single-family housing.		
<b>Matrix</b>	12 Construction of Housing			

	<b>Objective</b>	Decent Housing <input checked="" type="checkbox"/>	Suitable Living Environment	Economic Opportunity <input type="checkbox"/>
	<b>Outcome</b>	Availability/Accessibility <input type="checkbox"/>	Affordability <input checked="" type="checkbox"/>	Sustainability <input checked="" type="checkbox"/>
20	<b>Project Name</b>	<b>HOME: Mountain Country Home Solutions</b>		
	<b>Target Area</b>	Orem City		
	<b>Goals Supported</b>	Housing		
	<b>Needs Addressed</b>	Housing		
	<b>Funding</b>	HOME: \$656,763.58 CHDO: \$119,236		
	<b>Description</b>	Funds will be used to build a single level four-plex in Orem.		
	<b>Target Date</b>	7/31/2024		
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 4 LMI Households will benefit from this project.		
	<b>Location Description</b>	672 East 1700 South Orem, UT 84097		
	<b>Planned Activities</b>	Construction of 4 affordable rental units.		
	<b>Matrix</b>	12 Construction of Housing		
	<b>Objective</b>	Decent Housing <input checked="" type="checkbox"/>	Suitable Living Environment	Economic Opportunity <input type="checkbox"/>
	<b>Outcome</b>	Availability/Accessibility <input checked="" type="checkbox"/>	Affordability <input checked="" type="checkbox"/>	Sustainability <input type="checkbox"/>
21	<b>Project Name</b>	<b>HOME: Home Purchase Plus</b>		
	<b>Target Area</b>	Provo City		
	<b>Goals Supported</b>	Homeownership		
	<b>Needs Addressed</b>	Housing		
	<b>Funding</b>	HOME: \$200,000 CDBG: \$12,500		

	<b>Description</b>	HOME funds to provide down payment assistance and closing costs loans to eligible low-income households. Up to \$12,500 in CDBG funds will be used for Program Delivery		
	<b>Target Date</b>	6/30/2024		
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 5 households will receive down payment and closing cost assistance loans.		
	<b>Location Description</b>	Throughout Provo City		
	<b>Planned Activities</b>	Down payment assistance and closing costs loans. Program Delivery		
	<b>Matrix</b>	13B Homeownership Assistance – excluding Housing Counseling		
	<b>Objective</b>	Decent Housing <input checked="" type="checkbox"/>	Suitable Living Environment <input type="checkbox"/>	Economic Opportunity <input type="checkbox"/>
	<b>Outcome</b>	Availability/Accessibility <input type="checkbox"/>	Affordability <input checked="" type="checkbox"/>	Sustainability <input type="checkbox"/>
22	<b>Project Name</b>	<b>HOME: Loan to Own</b>		
	<b>Target Area</b>	Throughout Utah County		
	<b>Goals Supported</b>	Homeownership		
	<b>Needs Addressed</b>	Housing		
	<b>Funding</b>	HOME: \$200,000 CDBG: \$ 12,500		
	<b>Description</b>	HOME funds to provide down payment assistance and closing costs loans to eligible low-income households. Up to \$12,500 in CDBG funds will be used for Program Delivery		
	<b>Target Date</b>	6/30/2024		

<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 5 households will receive down payment and closing cost assistance loans.		
<b>Location Description</b>	Eligible cities throughout Utah County		
<b>Planned Activities</b>	Down payment assistance and closing costs loans. Program Delivery		
<b>Matrix</b>	13B Homeownership Assistance – excluding Housing Counseling		
<b>Objective</b>	Decent Housing <input checked="" type="checkbox"/>	Suitable Living Environment <input type="checkbox"/>	Economic Opportunity <input type="checkbox"/>
<b>Outcome</b>	Availability/Accessibility <input type="checkbox"/>	Affordability <input checked="" type="checkbox"/>	Sustainability <input type="checkbox"/>



## **AP-50 Geographic Distribution - 91.420, 91.220(f)**

### **Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed**

At this time neither the City of Provo nor the Consortium is establishing specific geographic areas of service.

### **Geographic Distribution**

<b>Target Area</b>	<b>Percentage of Funds</b>

**Table 5 - Geographic Distribution**

### **Rationale for the priorities for allocating investments geographically**

#### **Discussion**

N/A

# Affordable Housing

## AP-55 Affordable Housing - 91.420, 91.220(g)

### Introduction

<b>One Year Goals for the Number of Households to be Supported</b>	
Homeless	0
Non-Homeless	34
Special-Needs	0
Total	34

**Table 5 - One Year Goals for Affordable Housing by Support Requirement**

<b>One Year Goals for the Number of Households Supported Through</b>	
Rental Assistance	0
The Production of New Units	7
Rehab of Existing Units	17
Acquisition of Existing Units	10
Total	34

**Table 7 - One Year Goals for Affordable Housing by Support Type**

### Discussion

Housing activities will be supported through both CDBG and HOME and will provide subsidies for individuals and families ranging from 0% to 80% AMI. Activities will include homeowner housing rehabilitation, construction of new affordable single-family housing, construction of rental housing units, and direct financial assistance for eligible homebuyers.

## **AP-60 Public Housing - 91.420, 91.220(h)**

### **1. Introduction**

The Housing Authority of Utah County and Provo City Housing Authority are responsible for managing the public housing inventory, developing new affordable housing units and administering the Section 8 voucher programs for Utah County and Provo City. They provide affordable housing opportunities throughout their jurisdiction by developing new and rehabilitating existing housing that is safe, decent, sanitary, and affordable a place where an individual's income level or background cannot be identified by the neighborhood or housing in which they live.

### **2. Actions planned during the next year to address the needs to public housing**

The Provo City Housing Authority is currently in the process of building affordable rental units. They also manage several properties and keep them well maintained.

### **3. Actions to encourage public housing residents to become more involved in management and participate in homeownership**

Housing Authority of Utah County (HAUC) residents are invited to participate each year in a Resident Advisory Board where proposed policies are reviewed prior to implementation. HAUC has a resident currently serving on our Board of Commissioners. HAUC promotes self-sufficiency to all residents, to the extent they are able to achieve. Clients are referred to various agencies who provide budgeting, homeownership, and financial counseling. Clients are often notified about various homeownership opportunities available.

Provo City Housing Authority (PCHA) has a few CROWN developments which allow the resident to purchase their unit after 15 years at a price well below market value. PCHA coordinates a homeowner class for residents as well.

### **4. If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance**

Neither Housing Authority is designated as troubled.

### **Discussion**

## **AP-65 Homeless and Other Special Needs Activities - 91.420, 91.220(i)**

### **1. Introduction**

The Consortium, through the Mountainland Continuum of Care (CoC), works with a number of homeless agencies to reduce the number of persons experiencing homelessness, reduce the length of time individuals experience homelessness, increase successful transitions out of homelessness and reduce the instances of return to homelessness.

Representatives from the City of Provo and Consortium cities participate in the CoC executive committee specifically so the CoC's priorities are considered during funding allocations.

The Mountainland Continuum of Care contract with the State of Utah to administer HMIS. All service agencies in the region and the rest of the state are under a uniform data standard for HUD reporting and local ESG funders. All ESG funded organizations participate in HMIS, which is supported by Client Track.

The Mountainland Continuum of Care conducts an annual Point-In-Time count at the end of January to count sheltered (emergency sheltered and transitional housing) and unsheltered homeless individuals. Unsheltered homeless individuals are counted by canvassing volunteers. The volunteers use the Vulnerability Index & Service Prioritization Decision Assistance Tool (VI-SPDAT) to interview and try to connect unsheltered homeless individuals into services.

### **Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including:**

#### **a. Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs**

The City of Provo and Consortium cities will continue to partner with the Mountainland Continuum of Care and its partner agencies and provide CDBG funding to support the efforts to reaching out to unsheltered individuals to assess their needs.

#### **b. Addressing the emergency shelter and transitional housing needs of homeless persons:**

Neither the City of Provo nor Consortium cities have direct access to Emergency Solutions Grant (ESG) funding. However, State of Utah allocations are awarded to Community Action Services and Food Bank and the Food and Care Coalition. These agencies use the funding to support services such as: providing motel vouchers, access to safe facilities, case management, etc.

#### **c. Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness,**

**facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again:**

The City of Provo, the City of Orem, and Mountainland Association of Governments (MAG, CDBG Administrator for Utah County) are active participants in the Task force to End Chronic Homelessness, which have set the following goals:

- Renew Shelter Plus Care (S+C) projects currently in place for homeless mentally ill
- Introduce new S+C projects to provide housing and support services for chronic homeless
- Build permanent supportive housing for homeless mentally ill
- Fully utilize Olen Walker Housing Trust Fund through State of Utah to fund housing for chronically homeless and increase levels of funding
- Hold Chronic Homeless Task Force meetings to develop further goals
- Continue to hold Discharge Planning meetings
- Increase outreach and support services to chronic homeless by acquiring additional funding
- Train homeless service providers quarterly regarding access to mainstream resources
- Assess and address client pathway barriers
- Assess problems and possible solutions to the problem of chronic homeless persons acquiring needed personal identification to access mainstream resources
- Continue to support efforts to assist young adult homeless people with substance abuse and mental health problems
- Provide counseling at main chronic homeless provider site
- Develop resources to expand care clinics

Other goals to eliminate homelessness are being addressed through participation in the Mountainland Continuum of Care. Goals are crafted to reduce homelessness in the larger service area of which Provo and Consortium cities are a part.

**d. Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.**

A Discharge Planning Committee meets regularly addressing the following issues:

*Foster Care Discharge* – As a result of the Initiative on Utah Children in Foster Care and the Transitions to Adult Living support Network Plan formed within the Department of Human Services, including the Division of Child and Family Services (DCFS), Juvenile Justice Services (JJS), Services for People with Disabilities (DSPD), and the Department of Workforce Services (DWS), young people transitioning into adulthood are increasingly living in safe, stable and affordable housing in their communities. Case management is a key component to success during the transition; community partners are assisting the youth as they learn and grow in their new environments. Wasatch Mental Health Vantage Point Youth Services plays a key role in assisting youth in making the transition to independence.

*Health Care Discharge* – The Mountainland Continuum of Care has a Discharge Planning Committee whose goal is to ensure that no one is discharged from a medical facility to the streets. The persons on this committee who are developing the final protocol for health care discharge are: homeless service providers, housing providers, emergency room case workers, hospital social workers and representation from the largest local health care system, Intermountain Healthcare.

*Mental Health Discharge* – The State of Utah has developed protocol and has completed a survey and analysis of homelessness. Within the Public Mental Health System, we are currently in development stages to plan the capacity to ensure that all mentally ill homeless individuals discharged from public institutions will have access to affordable housing and supportive services. State Human Services Discharge Planning Committee has developed a plan specific to mental health and substance abuse and continues to work with the State Homeless Coordinating Committee to identify and create additional low-income permanent housing for the chronically homeless and develop a process for rapid re-housing of the temporarily homeless.

*Correction Discharge* – In addition to private organizations such as Prisoner Information Network (PIN) and the Harm Reduction Project, which provide prisoners being discharged with information and services as they leave the State prison, State Corrections has developed a program inmates are able to access before their release. The Women's Correctional Facility has developed 'Your Parole Requires Extensive Preparation' (YPREP) office which is opened to women prior to their release and offers information on successful living outside the facility. The YPREP office is currently in the process of assessing the housing needs of the female population. The information gathered will result in a strategically targeted effort to meet those needs for the women prior to release from incarceration. Each month community members meet for the Women's Summit and Men's Summit meetings. The summit meetings are used to identify and develop resources needed for successful transition.

### **3. Discussion**

While the City of Provo and Consortium cities do not fund services that directly affect homelessness, it is their intent to support agencies with programs that assist the homeless and help people that are vulnerable to becoming homeless. We also continue to work with other organizations, including those that serve and coordinate with the Mountainland Continuum of Care to influence policy to help prevent homelessness in the future.

## AP-75 Barriers to affordable housing -91.420, 91.220(j)

### 1. Introduction

The most critical public policy barriers (direct and indirect) to the production and preservation of affordable housing include the following:

1. Supply of rental units for large families
2. Limited land for development
3. Construction costs
4. Zoning
5. Hispanic and other minority groups mortgage application denial rates
6. Continued high rents and sales prices

### 2. Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

Provo City will initiate the process of coordination with Consortium cities to review the barriers and establish strategies and action plans to address them.

Zoning, building and safety regulations can create barriers to affordable housing. To avoid barriers, the City has an ongoing practice of updating its zoning code. The City has a zoning ordinance in place which open opportunities for different housing types. Specifically, it promotes attached housing, small lots for single-family homes, apartment development and units above commercial space. The City recently expanded its Accessory Dwelling Unit Overlay zone to provide and promote more housing opportunities. The City conforms to the standards set by the International Building Code (IBC), which is utilized through the State of Utah and enforcement of IBC regulations does not create unique restraints on construction or rehabilitation projects.

Provo and Orem City councils meet quarterly to discuss common items including availability of affordable housing. Orem has committed to do a closer review of future multi-family projects and provide assistance for qualification for Low-Income Housing Tax Credits.

## **AP-85 Other Actions - 91.420, 91.220(k)**

### **1. Introduction**

The City of Provo and Consortium cities will engage in various activities intended to further local housing and community development goals.

### **2. Actions planned to address obstacles to meeting underserved needs**

The City of Provo and Consortium cities will continue to collaborate and partner with a wide network of housing and human services providers, government officials, business leaders, and citizens to identify areas of need in the community. A coordinated effort will be made to continually improve service delivery systems, reduce duplicative services and to create a process that is flexible enough to meet new needs as they develop.

### **3. Actions planned to foster and maintain affordable housing**

The City of Provo and Consortium cities will continue to operate single-family rehabilitation programs. In the past few years, the State of Utah has put emphasis on affordable housing options in every city. This directive will open more options in Consortium cities. First-time homebuyer and rental projects will continue this year and additionally street improvements are planned in low-to-moderate-income neighborhoods in Provo.

### **4. Actions planned to reduce lead-based paint hazards**

Lead risk assessments will be completed for all housing units receiving assistance through the housing rehabilitation programs. When conditions are found which indicate a potential lead-based paint hazard, appropriate remedial action will be included as part of the proposed work. All lead work will be conducted in accordance with federal regulations and performed by an appropriate certified and/or licensed contractor.

### **5. Actions planned to reduce the number of poverty-level families**

The City of Provo and Consortium cities have well-established service networks to provide services to impoverished people. These include:

- County Health Program to provide medical coverage for those who need it.
- The City and Consortium address other critical needs by supporting, coordinating, and referring families and individuals to resources such as:
  - Circles initiative, which helps individuals living in generational poverty recognize and overcome their barriers to self-reliance. This is sponsored by Community Action Services and Food Bank (CASFB).
  - Bridges Out of Poverty Training, conducted by CASFB

- Community gardens, community kitchen, food bank, family development program, homebuyer and mortgage counseling through CASFB
- Weatherization and energy conservation programs are available from the Housing Authority of Utah County.
- Down payment assistance through Provo City administered programs
- Partner nonprofit agencies that provide medical services to extremely low and very low-income families and individuals.

## **6. Actions planned to develop institutional structure**

The City will continue to coordinate activities and foster relationships in the community among public and non-governmental entities.

In the coming year, Provo City and the Utah Valley HOME Consortium will:

- Continue to seek additional ways to share resources and costs to maintain and acceptable level of program and management capacity.
- Identify service gaps and improve efficiency and effectiveness in their delivery. Program delivery and design will be enhanced.
- Efforts will continue in strengthening existing and establishing new relationships in the community.
- Subrecipients and Community Housing Development Organizations (CHDOs) will continue to be monitored. Monitoring will be performed through risk assessment and Technical Assistance will be provided to the degree needed.

## **7. Actions planned to enhance coordination between public and private housing and social service agencies**

The City of Provo and Utah Valley HOME Consortium will enhance coordination with service providers and housing providers through coordination meetings, participating in community-wide-committees, and engaging local experts to provide programs for their target populations. A major tool for this coordination is through the collaborative relationship with the Mountainland Continuum of Care.

# PROGRAM SPECIFIC REQUIREMENTS

## AP-90 Program Specific Requirements - 91.420, 91.220(I)(1,2,4)

### Introduction

In this section the City addresses various program specific requirements and how it complies with federal regulations specific to the grants received. This section provides a calculation of total CDBG Program Income. The guidelines established to comply with statutory requirements of the HOME program are also included.

### Community Development Block Grant Program (CDBG)

#### Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	\$454.00
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	\$0.00
3. The amount of surplus funds from urban renewal settlements	\$0.00
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan.	\$0.00
5. The amount of income from float-funded activities.	\$0.00
Total Program Income	\$454.00

## Other CDBG Requirements

1. The amount of urgent need activities

### HOME Investment Partnership Program (HOME)

#### Reference 24 CFR 91.220(l)(2)

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:

The Utah Valley HOME Consortium utilizes only forms of investment as outlines in Section 92.205.

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

The following provisions will apply to subrecipients, Contractors and Developers (including CHDOs) or other entities that will provide homebuyer assistance with HOME funds provided through the Utah Valley HOME Consortium.

- The length of the affordability period will be established by the HOME Program statute depending on the amount of funding received for the project.
- The chosen method is Recapture.
- The Utah Valley HOME Consortium will require full payment of assistance provided to the homebuyer of the assisted HOME unit is sold during the affordability period. However, if there are no net proceeds or insufficient proceeds to recapture the full amount of the HOME investment due, the amount subject to recapture will be limited to what is available from the net proceeds. Net proceeds are defined as the sales price minus the superior non-HOME loan repayments and closing costs excluding realtor commissions.
- Written agreements will reflect this requirement.
- Affordability provision will be enforced through a recorded Deed of Trust.

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:

The description of the guidelines for homebuyer activities (Question #2 in this section) applies here as well. Please refer to the response to question AP-90 #2.

4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

The Consortium has no plans to exercise this section of the HOME statute during this five-year period.

5. A description of the determination of the 95 percent median area purchase price limit for affordable homeownership established by the Jurisdiction. See 24 CFR 92.254(a)(2)(iii):

The current local market in Utah County shows that the affordable homeownership limits provided by HUD (\$380,000 for a 1-unit structure) are discordant.

Regulations require that:

- A. The 95 percent of median area purchase price must be established in accordance with a market analysis that ensures a sufficient number of recent housing sales is included in the survey.
- B. Sales must cover the requisite number of months based on volume: For 500 or more sales per month a one-month reporting period; for 250 through 499 sales per month, a 2-month reporting period; for less than 250 sales per month, at least a 3-month reporting period. The data must be in ascending order of sales price.
- C. The address of the listed properties must include the location within the Participating Jurisdiction. Lot, square, and subdivision data may be substituted for the street address.
- D. The housing sales data must reflect all, or nearly all, of the one-family house sales in the entire Participating Jurisdiction.
- E. To determine the median, take the middle sale on the list if an odd number of sales, and if an even number, take the higher of the middle numbers and consider it the median. After identifying the median sales price, the amount should be multiplied by 0.95 to determine the 95 percent of the median area purchase price.

Following the requirements above PJ staff gathered and analyzed data of all single-family housing sales in Utah County for the months of November 2022 and January of 2023. A total of 1080 single-family homes sales were identified. The average price amongst all sales is \$665,417.25. Following the instructions of paragraph E) above, the median price is: \$580,000 and therefore **the 95% of median is \$551,000.**



## Exhibit B

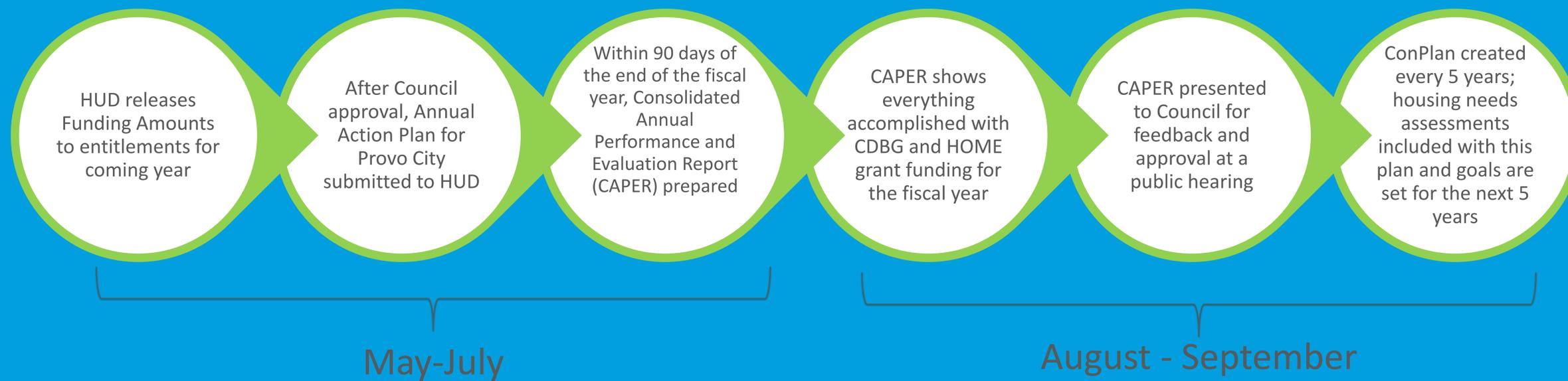
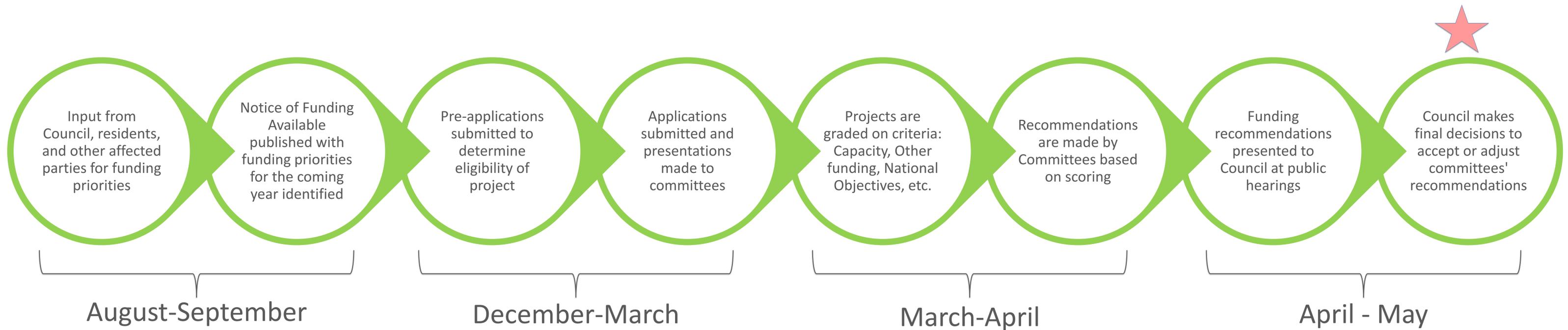
<b>PY 2023 CDBG Entitlement</b>	<b>\$ 1,337,813.00</b>	
Available for reprogramming		
PY 2022 PI	\$ 2,813.37	
Balances from finished/cancelled projects	\$ 148,050.54	
<b>Total Available for reprogramming</b>	<b>\$ 150,863.91</b>	
<b>PY2023 Funding</b>	<b>\$ 1,488,676.91</b>	
Administration	20% of Entitlement	\$ 267,562.60
Program Delivery		
Commercial Façade		\$ 8,000.00
DPA		\$ 25,000.00
Egress Windows		\$ 6,500.00
Emergency Repairs		\$ 4,500.00
108 Loan payments P&I		\$ 314,000.00
Public Services Regional		\$ 160,547.56
PS Provo Only		\$ 40,124.39
Capital Projects Available Funding		\$ 662,442.36
<b>Awarded Entities PS</b>		
RAH		\$ 33,838.00
CASFB Homebuyer Class		\$ 9,500.00
CASFB Circles		\$ 10,000.00
The Refuge		\$ 40,000.00
UCCJC		\$ 57,000.00
Project Read		\$ 10,210.00
Community Action Community Garden		\$ 10,000.00
Provo Police Victim's Services		\$ 30,124.00
	Total PS	\$ <b>200,672.00</b>
<b>Awarded Capital Projects</b>		
Alpine House		\$ 6,000.00
Public Works Joaquin		\$ 221,442.00
Neighborhood Revitalization		\$ 25,000.00
Commercial Facades		\$ 50,000.00
PW Wasatch and Foothills		\$ 360,000.00
	Total Capital Projects	\$ <b>662,442.00</b>

**Exhibit C**

<b>PY23-24 HOME Entitlement</b>	<b>\$</b>	<b>1,589,819.00</b>	
Program Income			<b>\$ 396,040.82</b>
PI 2022 Jan-June	\$	129,261.73	
PI 2023 Jul-Dec	\$	116,734.09	
HP 2022 Jan-June	\$	119,097.00	
HP 2023 Jul-Dec	\$	30,948.00	
Reprogrammed funding			\$ -
Total Available Funding			<b>\$ 1,985,859.82</b>
Admin			<b>\$ 158,981.90</b>
CHDO Funds			<b>\$ 238,472.85</b>
<b>Available for Projects</b>			<b>\$ 1,826,877.92</b>
<b>Proposed Awarded Entities</b>			
RHDC Santaquin Project	\$	531,641.49	
RHDC CHDO	\$	119,236.43	
Provo HPP	\$	200,000.00	
LTO	\$	200,000.00	
Mountain Crest Manor (Neighborworks)	\$	656,763.58	
Mountain Crest Manor CHDO	\$	119,236.43	
<b>Total HOME</b>	<b>\$</b>	<b>1,826,877.93</b>	



WELCOME HOME



# Provo City 2020 Consolidated Plan funding priorities

## Housing

- Down-payment assistance programs providing access to homeownership
- development of new affordable housing
- Housing programs that help update aging housing stock
- Rental assistance programs for special needs populations

## Public Services

- Organizations that provide services to special needs populations (elderly, disabled, homeless)
- Organizations that provide education including job training
- Organizations providing services to seniors
- Organizations providing healthcare services and health education
- Organizations providing housing services

## Economic Development

- Support small businesses and entrepreneurs by providing mentoring and technical assistance
- Utilize Section 108 Loan guarantees
- Improve visibility of small business storefronts throughout Provo

## Public Facilities

- Public Facilities improvements (Sidewalks, Curb and gutter, and water/sewer improvements)
- Public and Nonprofit neighborhood community facilities and health centers

# Proposed Award Amounts

<b>2023-24 CDBG Entitlement Amount</b>	<b>\$ 1,337,813.00</b>
2022 Program Income	\$ 2,813.37
reprogram unused CDBG Funds	\$ 148,050.54
<b>Total Funding Available 23-24 FY</b>	<b>\$ 1,488,676.91</b>

Administration	\$ 267,562.60
Program Delivery	
Commercial Façade	\$ 8,000.00
Down-payment assistance	\$ 25,000.00
Egress Windows	\$ 6,500.00
Emergency Repairs	\$ 4,500.00

108 Loan P&I	\$ 314,000.00
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<b>Public Services</b>	
RAH	\$ 33,838.00
CASFB Homebuyer Class	\$ 9,500.00
CASFB Circles	\$ 10,000.00
CASFB Community Garden	\$ 10,000.00
The Refuge	\$ 40,000.00
Utah County Children's Justice	\$ 57,000.00
Project Read	\$ 10,210.00
Provo Police Victim's Services	\$ 30,124.00
<b>Total PS</b>	<b>\$ 200,672.00</b>

<b>Capital Projects</b>	
Alpine House	\$ 6,000.00
Public Works Joaquin Neighborhood	\$ 221,442.00
PW Wasatch and Foothills Neigh	\$ 360,000.00
Neighborhood Revitalization	\$ 25,000.00
Commercial Facades	\$ 50,000.00
<b>Total CP</b>	<b>\$ 662,442.00</b>

<b>Total Admin &amp; Projects</b>	<b>\$ 1,488,676.60</b>
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<b>2023-24 HOME Entitlement Amount</b>	<b>\$ 1,589,819.00</b>
2022 Program Income	\$ 396,040.82
<b>Total Funding Available 23-24 FY</b>	<b>\$ 1,985,859.82</b>

Admin	\$ 158,981.90
<b>Awarded Projects</b>	
RHDC Santaquin Project	\$ 531,641.49
RHDC CHDO	\$ 119,236.43
Provo Home Purchase Plus	\$ 200,000.00
Loan To Own	\$ 200,000.00
Mountain Crest Manor	\$ 656,763.58
Mountain Crest Manor CHDO	\$ 119,236.42
<b>Total Admin and Projects</b>	<b>\$ 1,985,859.82</b>

**Total funding requests:**  
**CDBG Joint Public Svcs: \$633,405**  
     Provo – \$160,548  
     UT County - \$144,878  
     Orem - \$63,000  
     Provo Only - \$40,000  
**CDBG Cap Projects - \$1,666,000**  
**HOME - \$2,687,527.15**

Project	Priority Met
Alpine House	Public Facilities – Non-Profit facility
Joaquin Neighborhood	Public Facilities – PF Improvements
Wasatch and Foothills	Public Facilities – PF Improvements
Neighborhood Revitalization	Public Facilities – Neighborhood improvements and community facilities
Section 108 Loan repayment	Economic Development
Community Action – Community Garden	Public Services – Services to special needs populations
Community Action – Homebuyer Class	Public Services – Housing Services
Community Action – Circles	Public Services – Education and Job Training
RAH	Public Services – Services to special needs populations
The Refuge	Public Services – Services to special needs populations
Children’s Justice Center	Public Services – Services to special needs populations

Project	Priority Met
Project Read	Public Services – Education including job training
Provo Police - Victim's Services	Public Services – Services to special needs populations
Commercial Facades	Economic Development – Small business storefronts
Emergency Home Repair	Housing – Programs that help update aging housing stock
Egress Windows	Housing – Programs that help update aging housing stock
Loan to Own	Housing – Down-payment assistance program (Most of Utah County)
Home Purchase Plus	Housing – Down-payment assistance program (Provo Only)
Mutual Self Help Homes	Housing – Development of new affordable housing
Mountain Crest Manor	Housing – Development of new affordable housing



# PROVO MUNICIPAL COUNCIL STAFF REPORT



**Submitter:** MISANDERS  
**Department:** Council  
**Requested Meeting Date:** 06-06-2023

**SUBJECT:** A discussion on an ordinance amending city code regarding apartment building signage requirements. (23-048)

**RECOMMENDATION:** Presentation and discussion.

**BACKGROUND:** During the May 2nd Work Meeting, the Council motioned to direct staff to prepare an amendment requiring apartment buildings to post a sign listing the contact information of the property and or maintenance manger. The intent was to facilitate open lines of communication between tenants & landlords and to provide a channel for prompt/efficient maintenance services to residents.

**FISCAL IMPACT:**

**PRESENTER'S NAME:** Melia Dayley, Policy Analyst

**REQUESTED DURATION OF PRESENTATION:** 15 minutes

**COMPATIBILITY WITH GENERAL PLAN POLICIES, GOALS, AND OBJECTIVES:**

**CITYVIEW OR ISSUE FILE NUMBER:** 23-048

ORDINANCE 2023-

AN ORDINANCE AMENDING PROVO CITY CODE REGARDING APARTMENT BUILDING SIGNAGE REQUIREMENTS. CITYWIDE APPLICATION. (23-xx)

WHEREAS, it is proposed that Provo City Code Chapter 6.26 (Rental Dwellings) be amended; and

WHEREAS, ensuring the safety and convenience of residents and visitors within our city is a prioritized responsibility of the Municipal Council;

WHEREAS, apartment buildings require prompt and efficient maintenance services to maintain the quality of living for residents;

WHEREAS, the Municipal Council aims to establish a clear and practical framework that encourages open lines of communication between tenants and landlords;

WHEREAS, on May 2, 2023, the Municipal Council met to consider the issue, and after such meeting, the Municipal Council motioned Council staff to prepare an amendment by a vote of 6:0; and

WHEREAS, on June 6, 2023, the Municipal Council met to ascertain the facts regarding this matter and receive public comment, which facts and comments are found in the public record of the Council's consideration; and

WHEREAS, after considering the facts and comments presented to the Municipal Council, the Council finds (i) Provo City Code should be amended as described herein and (ii) the proposed amendment reasonably furthers the health, safety, and general welfare of the citizens of Provo City.

NOW, THEREFORE, be it ordained by the Municipal Council of Provo City, Utah, as follows:

PART I:

Provo City Code Chapter 6.26 (Rental Dwellings) is hereby amended as set forth in Exhibit A.

PART II:

- A. If a provision of this ordinance conflicts with a provision of a previously adopted ordinance, this ordinance shall prevail.

- B. This ordinance and its various sections, clauses, and paragraphs are hereby declared to be severable. If any part, sentence, clause, or phrase is adjudged to be unconstitutional or invalid, the remainder of the ordinance shall not be affected thereby.
- C. The Municipal Council hereby directs that the official copy of the Provo City Code be updated to reflect the provisions enacted by this ordinance.
- D. This ordinance shall take effect immediately after it has been posted or published in accordance with Utah Code Section 10-3-711, presented to the Mayor in accordance with Utah Code Section 10-3b-204, and recorded in accordance with Utah Code Section 10-3-713.

END OF ORDINANCE.

## Exhibit A

### 6.26.120 Signage Requirements

Within six (6) months of the adoption of this Section, the owner of an apartment building, as defined in [14.06.020](#), shall conform to the following signage requirements:

- (1) An owner shall post and maintain signs, in English and in Spanish, in a conspicuous place on the exterior premises of the apartment building that includes the phone number of either the apartment building's officer of the maintenance manager for the apartment building, or both.
- (2) The signs required in this section shall be a minimum of 12 inches by 24 inches. Sign facings shall be weather-proof.

~~6.26.120~~ 6.26.130 Inspections.

...

~~6.26.130~~ 6.26.140 Effective Date.

...

~~6.26.140~~ 6.26.150 Compliance Reports.

...

~~6.26.150~~ 6.26.160 Rental Disclosure Required (Effective August 1, 2018).

# PROVO MUNICIPAL COUNCIL STAFF REPORT



**Submitter:** MISANDERS  
**Department:** Council  
**Requested Meeting Date:** 06-06-2023

**SUBJECT:** A discussion regarding property tax (23-008)

**RECOMMENDATION:** Presentation and discussion

**BACKGROUND:** If the Council wishes to enact the Truth in Taxation process, it must adopt a proposed tax rate on or before June 22, 2023. The purpose of this presentation is to inform the Council on a variety of options to increase revenue via property tax. Council Staff will present a variety of scenarios and forecasts. The last property tax increase occurred last year and consisted of a 2.9% increase in the General Operations portion of the property tax levy.

**FISCAL IMPACT:**

**PRESENTER'S NAME:** Justin Harrison, Council Executive Director

**REQUESTED DURATION OF PRESENTATION:** 30 minutes

**COMPATIBILITY WITH GENERAL PLAN POLICIES, GOALS, AND OBJECTIVES:**

**CITYVIEW OR ISSUE FILE NUMBER:** 23-008

# FY2024 Property Tax

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June 6, 2023



# Important Dates



- Before June 8, 2023 - County Auditor to provide certified tax rates, forms, instructions and valuation information to each taxing entity.
- Before June 22, 2023 – Adopt tentative budgets and proposed tax rates and report them to the County Auditor.
- On or before June 22, 2023 – Enter proposed tax rates in the Certified Tax Rate system so they may be finalized by the Utah State Tax Commission or begin the Truth in Taxation process for fiscal year entities.
- July 2023 - Publishing of notices
- After August 1, 2023, or at least 10 days after mailing of Valuation Notice – Hold public hearing(s) on property tax increase before adopting final budget.



# Fiscal Year Entity Property Tax Increase Requirements (TNT)

(Section 59-2-919, 59-2-919.1 & 59-2-919.2)

Special Service Districts & Local Districts may be subject to additional requirements; Please contact the Property Tax Division if considering a tax increase

DATE	Action	Requirement
On or Before June 22nd	Entity Adopt a tax rate & budget	(1) Taxing entity shall adopt a final or <i>proposed</i> tax rate, (2) Entity shall adopt a tentative budget. (59-2-924), (3) <b>If</b> an entity wants to increase the certified tax rate the county auditor must be notified.
2 Weeks before Public Hearing	County Auditor 1 <sup>st</sup> Newspaper Advertisement	<b>If two or more entities are going through TNT</b> , the auditor must publish a combined newspaper ad and post on the public notice websites: <a href="http://www.utah.gov/pmn/index.html">www.utah.gov/pmn/index.html</a> , <a href="http://www.utahlegals.com">www.utahlegals.com</a> . It must also be posted to the county website. It is recommended to post it on the entity websites. The form can be completed on the Certified Tax Rate System ( <a href="http://www.taxrates.utah.gov">www.taxrates.utah.gov</a> ); hover on the View tab, click on T-in-T Admin, and then click on Combined Ad. This ad must run twice. (59-2-919.2)
On or Before July 22 <sup>nd</sup>	County Auditor	The Auditor <b>must</b> include the date, time, and location of public hearings on the "Notice of Property Valuation and Tax Changes." The date of the public hearing can be no earlier than 10 days after the notice has been mailed. (59-2-919.1). <b>The only other hearings allowed on the same day are budget, fee, and enterprise fund hearings. Any meetings on the same day must end before the TNT hearing. The TNT hearing must be held BEFORE September 1<sup>st</sup>.</b>
2 weeks before Public Hearing <b>(Not required if auditor published a combined ad)</b>	Entity (if only entity in county raising taxes) 1 <sup>st</sup> Newspaper Advertisement	Publish a newspaper advertisement and post on the public notice websites: <a href="http://www.utah.gov/pmn/index.html">www.utah.gov/pmn/index.html</a> , <a href="http://www.utahlegals.com">www.utahlegals.com</a> . It is also recommended to post on the county and entity websites. TNT ad's must be completed on the Certified Tax Rates System ( <a href="http://www.taxrates.utah.gov">www.taxrates.utah.gov</a> ); hover over the Data Entry tab click on Tax Rate Summary (693), then click on the gold Truth in Taxation button. <b>A combined ad published by the county auditor counts as the 1<sup>st</sup> newspaper Ad.</b>
1 Week before Public Hearing	Entity <b>and Auditor</b> 2nd Newspaper Advertisement	Same advertisement as was used the week before. <b>This is required</b> regardless if the Auditor published a combined ad. <b>All copies of newspaper advertisements must be sent in to county auditor and tax commission. The combined ad must run again this week.</b> (59-2-919.2)
Public Hearing	Adopt the Property Tax Increase	<b>***Public Hearing must be held at or after 6PM***</b> After the public hearing, the property tax increase may be adopted by the governing body. <b>Resolution (PT-800) must be sent in to tax commission before rate can be finalized.</b>

**PLEASE SEND A COPY OR PROOF OF ALL THE REQUIREMENTS TO THE COUNTY AUDITOR AND THE TAX COMMISSION!!!**

**Exception:** A taxing entity is not required to meet the advertising notice requirements if the taxing entity budgeted less than \$20,000 for the previous fiscal year and sets a budget during the current fiscal year of less than \$20,000 of ad valorem tax revenues.

**Judgment Levy:** Section 59-2-918.5



# Provo City Property Taxes

- General Operations
- Interest and Sinking Fund/Bond
- Library
- Discharge of Judgement

Budget Code	Budget Name	2021 Year End Budgeted Revenue	2021 Year End Adjusted Budgeted Revenue	Calc. Certified Tax Rate	2021 Year End Final Tax Rate	% Change	Certified Tax Rate Revenue W/O New Growth	New Growth Revenue	Certified Tax Rate Revenue W/ New Growth	Auditor's Certified Tax Rate	Auditor's Certified Rate Revenue	Proposed Tax Rate	Budgeted Revenue	Final Tax Rate	Final Budgeted Revenue
▶ 10	General Operations	\$ 4,999,835	\$ 4,999,391	0.000524	0.000683	-23.28 %	\$ 5,003,047	\$ 87,272	\$ 5,090,319	0.000524	\$ 5,090,319	0.000539	\$ 5,237,938	0.000539	\$ 5,237,938
▶ 20	Interest and Sinking Fund/Bond	\$ 7,691,106	\$ 7,691,106		0.001051					0.000791	\$ 7,688,856	0.000791	\$ 7,688,856	0.000791	\$ 7,688,856
▶ 30	Library	\$ 3,630,920	\$ 3,630,597	0.000380	0.000496	-23.39 %	\$ 3,628,164	\$ 63,289	\$ 3,691,453	0.000380	\$ 3,691,453	0.000380	\$ 3,691,453	0.000380	\$ 3,691,453
▶ 190	Discharge of Judgement														
Grand Total		\$ 16,321,861	\$ 16,321,094	0.000904	0.002230		\$ 8,631,211	\$ 150,561	\$ 8,781,772	0.001695	\$ 16,470,628	0.001710	\$ 16,618,247	0.001710	\$ 16,618,247

# Library

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## Recommendation from the Library Board

- \$100,000 increase each of the next five (5) years
- Current library property tax rate: 0.000380
- Increase to average Provo home (\$453,129):
- \$100,000 = 2.57 /year
- \$250,000 = 6.41 /year
- \$500,000 = 12.83 /year



# Inflation

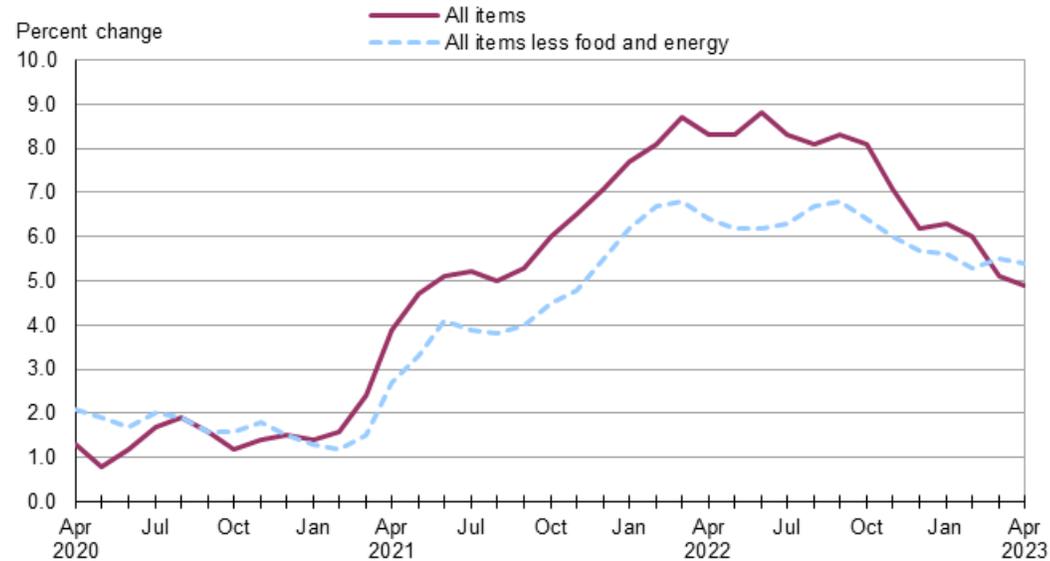
## Bureau of Labor Statistics United States Inflation

- 2022: 6.5%
- 5-year average: 4.42%
- 10-year average: 2.97%

## Bureau of Labor Statistics Western United States Inflation

- 2022: 7.4%
- 5-year average: 5.18%
- 10-year average: 3.46%

Chart 1. Over-the-year percent change in CPI-U, West region, April 2020–April 2023



Source: U.S. Bureau of Labor Statistics.



# General Operations

- Current general operations property tax rate: 0.000539

Increase to average Provo home (\$453,129):

- 2022: 6.5% = \$ 7.16/year
- 5-year average: 4.42% = \$ 4.37/year
- 10-year average: 2.97% = \$ 2.42/year
  
- 2022: 7.4% = \$ 8.37/year
- 5-year average: 5.18% = \$ 5.39/year
- 10-year average: 3.46% = \$ 3.08/year



# PROVO MUNICIPAL COUNCIL STAFF REPORT



**Submitter:** MDAYLEY  
**Department:** Council  
**Requested Meeting Date:** 05-02-2023

**SUBJECT:** A discussion regarding housing affordability strategies. (23-043)

**RECOMMENDATION:** Discussion seeking Council motion for possible further action.

**BACKGROUND:** As part of the Council's priority to discuss housing affordability in Provo, this discussion aims to assess various strategies the Council may take to improve housing attainability for residents.

**FISCAL IMPACT:** N/A

**PRESENTER'S NAME:** Melia Dayley, Michael Sanders, Abi Maccabee; Council Staff

**REQUESTED DURATION OF PRESENTATION:** 35 minutes

**COMPATIBILITY WITH GENERAL PLAN POLICIES, GOALS, AND OBJECTIVES:**

**CITYVIEW OR ISSUE FILE NUMBER:** 23-043

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# PROVO CITY MUNICIPAL COUNCIL

## Staff Memorandum

Abi Maccabee, Melia Daley, and Michael Sanders, Policy Analysts



## Housing Affordability Strategies

June 6, 2023

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There is no “silver bullet” to solving the current housing affordability problem facing Utah and Provo. However, affordable housing and housing affordability initiatives, some of which are outlined below as the most accessible options to the Council, can help lessen the burden placed on low and very low-income families and encourage owner-occupied home ownership, an identified policy priority for the Council.

### **Maintaining the Status Quo**

Maintaining the status quo includes the City continuing to make incremental improvements in housing affordability through current practices outlined in the General Plan, the most impactful being:

- Promoting a mix of home types, sizes, and price points
- Support zoning to promote ADUs and infill development
- Recognize the value of single-family neighborhoods

The outcome of these goals will be a Provo that is a “desirable and attainable place to live” and offers “a mix of housing for residents in all walks of life.”

In addition to the General Plan strategies, City is currently working on 7 goals outlined in Appendix A aimed at increasing housing stock for moderate income (\$42,000-\$67,520) levels. Many of the strategies include rezones and land use amendments that increase density. Relying solely on the strategies from the General Plan and moderate-income housing report may lead to potential policy stagnation. In other words, opportunities for innovation and progress could be limited as a lack of change hinders the ability to dynamically respond to emerging trends and challenges.

General Plan strategies are simply markers aimed at achieving policy goals over a 20-year period. If the Council would like to see faster change, additional legislative action may be needed.

### **Redevelopment Agencies & Affordable Housing**

Redevelopment Agencies have unique tools available to them to help in the development of affordable housing (30-50% AMI), through funding which can take various forms and be derived from a couple sources. These affordable housing projects are built in coordination with developers and often funding through the RDA is conditional on the development providing varied AMI price points for units. The systems through which funding is provided, while constrained by some key rules, can be a creative endeavor and up to the discretion of RDA staff and governing boards. Tools include, but aren’t limited to, tax increment financing, discounted

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### **Housing Affordability Strategies**

land sales, land gifts, and original funding mechanisms such as Salt Lake City's as outlined [here](#).

[Salt Lake City's RDA has multiple housing projects](#), accomplished and in the works, for reference although it is good to note that their budget, largely based on the revenue from their land values the RDA holds, is much larger than Provo's. While current RDA projects must set aside some revenue towards future affordable housing projects, this funding is not currently dedicated to any specific project plans or areas and the Governing Board would need to leverage the funds in relation to the cost of developing housing in the current market.

### **Accessory Dwelling Units**

Accessory dwelling units are reported as [one of the best practices](#) for improving housing affordability and affordable housing within already established neighborhoods and built-out cities. Per Council direction, Development Services will be reporting on ADUs throughout the city in October 2023 as a follow-up to the changes to Provo's ADU ordinance last year. After this report, Council can review the code again and make additional amendments. In addition to city-level code amendments, the Council may also coordinate with state-level efforts to address ADU code concerns.

Many concerns brought up by Councilors during the ADU discussion last year are reflected across the state. In fact, during the [May meeting](#) of the State Commission on Housing Affordability, state officials noted that multiple cities across the state noted [various difficulties with ADUs](#) including enforcement, state code ambiguities, units being used as short-term rentals, pushback from homebuilders and relators on ADU-specific zoning and regulations, and other general difficulties. As such, the Commission's subgroup on policy is scheduled to assess statewide ADU policy with the potential for amendments to be proposed in the 2024 Legislative Session.

### **State Level Changes & Lobbying**

In addition to policy actions taken at the city level, the Council has the ongoing opportunity to advocate and lobby for change at higher levels of government, especially at the Utah State Legislature. Changing policy at the state level, much as it is at the local level, requires establishing clear policy goals, advocating for specific funding and/or incentive structures, drafting or helping to draft legislative proposals or resolutions, and engaging with legislators which can take many forms.

Appendix B contains a chart listing all the major legislation regarding Utah State housing programs from 1995 to 2023 (full report on Utah Housing Programs can be found [here](#)). Staff recommends reviewing this legislation in tandem with identifying Council's own housing priorities. If overlap exists, the Council can then take direction on where existing state programs could be modified or if a new approach is needed to fill in an identified gap in housing needs.

There are forums the Council can participate in to be more involved in the policy making process at the state level: the Utah League of Cities and Towns (ULCT) [Legislative Policy Committee](#) (Councilors MacKay and Ellsworth are voting members) and attending the monthly meetings of the [State Commission on Housing Affordability](#) (CHA) which has subgroups on funding, policy,

### **Housing Affordability Strategies**

and data that all directly draft legislation often then adopted at the following Legislative Session with minor to major monetary support.

### **Lite-Deed Restrictions**

Lite-deed restrictions are a potential solution to increase owner-occupied housing. This method involves the process of compensating homeowners in exchange for restricting who can occupy the home. For example, a homebuyer could enter into a lite-deed restriction and receive compensation for their home as long as either they are the primary occupant or rent to a long-term renter. This usually entails a one-time payment from the city that may be used for down payments, renovations, mortgages, and other housing expenses. Furthermore, a lite-deed restriction can promote an increase of homeownership for middle-income households and sustain a culture of long-term residents in Provo. A few cities in the intermountain west have implemented programs along these lines and a further study into how Provo could adopt similar programs can be pursued at Council direction. This memo's aim is to give information about just one of these cities' programs: Park City.

In recent years, Park City has had an increase of short-term rentals due to its tourist-driven economy. However, this has caused local residents who live and work in Park City to find housing and job opportunities elsewhere, as housing and renting costs have dramatically increased. A similar phenomenon occurs in Provo where home sale prices in Provo have rapidly increased over the past several years. Based on data compiled in January and February 2021, the median sales price for a home in Provo is \$449,000, which is nearly twice the affordable threshold of \$273,765 (assuming a 4 percent mortgage interest rate) for a family of four. Even at 120% of the area median income, that same family of four could not comfortably afford that home price. Instead, this family might be forced to live outside of Provo or settle for suboptimal housing within the city.

To help mitigate the negative effects of short-term rentals, Park City's City Council has implemented a pilot program using lite-deed restrictions. The [“Live Park City Lite Deed Restriction Program”](#) will pay homeowners 10 to 20 percent of the appraised value of their home as long as they remain the primary occupants or rent out their home to long-term rentals with a minimum lease of six months.

This program is an administrative program managed through an [enabling resolution](#) adopted by the Park City's City Council. As it is a pilot program, \$1 million was allocated for it in Park City's annual budget. The \$1 million budget was allocated from discretionary dollars that came from the sale of city property. As the City developed various housing programs, the Housing team worked with their Council liaisons to discuss which programs were most promising and realistic. As of now, Park City has not identified a long-term funding source if the program were to be extended. Other housing projects are funded by a general obligation housing bond but the language in that bond is limited in its ability to fund programs that are not explicitly for affordable housing. The City is in the process of modifying the language of that bond to establish more flexibility in how it can be used.

While Park City is in the beginning stages of implementing its lite-deed restriction program, other cities in the United States were the inspiration for Park City. Vail, Colorado, a mountain town known for its ski resort and film festival, has also faced its own affordable housing issues.

To mitigate this housing challenge, Vail developed the [Vail InDeed](#) program where 15 to 20 percent of the property is paid for through the program. This program is managed by the Vail Local Housing Authority and is funded through the town's general fund. Under the perpetual deed-restriction, households must be occupied by a "qualified resident" – meaning a person who works at least 30 hours in Eagle County whether they are the owner of the property or a person who is renting long-term. Since 2017, Vail has purchased over 1,000 deed-restricted housing units — surpassing their original goal of acquiring 1,000 deed-restricted units by 2027.

While the Vail InDeed program has increased homeownership for participating properties, rental units still outnumber homeowners 3:2. Additionally, rents and mortgages are still unobtainable for many local residents. To bridge the affordability gap, Vail is working on solutions to also implement other affordable housing plans that will be supported through financial means like increases in sales tax. Moreover, Vail has considered allowing [zoning changes](#) to create a community housing district with high-density affordable housing. The town's hope is that by implementing both deed-restricted housing units and affordable housing solutions, Vail will provide housing for low-income, middle-income, and high-income households.

In addition to Vail, Colorado, other cities in the intermountain west have implemented similar deed-restriction programs. [Summit County, Colorado](#), [Sedona, Arizona](#), and [Truckee, California](#) have all developed and established deed-restriction programs that compensate homeowners in exchange for occupancy restraints.

Lite-deed restriction programs may help bridge the gap between affordable housing and wealthy housing options. When paired with other affordable housing solutions, lite-deed restrictions can help improve housing security for households from different income backgrounds. Provo can develop and establish a similar program based on what other cities have done. Citizens of Provo feel the effect of the expensive housing market and the slim chances of becoming homeowners. Providing lite-deed restrictions can alleviate the burden of purchasing homes and promote long-term residency to support the local community of Provo.

### **Community Land Trusts**

Another solution to increasing housing affordability is community land trusts. A community land trust is a self-sustaining model that involves a public investment to provide affordable properties and homes for lower-income households. Both governmental entities and nonprofit organizations can participate in community land trusts by purchasing or funding a piece of land and allowing residents to buy a house within that space. Because another organization owns the land, the homebuyer is only responsible for purchasing the housing unit thus lowering the costs of buying a house overall. This approach allows lower-income families the opportunity to build equity and own a home – an opportunity that some may never attain otherwise.

Investing in a community land trust is a potential solution to help increase affordable housing in Provo. Like the lite-deed restriction programs, Provo can look to other areas within the United States to develop an effective and feasible plan for a community land trust.

According to the [National League of Cities](#), community land trust homeowners acquire approximately \$14,000 in equity after they sell their home. The increase in equity allows around 60% of homeowners to purchase market-rate homes. In addition to building equity, community land trust homeowners are ten times less likely to foreclose on their homes. In partnership with the National League of Cities, Grounded Solutions has released numerous resources to help organizations plan for and implement community land trusts. Its [guide](#) includes incorporation and structure considerations, budget templates, bylaw considerations, and more. Government entities that share the same vision of affordable housing can sponsor community land trusts through federal and local community development funds. Because of the support that many community land trusts are receiving from governmental agencies, community land trusts have been and are likely to continue to be successful.

Examples of municipal agencies involved with community land trusts span across the country from California to New York. Municipal governments begin the [process](#) by initiating and funding community land trusts. In 2006, the Irvine City Council in Irvine, California authorized the implementation of the [Irvine Community Land Trust](#) where it has since then developed 407 affordable housing units for low-income households who earn up to 30 to 80 percent of the Area Median Income. This particular community land trust has a variety of housing units including condos, apartments, and townhomes. As of [2022](#), 68 moderate income families were able to purchase their first home and start the journey towards home ownership.

Community Land Trusts have been proved to be another successful model for providing and sustaining affordable housing. Provo can partner with other private and public entities and contribute resources to establishing a community land trust. Ideally, a community land trust in Provo could be developed near transit-oriented development to reduce parking requirements and expectations and provide residents with the ability to commute as needed. This is especially relevant as the Utah Transit Authority seeks to expand its services across Utah County.

[Higher density housing](#) within community land trusts can help reduce the cost of a home for low-income and middle-income households. Including higher density housing does not mean high rise apartment buildings but rather the [“missing middle.”](#) The “missing middle” (see Appendix C for graph) includes any housing unit that falls between single family homes to high rise apartment buildings. These housing units that fall in the middle could include townhomes, condos, duplexes, ten-unit apartment buildings and more. As Provo City continues to address the issue of housing, community land trusts may be a solution that propels the goal of housing affordability forward and provide residents with necessary resources.

# Appendix A

## Implementation Table

This implementation table spread across on the following pages includes Provo’s housing goals from the State’s list in UCA 10-9a-403(2)(b). All of these goals are also included in the Provo City General Plan’s chapter on housing, which gives a more complete picture of how Provo plans to expand its housing stock for all income levels.

UCA 10-9a-403(2)(b) requires cities to adopt several of the listed goals to improve access to moderate-income housing with additional goals for cities that meet certain criteria, including Provo. The table immediately below gives code references for those lists of goals and identifies how many of each are included in Provo’s housing goals. As of 2022, the City already implements six of the goals, all of which have been included here so staff can more easily monitor progress and update the State.

CODE REFERENCE	NUMBER OF GOALS OPTIONS	NUMBER OF GOALS REQUIRED	NUMBER OF GOALS ALREADY MET	NUMBER OF GOALS IN THIS PLAN (including already met)
UCA 10-9a-403(2)(b)	24	3	6	7
10-9a-403(2)(b)(iv)(A) Station Area Plan	1	1	0	1
10-9a-403(2)(b)(iv)(B) Goals G, H, or Q	3	1	2	2

**Timing Note:** short means 2022-2023; mid means 2024-2025; long means 2026-2027

GOAL	STATUS/BENCHMARK	COST	TIMING	RESPONSIBILITY	CODE REFERENCE
<b>UCA 10-9a-403(2)(b)</b>					
(A) Rezone for densities necessary to facilitate the production of moderate-income housing	Complete  Provo has mixed use, very low-, low-, medium-, and high-density zones that have been applied throughout the city.	N/A	Complete	Development Services, Council, Development Community	<a href="#">UCA 10-9a-403(2)(b)(iv)(A)</a>
(B) Demonstrate investment in the rehabilitation or expansion of infrastructure that facilitates the construction of moderate-income housing.	Complete/Ongoing  Provo is a funding partner on a pedestrian bridge to the FrontRunner station that is currently under construction; Provo has committed funding to	\$- \$\$\$	Short-Long	Development Services, Council	<a href="#">UCA 10-9a-403(2)(b)(iii)(B)</a>

	increase active transportation to and from the FrontRunner station				
(D) Identify and utilize general fund subsidies or other sources of revenue to waive construction related fees that are otherwise generally imposed by the municipality for the construction or rehabilitation of moderate-income housing.	Not Yet Started Housing Committee will explore viability by end of 2023	\$\$- \$\$\$	Short	Development Services, Council	<a href="#">UCA 10-9a-403(2)(b)(iii)(D)</a>
(E) Create or allow for, and reduce regulations related to, internal or detached accessory dwelling units in residential zones.	Complete/Ongoing ADUs are allowed in most residential zones and in all residential zones west of I-15  Housing Committee will review off-street parking requirements for ADUs by the end of 2023	\$\$	Short	Development Services, Council	<a href="#">UCA 10-9a-403(2)(b)(iii)(E)</a>
(F) Zone or rezone for higher density or moderate-income residential development in commercial or mixed-use zones near major transit investment corridors, commercial centers, or employment centers.	Complete/Ongoing Much of the land near commercial and transit hubs is already zoned mixed-use and/or higher density  Provo will continue to review rezone applications from the development community	N/A	Complete	Development Services, Council	<a href="#">UCA 10-9a-403(2)(b)(iii)(F)</a>
(I) Amend land use regulations to allow for single room occupancy developments.	Complete/Ongoing Provo's Mixed Use Zone allows for single room occupancy developments  Determine feasibility of microunits and pass code by end of 2023	\$	Short	Development Services, Council	<a href="#">UCA 10-9a-403(2)(b)(iii)(I)</a>
(O) Apply for or partner with an entity that applies for state or federal funds or tax incentives to promote the construction of moderate income housing, an entity that applies for programs offered by the Utah Housing Corporation within that agency's funding capacity, an entity that applies for affordable housing programs administered by the Department of Workforce	Complete/Ongoing Provo is the lead entity on the HOME Consortium; Provo administers two downpayment assistance programs for first-time home buyers for Provo and Utah County; Provo provides funding for Self Help Homes which provides moderate-income housing assistance	\$- \$\$\$	Short-Long	Development Services, Council, Administration	<a href="#">UCA 10-9a-403(2)(b)(iii)(O)</a>

## Housing Affordability Strategies

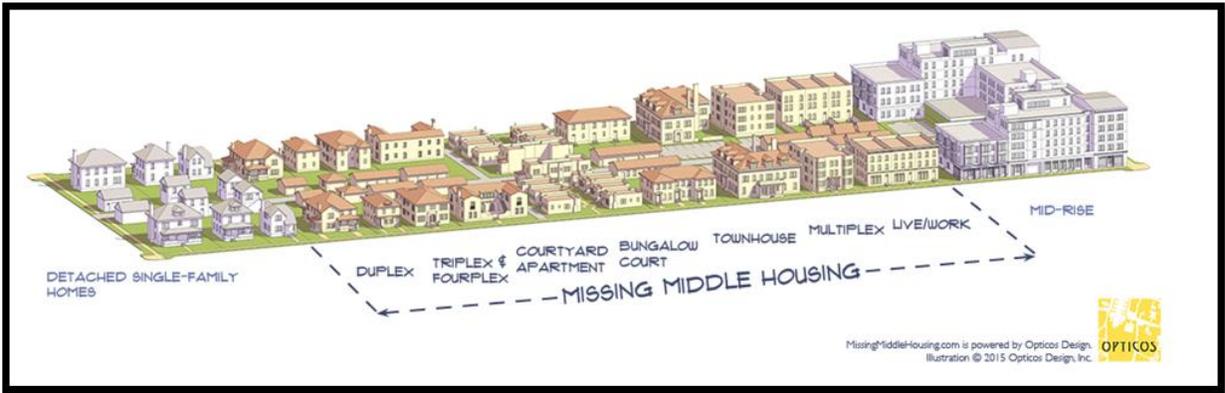
## Appendix B

**Table 3: Major Legislation Supporting Utah State Housing Programs, 1995-2023**

New Construction and Preservation of Affordable Housing	Administrative Policies and Support	Homeless Assistance	Affordable Housing and Public Transportation	Municipal Zoning Ordinances
Annual funding of Olene Walker Housing Loan Fund (established 1985, annual state funding (1995))	H.B. 295 requires the needs assessment of municipalities (1996)	H.B. 441 initial funding for new homeless resource centers (2017)	S.B. 217 establishes requirements for municipalities to create reinvestment zones at TODs with tax increment financing (2021)	H.B. 82 made it illegal in most cases for cities to prohibit the development of accessory dwelling units. (2021)
S.B. 39 additional one-time funding for OWHLF and creation of the Utah Housing Preservation Fund (2020)	H.B. 430 creates Commission on Affordable Housing (2018)	H.B. 347 creates the Office of Homeless Services and the Utah Homelessness Council. (2021)		S.B. 174 streamlines the subdivision process (2023)
S.B. 238 provides \$55 million in federal funds to develop deeply affordable housing (2022)	S.B. 34 requires the municipality's general plan to include provisions for moderate-income housing (2019)	S.B. 238 provides \$55 million in federal funds for deeply affordable housing (2022)		S.B. 199 limits referendums challenging housing development (2023)
S.B. 240 provides loans to first-time homebuyers (2023)	H.B. 347 creates the Office of Homeless Services (2021)	H.B. 440 provides increase in funds for municipalities with shelters and allows capacity increases for shelters (2022)		
H.B. 364 expands to state tax credit program from \$1.2 million annually to \$10 million (2023)		H.B. 499 funding for increased homeless shelter services during winter months. (2023)		
		H.B. 359 allowing eviction expungement if both parties agree (2022)		

Source: Kem C. Gardner Policy Institute and Utah Housing Coalition

# Appendix C



**James Wood**  
Ivory-Boyer Senior Fellow

**Max Becker**  
Public Policy Analyst

# A Comparison of State-Funded Affordable Housing Programs

Utah policymakers have significantly expanded affordable housing programs in response to the housing crisis. As this effort continues, a comparison of state housing programs provides valuable policy insight.

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**April 2023**

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# A Comparison of State-Funded Affordable Housing Programs

## Analysis in Brief

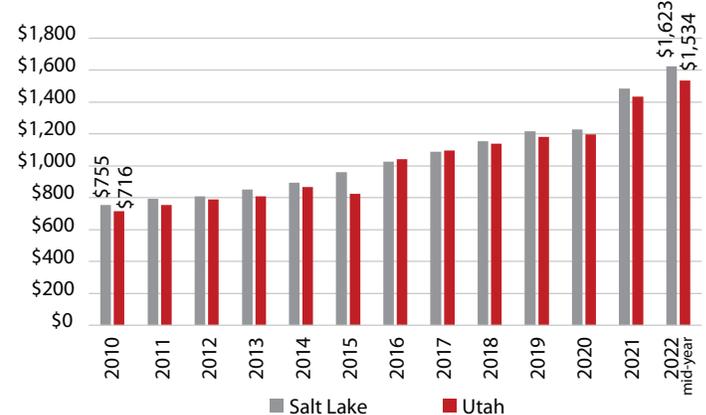
Housing instability and homelessness threaten the economic well-being of at least 40,000 extremely low-income renter households in Utah. These households have annual incomes of less than \$24,000 and must devote at least half of their income to housing and utilities. Many states have programs to help reduce this instability and increase the number of affordable housing units.

This report specifically focuses on four state-funded programs or policies that provide direct assistance to very low-income renters: (1) rental assistance, (2) state tax credits, (3) housing trusts, and (4) eviction policies.

### Key Findings

- Utah has a shortage of several thousand affordable rental units** – The need for affordable rental housing will likely continue to grow due to the high cost of homeownership, rising rental rates, and historically low vacancy rates.
- The Utah Legislature took significant steps in the 2023 General Legislative Session to ease the shortage of affordable housing** – They passed six housing-related bills providing assistance to the homeless, first-time homebuyers, low-income housing developers, and home builders. A review of housing legislation from 1996 through 2023 suggests this was the most productive session for housing assistance in recent history.
- Rental assistance programs reduce housing instability for very low-income households in many states** – Thirty-one states have state-funded rental assistance programs. Many programs directly supplement the income of very low-income households through one-time rent payments, rental assistance to those leaving correctional systems or state psychiatric hospitals, loans for the first month’s rent, and housing vouchers patterned on the U.S. Department of Housing and Urban Development’s (HUD) Section 8 Housing Choice Vouchers.
- The Olene Walker Housing Loan Fund (OWHLF) is Utah’s primary state-funded housing program** – OWHLF has participated in the development of 24,561 affordable rental units since first funded in 1995 (at \$2.4 million). State General Fund appropriations, however, have not increased since the creation of the trust fund.

**Average Rental Rates in Salt Lake and Utah Counties, 2010-2022 (mid-year)**



Source: Greater Salt Lake Area Multifamily Market, CBRE, 2022

- Utah’s state tax credits for low-income housing helped fund 8,000 units across 147 affordable rental housing projects** – Utah’s tax credit program facilitates the development of affordable units for extremely low-income renters. In 2021 the available credit of \$1.1 million ranked second lowest among the 25 states with tax credit programs (only Arkansas’ credit level was lower). That said, Utah’s Legislature increased the program to \$10 million annually during the 2023 legislative session, aligning Utah’s funding with most state tax credit programs.
- Utah’s state-funded programs have focused on the supply side of the affordable housing crisis** – State tax credits, OWHLF gap financing, and funding of homeless shelters support the development of additional affordable units; however, these programs provide little housing assistance to the 40,000 extremely low-income renters ( $\leq 30\%$ ). Supply-focused programs can’t reach these renters due to the high cost of construction. Consequently, many states have added demand-focused programs to their affordable housing arsenal, programs that provide direct assistance to renters through rental assistance, state housing vouchers, and expanded eviction assistance. Expanding direct assistance programs would provide a lifeline to the state’s most vulnerable renters and broaden Utah’s efforts in addressing the affordable housing crisis.

# Introduction

This report continues the Kem C. Gardner Policy Institute’s research on housing prices and affordability in Utah. In 2020, the Gardner Institute published *Housing Affordability: What Are Best Practices and Why Are They Important?* That report focused on the most effective city and county policies for improving housing affordability.

While the 2020 study addressed *housing affordability*, this study has a narrower focus, *affordable housing*. For clarification, affordable housing refers to a specific type of housing, generally government-assisted rental housing, targeted for very low- to extremely low-income households. Housing affordability is a much broader term and refers to the general level of housing prices relative to the general level of household income as opposed to a specific type of housing.

## The Need for Affordable Rental Housing

At least 40,000 renter households in Utah are extremely low-income renters ( $\leq 30\%$  of Area Median Income, AMI), meaning they pay at least 50% of their income towards housing and utilities (Table 1). These households receive no rental assistance and live in market-rate rental units. They face housing instability and financial stress. For example, the nearly 17,000 extremely low-income households in Salt Lake County have an income of \$2,000 per month or less and a monthly housing cost of at least \$1,000. This severe housing cost burden underscores the need for state housing policies that increase housing opportunities for extremely low-income and very low-income renters ( $\leq 50\%$  AMI).

**Table 1: Very Low and Extremely Low-Income Renters with Severe Housing Cost Burdens, 2015-2019**

(Housing costs  $\leq 50\%$  of renter’s income)

County	Extremely Low-Income Renter Households $\leq 30\%$ AMI	Very Low-Income Renter Households 30%-50% AMI	Total Renter Households Income $\leq 50\%$ AMI	Total Renters	% Share of Renters with Incomes $\leq 50\%$ AMI
Salt Lake	16,795	5,215	22,010	123,265	17.9%
Utah	7,435	2,195	9,630	53,700	17.9%
Weber	3,320	430	3,750	22,235	16.9%
Davis	3,035	565	3,600	24,035	15.0%
Cache	2,345	440	2,785	14,215	19.6%
Washington	1,675	955	2,630	16,915	15.5%
Iron	1030	110	1,140	6,130	18.6%
Summit	435	145	580	3,215	18.0%
Box Elder	445	80	525	3,905	13.4%
Tooele	330	180	510	3,900	13.1%
Carbon	415	65	480	2,055	23.4%
Wasatch	270	145	415	2,670	15.5%
Sanpete	300	45	345	1,925	17.9%
Uintah	315	4	319	2,545	12.5%
Duchesne	275	35	310	1,705	18.2%
Grand	90	170	260	1,460	17.8%
Sevier	155	10	165	1,610	10.2%
Kane	80	10	90	595	15.1%
San Juan	75	10	85	835	10.2%
Beaver	75	4	79	590	13.4%
Emery	75	0	75	845	8.9%
Millard	60	10	70	1,105	6.3%
Garfield	30	30	60	360	16.7%
Juab	40	0	40	745	5.4%
Morgan	15	0	15	495	3.0%
Wayne	15	0	15	260	5.8%
Rich	15	0	15	180	8.3%
Piute	10	0	10	85	11.8%
Daggett	0	0	0	20	0.0%
<b>Total</b>	<b>39,155</b>	<b>10,853</b>	<b>50,008</b>	<b>291,600</b>	<b>17.1%</b>

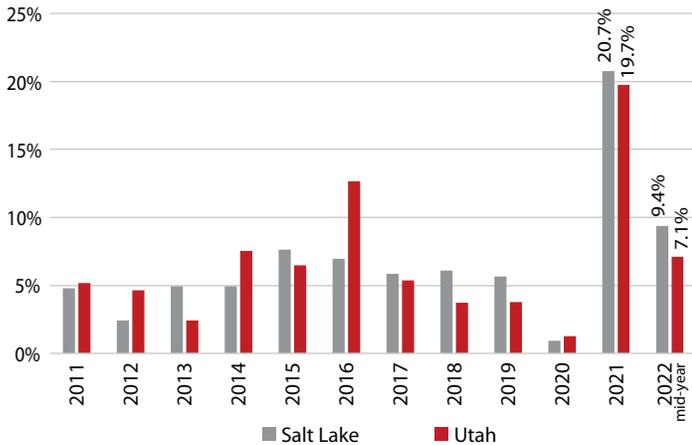
Source: HUD CHAS 2015-2019

**Figure 1: Rental Vacancy Rates in Salt Lake and Utah Counties, 2001-2022 (mid-year)**



Source: Greater Salt Lake Area Multifamily Market, CBRE, 2022

**Figure 2: Annual Percent Increase in Rental Rates in Salt Lake and Utah Counties, 2011-2022 (mid-year)**



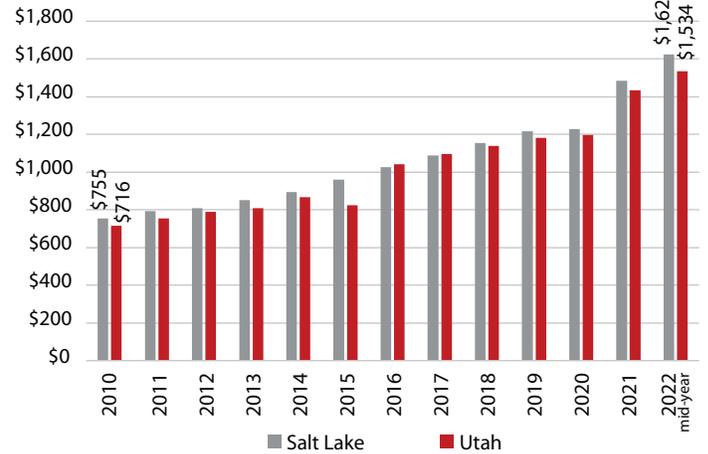
Source: Greater Salt Lake Area Multifamily Market, CBRE, 2022

### Low Vacancy Rates and High Rental Rates

In the past two years, the rental vacancy rates in Salt Lake and Utah counties (the state’s two largest apartment markets) dropped to historically low levels of 2-3%. These low rates follow nine years of vacancy rates below 4% (Figure 1). The 2014 to 2022 period marks the longest stretch of rental shortages in the counties’ histories.

Low vacancy rates inevitably lead to higher rental rates as shown in Figures 2 and 3. The average overall rental rates in each county doubled since 2012, and rates rose by about 30% in the past two years (2020 to 2022 mid-year). Since 2012, renter income grew at about half the pace of rental rates. From 2012 to 2021, the median income of renters in Salt Lake and Utah counties increased by about 50%, while rental rates doubled.<sup>1</sup>

**Figure 3: Average Rental Rates in Salt Lake and Utah Counties, 2010-2022 (mid-year)**



Source: Greater Salt Lake Area Multifamily Market, CBRE, 2022

**Table 2: Projected Annual Labor Demand by Minimum Education Level, 2020-2026**

Education Level	% of Annual Demand
High school diploma or equivalent	39.2%
No formal educational credential	29.4%
Bachelor’s degree	17.2%
Postsecondary certificate	6.3%
Some college no degree	2.6%
Doctoral or professional degree	2.0%
Associate degree	1.9%
Master’s degree	1.5%

Source: “An Analysis of Labor Supply and Demand in Utah,” (September 2019) Kem C. Gardner Policy Institute and Utah Department of Workforce Services.

### Job Growth in Relatively Low Paying Jobs

The demand for affordable housing is expected to grow as future job growth concentrates in low-wage jobs. “The Utah Department of Workforce Services projects that nearly 70% of annual job openings from 2020 to 2026 will center on occupations typically requiring at most a high school diploma”<sup>2</sup> (Table 2). Jobs that required only a high school diploma or no formal education will generally be low paying jobs. Thus, the rising share of workers in low wage jobs will lead to a greater need for affordable housing.

# The State's Expanding Role in Affordable Housing Programs

Utah's Housing and Community Development Division (HCDD) within the Department of Workforce Services is the primary state agency overseeing housing programs. The division administers the Section 8 Landlord Incentive Program, the development of tools to assess municipal housing needs, and the Olene Walker Housing Loan Fund (OWHLF). The OWHLF, established in 1995, is Utah's main state-funded housing program (discussed on p. 12)

H.B. 347 (2021) expanded the state's administrative and funding role related to housing programs. This bill created the Office of Homeless Services (OHS) and was the culmination of four years of legislative activity targeting homelessness. During this four-year period, the Utah Legislature passed several bills that provided support for affordable housing. In 2023, the Legislature further expanded housing funding and policies. The historical chronology outlined below gives a brief description of these legislative achievements.

## Chronology of Housing Legislation

- **H.B. 295 Providing Affordable Housing (1996 General Session)** – H.B. 295 was the first substantive affordable housing bill passed by the Utah Legislature. This bill directed municipalities to create a plan for housing moderate-income households. Municipalities also needed to assess their need for affordable housing annually and evaluate zoning practices to better implement affordable housing plans. This bill allocated \$250,000 for the state to help municipalities meet these requirements.
- **Hiatus from housing legislation (1996 to 2017)** – From 1996 to 2017 the Legislature did not create any notable affordable housing or related programs. By 2016, however, there was a growing concern that a shortage of affordable housing and increasing homelessness could become serious problems in the state. Since then, the Legislature has passed a number of bills related to homelessness and housing affordability.
- **H.B. 441 Housing and Homeless Reform Initiative Amendments (2017 General Session)** – Following the Great Recession, Utah experienced an increase in its homeless population. The Legislature passed H.B. 441 in the 2017 General Session to address the growing need for homeless aid. This bill provided the Homeless to Housing Reform Restricted Account with \$10.1 million to open three new resource shelters that could house 700 people each. The bill also closed the largest shelter in Salt Lake County, which provided shelter for up to 1,100 people.
- **H.B. 430 Affordable Housing Amendment creates Commission on Housing Affordability (2018 General Session)** – H.B. 430 created a Commission on Housing Affordability. The commission consists of 20 members, including three legislators, directors from various state agencies and municipalities, and 12 members appointed by the governor from the home building and real estate development community. The commission provides recommendations for affordable housing legislation. In 2022, the Legislature modified the commission's membership and repealed the sunset provision.
- **S.B. 34 Affordable Housing Modifications (2019 General Session)** – In 2019, the Legislature passed S.B. 34, "Affordable Housing Modifications," which changed the state code to require every local community's general plan to include three components: (1) land use, (2) transportation, and (3) moderate-income housing. This provision was originally outlined in H.B. 295, which was passed 23 years prior to S.B. 34. The new bill provides additional direction and detail for moderate-income housing development, broadens some requirements to all cities, and requires specific communities to provide more robust housing strategies and an annual report on the implementation of those strategies.
- **S.B. 39 and the Utah Housing Preservation Fund (\$10 million to OWHLF, 2020 General Session)** – S.B. 39 "Affordable Housing Modifications" provided the largest, one-time General Fund appropriation to OWHLF since its creation in 1995. OWHLF received a \$10 million appropriation, half of which was for gap financing on private activity bond-financed multifamily housing, and the other half to match private dollars for the preservation or construction of affordable housing. The private match funds came from the Utah Housing Preservation Fund started by a \$20 million joint commitment from the Ivory Foundation, Intermountain Health, and Zions Bank. The fund specifically works to maintain and preserve affordable rental units aging out of assistance programs as well as naturally occurring affordable housing. The Utah Non-Profit Housing Corporation manages the fund, which continues to grow with the support of significant private investment from Utah's business and philanthropic community. Interestingly, a June 2020 special legislative session, called due to the COVID-19 pandemic, reduced the \$10 million appropriation by 50%.

- **H.B. 82 Single-family Housing Modifications (2021 General Session)** – H.B. 82 made prohibiting most accessory dwelling units (ADUs) by municipalities and counties illegal. This change in zoning law is intended to increase the number of affordable “mother-in-law” apartments, which are less expensive and easier to build than new houses or apartment buildings. The legislation also includes provisions to limit the use of ADUs as short-term rentals.
- **S.B. 217 Housing and Transit Reinvestment Zone Act (2021 General Session)** – S.B. 217 enacted the Housing and Transit Reinvestment Zone Act, which established objectives and requirements for a municipality or public transit county to create a housing and transit reinvestment zone. Tax increment financing provides funding for the reinvestment zone. The objective is to promote transit-oriented development that, in turn, increases the availability of affordable housing near public transportation locations.
- **H.B. 347 Homeless Services Modification (2021 General Session)** – H.B. 347 created the Utah Homelessness Council. This bill also centralized and coordinated services for the homeless under the direction of the state homelessness coordinator.
- **S.B. 238 “Homeless Services Modifications” (2022 General Session)** – S.B. 238 included the largest allocation for homeless services and affordable housing in Utah’s history. This bill allocated \$55 million of American Rescue Plan Funds to the Department of Workforce Services to fund affordable housing projects in response to the COVID-19 pandemic. These funds will provide an estimated 1,078 affordable units across Utah.
- **H.B. 440 Homeless Services Amendments (2022 General Session)** – H.B. 440 allows certain municipalities to receive increased funding from the Homeless Shelter Cities Mitigation Restricted Account. The funds mitigate the impact of homeless shelters and established a formula for the disbursement of funds.

## Summary of 2023 General Session Housing Legislation

The 2023 legislative response to Utah’s high housing costs culminated with the passage of six housing-related bills and significant funding for housing programs. The session likely ranks as the most productive for housing assistance. The legislation (listed below) provides assistance to the homeless, first-time homebuyers, low-income housing developers, and home builders.

- **S.B. 174 Local Land Use and Development Revisions (2023 General Session)** – This bill streamlines city and county subdivision processes by limiting subdivision requests to only one public hearing. If the application complies with existing zoning requirements, city officials are required to approve it with no subsequent public hearings.
- **S.B. 199 Local Land Use Amendment (2023 General Session)** – S.B. 199 prohibits municipal residents from challenging, through referendum, a municipal council’s unanimous approval of a housing development.
- **S.B. 240 First-Time Homebuyer Assistance Program (2023 General Session)** – This bill sets aside \$50 million to help first-time homebuyers purchase newly constructed homes. The new single-family home, condominium, or townhome can cost no more than \$450,000. The state can provide a loan up to \$20,000 for down payment assistance, closing costs, or buying down the interest rate. The loan is a lien on the home and would be paid back if the owner refinances or sells the house. The program has the potential to assist at least 2,500 homebuyers.
- **S.J.R. 1 Proposal to Amend Utah Constitution (2023 General Session)** – A joint resolution to amend the Utah Constitution to prohibit a transfer tax on real estate passed the Legislature with a two-thirds majority and will be on the November 2024 general election ballot. If a majority of voters approve the amendment it will become a constitutional amendment.
- **H.B. 364 Housing Affordability Amendment (2023 General Session)** – H.B. 364 expands the state tax credit program from \$1.2 million in 2022, to \$10 million annually from January 1, 2023 to December 31, 2028. The allocation period for state tax credit projects remains at 10 years, therefore a \$1 million dollar allocation in 2023 would become a \$10 million tax credit in the aggregate (over the 10-year period).

■ **H.B. 499 Homeless Services Amendments (2023 General Session)** – H.B. 499 provides funding to increase homeless shelter options during the winter months and creates an emergency response plan during freezing temperatures. The bill requires each Wasatch Front County to convene a county winter response task force for the purpose of preparing a winter response plan. The legislation also requires Wasatch Front counties to provide shelter(s) for the homeless during winter months. The legislation modifies the formula used by the Office of Homeless Services to disburse funds from the Homeless Shelter Cities Mitigation Restricted Account and prohibits a municipality from receiving funds from the account if the municipality does not enforce an ordinance that prohibits homeless camping.

**Selected Appropriations for Housing Programs, FY 2024**

Office of Homeless Services:

- \$50 million (one-time) for deeply affordable housing.
  - \$20 million from General Fund.
  - \$30 million from federal funds (American Rescue Plan Act)
- \$5 million (on-going) for attainable housing grants.
  - Gap financing for deeply affordable projects (grants to projects, not renters; to assist with rent flow; similar to project-based housing).

- \$12 million (on-going) dedicated to Office of Homeless Services for shelter operations, winter response, request for grant applications, and non-congregate shelters.
- \$1 million (one-time) for shelter planning of non-congregate shelters.
- \$2.5 million (one-time) for homeless shelter cities mitigation reform restricted account.

Department of Workforce Services:

- \$10 million (one-time) for Utah Housing Preservation Fund.
- \$10 million (on-going) for state tax credits for low-income housing.

**Summary of Utah Housing Legislation 1995 to 2023**

Since the passage of H.B. 295 (1996), housing-related legislation in Utah has targeted five areas: (1) new construction and preservation of affordable housing, (2) administrative policies and support, (3) homeless assistance, (4) affordable housing and public transportation, and (5) municipal zoning ordinances. Table 3 summarizes the legislation.

**Table 3: Major Legislation Supporting Utah State Housing Programs, 1995-2023**

New Construction and Preservation of Affordable Housing	Administrative Policies and Support	Homeless Assistance	Affordable Housing and Public Transportation	Municipal Zoning Ordinances
Annual funding of Olene Walker Housing Loan Fund (established 1985, annual state funding (1995))	H.B. 295 requires the needs assessment of municipalities (1996)	H.B. 441 initial funding for new homeless resource centers (2017)	S.B. 217 establishes requirements for municipalities to create reinvestment zones at TODs with tax increment financing (2021)	H.B. 82 made it illegal in most cases for cities to prohibit the development of accessory dwelling units. (2021)
S.B. 39 additional one-time funding for OWHLF and creation of the Utah Housing Preservation Fund (2020)	H.B. 430 creates Commission on Affordable Housing (2018)	H.B. 347 creates the Office of Homeless Services and the Utah Homelessness Council. (2021)		S.B. 174 streamlines the subdivision process (2023)
S.B. 238 provides \$55 million in federal funds to develop deeply affordable housing (2022)	S.B. 34 requires the municipality's general plan to include provisions for moderate-income housing (2019)	S.B. 238 provides \$55 million in federal funds for deeply affordable housing (2022)		S.B. 199 limits referendums challenging housing development (2023)
S.B. 240 provides loans to first-time homebuyers (2023)	H.B. 347 creates the Office of Homeless Services (2021)	H.B. 440 provides increase in funds for municipalities with shelters and allows capacity increases for shelters (2022)		
H.B. 364 expands to state tax credit program from \$1.2 million annually to \$10 million (2023)		H.B. 499 funding for increased homeless shelter services during winter months. (2023)		
		H.B. 359 allowing eviction expungement if both parties agree (2022)		

Source: Kem C. Gardner Policy Institute and Utah Housing Coalition

# Selection of the “Best Fit” Programs for Utah

To understand what state-funded affordable housing programs may be a “best fit” for Utah, the Gardner Institute conducted a literature review and internet search of state housing programs and policies. In addition, the Gardner Institute contacted several state agencies, local associations, and national non-profit organizations about their understanding of affordable housing policies. Groups contacted include the Utah Housing Corporation, Utah Division of Housing and Community Development, Utah Apartment Association, Salt Lake County Division of Housing and Community Development, National Association of Housing and Redevelopment Officials (NAHRO), National Low Income Housing Coalition, and others.

The Gardner Institute also contacted many out of state housing offices about their state programs. Unfortunately, these inquiries received limited responses. State websites therefore proved to be the best source of information. While useful in identifying and describing state programs, these websites contained very little information on the outcomes (metrics) of housing programs. The Gardner Institute’s 2020 study of Utah municipalities, *Housing Affordability: What Are Best Practices and Why Are They Important?* also encountered a scarcity of outcome data.

The evaluation of the pros and cons of a program or policy is only meaningful and effective if outcome data are available. Consequently, the selection of “best fit” programs relied heavily on the Gardner Institute’s experience with local housing markets, the need for affordable housing, the political environment, and agency capacity. This experience is coupled with information gleaned from state websites.

In summary, the Gardner Institute selected to review four state-funded programs and policies that provide direct assistance to very low-income renters: (1) rental assistance programs, (2) housing trust funds, (3) state low-income housing tax credits, and (4) eviction policies.

Rental assistance programs are selected as a “best fit” because they provide direct financial assistance to low-income renters and have been implemented in 31 states (Table 1). Housing trust funds and state tax credits are selected as “best fits” because of their program histories in Utah, established administrative structure, and general political acceptance. A comparison of state eviction policies is also included because of eviction’s impact on housing insecurity and future housing stability.

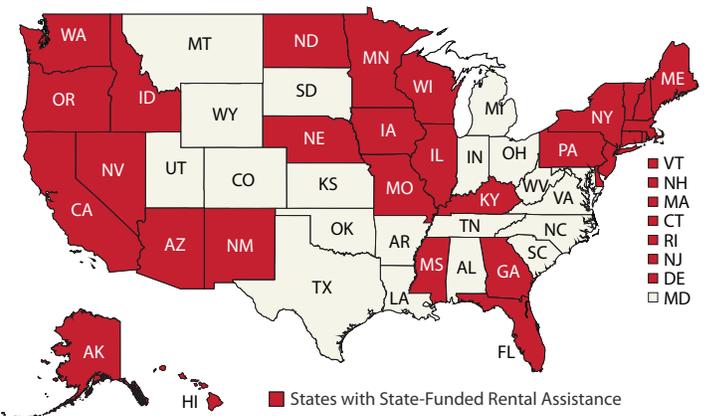
## State-Funded Rental Assistance Programs

Thirty-one states have rental assistance programs entirely funded by state revenue (Figure 4, Table 4). Many of these programs have been in operation for over 20 years. This section focuses on state-funded programs that are directed to renter households. The programs do not support the construction of additional affordable units, as state tax credits and housing trust programs do, but rather provide direct rental assistance to qualified, very low and extremely low-income households. High priority is often given to households with special needs, such as serious and persistent mental illness, youth aging out of foster care, victims of domestic violence, the homeless, and individuals facing an imminent threat of homelessness.

Rental assistance programs are divided into three categories: short-term, transitional, and long-term programs. Long-term programs include housing vouchers. Vouchers are of special interest since the Utah Commission of Housing Affordability has considered proposals for homeless voucher assistance programs in the past. Consequently, housing vouchers receive special attention in this section.

Utah’s rental assistance program is funded by a combination of state dollars and federal funds, such as HUD HOME program funds.

**Figure 4: States with Rental Assistance Programs Entirely Funded by the State, as of 2020**



Source: Based on data from the National Low Income Housing Coalition

**Table 4: States with Rental Assistance Programs Entirely Funded by the State, as of 2020**

State	Rental Assistance	Types of Rental Assistance			
		Short-Term	Transitional	Long-Term	Vouchers
Alabama					
Alaska	■		■	■	
Arizona	■		■	■	■
Arkansas					
California	■		■		
Colorado					
Connecticut	■			■	
Delaware	■			■	■
Florida	■		■		
Georgia	■			■	■
Hawaii	■			■	■
Idaho	■		■		
Illinois	■		■	■	■
Indiana					
Iowa	■		■	■	■
Kansas					
Kentucky					
Louisiana					
Maine	■		■		
Maryland					
Massachusetts	■	■	■	■	■
Michigan					
Minnesota	■		■	■	■
Mississippi	■		■		
Missouri	■	■			

State	Rental Assistance	Types of Rental Assistance			
		Short-Term	Transitional	Long-Term	Vouchers
Montana					
Nebraska	■			■	■
Nevada	■	■			
New Hampshire	■		■		
New Jersey	■	■		■	■
New Mexico	■	■	■	■	■
New York	■			■	
North Carolina	■			■	■
North Dakota	■		■		
Ohio					
Oklahoma					
Oregon	■		■		
Pennsylvania	■	■	■		
Rhode Island	■		■	■	■
South Carolina					
South Dakota					
Tennessee	■	■	■		
Texas					
<b>Utah</b>					
Vermont	■		■	■	■
Virginia					
Washington	■			■	
West Virginia					
Wisconsin	■	■			
Wyoming					

Source: State websites and National Low Income Housing Coalition

**Table 5: Vouchers and Waitlists Administered by Public Housing Authorities, 2020**

Housing Authority	Vouchers	Waitlist Open	Length of Waitlist	EHV
Beaver City Housing Authority	14	yes	No waitlist	0
Housing Authority of Carbon County	185	yes	18 months	15
Cedar City Housing Authority	277	no	1 year (131 individuals on list)	15
Davis Community Housing Authority	813	no	3 years	0
Emery County Housing Authority	58	yes	12 months	0
Logan City Housing Authority	351	yes	12 to 18 months	0
Myton City Housing Authority (Vernal)	28	yes	18 months	0
Housing Authority of the City of Ogden	1,037	yes	14 months (980 on list)	29
Housing Authority of the City of Provo	884	yes	1-3 years	34
Roosevelt City Housing Authority	63	yes	6 months	0
Housing Authority of Salt Lake City	2,624	no	5 years (5,000 households on list)	99
Housing Connect (Salt Lake County H.A.)	3,102	no	4 years (6,500 on list)	131
Housing Authority of Southeastern Utah	53	yes	No waitlist	0
St. George Housing Authority	256	no	3 years (500 applicants)	21
Tooele County Housing Authority	193	yes	2.5 years	0
Housing Authority of Utah County	1,023	yes	2 years	40
Weber Housing Authority	173	yes	4 years	0
West Valley City Housing Authority	505	yes	4 years	0
<b>Total</b>	<b>11,639</b>			<b>384</b>

EHV = emergency housing vouchers provided by American Rescue Plan (2021) funding.

Source: Kem C. Gardner Policy Institute survey of local housing authorities and U.S. Treasury Department

## HUD Housing Choice Section 8 Vouchers

Housing vouchers are the single most effective rental assistance program for very low and extremely low-income households. HUD's Housing Choice Program (Section 8) provides long-term rental assistance to 11,639 Utah households.

At least 35,000 more Utah households qualify for vouchers but do not receive assistance because of limited funding. Most of these households are extremely low-income ( $\leq 30\%$  AMI), living in unstable, overcrowded housing conditions, and most likely to experience homelessness. Vouchers are the only housing assistance program that can effectively reach a significant number of these households.

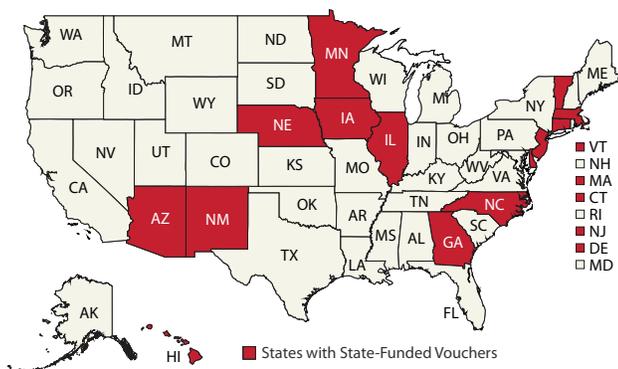
Utah's 18 local public housing authorities administer the federal Housing Choice vouchers (Table 5). Housing Connect (formerly Housing Authority of the County of Salt Lake) administers about 3,100 vouchers, accounting for 27% of all vouchers in the state. The Gardner Institute surveyed all 18 housing authorities regarding the length of their waitlists. Only two housing authorities, Beaver City and Southeastern Utah, have immediate availability. The remaining 16 have waitlists ranging from six months to five years with a hundred to 6,500 individuals on the lists. The length and number of individuals on the waitlists confirm that voucher demand far exceeds supply.

## State-Funded Housing Vouchers

The Center on Budget and Policy Priorities reported in 2021 that "only 1 in 4 households that are eligible for a voucher receive any form of federal rental assistance."<sup>3</sup> In response to the federal voucher shortage, 14 states have established ongoing annual state-funded voucher programs (Table 6).

The 30-year-old Massachusetts Rental Voucher Program (MRVP) is well-established. The MRVP awards vouchers to a select number of low-income renter households at or below 80% AMI with at least 30% of their income going towards rent and utilities. MRVP has tenant and project-based options and has over \$100 million in funds annually. MRVP is like Connecticut's program, in that they do not restrict vouchers

**Figure 5: State-Funded Housing Voucher Programs, as of 2020**



Source: State websites and National Low Income Housing Coalition

to special needs populations; however, they do give priority to the homeless. Eleven other state programs prioritize the homeless, mentally ill, youth aging out of foster care, elderly, and victims of domestic violence. Table 6 provides greater detail on these state programs.

## State-Funded Short-Term Housing Assistance Programs

In addition to the 14 state-funded voucher programs, eight states have short-term housing programs funded entirely by ongoing state revenues (Table 7). A substantial share of the assistance available in the short-term programs goes directly to the renter. Short-term programs focus on preventing homelessness and often include variations of eviction prevention programs, which in some cases are limited to special needs populations, youth, and the mentally ill.

Below is a brief description of each state-funded program. Utah has provided funding and support for short-term housing assistance over the past several years, which includes a significant share of federal funding.

## State-Funded Transitional Housing Assistance Programs

Nineteen states have transitional housing programs funded exclusively by ongoing state revenue (Table 8). Most transitional housing programs provide temporary housing assistance for the homeless or those at risk of homelessness.<sup>4</sup> Length of stay varies from a few weeks to a few years. Housing assistance is available for a rental unit (both single units and multifamily unit structures). Many programs are described as rapid rehousing, transitioning individuals from unstable housing conditions to stable housing conditions. These transitions often include support services such as mental and substance use disorder treatment, employment, and financial counseling.

Several transitional programs offer assistance to special needs populations other than the homeless— youth aging out of foster care, individuals with serious and persistent mental illness exiting care facilities or state institutions, individuals exiting substance use residential facilities, individuals released from incarceration, and victims of domestic violence. Rather than focusing on individuals, some programs provide operating funds to organizations assisting the homeless (e.g., shelters, food pantries). Table 8 provides a brief description of each state-funded program.

Although state-funded housing programs generally play a secondary role to federally and locally funded programs, they provide targeted support for the lowest income and most difficult-to-reach special needs populations. Consequently, state programs augment and complement the more traditional federal and local housing assistance programs.

**Table 6: Characteristics of State-Funded Housing Voucher Programs, as of 2020**

State	Name	Income Target	Funding Source	Special Needs Populations	Tenant Based	Project Based	Required Share of Tenant	Level of Funding	Year Est.
AZ	Bridge Subsidy Program	≤30% AMI	State	Individuals with serious mental illness. Participants expected to transition eventually to Federal Housing Choice vouchers.	yes	no	Tenants pay 30%-40% of their income	\$8 million	pre-2016
CT	Rental Assistance Program (RAP)	≤50% AMI	State	None	yes	no	40% of rent and utilities, 30% for the elderly and disabled	\$64 million	---
DE	State Rental Assistance Program (SRAP)	40% AMI	State	Youth exiting foster care, individuals exiting long-term care facilities.	yes	no	28% of tenant's income	\$6 million	2011
GA	Housing Voucher and Bridge Program	Three times the SSI federal benefit level	State	Supportive housing to individuals with mental illness. The program focuses on chronically homeless, mentally ill individuals.	yes	no	30% of the tenant's income	\$17.4 million	Pre-2014
HI	Rent Supplement Program	≤80% AMI	State	None specified.	yes	no	30% of the tenant's income	\$1.5 million	pre-2016
IL	Rental Housing Support Program	≤30% AMI, 50% of resources for households at ≤15% AMI	State	Homeless or at risk of homelessness, elderly.	no	yes	30% of income	\$9.8 million	2005
	Bridge Subsidy Program	---	State	Individuals with serious mental illness living in an institutional setting. Applicants must be on the waiting list for federal vouchers.	yes	no	30% of tenant's income	\$9.9 million	pre-2018
IA	Home and Community-Based Services Rent Subsidy Program	≤30% AMI	State	Assistance for people who receive medical services through Medicaid 1915c waivers. To qualify, patients must qualify for care in an institution.	yes	no	30% of the tenant's income	\$600,000	---
MA	Rental Voucher Program (MRVP)	≤80% AMI	State	General but priority to homeless or at risk of homelessness and victims of domestic violence.	yes	yes	30% to 40% of tenant's income	\$115 million in 2020	1992
	Alternative Housing Voucher Program (AHVP)	≤80% AMI	State	Non-elderly disabled persons. At least one member of the household must be less than 60 years old and disabled. Homeless or risk of homelessness, victims of domestic violence, mental illness.	yes	no	25% to 30% of tenant's income	\$8 million in 2020	1995
MN	Supplemental Housing Assistance	Housing costs greater than 40% of income	State	Under 65 years of age, relocating from an institution, or eligible for Medical Assistance personal care attendant services. Disabled individuals.	yes	no	40% of the tenant's income	\$43.5 million	pre-2017
	Bridge Assistance	≤50% AMI	State	Individuals with serious mental illness. The highest priority is given to individuals discharged from an inpatient mental health setting.	yes	no	30% of the tenant's income	\$8.1 million	pre-2019
NE	Housing Related Assistance Program	≤30% AMI	State	Adults with serious mental illness.	yes	no	30% of the tenant's income	\$2.9 million	2006
NJ	State Rental Assistance Program (SRAP)	75% of participants at ≤30% AMI, and the remaining participants at ≤40% AMI	State, including the Affordable Housing Trust Fund	General but also homeless or at risk of homelessness, persons with disabilities, and the elderly.	yes	yes	30% of the tenant's income	\$18.5 million from the Gen. Fund and \$20 million from the Housing Trust Fund	Pre-2018
NM	Linkages Supportive Housing Rental Assistance	≤30% AMI	Funded by the State's Behavioral Health Collaborative	Homeless adults with serious mental illness.	yes	no	30% of the tenant's income	\$2.8 million	2007
	Transition Supportive Housing	≤30% AMI	State	Voucher for mentally ill youth aging out of foster care.	yes	no	30% of the tenant's income	\$900,000	2007
NC	Key Rental Assistance	≤30% AMI	State	Persons who are disabled and/or experiencing homelessness with extremely low incomes.	yes	no	25% of the tenant's income, 30% if the landlord pays utilities	\$5.5 million	2004
VT	Housing Support Fund for Housing Subsidy	≤30% AMI	State	Persons with serious and persistent mental illness enrolled in the Community Rehabilitation and Treatment Program.	yes	no	30% of tenant's	\$27.2 million	1988

Source: State websites and National Low Income Housing Coalition

**Table 7: Short-Term Rental Assistance Programs, as of 2020**

State	Program Description
Massachusetts	<i>Residential Assistance for Families in Transition (RAFT)</i> – Homeless prevention program for households who are at risk of becoming homeless. Most assistance is in the form of one-time payments. Can fund up to \$4,000 per household to prevent homelessness.
Missouri	<i>Rental Assistance Program</i> – Provides funds for one-time payments that restore housing stability by paying off rent and utilities in arrears. Assisted households must be receiving mental health or substance use disorder services.
Nevada	<i>Welfare Set Aside Program</i> – Funds allocated to local government to assist eligible persons or families with housing needs. Participants must have income under 60% AMI. Funds targeted for the homeless or those at risk of homelessness.
New Jersey	<i>Homeless Prevention Program</i> - Provides limited financial assistance to low and moderate-income renters in imminent danger of eviction due to temporary financial problems.
New Mexico	<i>Move-In Assistance and Eviction Prevention</i> - Provides assistance to qualified households for rent, damage deposits, and utility deposits. Applicants must have documented serious and persistent mental illness or co-occurring substance use disorder.
Pennsylvania	<i>Housing Assistance Program</i> - Offers a variety of supportive services to families experiencing or at risk of homelessness.
Tennessee	<i>Children and Youth Homeless Outreach Project</i> - Provides outreach and case management for homeless families or those at risk of homelessness and identifies youth with severe emotional disturbance. The program assists parents in securing needed mental health services for their children.
Wisconsin	<i>Housing Assistance Program</i> - Provides funds for housing, support services, and administrative costs to facilitate the movement of homeless individuals and families to independent living.

Source: National Low-Income Housing Coalition

**Table 8: State-Funded Transitional Housing Programs, as of 2020**

State	Program Description
Alaska	<i>Homeless Assistance Program (HAP)</i> – Provides operating support for Emergency Shelters, Transitional Housing, and Rapid Rehousing and Prevention Programs. The purpose of the HAP program is to support activities that prevent displacement from permanent, affordable housing and rapidly return displaced persons to permanent housing while also providing safe temporary housing. The program is funded through state capital funds.
Arizona	<i>Arizona State Housing Fund</i> – Provides funds for Rapid Rehousing, which is currently in its third year of operation. Households seeking assistance in this program must meet the HUD definition of homeless. The program provides 6-9 months of financial assistance and supportive services for up to a year to assist a household at ≤30% AMI to become independent and take over the rent.
California	<i>California Emergency Solutions and Housing Program</i> – Provides funds for five primary activities: (1) housing relocation and stabilization services (including rental assistance), (2) operating subsidies for permanent housing, (3) flexible housing subsidy funds, (4) operating support for emergency housing interventions, and (5) systems support for homeless services and housing delivery systems.
Idaho	<i>Transition Funding Program</i> - Provides housing assistance for individuals transitioning out of the correctional system. The program is aimed at preventing recidivism. Funds may be used to assist with rent payments and living expenses for up to 30 days.
Illinois	<i>Emergency and Transitional Housing Program</i> – Provides comprehensive shelter services to homeless persons and persons at risk of becoming homeless. The program provides funding for meals, shelter, and support services to not-for-profit organizations and local governments.
Illinois	<i>Homeless Youth Services</i> - Participants must be homeless youth. The program is designed to increase the safety of youth, ensuring their basic need while also providing safe and stable housing.
Iowa	<i>Aftercare Rent Subsidy Program</i> – Provides support for youth who are aging out of foster care and are participating in the Aftercare Services Program. The youth must be an active participant in aftercare services, making progress toward an identified goal of obtaining or maintaining stable housing.
Maine	<i>Bridging Rental Assistance Program (BRAP)</i> – Provides transitional rental subsidy for persons suffering from serious and persistent mental illness. Participants pay 51% of their income towards rent.
Massachusetts	<i>HomeBASE</i> – Provides housing assistance for rehousing families in the Emergency Assistance (EA) program and eligible families in domestic violence shelters and residential substance use treatment programs. HomeBASE provides up to \$10,000 in eligible rehousing expenses over a 12-month period.
Minnesota	<i>Transitional Housing Program</i> - Provides support to agencies that provide housing and supportive services for homeless individuals and families. The agencies provide case management and rental assistance in the form of tenant or project-based assistance to people who are homeless. Funding can also be used for an agency's operating and service costs. Assistance is limited to 24 months and has no income restrictions.
Mississippi	<i>Creating Housing Options in Communities for Everyone (CHOICE)</i> - The program provides assistance to individuals being discharged from a state psychiatric hospital after a stay of more than 90 days. It also assists individuals with intellectual disabilities leaving a nursing facility or intermediate care facility after a stay of more than 90 days.
New Hampshire	<i>Homeless Housing and Access Revolving Loan Fund</i> - Loans for first month rent and security deposit for homeless individuals. Participants must be residing in a shelter. Repayment shall commence no later than 120 days after the loan is disbursed.
New Mexico	<i>Crisis Housing Program</i> - Provides temporary, transitional housing for persons with serious mental illness being discharged from psychiatric centers, hospitals, jails, or other institutional settings who would otherwise be homeless. The program offers a 120-day maximum stay in short-term housing with support services.

North Dakota	<i>North Dakota Homeless Grant</i> - Provides financial assistance to facilities and programs within North Dakota to identify sheltered and unsheltered homeless persons at risk of homelessness. Grants help fund the services necessary to help those persons experiencing a housing crisis regain stability in permanent housing.
Oregon	<i>Emergency Housing Assistance (EHA)</i> - EHA funds are designed to prevent and reduce homelessness. Eligible uses are street outreach, homelessness prevention, rapid re-housing, emergency, and transitional shelter, supportive in-home services, data collection, and community capacity building.
Pennsylvania	<i>Nursing Home Transition (NHT) Tenant-Based Rental Assistance</i> – Provides housing funds for people transitioning out of institutional housing. The NHT Program was developed to assist individuals who want to move from a nursing facility back to a home of their choice in the community.
Rhode Island	<i>The State Rental Assistance Program</i> – Provides funding to help the chronically homeless achieve housing stability. The primary goal is to address the barriers and challenges that cause individuals and families to be chronically homeless while also working to stabilize program participants in housing through the provision of wraparound services after the family or individual obtains housing.
Tennessee	<i>The Inpatient Targeted Transitional</i> – Provides funding to assist persons awaiting discharge from regional mental health institutes. The program gives temporary financial assistance for up to 6 months of rental and utility payments, transportation, medication co-pay, etc.
Vermont	<i>Vermont Rental Subsidy Program</i> – Provides funds for a state-funded rapid rehousing initiative providing rental assistance to households experiencing homelessness whose monthly income would otherwise be insufficient to afford a rental unit.

Source: National Low-Income Housing Coalition

## State Housing Trusts

Forty-seven states and the District of Columbia have at least one state housing trust fund, which provides a dedicated revenue source for affordable housing. In total, these housing trust funds had \$2.3 billion in 2022, effectively leveraging funds to increase the supply of affordable housing. While there are hundreds of local housing trust funds (that work in partnership with national and state housing trust funds), this section discusses state-level housing trust funds.

Trust funds typically fund the preservation and building of low-income and affordable units. To receive aid, most projects must provide a certain amount of housing for people earning 80%, 50%, or 30% of AMI. Typically, the fund provides rental assistance or loans for disabled persons and the elderly. Some states allow low-income renters to apply for assistance directly through the housing trust fund, although this is rare.

State housing trust funds have multiple revenue sources and a variety of funding structures.<sup>5</sup> Some are self-sustaining and do not require regular state government allocations. Others receive annual funding from their state legislature. The size and scope of most housing trust funds reflect the state’s affordable housing need. Most have a dedicated funding source (such as a tax or fee) that provides the fund’s annual allocation. The two most popular dedicated funding sources for state housing trusts are a document recording fee and the real estate transfer tax. A document recording fee is usually \$80 to \$100 and paid at the time of sale. A real estate transfer tax can be a flat fee or an ad valorem tax (based on value) up to 2% of the cost of the home. Interest on real estate escrow accounts also provides funding for some trusts. These funding sources, along with federal funds and payments on current loans, make up the budget for most states’ housing trusts.

### Olene Walker Housing Loan Fund (OWHLF)

Utah’s state housing trust fund, the Olene Walker Housing Loan Fund, was established in 1995 and reclassified as a loan fund in 2001. In 2003, the Legislature allowed the fund to provide loans and grants to develop affordable housing. OWHLF funds four programs: (1) the multifamily program, (2) the Single-Family Rehabilitation & Reconstruction Program, (3) the Home Choice program (for individuals with disabilities), and (4) individual development accounts.<sup>6</sup> Annually, 15% of allocated federal HOME funds must be set-aside for community housing development organizations (CHDO).

**Table 9: Annual State General Fund Appropriations for the Olene Walker Housing Loan Fund, 1995-2023**

Year	State Funding	Year	State Funding
1995	\$ 2,400,000	2010	\$ 2,295,700
1996	\$ 2,500,000	2011	\$ 2,242,900
1997	\$ 3,500,000	2012	\$ 2,242,900
1998	\$ 2,250,000	2013	\$ 2,242,900
1999	\$ 2,500,000	2014	\$ 2,242,900
2000	\$ 1,500,000	2015	\$ 2,242,900
2001	\$ 2,000,000	2016	\$ 3,242,900
2002	\$ 2,313,000	2017	\$ 2,242,900
2003	\$ 2,525,000	2018	\$ 4,803,900
2004	\$ 2,084,500	2019	\$ 2,242,900
2005	\$ 2,284,500	2020	\$ 2,242,900
2006	\$ 2,836,400	2021	\$ 2,242,900
2007	\$ 3,286,400	2022	\$ 2,242,900
2008	\$ 2,736,400	2023	\$ 2,242,900
2009	\$ 3,246,400		

Source: Olene Walker Housing Loan Fund

OWHLF receives funding from state general revenue, the federal HOME Investment Partnerships Program, the federal National Housing Trust Fund (HTF), and payments on outstanding loans. Since 2010, the state appropriates about \$2.2 million annually from the General Fund (Table 9). Each year the fund typically receives another \$3 million to \$5 million in non-state-funded support. OWHLF reports that each dollar spent in 2021 was leveraged to \$31.38. Over the last 27 years, 24,561 affordable units have been funded by OWHLF.

In 2020 and 2021 (during the COVID-19 pandemic), Utah received federal money from the CARES Act to support the homeless population. The OWHLF received \$13 million of CARES Act funding in 2020 and 2021 and received another \$44.6 million from the American Rescue Plan in 2022.

### A Comparison of State Trust Funds

Utah ranks 21<sup>st</sup> among the 24 states with publicly available data on state funded housing trusts (Table 10). Fifteen of the state housing trust funds rely on a document recording fee, 11 on a real estate transfer tax, and five on a real estate escrow tax. Of the funds with publicly available data, the vast majority received more state funding than the OWHLF in 2022, although it should be noted that many of these states also have larger populations. The amount of state funding in the 24 state trusts was disaggregated from other sources of revenue, then compared and ranked on a state-by-state basis (Table 10). Sixteen additional states have trust funds, but the amount of state funding could not be determined due to the combining of funds with other sources of revenue (Table 11).

While Utah does not have the same scale of affordable housing needs as larger states, most other states have additional programs beyond their housing trust fund to provide low-income housing. Until recently, Utah relied on the OWHLF to provide most of the state-funded affordable housing assistance. Starting in 2017, however, the Utah State Legislature appropriated over \$100 million in assistance to homeless programs and \$56.5 million to the Utah Housing Preservation Fund (a large share of this recent funding, particularly for homeless programs, were federal dollars provided by the CARES Act and the American Rescue Plan).

### Real Estate Transfer Tax

Many states use a real estate transfer tax as a source of ongoing revenue for their housing trust funds. The tax is imposed on the sale of residential and commercial property and is equivalent to a sales tax on the transfer of a property's title and deed. The seller officially pays the tax in several states but that is negotiable and may differ from who bears the economic burden of the tax. Thirty-five states have a real estate transfer tax (Figure 6). The average transfer tax rate is 0.004% (Table 12).

**Table 10: State Funding Levels for Housing Trust Funds, 2022**

State	Funding Source	State Funding
New York	General Fund	\$194,751,071
Florida	Documentary stamp taxes	\$62,500,000
Pennsylvania	Realty transfer tax, document recording fees	\$39,123,701
Louisiana	Initial surplus funds	\$20,123,000
Delaware	Document recording fees, General Fund	\$18,000,000
Maine	Real estate transfer tax	\$13,260,000
Illinois	Real estate transfer tax	\$11,584,000
Connecticut	Document recording fees	\$10,909,733
Vermont	Real estate transfer tax	\$10,800,000
Nevada	Real estate transfer tax	\$10,404,597
Iowa	Real estate transfer tax	\$9,434,060
New Mexico	2.5% of annual severance tax bond capacity	\$9,000,000
Arizona	State Unclaimed Property Fund	\$6,000,000
South Dakota	Corporate excise tax	\$5,394,456
Kentucky	Document recording fees	\$5,084,000
New Hampshire	Other	\$5,000,000
Texas	General Revenue	\$4,736,262
Missouri	Document recording fees	\$4,093,799
Georgia	General Fund	\$2,962,892
Indiana	Program income, smokeless tobacco tax	\$2,648,305
<b>Utah</b>	<b>General Fund</b>	<b>\$2,242,900</b>
Kansas	Bond and fee revenues	\$2,000,000
Maryland	Interest on title escrow accounts	\$1,984,396
Wisconsin	Interest on real estate escrow account	\$250,000

Source: Kem C. Gardner Policy Institute survey of states

**Table 11: States with Trust Funds but Undetermined State Funding, as of 2022**

State	Funding Source
California	Document filing fees
Colorado	Vendor fees
Hawaii	Real estate conveyance tax
Massachusetts	G.O. bonds, document recording fees
Michigan	General Fund
Minnesota	Interest on real estate escrow
Nebraska	Documentary stamp taxes
New Jersey	Realty transfer tax
North Carolina	General Fund
North Dakota	Tax credit contributions
Ohio	Document recording fees
Oklahoma	Initial capitalization appropriations
Oregon	Public purpose funds, interest, and fees
Tennessee	Tennessee housing development authority funds
Virginia	General Fund
Washington	Interest on escrow accounts, document recording fees

Source: Kem C. Gardner Policy Institute survey of states



**Table 13: Revenue Allocation of Real Estate Transfer Taxes by State, 2020**

(States in bold allocate at least some of the tax revenue to affordable housing)

State	Revenue Allocation
Alabama	Allocated to county and state treasury.
Arkansas	Allocated for open space, recreation, and preservation, Arkansas Natural and Cultural Resource Grants and Trust Fund.
<b>California</b>	Fifty percent of revenue goes to local governments to update planning documents and zoning ordinances and 50% to support of homeless programs.
Colorado	Allocated to the county treasurer to defray costs incurred for filing, recording, and releasing title or lien to real property.
Connecticut	Revenue split between county (general revenue) and state (General Fund).
Delaware	Seventy-five percent of revenue to the state Division of Revenue and 25% to the state treasurer to be allocated to municipalities and counties where transfers occur.
<b>Florida</b>	Allocated to Land Acquisition Trust Fund, State Transportation Trust Fund, Grants and Donations Trust Fund, and state and local housing trust fund for Florida Affordable Housing Guarantee Program.
Georgia	Allocated proportionally, based on millage rate, to the state and other tax jurisdictions.
<b>Hawaii</b>	Ten percent Land Conservation Fund, 50% or \$38 million, whichever is less, into Rental Housing Revolving Fund, and the remainder to the General Fund.
<b>Illinois</b>	Fifty percent to the Illinois Affordable Housing Trust Fund, 35% to the Open Space Lands Acquisition and Development Fund and 15% to the Natural Areas Acquisition Fund.
<b>Iowa</b>	States portion is allocated at 65% to the State General Fund, 30% to the Housing Trust Fund, and 5% to the Shelter Assistance Fund.
Kentucky	Allocated to county General Fund.
<b>Maine</b>	Allocated to the General Fund, Maine's Housing Opportunities for Maine Fund, and 10% to the county for services in collecting the tax.
Maryland	Allocated to the General Fund.
Massachusetts	Allocated to the state (General Fund) and county where property transfer occurs.
Michigan	Allocated to State School Aid Fund.
Minnesota	Allocated to State General Fund after deduction for counties cost of administration and collection.
<b>Nebraska</b>	Twenty-two percent was allocated to the transferring county, 42% to Affordable Housing Trust Fund, 11% to the Site and Development Fund, 11% to Homeless Shelter Assistance Trust Fund, and 14% to Behavioral Health Services Fund.
<b>Nevada</b>	State portion allocated to the General Fund. County and city portions are allocated for the development of affordable housing.
State	Revenue Allocation
<b>New Hampshire</b>	One-third of transfer tax revenue is allocated to the State Education Trust Fund. Law requires the state treasurer to transfer the sum of \$5,000,000 from the transfer tax revenue to the Affordable Housing Fund.
New Jersey	Allocated to the county to cover the cost of collection and administration, the remainder goes to Shore Protection Fund, Highlands Protection Fund, Neighborhood Preservation Fund, and State General Fund.
New York	First \$119 million of revenue deposited in the Environmental Protection Fund, the remaining revenue in the Clean Water/Clean Air Fund.
North Carolina	State and county each receive 50% of revenue from the transfer tax. State share goes to the State General Fund.
Ohio	Revenue retained by counties.
Oklahoma	County retains revenue for the county's Common School Fund.
Pennsylvania	Allocated to the State General Fund, 15% of the allocation goes to the Keystone Recreation, Park, and Conservation Fund.
<b>Rhode Island</b>	Thirteen percent of revenue is allocated to State Distressed Community Relief Fund, 13% Housing Resources Commission, 26% to the state, and 48% kept by counties.
<b>South Carolina</b>	Eight percent allocated to the Heritage Land Trust Fund, 16% to Housing Trust Fund, and the remaining revenue to the General Fund.
South Dakota	Allocated to county General Funds.
Tennessee	Allocated to county and state land acquisition funds, historical places, state parks, Civil War preservation sites, and abatement of pollution from agricultural activities.
<b>Vermont</b>	First \$2.5 million allocated to Vermont Housing Finance Agency to be used for affordable housing. The remaining revenue is allocated to state's General Fund, county, and Vermont Housing and Conservation Trust Fund.
Virginia	Allocated to the following: Interstate 73 Corridor Development Fund, transportation fund, Washington Metropolitan Transit Authority, county and city transportation funds, and public education.
Washington	Seventeen percent allocated to Education Legacy Trust Account, small amount to cities and counties for administration and collection, and 80% to the General Fund.
West Virginia	Allocated to the General Fund.
Wisconsin	Twenty percent is allocated to counties and 80% to State General Fund.

**Bold:** States that allocate a portion of the transfer tax revenue to affordable housing programs.

Source: Lincoln Institute of Land Policy

# State Tax Credit Programs

## Utah's State Tax Credit Program

State tax credits provide an important source of funding for the development of low-income rental housing. In 2022, 25 states had tax credit programs, and another five states have tax credit programs pending (Figure 7). In the 2005 General Session, the Utah Legislature passed H.B. 170 "Extension of Utah Low-Income Housing Tax Credits", making Utah an early state in offering state tax credits. Since 2005, state tax credits have been used in 147 low-income rental housing projects, helping to finance 8,006 affordable rental units with nearly \$26 million in tax credits.<sup>7</sup>

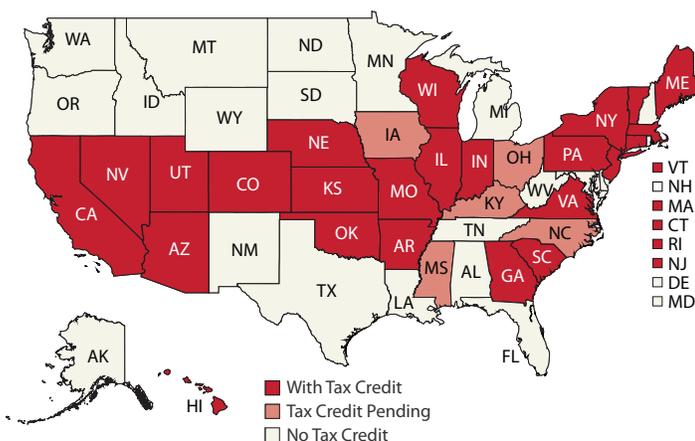
The state credit program is administered by the Utah Housing Corporation (UHC), a quasi-public corporation created in 1975 by the Utah Legislature to assist in financing affordable housing (owner and rental units) for low- and moderate-income households. UHC creates the criteria for state credit awards and has the authority to determine eligible activities, affordability requirements, and most features of the state credit program.

In concept, state credits for low-income rental housing mirror the federal tax credit program. Generally, state tax credits, like federal credits, are sold by the developer to raise equity, reducing the project's financing costs. However, since state tax credits issued in Utah can only be used against state tax liability, the credits sell for less, currently about 65 cents compared to 97 cents for federal credits.<sup>8</sup>

Additional features of Utah's state tax credit program include:

- State tax credits can be used for new construction, rehabilitation, and preservation.
- Additional credits are awarded to projects that have up to 10 units reserved for extremely low-income renters ( $\leq 30\%$  AMI).

**Figure 7: States with State Tax Credits for Low-Income Housing, as of 2022**



Source: Novogradac

- In the past, the annual ceiling of available tax credits each year was determined by multiplying the state's population by 34.5 cents. Using this formula, the ceiling of available credits was \$1.1 million in 2021. In 2023, however, the Utah Legislature approved an expansion of the state tax credit program to \$10 million annually from 2023 to 2029. The annual ceiling of tax credits is divided into two pools; Pool I receives 37% of the available credits and Pool II receives 63%. Pool II's credits are set aside for permanent supportive housing projects.<sup>9</sup> In the case of permanent supportive housing, the credits can be used for services.
- Most often, state credits are used to reduce individual income tax, corporate franchise, or income taxes.
- State tax credits are only awarded to low-income housing projects that have received federal tax credits.

## Comparison of State Programs

In 2021, 25 states issued state tax credits for the development of low-income housing (Table 14). The first state to pass enabling legislation was California in 1988. As noted, Utah passed enabling legislation in 2005. The popularity of state programs has increased in recent years with the addition of nine states since 2017. An additional five states have made proposals to their legislatures. Most state credit programs allow credit for both 4% and 9% tax credit projects.<sup>10</sup>

Utah's state credit program has a credit period of 10 years (i.e., the owner of the credits can use the credits against their state tax liability over a 10-year period). Therefore, the tax credits available in Utah in 2021 of about \$1.1 million accrue to \$11 million in credit over the 10-year period. Ten of the 25 states have adopted the 10-year credit period. Four states allow only a one-year credit period.

Although Utah's state tax credit program has been effective in terms of providing incentives for the development of affordable units for extremely low-income renters, the 2020 funding level of \$1.1 million ranked near the bottom among the 25 states with state tax credit programs (Table 15). That said, the Utah Legislature passed several housing-related bills and provided significant funding for housing programs during the 2023 legislative session, including expanding the state tax credit program.

**Table 14: Selected Features of State Tax Credit Programs, as of 2021**

State	Tax Credits Available in 2020	Credit Period	Type of Credit*	Yr. Established
Arizona	\$4,000,000	10 years	4%, 9%	2021
Arkansas	\$250,000	6 years	4%, 9%	1997
California	\$500,000,000	4 years	4%, 9%	1987
Colorado	\$10,000,000	6 years	4%, 9%	2013
Connecticut	\$10,000,000	10 years	4%, 9%	1988
Georgia	Automatic match to federal credit up to \$29,700,000	10 years	4%, 9%	2001
Hawaii	\$4,000,000	5 years	4%, 9%	2011
Illinois	\$23,620,968	1 year	4%, 9%	2001
Indiana	\$30,000,000 cap starting in 2023	5 years	4%	2022
Iowa	pending	pending	pending	pending
Kansas	Equal to the federal low-income housing tax credit (LIHTC) amount	10 years	4%, 9%	2006
Kentucky	pending	pending		pending
Maine	\$10,000,000	1 year	4%, 9%	2020
Massachusetts	\$40,000,000	5 years	4%, 9%	2004
Mississippi	pending	pending	pending	pending
Missouri	50% of the federal LIHTC amount	10 years	4%, 9%	1997
Nebraska	\$8,000,000	6 years	4%, 9%	2016
Nevada	\$10,000,000	1 year	9%	2019
New Jersey	Amount not reported	TBD	TBD	2021
New Mexico	\$4,000,000	5 years	4%, 9%	2006
New York	\$8,000,000	10 years	4%, 9%	NA
North Carolina	pending	pending	pending	pending
Ohio	pending	pending	pending	pending
Oklahoma	\$4,000,000	10 years	4%, 9%	2014
Pennsylvania	\$10,000,000	10 years	NA	2019
South Carolina	Amount not reported	10 years	4%	2020
<b>Utah</b>	<b>\$1,121,250</b>	<b>10 years</b>	<b>4%, 9%</b>	<b>2005</b>
Vermont	\$4,000,000	5 years	4%, 9%	2000
Virginia	\$60,000,000	1 year	4%, 9%	2021
Wisconsin	\$42,000,000	6 years	4%	2017

\*The 4% and 9% low-income housing tax credit programs provide, respectively, 30% and 70% project subsidies for approved low-income projects. The subsidy is derived from the sale by the developer of tax credits. While the program provides a significant subsidy to the developer, the developer gives up significant future rental revenue due to the restricted low rental rates. Source: State websites and Novogradac

**Table 15: State Tax Credits Available, 2021**

State	Tax Credits Available	State	Tax Credits Available	State	Tax Credits Available	State	Tax Credits Available
California	\$500,000,000	Maine	\$10,000,000	Vermont	\$4,000,000	Iowa	pending
Virginia	\$60,000,000	Nevada	\$10,000,000	<b>Utah</b>	<b>\$1,100,000</b>	Kentucky	pending
Wisconsin	\$42,000,000	Pennsylvania	\$10,000,000	Arkansas	\$250,000	North Carolina	pending
Massachusetts	\$40,000,000	Nebraska	\$8,000,000	Kansas	Equal to the federal LIHTC amount	Ohio	pending
Indiana	\$30,000,000	New York	\$8,000,000	Missouri	50% of the federal LIHTC amount		
Georgia	\$29,700,000	Arizona	\$4,000,000	New Jersey	TBD		
Illinois	\$23,620,968	Hawaii	\$4,000,000	South Carolina	TBD		
Colorado	\$10,000,000	New Mexico	\$4,000,000				
Connecticut	\$10,000,000	Oklahoma	\$4,000,000				

Source: State websites and Novogradac

# State Eviction Laws and Policies

Utah's rental housing market has one of the lowest eviction rates in the nation. According to Princeton's Eviction Lab, Utah's eviction rate was 0.9% in 2019 (about 2,700 renters). Of the 47 states reporting eviction data, Utah ranked 38<sup>th</sup> (Table 16). The eviction rate is calculated by dividing the number of judgments against renters by the total number of renters. Often the eviction process is terminated as the parties resolve the dispute. In that case, no judgment or eviction is reported, only the filing of an eviction is reported. In terms of filings, Utah ranked 38<sup>th</sup> of the 47 states with a 2.2% rate, or about 6,600 renters (Table 17).

The Rental Housing Association of Utah collects and publishes monthly eviction court filings for the state. Prior to the COVID-19 pandemic, eviction filings in Utah were around 7,000 annually (Table 18). During the pandemic, the rate of filings dropped by more than 30% to around 4,000. The decline was partly due to the CARES Act and the American Rescue Plan, which established eviction moratoriums, rental assistance, and other financial assistance to households. However, as the level of federal assistance phased down, eviction filings increased again in 2022.

While eviction filings increased in 2022, they remain below pre-pandemic levels. Without ongoing federal assistance, it is difficult to predict what will happen to eviction filings in Utah in the future. As rent continues to increase, renters may need to commit more of their income to housing.

The Utah Office of Homeless Services currently participates in funding eviction prevention through rapid rehousing and homelessness prevention programs. Using a combination of federal and state funding, these programs can provide short-term and medium-term rental assistance and pay rental arrears. Utah also has three funded eviction prevention specialists who help renters by providing them with funds to pay amounts owed and settle evictions. Utah Community Action administers and operates this program.

Other non-governmental organizations, such as The Church of Jesus Christ of Latter-day Saints, also provide assistance for families facing housing insecurity and eviction. A philanthropic safety net, coupled with Utah's strong economy and low unemployment rate, could contribute to Utah's low eviction rate.

Several states implemented additional eviction laws and policies to assist renters as a result of the COVID-19 pandemic. Table 19 outlines some of the different measures states have taken since March 2020 to keep people housed. Some of these measures are set to expire while many will be extended or made permanent fixtures of the state's eviction policy.

The Utah Legislature passed H.B. 359 "Eviction Records Amendments" in the 2022 General Session. This bill streamlines the expungement process, allowing a former tenant to have their eviction case sealed by the courts provided the balance due has been paid and the landlord doesn't object to the expungement. Many landlords and collections attorneys actively use the expungement option to encourage renters to settle their debt and remove the eviction from their record. This bill is meant to restore a tenant's rental record and allow renters to find housing following a non-payment eviction.

Other states intervene before the ruling of an eviction case or even before the case appears in court. For example, some states put a stay on eviction proceedings if the tenant applies for rental assistance through the state. Illinois and Texas require that information regarding the eviction be given to tenants in plain language when they are presented with an eviction filing. Connecticut and California have established legal defense funds to provide tenants with professional legal assistance, as opposed to relying on pro bono work or navigating the process on their own.

Eviction filings and judgments are sometimes used as indicators of rental market conditions (e.g., a low eviction rate suggests a low level of housing instability). However, it is important to remember that eviction data, on their own, do not capture the housing instability 40,000 Utah renter households live with due to severe housing cost burdens.

## Utah's Eviction Process

If a tenant does not pay rent when due, Utah landlords can give written notification that the tenant must pay rent within three business days, or vacate the property. If the tenant does not comply with the notification by either paying or moving in three business days, the landlord can file an eviction. The landlord serves notice of the eviction filing along with a summons that requires the tenant to file an answer within three business days. If the tenant files an answer, then the court schedules a hearing date. Utah law requires a renter who does not pay or move within the three-day notice to pay treble (that is, triple) damages for each day he/she remains in the unit. The tenant is also responsible for any back rent owed as well as attorney's fees and collection costs incurred during the eviction process. According to the Utah Bar Foundation, Utah is the only state to combine a three-day notice period with treble damages.

**Table 16: States Ranked by Eviction Rate, 2019**

State	Eviction Rate (2019)	Days until Eviction Notice	Days until Summons	Late Fee Limits	Legal Assistance
Alaska	N/A	7	2	None	No
Arkansas	N/A	3	N/A	None	No
North Dakota	N/A	3	3	None	No
South Carolina	8.9%	5	N/A	None	No
Delaware	5.1%	5	5	5% of monthly rent	No
Virginia	5.1%	14	10	10% of rent due	No
Georgia	4.7%	N/A	N/A	None	No
North Carolina	4.6%	10	2	5% of monthly rent	No
Oklahoma	4.2%	5	5	None	No
Indiana	4.1%	10	5	None	No
Mississippi	4.0%	3	5	None	No
Arizona	3.9%	5	2	Reasonable Amount	No
Maryland	3.6%	10	N/A	5% of rent due	Yes
Ohio	3.5%	3	7	None	No
West Virginia	3.5%	N/A	10	None	No
Nevada	3.4%	7	10	5% of monthly rent	No
Michigan	3.3%	7	3	None	No
New Mexico	3.2%	3	7	10% of monthly rent	No
Rhode Island	3.1%	5	5	None	No
Connecticut	3.0%	3	N/A	None	Yes
Kentucky	2.9%	7	3	None	No
Missouri	2.9%	10	4	None	No
Colorado	2.8%	10	7	5% of rent due	No
Tennessee	2.8%	14	6	10% of rent due	No
District of Columbia	2.6%	30	7	5% of monthly rent	No
Louisiana	2.6%	5	3	None	No
Florida	2.5%	3	5	None	No
Kansas	2.3%	3	N/A	None	No
Maine	2.3%	7	7	4% of monthly rent	No
Nebraska	2.2%	7	10	None	No
New York	2.2%	14	10	5% of monthly rent	No
Texas	2.2%	3	5	10% of monthly rent	No
Iowa	2.0%	3	3	\$60/\$100	No
Wisconsin	1.9%	5	5	Specified in lease	No
Alabama	1.8%	7	N/A	None	No
Pennsylvania	1.8%	10	7	None	No
New Hampshire	1.7%	7	N/A	None	No
Illinois	1.6%	5	10	None	No
Massachusetts	1.5%	28	7	None	No
Oregon	1.1%	10	7	5% of monthly rent	No
Montana	0.9%	3	N/A	None	No
<b>Utah</b>	<b>0.9%</b>	<b>3</b>	<b>3</b>	<b>None</b>	<b>No</b>
Wyoming	0.9%	3	3	None	No
California	0.8%	3	N/A	None	No
Washington	0.8%	14	60	No late fees	Yes
Idaho	0.6%	3	5	None	No
Minnesota	0.6%	Not Required	7	8% of rent due	No
South Dakota	0.5%	3	4	None	No
Hawaii	0.4%	5	N/A	8% of rent due	No
Vermont	0.1%	14	10	None	No
New Jersey	0.0%	Not Required	N/A	None	No

Source: Law Atlas Policy Surveillance Program, Eviction Lab

**Table 17: Eviction Filings by State, 2019**

State	Eviction Filing Rate
Maryland	69.6%
South Carolina	23.3%
Georgia	18.8%
District of Columbia	17.2%
Michigan	16.6%
Delaware	15.9%
Virginia	14.9%
Mississippi	14.7%
New Jersey	12.1%
North Carolina	11.7%
New York	9.0%
Indiana	8.9%
Arizona	8.5%
Kentucky	7.6%
Pennsylvania	7.1%
Colorado	6.9%
Nevada	6.7%
Rhode Island	6.4%
Tennessee	6.4%
Texas	6.4%
Ohio	6.2%
New Mexico	6.1%
Oklahoma	5.8%
Missouri	5.7%
West Virginia	4.9%
Iowa	4.3%

State	Eviction Filing Rate
New Hampshire	4.3%
Florida	4.1%
Connecticut	4.0%
Alabama	3.8%
Nebraska	3.6%
Wisconsin	3.6%
Massachusetts	3.5%
Kansas	3.2%
Illinois	2.9%
Oregon	2.9%
Maine	2.8%
Minnesota	2.8%
Alaska	2.5%
Idaho	2.5%
Louisiana	2.3%
California	2.2%
<b>Utah</b>	<b>2.2%</b>
Vermont	2.1%
Washington	1.5%
Wyoming	1.5%
Montana	1.3%
Hawaii	1.2%
Arkansas	1.1%
North Dakota	1.0%
South Dakota	0.7%

Source: Eviction Lab

**Table 18: Monthly Eviction Filings in Utah, 2017-2022**

Month	2017	2018	2019	2020	2021	2022
January	674	623	678	646	369	472
February	623	567	495	599	289	481
March	571	546	486	459	342	513
April	563	525	574	216	319	420
May	653	633	609	261	300	459
June	606	629	636	332	356	544
July	667	640	591	373	410	548
August	635	660	620	671	373	644
September	629	648	672	356	524	607
October	638	623	629	322	440	594
November	579	492	518	273	431	534
December	474	458	548	279	389	539
Average	609	587	588	399	379	530
<b>Total</b>	<b>7,312</b>	<b>7,044</b>	<b>7,056</b>	<b>4,787</b>	<b>4,542</b>	<b>6,355</b>

Source: Rental Housing Association

**Table 19: Eviction-Related Legislation Passed in Response to COVID-19, as of 2022**

State	Legislation
Arizona	Stay of evictions for 30 days if an application for rental assistance is underway and the landlord participates in Emergency Rental Assistance (ERA).
California	Eviction Legal Defense Fund provided.
Colorado	Requires tenant to be informed of legal aid assistance. 30 days stay of eviction with ERA application. Seals eviction record if the tenant prevails.
Connecticut	The landlord must apply for ERA and give a 30-day notice before filing. The Eviction Legal Defense Fund provides attorneys to low-income tenants.
Delaware	If an ERA application is submitted during the eviction process, the tenant is given conditional approval for ERA funds.
D.C.	Stays evictions for 60 days after ERA application.
Hawaii	Extended eviction period to 15 days, created more avenues for landlord-tenant mediation (set to expire by the end of 2022, may be extended).
Illinois	Requires eviction notices to give information to the tenant on court-based rental assistance.
Indiana	Established Pre-Eviction Diversion Program: if both parties agree, stays eviction for 90 days and seals eviction records.
Kentucky	Landlords accepting ERA money cannot evict for past due rent not covered by ERA and must give 30 days' notice before eviction (45 days after assistance concludes.)
Louisiana	ERA-participating landlords cannot evict until 60 days after assistance ends (only applies to COVID-related eviction filings.)
Maine	Must provide "plain language" notice with information on the eviction process, requesting mediation, and access to rental and legal assistance.
Maryland	Free legal counsel for evictions by 2025.
Massachusetts	Pauses eviction proceedings while ERA application in progress. Two-tier eviction process, 14 days for mediation, 14 after to start eviction proceedings.
Michigan	Pauses eviction proceedings if ERA application is submitted before or during pre-trial hearings; 30 days until proceedings continue.
Mississippi	Requires summons to provide reasons for eviction, able to pay back rent until the court date, must cease eviction proceedings if tenant applies for ERA.
Nebraska	Eviction notices must list statutory reasons and must make a diligent effort to inform tenants. Landlord and tenant have the opportunity to provide good cause continuance. State supreme court must report on evictions semiannually.
Nevada	Stay on eviction proceedings during ERA application. No late fee if rent is paid within three days of the due date.
New York	Increased housing voucher availability and covers 100% of fair market rent, established landlord rental assistance program to supplement NY Emergency Rental Assistance Program. Cannot evict for one year after ERA assistance.
North Carolina	Cannot evict until 60 days after the end of ERA assistance.
Oregon	60-day grace period after ERA application. Established Landlord Compensation Fund if ERA application denied.
Texas	Specific language to be included in citations. Housing advocates can help defendants in court. Tenants must be informed of rental assistance program. Evictions stay 60 days if the tenant applies for ERA.
<b>Utah</b>	<b>Can petition court to expunge eviction record.</b>
Washington	Fund established for eviction prevention and housing stability (approximately \$150 million per year through a \$100 document recording fee on real estate transactions).
West Virginia	Cannot evict until 30 days after the end of ERA assistance.

Source: National Low-Income Housing Coalition

**Endnotes**

1. U.S. Census Bureau, Median Household Income, Table B25119.
2. Downen, J. An Analysis of Labor Supply and Demand in Utah (2019). Fact Sheet. Kem C. Gardner Policy Institute.
3. More Housing Vouchers: Most Important Step to Help More People Afford Stable Homes (May 2021) Center on Budget and Policy Priorities.
4. HUD definition of homelessness.
5. Information on state housing trust funds come from state housing trust websites and interviews with officials.
6. State of Utah 2018-2019 Olene Walker Housing Loan Fund Program Guidance & Rules (26 November 2018) Utah Department of Workforce Services Housing & Community Development. Available from <https://nlhlc.org/sites/default/files/files/Utah%20Olene%20Walker%20Program%20Guidance.pdf>
7. Utah Housing Corporation.
8. Recent experience of tax credit developers as referenced by Utah Housing Corporation.
9. Permanent Supportive Housing (PSH) combines rental assistance with support services, counseling, health care services, employment opportunities, etc. PSH generally targets households threatened by homelessness or who have been homeless.
10. The low-income housing tax credit (LIHTC) program, created in 1986 by U.S. Congressional Act, provides an indirect financial subsidy to developers of affordable rental housing. The amount of the tax credit created by the development of a new or the rehabilitation of an existing rental project is either 4% or 9% of the eligible basis of the project. Eligible basis costs include all the "hard" construction costs and most of the "soft" costs (e.g., architectural, engineering, market studies, fees, and contractor profit). Land, interest, insurance, and property taxes are excluded from the eligible basis. Hence, the tax credits issued on a \$10 million, 9% LIHTC project, with an eligible basis of \$9 million, is \$810,000 in tax credit annually for ten years. The tax credits awarded to a project are generally sold by the developer to an investor (Goldman Sachs, Wells Fargo, American Express), who becomes a partner in the project. The proceeds from the sale of the tax credits become part of the developer's equity in the project, thus subsidizing the development of the affordable rental project. In Utah, projects receiving tax credits are required to maintain their affordability status for 50 years. Rents at tax credit projects are generally 10% to 20% below market rents, and tenants have incomes on average of about 43% AMI for 9% projects and closer to 60% AMI for 4% projects. The 35,000 tax credit units statewide account for about 11% of Utah's 333,000 renter-occupied units.
11. Derived from UtahRealEstate.com

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# Housing Affordability: What Are Best Practices and Why Are They Important?

A survey of leading housing practitioners identified five “best practices” for meeting the housing affordability challenge in Utah. This study examines why these practices are “best practices,” the implementation of the practice, and the outcomes produced.

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**November 2020**



# Housing Affordability: What Are Best Practices and Why Are They Important?

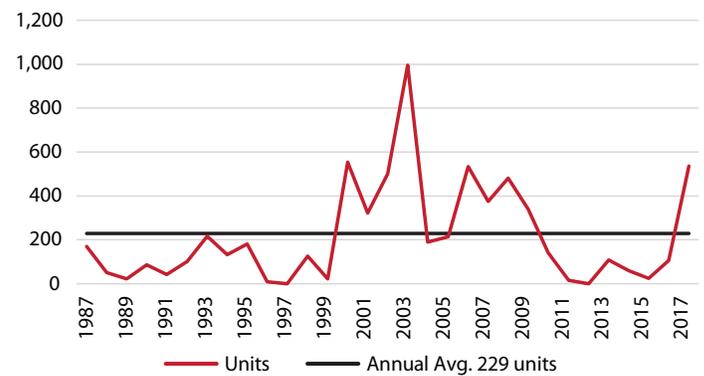
## Analysis in Brief

Utah's housing shortage and escalating prices reflect local housing policies. To be sure, market conditions—land, labor, and material costs—affect housing production and prices, but these factors offer scant opportunity for policy intervention. The best chance to shrink the shortage and improve affordability depends on local policies and practices. This study identifies five best practices developed by local jurisdictions to improve housing affordability. They include practices targeted at redevelopment agencies (RDAs), transit-oriented developments (TODs), accessory dwelling units (ADUs), preservation of existing affordable units, and changes in land use.

### Key Findings

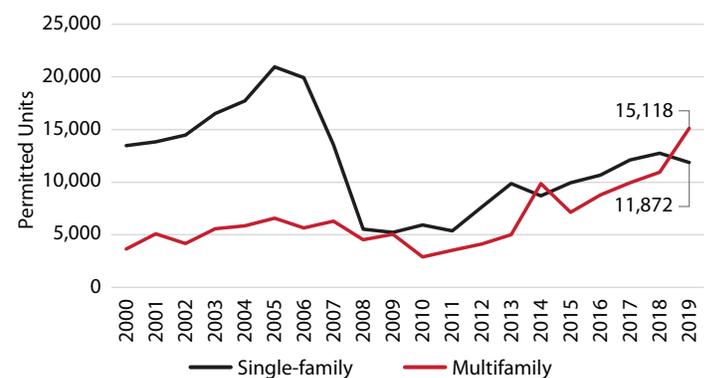
- No Single Practice Answers the Growing Threat of Housing Affordability**—Addressing the housing crisis requires a multi-practice approach. Successful housing strategies involve a set of practices tailored to the city's political climate, development history, and socioeconomic conditions. While a city's housing practices are unique to that city's needs, there are a few universal elements for successful housing strategies: community outreach, commitment, and flexibility.
- Success Is Measured in Small Increments**—By design and necessity, best practices often produce small, incremental outcomes. They are targeted at site-specific developments. For example, from 1987 to 2017, tax credits were used to preserve an average of 229 affordable rental units annually. While the annual average was incrementally small, the total number of units preserved over the 30-year period is 6,644 a sizeable share of Utah's affordable housing inventory.
- Land Use Regulations Determine the Effectiveness of All Best Practices**—Land use regulations control what type of housing gets built, where it gets built, and its affordability. Without accommodative land use regulations, there is little chance a city's housing policies can influence prices, provide diverse housing types, or meet changes in homebuyers' preferences. Recently, housing preferences have moved toward multifamily housing (condominiums, twin homes, townhomes, and apartments). From 2000 to 2009, multifamily units accounted for only 27% of all new residential units in Utah, but from 2010 to 2019 the share of

### Annual Preservation of Affordable Rental Units Using Tax Credits



Source: Utah Housing Corporation

### Permits Issued for Single-Family and Multifamily Units in Utah



Source: Kem C. Gardner Policy Institute

multifamily units increased to 44%, and in the last three years, it climbed to nearly 50%. Zoning ordinances, in many cities, do not reflect the shift in preferences to higher-density, more affordable housing. Zoning often lags changes in market preferences.

- Leadership and Political Will**—Progress on the housing crisis needs continued state and civic leadership. Without it, today's children, Utah's next generation, will face an even greater scarcity of affordable housing and more burdensome housing prices.

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# I. Zoning Changes and Housing Affordability

## Background

In 1908, Los Angeles became the first city to adopt a local zoning ordinance. It wasn't until 1925 that the Utah legislature passed the Municipal Land Use, Development, and Management Act. This enabling act allowed a city to "divide the territory over which it has jurisdiction into zoning districts to regulate and restrict the use of the land."<sup>1</sup> The enabling legislation provides the city the authority to control the land use and control what type of structures can be built, limit the size of structures, and, importantly, define the approval process required for new development. And beyond the broad fundamental authority given to cities, municipal zoning laws can also regulate dozens of related activities such as off-street parking, landscaping, setbacks, etc. Thus, the power to regulate and oversee development is vested in local authorities. The standardized language in Salt Lake County's municipal code sets out the purpose of zoning ordinances as "promoting the health, safety, morals, conveniences, order, prosperity and welfare of present and future inhabitants of Salt Lake County."<sup>2</sup>

Until recently, housing policy discussions rarely included much talk about zoning, except for the voices of ardent housing advocates. But Utah's extraordinary demographic and economic growth since 2010 has brought zoning to the forefront of housing policy discussions. Growth has led to a housing shortage, which has contributed to the rapid increases in housing prices and rents. According to the National Association of Realtors, the year-over median sales price of a home in the Salt Lake metropolitan area increased by 12.3% in the first quarter of 2020. The Salt Lake metropolitan area ranked 16th of 182 metropolitan areas surveyed for year-over price increase. Housing price increases were lower in 90% of the metropolitan areas surveyed. And rents across Wasatch Front counties have been increasing at 5% to 7% annually despite the addition of a record number of new apartment units. Consequently, attention by housing advocates, civic groups, and the business community has turned to factors restricting housing supply. One such factor is zoning, which allows municipalities to achieve valuable planning, aesthetic, and social goals, but can also contribute to the housing affordability problem.

For current residents, zoning is among the most popular of municipal regulations. Zoning ordinances, in all their complexity, reflect a bottom-up approach to governance. As city councils and planners respond to their constituents, zoning ordinances come to embody, in part, resident concerns, interests, and preferences. And a facet of land use regulation familiar to every developer is the opportunity for neighbors to express their views, in front of the city council and planning commission, on proposed new residential and commercial developments.

While neighborhood participation has long been a feature of city council and planning commission meetings, social media have increased and intensified resident involvement in the approval process.

Researchers and academics have tried to measure zoning stringency and develop comparative city-to-city metrics without much success. The "typical" zoning ordinance escapes definition. There are too many qualifications and nuances to the ordinances. For example, the minimum lot size in a city can vary throughout zones in the city. Surveying planners about the typical minimum lot size turns out to produce a complicated answer.

Zoning ordinances are the dominant public policy in determining the character of a community's housing stock. The number, type, price, size, and location of housing units reflect the local zoning ordinances. As a best practice, zoning reform has the greatest potential of any practice to positively affect housing affordability.

## Why Zoning Changes Are a Best Practice

- *Provide a Powerful Policy Tool to Increase the Supply of Housing*—Zoning ordinances, in no small measure, control the supply of housing through land use, density, design regulations. These regulations, more than any other local policies, govern the annual supply of single-family and multifamily housing. In recent years, the supply of housing has not met the demand. Since 2009, the number of Utah households has increased by 220,720, while the number of dwelling units has increased by 185,334, a shortfall of 30% (see Tables I.1 and I.2).<sup>3</sup> The housing shortage has driven-up housing prices and rents and created a serious housing affordability problem. The shortage has also excluded many from homeownership, added to substantial increases in doubling-up of households, delayed marriages, and discouraged young people from forming new households. Household projections from the Gardner Policy Institute show that the housing shortage and

**Table I.1: Utah Households for Selected Years, 2009–2025**

Year	Households
2009	864,771
2010	877,692
2019	1,085,491
2020	1,109,803
2025	1,247,948
2009–2019	220,720
<b>2020–2025</b>	<b>138,145</b>
<b>Annual Avg.</b>	<b>27,600</b>

Source: Kem C. Gardner Policy Institute

**Table I.2: Permits Issued for Residential Units in Utah**

Year	Permitted Dwelling Units
2009	10,597
2010	9,079
2011	9,083
2012	11,919
2013	15,008
2014	18,807
2015	17,287
2016	19,639
2017	22,374
2018	23,931
2019	27,610
<b>Total</b>	<b>185,334</b>

Source: Kem C. Gardner Policy Institute

its impacts will only worsen in the next five years, without the addition of at least 27,600 new housing units annually. Over the past five years, the number of new dwelling units in Utah has averaged 21,150 units, about 75% of the number required to meet the annual demand over the next five years.

- Provide, Through Higher Density or Up-Zoning, a Counterweight to Housing Price Increases*—In a recent survey conducted for the Salt Lake Chamber, housing affordability topped the list of issues that most concerned Utah families, ahead of transportation, air quality, and education. Since 2015 the median sales price of a home in Salt Lake County has increased from \$269,000 to \$405,000. The monthly mortgage payment on the median-priced home has increased from \$1,490 in 2015 to \$2,110 in 2020. Another measure of price increase comes from the Federal Housing Finance Agency. Of the largest 100 metropolitan areas in the country, the Salt Lake metro area ranks fourth in housing price increase since 2015, and the state also ranks fourth behind Idaho, Washington, and Nevada (see Table I.3 and Figure I.1). This troubling price trajectory can't be tamped down without a larger supply of high-density housing. Several sources of housing prices show that the Salt Lake metropolitan area and Utah have not only rapidly *increasing* housing prices but also have among the highest housing prices in the country. Of 183 metropolitan areas surveyed by the National Association of Realtors, the Salt Lake metro area ranks 22nd highest, with a median home price of \$372,100. Map 1.
- Provide the Most Effective Policy Response to Changing Housing Preferences*—Single-family parcels account for nearly 90% of developed residential land in Salt Lake County. A high concentration of residential land zoned for single-family homes is typical in many urban areas.<sup>4</sup> But housing demand, due primarily to affordability issues and changing

**Table I.3: Top Five Large Metropolitan Areas Ranked by Change in Price Index**

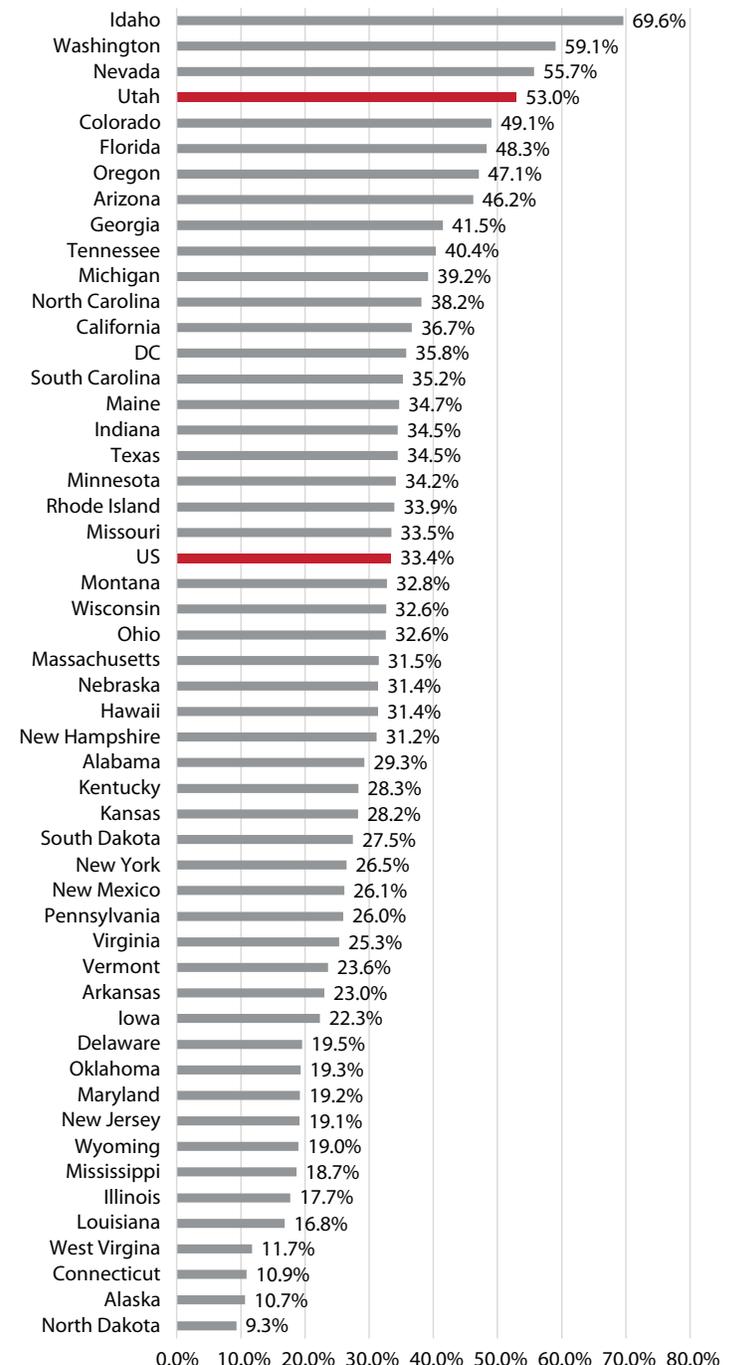
(First Quarter 2015 to First Quarter 2020)

Metropolitan Area	% Change
Boise, ID	84.1%
Seattle-Bellevue-Kent WS	58.9%
Tampa-St Petersburg-Clearwater FL	56.2%
Salt Lake, UT	55.1%
Las Vegas, NV	54.7%

Source: Price Changes in 100 Largest Metropolitan Areas, Federal Housing Finance Agency.

**Figure I.1: Change in Housing Price Index by State**

(First Quarter 2015 to First Quarter 2020)



Source: FHFA

**Figure I.2: Top 25 Metro Areas Ranked by Median Sales Price of Single-Family Homes, Q1 2020**



Area	Price	% Change YoY
Salem, OR	\$331,400	13.4%
Colorado Springs, CO	\$339,100	14.4%
Austin-Round Rock TX	\$341,500	12.6%
Salt Lake City, UT	\$372,100	12.3%
Miami-Fort Lauderdale-West Palm Beach FL	\$375,000	7.1%
Newark NJ PA	\$388,000	7.9%
Sacramento-Roseville-Arden Arcade, CA	\$392,300	9.0%
Riverside-San Bernardino-Ontario, CA	\$393,000	7.7%
Reno, NV	\$407,600	7.7%
Portland-Vancouver-Hillsboro, OR, WA	\$416,100	6.5%
New York-Newark- Jersey City, NY NJ	\$420,300	6.0%
Barnstable Town, MA	\$426,600	4.7%
Bridgeport-Stamford-Norwalk, CT	\$432,100	7.7%

Area	Price	% Change YoY
Washington-Arlington-Alexandria, DC-VA-MD-WV	\$438,900	4.5%
Denver-Aurora, CO	\$473,800	6.1%
Naples-Immokalee-Marco Island, FL	\$480,000	11.9%
Nassau County-Suffolk County NY	\$487,700	2.8%
Boston-Cambridge-Newton, MA	\$494,400	7.2%
Seattle-Tacoma-Bellevue, WA	\$554,500	11.5%
Los Angeles-Long Beach-Glendale CA	\$592,800	8.1%
San Diego-Carlsbad, CA	\$670,000	8.1%
Honolulu, HI	\$788,800	-0.7%
Anaheim-Santa Anna-Irvine, CA	\$875,000	9.4%
San Francisco-Oakland-Hayward CA	\$985,000	5.9%
San Jose-Sunnyvale-Santa Clara, CA	\$1,350,000	10.7%

Source: National Association of Realtors

preferences, has shifted toward multifamily living (condominiums, townhomes, twin homes, and apartments). From 2000 to 2009, multifamily units accounted for only 27% of all new residential units in Utah, but from 2010 to 2019 the share of multifamily units increased to 44%, and in the last three years it climbed to 50%. Zoning ordinances in many cities lag market preferences. Some cities and states are addressing the issue of outdated zoning ordinances with aggressive responses. Oregon and Minneapolis have ended the single-family zone and allowed higher density development on formerly single-family parcels. Massachusetts, Maryland, Washington, Virginia, and Nebraska are also con-

sidering proposals to change the single-family zone. Without changes in zoning ordinances that allow more multifamily housing, little progress will be made on easing Utah's housing shortage and tempering the increase in housing prices and rental rates.

Developed residential acreage in Salt Lake County is heavily concentrated in single-family lots. High-density, multifamily acreage represents a little less than 10% of developed land (see Table I.4). To accommodate shifting preferences for affordable, high-density housing, the future share of developed multifamily acreage will likely increase.

**Table I.4: Developed Residential Acreage by Type of Use, Salt Lake County, 2019**

Category	Acres	Share
Single-Family	65,118	88.1%
Multifamily	7,277	9.8%
Condos	2,201	3.0%
Townhomes	834	1.1%
Twin homes/duplex	1,119	1.5%
99 plus rental units	1,912	2.6%
50–98 rental units	357	0.5%
20–49 rental units	212	0.3%
10–19 rental units	167	0.2%
5–9 rental units	138	0.2%
3–4 rental units	338	0.5%
Group home	222	0.3%
Manufactured home	1,288	1.7%
<b>Total</b>	<b>73,905</b>	<b>100.0%</b>

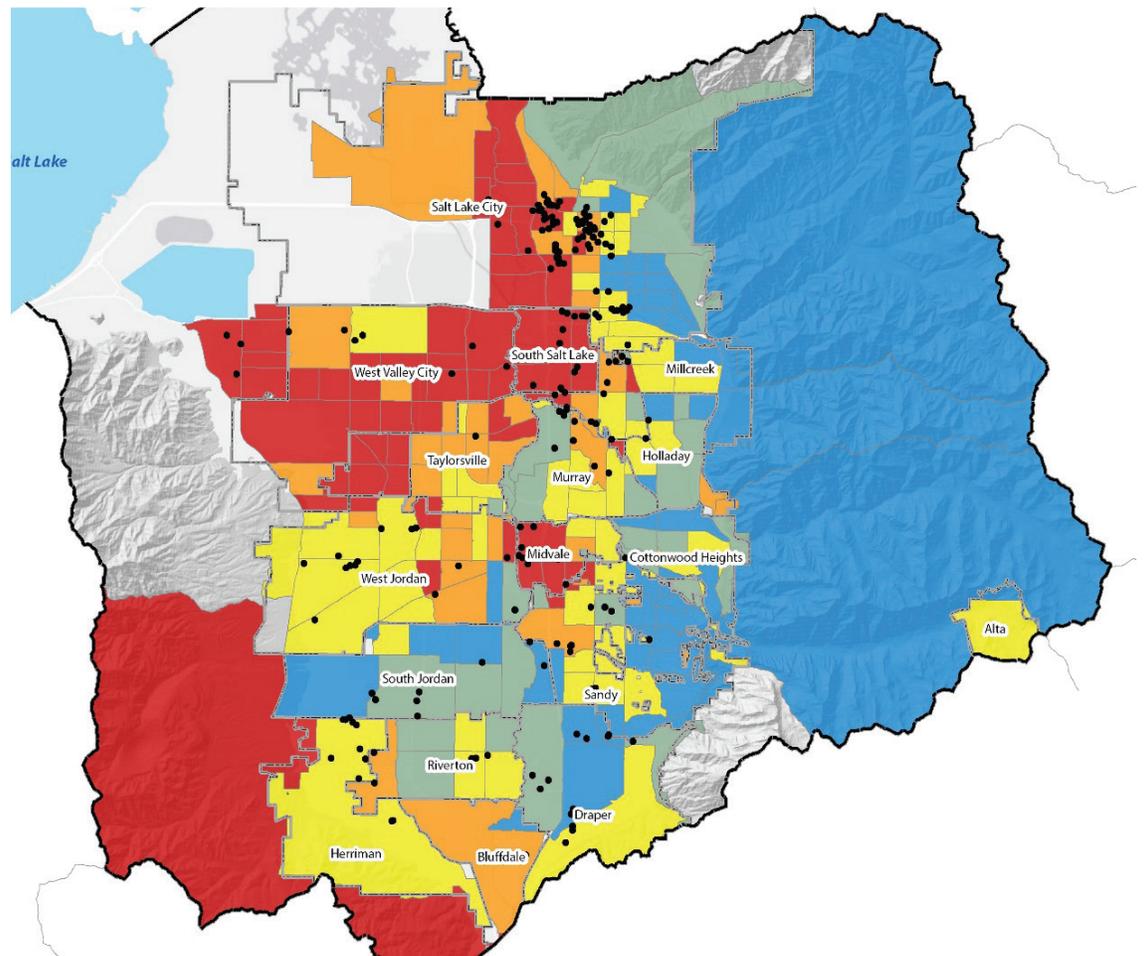
Source: Housing and Community Development, Salt Lake County

- Provide a Policy Tool to Reduce the Spatial Concentrations of Moderate- to Low-Income Renter Households of Color—Salt Lake and Utah counties have relatively high levels of moderate- to low-income households of color. A majority of these

households rent; however, affordable rental opportunities are limited in many cities because of zoning ordinances and Nimbysm. The consequences of limited housing choices are particularly harmful to children, affecting their schools, social environment, health, and long-term economic opportunities. The Kem C. Gardner Policy Institute has developed an opportunity index to categorize census tracts—from very low-opportunity neighborhoods to very high-opportunity neighborhoods. The opportunity index was developed from a set of nine variables. A map of the locations of market-rate apartment projects developed in Salt Lake County since 2000 (26,200 units) shows that approximately 70% of new market-rate apartment units (18,000) are located in very low- to low-opportunity neighborhoods, thus limiting socio-economic opportunities for these renter households (see Figure I.3). Relaxing zoning ordinances, along with other measures, can help provide greater opportunity for households of color.

- Provide, Through Higher Density or Up-Zoning, Greater Economic Efficiencies for Households and Government—Higher-density housing, which is often closer to employment centers, may reduce household transportation costs. Public infrastructure costs will be lower per household in higher-density residen-

**Figure I.3: Market-Rate Apartment Projects Completed in Salt Lake County, 2000–2019**



Source: Kem C. Gardner Policy Institute

tial developments. Higher housing densities, particularly surrounding transit-oriented developments (TODs), improve public transportation efficiency. And high-density housing is an essential component of a walkable community.

- *Facilitate Long-Term Economic Growth and Employment Opportunities*—In Silicon Valley and New York City, restrictive zoning ordinances have constrained the housing supply, limited employment growth, and left many workers poorer due to the mismatch between where people live and where they work. While Utah's economic growth has not yet been curbed by housing supply constraints, without modifications of local zoning ordinances, its long-term economic potential will not be realized.
- *Facilitate the Effectiveness of Other Best Practices*—The other best practices discussed in this report depend on revisions or adaptations in existing zoning ordinances. Pursuing measures to address housing affordability through the development of TODs, redevelopment agencies; accessory dwelling units; or preservation will likely require conditional use permits and at least some minor changes in the zoning ordinances. And at a broader level, two of Utah's leading planning organizations, Wasatch Front Regional Council and Envision Utah, both see metropolitan centers, urban centers, and city centers as key to the future of land use development. A concept of centered development includes high-density residential development.
- *Facilitate, Through Increased Rates of Homeownership, Wealth Creation*—Homeownership is the major source of wealth for moderate-income households. Harvard's Joint Center for Housing Studies found that, nationally, moderate-income households (\$39,500 to \$45,570 in household income) with a household head between 50 and 64 years old have median home equity of \$75,000, while a renter has no wealth from home equity.<sup>5</sup> Nationally, housing wealth accounts for about half the net wealth of moderate-income households. In Utah, where housing prices over the last 30 years have increased at more than double the national rate, the moderate-income homeowner could have as much as \$150,000 in home equity or housing wealth. Zoning that allows for more affordable homeownership opportunities reduces wealth inequality and provides housing security in some cases for multiple generations.<sup>6</sup>
- *Satisfy S.B. 34*—The 2019 Utah Legislature passed S.B. 34 Affordable Housing Modifications. The bill requires local communities to develop a moderate-income housing (MIH) plan as part of their general plan. The MIH plan requires local communities to adopt at least three strategies from a list of 23 strategies targeted at improving housing affordability.

Communities are then required to report on the implementation and outcomes of their selected strategies annually. Failure to implement the strategies will exclude the community from state transportation funds. The first strategy listed in S.B. 34 encourages a city "to rezone for densities necessary to assure the production of moderate-income housing."<sup>7</sup> Up-zoning meets one of the requirements of S.B. 34.

### Framework for Implementation

- *Political and Civic Engagement*—The level of participation in housing issues by the Utah Legislature, cities and counties, the Salt Lake Chamber, nonprofit organizations, and corporations is unprecedented. The convergence of three issues has prompted this engagement: (1) the homeless crisis, (2) the housing shortage, and (3) the housing affordability challenge. These related issues pose near- and long-term threats to the economic well-being of Utah households, individual opportunity, and the state's economic prosperity. But given the more favorable political and civic environment, the chances of meaningful local land-use revisions, to mitigate these threats, are the best in years.
- *Community Engagement*—New residential or commercial developments often require a zoning variance and/or conditional use permit. Approval for the variance will trigger public hearings. Thus, land use regulations provide opportunities for neighborhoods and individuals to be involved in the approval process, to voice their support or opposition to a proposed high-density development. Consequently, community engagement and coalition building become an essential component of the implementation framework. In addition to stakeholder outreach, another critical component is project design; careful design, compatible with zoning ordinances and neighborhood expectations, increases the likelihood of approval.
- *Complementary Policies*—Less restrictive zoning is a necessary condition for improved housing affordability and increased housing production. Complementary policies that would enhance less restrictive zoning include streamlining and standardizing the uncertain and time-consuming approval process and adopting form-based code for selected zones.
- *S.B. 34 Incentivizes Zoning Changes*—The 2019 Utah Legislature passed S.B. 34 Affordable Housing Modifications. The bill enacted new policies for cities to encourage local officials to plan and zone for affordable housing. The legislation provided a list of 23 strategies to encourage housing affordability. Cities are required to select at least three strategies to be eligible to apply for \$700 million in

**Table I.5: S.B. 34 Strategies Selected by Municipalities**

Strategies	Number of Municipalities Committing to Strategy
Create or allow for, and reduce regulations related to, accessory dwelling units in residential zones	57
Rezone for densities necessary to assure the production of MIH (moderate-income housing)	50
Allow for higher density or moderate-income residential development in commercial and mixed-use zones, commercial centers, or employment centers	46
Encourage higher density or moderate-income residential development near major transit investment corridors	39
Facilitate the rehabilitation or expansion of infrastructure that will encourage the construction of MIH	32
Preserve existing MIH	28
Implement zoning incentives for low- to moderate-income units in new developments	26
Any other program or strategy implemented by the municipality to address the housing needs of residents of the municipality who earn less than 80% of the area median income	22
Eliminate or reduce parking requirements for residential development where a resident is less likely to rely on their own vehicle, e.g. residential development near major transit investment corridors or senior living facilities	21
Facilitate the rehabilitation of existing uninhabitable housing stock into MIH	17
Utilize strategies that preserve subsidized low- to moderate-income units on a long-term basis	15
Apply for or partner with an entity that applies for services provided by a public housing authority to preserve and create MIH	14
Utilize an MIH set aside from a community reinvestment agency, redevelopment agency, or community development and renewal agency	13
Consider general fund subsidies or other sources of revenue to waive construction-related fees that are otherwise generally imposed by the city	12
Reduce impact fees, as defined in Section 11-36a-102, related to low and MIH	12
Apply for or partner with an entity that applies for state or federal funds or tax incentives to promote the construction of MIH	12
Apply for or partner with an entity that applies for programs offered by the Utah Housing Corporation within that agency's funding capacity	12
Apply for or partner with an entity that applies for programs administered by an association of governments established by an interlocal agreement under Title 11, Chapter 13, Interlocal Cooperation Act.	11
Implement a mortgage assistance program for employees of the municipality or of an employer that provides contracted services to the municipality	10
Apply for or partner with an entity that applies for programs administered by a metropolitan planning organization or other transportation agency that provides technical planning assistance	10
Apply for or partner with an entity that applies for affordable housing programs administered by the Department of Workforce Services	9
Allow for single-room-occupancy developments	6
Participate in a community land trust program for low or MIH	4

Source: Utah Department of Workforce Services

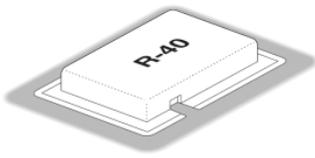
state transportation funds. While outcomes of policy changes will not be documented until 2021, it's encouraging that three of the four most frequently selected strategies applied to zoning (see Table I.5).

### Examples of Best Practice

- *Salt Lake City's Affordable Housing Overlay*—The American Planning Association defines an overlay zone as “a zoning district applied over one or more previously established zoning districts, establishing additional or stricter standards and criteria for covered properties in addition to those of the underlying zoning district. Overlay zones can be used to promote specific development projects such as mixed-use developments, waterfront developments, housing along transit corridors, or affordable housing.”

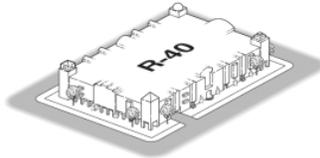
Salt Lake City is the first municipality in Utah to pursue an overlay zone for affordable housing. While Salt Lake City's overlay zone has not yet been finalized, the city is in the final stages of community engagement and input. In 2019 the city surveyed residents regarding an overlay zone. The survey results have helped the city develop the overlay's preliminary criteria. In July 2020, the city held a virtual open house to discuss the survey results and overlay zone's criteria. The city has made an extensive effort at resident and stakeholder engagement. The city's goal is to modify zoning to promote more affordable housing and increase the residential density in the city. The overlay zone will have three basic elements: modification of density limits, modification of lot requirements, and accommodation of adaptive reuse.

**Figure I.4: Comparison of Form-Based Code to Conventional Zoning**



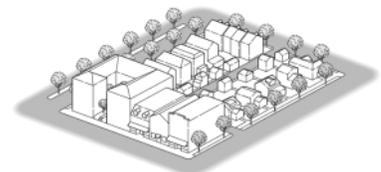
**Conventional Zoning**

Density use, FAR (floor area ratio), setbacks, parking requirements, maximum building heights specified



**Zoning Design Guidelines**

Conventional zoning requirements, plus frequency of openings and surface articulation specified



**Form-Based Codes**

Street and building types (or mix of types), build-to lines, number of floors, and percentage of built site frontage specified.

- *Form-Based Code: Millcreek*—Conventional zoning focuses on permissible property uses and the control of the use through floor area ratios, dwelling units per acre, setbacks, etc. Design guidelines can be used to complement the conventional zone but the guidelines are only advisory. Form-based code regulates land development of a designated area (from parcel to multi-block development) to achieve a specific physical form. A form-based code is a regulation adopted by the municipality rather than a mere guideline. A few cities have adopted form-based codes, but the practice is not widespread. West Valley City has adopted form-based code for its city center, and Clearfield, Millcreek, Provo, and Salt Lake City have all used form-based code for specific development areas.

Under form-based code, the form and scale of a project determine use rather than land use type and density. Form-based codes are generally developed through a collaborative process involving residents, municipal officials, consultants, and developers. This process creates a vision for development that includes the interaction between streets, buildings, and open space in terms of form and scale. The Form-Based Codes Institute uses the graphic below to show the difference in land use between conventional zoning and form-based code (see Figure I.4).

Millcreek has adopted a form-based code for a site at 3000 South Richmond Street. The form-based code has facilitated the development of a 328-unit apartment project, which will include street-level retail. Achieving the density of 100 units/acre would not have been possible without form-based code.

- *Form-Based Code: South Salt Lake*—South Salt Lake wrote two form-based codes, one focusing on transit-oriented development along the S-Line streetcar between 500 East and State Street, and another focused on the city's redevelopment area between State Street and I-15, and I-80 and 2100 South. Between 2012 and 2016, the city entitled over 600 new dwellings along the Streetcar Corridor, in three major projects east of State Street. West of State Street, in South Salt Lake's downtown, two projects were approved in 2016 and 2017, totaling 195 units, most of which are set aside as affordable housing. In 2019, the city approved a

significant mixed-use project incorporating 150,000 square feet of office and housing units in a 10-story multifamily structure at approximately 2200 South Main Street.

South Salt Lake's two form-based codes facilitated a significant redevelopment of the streetcar corridor and an ageing industrial area, bringing hundreds of new households, jobs, and retail/restaurant opportunities to the city. The Downtown South Salt Lake Zoning Ordinance and Design Standards, in particular, encouraged the adaptive reuse of existing industrial buildings. As a result, the city is not only experiencing significant population growth and new development, but is also enjoying the benefits of reusing existing buildings, in the form of restaurants, breweries and distilleries, art galleries, and small retail spaces.

- *Adaptive Reuse: South Salt Lake and Salt Lake City*—The first local adaption of a motel to housing occurred more than 20 years ago. The Frontier Motel, located in South Salt Lake at 3579 South State Street, was converted from a 14-unit motel to transitional housing. Following conversion, the Salt Lake County Division of Housing and Community Development; purchased the complex. The Frontier is currently part of the affordable housing portfolio of Housing Connect (formerly the Housing Authority of the County of Salt Lake).

Salt Lake City, in recent years, has had a number of adaptive reuse housing projects. Most notable is Palmer Court, a 201-unit apartment project at 999 South Main Street. Prior to becoming rental housing for extremely low-income households, the structure was a Holliday Inn. The motel was converted in 2009 to affordable rental units.

Two projects, converting struggling commercial space into mixed use projects including housing, are in the approval process in Salt Lake City. The conversion of Lamplighter Square, 1615 South Foothill Boulevard, will demolish existing commercial offices, a restaurant, gas station, and motel. The new development will include over 100 residential units, with a share of the units affordable. The second project, located at 2100 South and 2100 East, will convert the use from a restaurant, barbershop, tailor, salon, and commercial offices to 99 apartments units and 16,000 square feet of retail.

## II. Preservation of Affordable Housing

### Background

Affordable housing preservation programs usually, but not always, target privately owned subsidized rental housing. The subsidies most often include HUD's Project-Based Rental Assistance (PBRA) program and the Low-Income Housing Tax Credit (LIHTC) program. Privately owned subsidized rental properties are required to remain affordable for a specific period, depending on the program. Once the time requirement has expired, the property owner has three options: (1) renew the original subsidy, (2) secure a different subsidy that maintains the property's affordability, or (3) opt out of the subsidy program. Opting out almost always leads to a loss of affordable units as rents at the once-affordable project are increased to near market-rate levels. In high-rent markets, owners of subsidized rental properties have a strong incentive to opt out when their subsidy expires.

As indicated above, preservation efforts are not solely limited to subsidized rental property. Unsubsidized affordable rental properties and owner-occupied single-family homes also have been targeted for preservation. Generally, nonprofits and for-profit, private entities are involved in the preservation of unsubsidized affordable housing.

### Why Preservation is a Best Practice

- *Preserves Low Costs*—The preservation and rehabilitation of existing affordable units typically cost, at least, 40% less than the cost of new affordable rental units. Preservation avoids the high development costs of new construction and the neighborhood opposition (Nimbyism) associated with developing new units.
- *Preserves Affordability*—The number of LIHTC and HUD Project-Based units at risk of opting out over the next five years totals 2,493 units (see Tables II.1–II.3). The loss of any of these units will increase the shortage of affordable rental housing for very low-income renter households. The current shortage of affordable units for these renters is 49,500 units (see Table II.4).
- *Preserves Investment*—At-risk subsidized units represent millions of dollars of taxpayer investment in affordable housing. If owners opt out, this investment is lost. Since the commencement in 1988 of the Low-Income Housing Tax Credit Program, 27 apartment projects in Utah with 968 affordable units have opted out of their affordability status. Replacing these lost units today would cost well over \$100 million.
- *Counters Rapidly Rising Housing Costs in Hot Markets*—Rapid economic growth increases rental rates, which renders any new units much less likely to be affordable and increases the

**Table II.1: Rental Properties at Risk of Opting Out, 2020–2025**

Year	Project-Based Units	LIHTC Units	Total
2020	63	266	1,043
2021	133	272	459
2022	320	280	600
2023	136	382	518
2024	99	351	1,341
2025	191	0	191
<b>Total</b>	<b>942</b>	<b>1,551</b>	<b>2,493</b>

Source: HUD Multifamily Assistance and Section 8 Contracts Database and Utah Housing Corporation

**Table II.2: Expiration Date and At-Risk Units in HUD Apartment Communities in Utah**

Property Name	Expiration Year	Assisted Units
Mountain View Apartments	2020	29
Foothill Manor	2020	14
Parkwood Apartment	2020	20
Brigham City Senior Apartments	2021	29
Bramwell Court	2021	18
Midshore Manor I	2021	62
Midshore Manor II	2021	24
Capitol Villa	2022	108
Dominguez Park I and II	2022	50
Dominguez Park I and II	2022	60
St. Mark's Gardens	2022	72
Calvary Tower	2022	30
Wedgewood Villa	2023	50
Union Gardens	2023	50
Operation Conquest	2023	15
Canyon Cove	2023	21
St. Benedicts Manor II	2024	40
Glenbrook Apartments	2024	24
Jefferson Circle	2024	20
Foxborough	2024	15
Lorna Doone Apartments	2025	141
Black Hills Apartments	2025	50
<b>Total</b>		<b>942</b>

Source: HUD Multifamily Assistance and Section 8 Contracts Database

likelihood of owners opting out of affordable projects (see Table II.5). High growth conditions and rising rental rates place a premium on preservation efforts. In a high-growth market, preservation buyers face fierce competition from investors.

- *Accesses Multiple, Well-Established Funding Sources*—The Low-Income Housing Tax Credit program has been the most important source of funding for the acquisition, preservation, and rehabilitation of existing affordable units. Since

**Table II.3: Expiration Date of Low-Income Housing Tax Credit Projects in Utah, 2020–2025**

Name	Address	City	Year of Expiration	AMI Target Income	LIHTC Units
Riverwood Cove Apartments	592 N. Riverside Drive	Salt Lake City	2020	31	110
Liberty Heights Apartments	8176 S 1300 E	Sandy	2020	46	104
Sun Ridge Apartments	277 S 1000 E	St. George	2020	52	52
Elk Meadows Apartments	2627 W Kilby Road	Park City	2021	44	96
Lexington Park Apartments	2293 W. Lexington Park Drive	West Valley City	2021	48	80
Hidden Oaks V	6330 Dixie Drive	West Jordan	2021	49	96
Mill Hollow	598 S 100 E	Bountiful	2022	36	16
Riverside Cove	558-560 N. Redwood Road	Salt Lake City	2022	45	19
Rio Grande Hotel	428 W 300 S	Salt Lake City	2022	29	49
McGregor	810 E 25th Street	Ogden	2022	29	55
Parkway Commons	875 W Meadowbrook Expressway	Salt Lake City	2022	45	81
Holladay Hills II	3678-3680 S Highland Drive	Salt Lake City	2022	43	60
Roselane Apartments	105 S Fairfield Road	Layton	2023	57	64
Millcreek Meadows	885 E. Meadow Pine Court	Salt Lake City	2023	51	56
Holladay Hills I	3714 S Highland Drive	Salt Lake City	2023	47	70
Southgate I	609 S 300 W	Cedar City	2023	41	42
Canyon Pointe I	1737 W 360 N	St. George	2023	46	50
Southgate II	468 S 75 W	Cedar City	2023	33	30
Cedar Crest Apartments	1926 S. West Temple	Salt Lake City	2023	28	12
Stonecrest PUD	211 E Crestone Avenue	South Salt Lake	2023	47	16
Wedgewood Apartments	1888 N. Wedgewood Lane	Cedar City	2023	26	24
Royal Hotel	2522 Wall Avenue	Ogden	2023	21	18
Northfield Village	315 W 1175 N	Cedar City	2024	43	52
Westgate Apartments (Provo)	1187-1189 W 200 N	Provo	2024	38	8
Ridgeland Apartments	2685 S. Ridgeland Park Dr.	West Valley City	2024	49	64
Art Space II	353 W 200 S	Salt Lake City	2024	37	53
Riverview Townhomes	1665 S. Riverside Drive	Salt Lake City	2024	33	61
Willow Cove	580 N 1187 W	Orem	2024	21	8
Sierra Pointe I Apartments	1503 N 2100 W	St. George	2024	46	97
KD Apartments	1460-1490 W 25 N	Clearfield	2024	11	8
<b>Total</b>					<b>1,551</b>

Source: Utah Housing Corporation

1988 the program has provided funding to acquire and rehabilitate 6,644 units, an average of 229 affordable units annually. Both the 9% and 4% tax credit programs have been used to preserve affordable units (see Figure II.1). Another well-established source of funding, tax increment financing from a redevelopment agency has provided significant support for the preservation and rehabilitation of affordable housing. Salt Lake City has recently committed \$1,000,000 to the rehabilitation of the Jackson Apartments in the city's central business district. Other common sources of preservation funding are HUD HOME dollars, Community Development Block Grant funding (primarily single-family rehabilitation), and the private sector (Restore Utah).

- *Provides Recapitalization of Affordable Units*—Recapitalization is an important component of preservation programs. Aging subsidized and unsubsidized units often need recapitalization to fund improvements. Of the 28,000 LIHTC units

**Table II.4: Gap of Affordable and Available Rental Units for Renters at 0–50% AMI in Utah**

Year	Renter Households at ≤50%	Available and Affordable	Affordability Gap
2010	111,251	70,199	41,052
2011	113,717	78,010	35,707
2012	114,283	68,570	45,713
2013	116,299	69,012	47,287
2014	118,947	71,844	47,103
2015	121,701	77,037	44,664
2016	119,230	74,161	45,069
2017	123,432	75,417	48,015
2018	123,861	74,317	49,545
AARC	1.35%	0.72%	2.38%

Source: HUD CHAS, 2010–2015, and Kem C. Gardner Policy Institute, 2016–2018

**Table II.5: Rental Rate Increase in Wasatch Front Counties, 2008–2019**

Year	Davis	Salt Lake	Utah	Weber
2008	\$715	\$793	\$719	\$651
2009	\$701	\$740	\$701	\$639
2010	\$711	\$720	\$716	\$640
2011	\$701	\$754	\$753	\$655
2012	\$720	\$814	\$788	\$684
2013	\$756	\$850	\$807	\$678
2014	\$796	\$865	\$868	\$698
2015	\$839	\$907	\$924	\$754
2016	\$933	\$949	\$1,041	\$810
2017	\$1,005	\$1,011	\$1,097	\$864
2018	\$1,060	\$1,060	\$1,138	\$937
2019	\$1,102	\$1,145	\$1,188	\$1,021
AARC 2008–2019	4.01%	3.40%	4.67%	4.17%
AARC 2016–2019	5.07%	6.46%	4.50%	8.02%

Source: CBRE, The Greater Salt Lake Area Multifamily Market, and Cushman Wakefield, Annual Apartment Market Report (Salt Lake County)

**Figure II.1: Acquisition and Rehabilitation of Rental Units Financed Through the Low-Income Housing Tax Credit (6,644 units, 1987–2017)**



Source: Utah Housing Corporation

in Utah, 6,100 are at least 20 years old, and by 2025 that number will grow to 11,400 units. Many of these older units will need recapitalization for improvements and updating. LIHTC is a common source of funding for recapitalization through acquisition and rehab. The original partners of an LIHTC are allowed to sell their project after a 15-year holding period. At that point, a new owner can apply for tax credits to finance the acquisition and rehabilitation of the affordable LIHTC project.

- *Enjoys Broad Support and Less Opposition*—Preservation has been a long-standing practice in the housing policy toolkit of many cities and nonprofits, and for good reason. Preservation is a rare policy that has positive, quantifiable outcomes with a minimum of local opposition.

- *Satisfies S.B. 34* - Preservation is one of S.B. 34’s strategies: “(strategy L) preserve existing moderate-income housing.”

**Framework for Implementation**

- *Give Preservation Priority*—Commit to preservation as a housing strategy. Set performance targets and establish metrics to measure progress. Institute collaboration with stakeholders; owners of affordable housing projects, nonprofits and for-profit developers, HUD, and Utah Housing Corporation.
- *Identify At-Risk Properties*—Create an inventory of at-risk affordable projects and their characteristics, such as types of subsidies, rent restrictions, and expiration dates of affordability. Contact owners regarding their intentions about opting out and recapitalization needs.
- *Target Resources for Preservation*—Assist in financing preservation efforts through several potential funding sources: HUD HOME dollars, CDBG grants, LIHTC financing (through housing authorities), and tax increment financing.
- *Collaborate with Preservation Entities*—Nonprofit and for-profit organizations engage in preservation of affordable housing. Collaboration with experienced entities will improve outcomes. The local landscape for preservation expanded in March of 2020 with the creation of the Housing Preservation Fund. The fund is backed by the Clark and Christine Ivory Foundation, Intermountain Healthcare, and Zions Bank, plus a state appropriation of \$2.5 million from the Utah Legislature. The fund will contract with Utah Nonprofit Housing Corporation to manage preservation activities. Utah Nonprofit Housing Corporation has, over many years, acquired and rehabilitated hundreds of affordable units in Utah. The Housing Preservation Fund hopes to leverage seed money into \$100 million for affordable housing preservation.

- *S.B. 34 Strategies*—Twenty-eight municipalities have selected preservation of moderate-income housing and 14 have selected preservation of *subsidized* low- to moderate-income housing as their S.B. 34 strategies to encourage housing affordability (see Tables II.6 and II.7).

**Examples of Best Practice**

- *A Nonprofit’s Innovative Layering of Financial Support for Preservation*—NeighborWorks Salt Lake, a 40-year-old local nonprofit, has focused housing preservation and rehabilitation efforts on two neighborhoods in Salt Lake County: the Guadalupe neighborhood in Salt Lake City and neighborhoods on the west side of Murray. With the financial support of HUD’s HOME and CDBG programs, tax increment financing revenue, Salt Lake City’s financial assistance, and private sec-

**Table II.6: Cities That Have Selected Preserving Existing Moderate-Income Housing as an S.B. 34 Strategy**

Alpine	Harrisville	Pleasant View	Terrace
Bountiful	Heber	Provo	West Bountiful
Centerville	Herriman	Salt Lake County	West Jordan
Clearfield	Kaysville	Sandy	West Valley City
Farmington	Midvale	South Ogden	White City
Farr West	Millcreek	South Salt Lake	
Fruit Heights	Murray	Taylorsville	
Grantsville	North Salt Lake	Washington	

Source: Utah Department of Workforce Services

**Table II.7: Cities That Have Selected to Preserve Subsidized Low- to Moderate-Income Units on a Long-Term Basis as an S.B. 34 Strategy**

Cedar City	Logan	Providence	Washington City
Harrisville	Magna	Provo	West Valley City
Heber	Orem	Smithfield	
Kearns	Pleasant Grove	Tremonton	

Source: Utah Department of Workforce Services

tor contributions, NeighborWorks Salt Lake has preserved and rehabilitated dozens of homes through acquisition and rehab financing in the Guadalupe neighborhood, along with home improvement loans, and home improvement grants. NeighborWorks Salt Lake has also revitalized, through similar innovative funding, neighborhoods on the west side of Murray. Twelve deteriorating homes were purchased for \$1.98 million, rehabbed at a cost of \$718,000, and sold to moderate-income households. NeighborWorks Salt Lake also provided \$179,500 in favorable home loans to eight Murray homeowners and \$44,761 in home improvement grants to seven Murray homeowners.

This example demonstrates the value of a collaborative effort, spearheaded by a dedicated nonprofit, targeting public and private resources for the preservation of affordable housing.

- *Two Public Housing Authorities' \$21 Million Rehabilitation Project*—A joint venture with Housing Connect, formerly the Housing Authority of the County of Salt Lake, and the Housing Authority of Salt Lake City has secured \$21 million in tax credit funding for the hard costs to rehabilitate 299 affordable units in two high-rise projects; City Plaza and the County High Rise. These two projects were developed in the 1970s as traditional public housing properties and owned by the two public housing authorities. City Plaza, with 150 units, provided subsidized housing for very low- and extremely low-income disabled and elderly households, while the 149-unit County High Rise provided housing for very low- and extremely low-income households of all ages.

The joint venture is known as New City Plaza, LLC, and made use of HUD's Rental Assistance Demonstration (RAD) program, which "gives public housing authorities a powerful tool to preserve and improve public housing properties." Through the RAD program, the 299 units move from public housing to HUD project-based vouchers. The vouchers were critical as a revenue source, making the tax credit program financially feasible and paving the way for \$21 million in funding for rehabilitation of the units. As public housing units, City Plaza and the County High Rise were losing money and had become cost burdens for the housing authorities. This raised the inevitable question, Should the units be sold? Housing authorities do sell their public housing units when costs become too burdensome. If the buyer is a for-profit developer, the affordable units are most likely lost to the affordable housing inventory. However, in the case of City Plaza and the County High Rise, affordability will be preserved through the use of HUD's RAD program and tax credit funding. These two programs make the rehabilitation of 299 units possible and relieve two housing authorities of financially troublesome public housing properties.

This example demonstrates the role that aggressive public housing authorities can play in the preservation and rehabilitation of affordable housing units. Utah has 18 public housing authorities, each with its priority for preservation.

**Variations on a Theme**

- *Incentives*—Some preservation programs in municipalities outside of Utah include incentives through property tax rebates or tax exemptions on the incremental increase in a property's value due to rehabilitation and preservation.
- *Preservation Compacts*—The largest compact, The Chicago Preservation Compact brings together Cook County's public, private, and nonprofit leaders to address the loss of affordable housing.
- *Preservation Funds*—There are several dozen preservation funds throughout the country. Operational geographies vary from nation, region, states, and cities. The funding level is often tens of millions of dollars with the largest fund being the Partnership for the Bay's Future Fund, which has funding commitments of \$500 million. Seed funding was provided by Facebook, the Ford Foundation, and Kaiser Permanente. Kaiser Permanente is also involved with two other preservation funds, both operating in Oakland, California. Most funds target low- to very low-income households, and their missions include production and preservation of affordable housing.

# III. Redevelopment Agencies, Tax Increment Financing, and Housing Affordability

## Background

Redevelopment agencies (RDAs) in Utah have used tax increment financing or over 50 years to spur economic development. Tax increment financing is used to help finance investment, generally for 20 to 25 years, in a targeted geographical area designated as a project area. At the establishment of a project area, the current local property tax revenue from the land and structures within the project area becomes the “base” amount of property tax revenue. As economic development occurs in the project area, property values rise, and property tax revenues increase. The incremental increase in property taxes above the “base” amount provides the funding for redevelopment. The tax increment funds often finance an RDA bond for infrastructure development—roads, sidewalk, utilities, sewer, etc.—or the funds can be used to pay for land and construction of affordable housing within the RDA.

## Why Tax Increment Financing Is a Best Practice

- *Provides Funding Targeted for Housing Needs of Moderate- and Low-Income Households*—In most cases, the project’s housing fund receives at least 10% of the tax increment rev

**Table III.1: Housing Units Facilitated by Tax Increment Financing in Selected Cities**

City	Units
Salt Lake City	7,000
Midvale	3,252
Orem	2,007
Murray	1,026
Salt Lake County	516
<b>Total</b>	<b>13,801</b>

Source: Utah Association of RDAs

**Table III.2: Project Areas by Type in Cities and Counties, 2018**

Unincorporated County	Project Areas	City	Project Areas
CRA	0	CRA	1
URA	2	URA	9
EDA	6	EDA	36
CDA	21	CDA	55
NDP	1	NDP	46
RDA	0	RDA	63
Amendment	0	Amendment	2
Unspecified	2	Unspecified	12
<b>Total</b>	<b>32</b>		<b>224</b>

Source: Utah Association of RDAs

enue. These funds are for “income-targeted housing” within the city’s boundaries. Income-targeted housing is defined as housing affordable to moderate-income households, that is, households with incomes at 80% or less of the area median income. Since the establishment of their RDAs, the five most aggressive cities have facilitated the development of 13,801 housing units, many of them affordable units (see Table III.1).

- *Provides Funding for Multiple Uses*—The RDA, as spelled out in Title 17C of the Utah Code, “shall use the agency’s housing allocation to pay for part or all of the cost of land or construction of income-targeted housing...pay for the rehabilitation of income-targeted housing...replace housing units lost as a result of development” or transfer tax increment funds to the local housing authority or the Olene Walker Housing Loan Fund for the development of moderate- and low-income housing.<sup>8</sup>
- *Provides a Self-Financing Source of Funds*—Tax increment financing does not require approval at the ballot box or approval by federal agencies or politicians. The project areas are a self-financing source of funding for affordable housing projects.
- *Provides a Stable Source of Funding*—The creation of a project area requires the approval, usually through interlocal agreements, of the taxing entities within the boundaries of the Community Reinvestment Area (CRA). Legislation in 2016 changed the nomenclature to CRA.<sup>9</sup> The interlocal agreement specifies the share of the tax increment allocated to the tax entities and the project area. Once established, the project area represents a stable source of funding for new construction, rehabilitation, and preservation of affordable housing within the municipality. See Tables III.2–III.3 for project areas by type and location.
- *Provides an Opportunity for Public-Private Partnership*—The use of a project area’s housing set-aside funds often results in a public-private partnership between the project area and a private or nonprofit developer of affordable housing. The availability of project area funds provides a strong financial incentive for a developer to partner with the RDA. Since affordable housing projects present economic challenges to developers due to low rents, the tax increment financing provided by the project area makes the project financially feasible.

**Table III.3: Project Areas by County and City**

County/City	RDA	CDA	EDA	URA	NDP	Unspecified
Beaver County Unincorporated		8				
Box Elder County Unincorporated			4			
Cache County Unincorporated						1
Brigham City	1	1	2			
Perry City		1				
Tremonton City		1	1			
Logan City	4	2				
North Logan City		1	1	1		
Smithfield						
Carbon County Unincorporated			1			
Price		1				
Wellington			1			
Davis County Unincorporated	0	0	0	0	0	0
Bountiful	2					
Centerville		2				1
Clearfield		1	1		3	2
Farmington	1				2	
Layton	1		3			
North Layton		3				
Syracuse	2		1			
West Bountiful	3	1				
West Point		1				
Woods Cross	3	5				
Iron County Unincorporated		10				1
Brian Head		1				
Cedar City		1	1			1
Morgan County Unincorporated	0	0	0	0	0	0
Morgan	1	1				
Rich County Unincorporated						
Garden City	1					
Salt Lake County Unincorporated				2		1
Cottonwood Heights		1				
Draper		2			5	
Herriman		2				
Holladay	1	1				
Midvale	2					
Murray	2				1	2

Source: Utah RDA Association.

County/City	RDA	CDA	EDA	URA	NDP	Unspecified
Riverton					1	
Salt Lake City	3	2		1	4	
Sandy	1	4	1		2	
South Jordan	3	2	2		3	
South Salt Lake				2	2	
Taylorsville		1		2		
West Jordan	1		2		5	
West Valley						
Sanpete County	0	0	0	0	0	0
Mount Pleasant					1	
Salina			1			
Summit County Unincorporated	0	0	0	0	0	0
Park City	2				1	
Tooele City	1				1	
Uintah County Unincorporated						
Naples City					1	
Vernal City					1	
Utah County Unincorporated	0	0	0	0	0	0
American Fork	2		1			
Eagle Mountain	2		1			
Lehi City						
Lindon	1	1				
Orem						
Pleasant Grove		2				
Provo	3	2				
Spanish Fork		2			1	1
Springville					1	
Vineyard				3		
Washington County Unincorporated	0	0	0	0	0	0
St. George		2	4			
Weber County Unincorporated		1	1			
Ogden	13	1	3	1		
Pleasant View						1
Riverdale	1				1	
Roy	2					
South Ogden					1	1
<b>Total</b>	<b>59</b>	<b>67</b>	<b>32</b>	<b>12</b>	<b>37</b>	<b>11</b>

- *Provides an Opportunity to Offset Higher Housing Prices from Gentrification*—RDAs were first created, some 50 years ago, to spur local economic development and neighborhood revitalization, or “urban renewal” in the parlance of the day. Economic development continues as the primary mission of RDAs; however, economic development often comes from neighborhood gentrification and higher housing costs. The housing funds generated by a CRAs project area can help preserve existing affordable housing.

- *Provides an Opportunity for Local Officials to Hand-Pick Developer and Location of Affordable Housing*—In June 2018, the Redevelopment Agency of Salt Lake City invited developers to submit proposals for developing affordable housing in the city to be supported by \$10 million in RDA financial assistance. The RDA selected developers and reserved \$4.5 million in funding for projects in high-opportunity neighborhoods—areas with higher quality-of-life measures for schools, housing, jobs, and income. This example under-

scores how RDA funding can guide affordable housing development, its location, and the selection of the most qualified developer.

- *Satisfies S.B. 34*—Using a Redevelopment Agency’s Tax Increment Financing for moderate and low-income housing meets one of the requirements of S.B. 34.

### Framework for Implementation

- *Establish a Project Area*—Sixty-three cities and 8 counties in Utah have RDAs, with a combined total of 256 project areas (Tables III.2–III.3). State statutory guidelines govern the establishment of project areas. The guidelines require a general description of the proposed project area’s current social and economic conditions and how establishing a project area will promote economic development that “but for” RDA assistance would not occur. The project area must be consistent with the municipality’s general plan, and the financial assistance anticipated described. While project areas differ widely in scope and projected tax revenue, the sheer number of project areas demonstrates the potential of tax increment financing as a tool for developing and preserving affordable housing. In addition to meeting statutory guidelines, a project area must have approval from the tax entities within the proposed project area.
- *Develop a Strategy for Housing Fund Expenditures*—For most of the project areas, a housing fund was created at inception. The share of tax increment revenue earmarked for the housing fund varies by project area, from at least 10% to as much as 20%. As mentioned above, RDAs have a fair amount of latitude regarding housing fund expenditures, including the purchase of land, construction, infrastructure, preservation, etc. The one restriction is funds must assist moderate- and low-income households with affordable housing.

Many cities have project areas that don’t generate significant amounts of housing funds. Nevertheless, low annual dollar amounts can be accumulated over a few years, providing sufficient funding for down payment assistance, preservation loans and grants, or rental assistance. If an RDA lacks a strategy for disbursing tax increment funds, the funds can be transferred to the Olene Walker Housing Loan Fund to support statewide programs for affordable housing. Most important, housing funds should not sit idle on the sidelines. With a severe shortage of housing, particularly affordable housing, aggressive housing fund strategies should employ tax increment dollars.

- *Assess Policy Considerations*—In Utah, RDAs and tax increment financing have been relatively free of controversy; however, in many states, there has been sharp criticism of tax increment financing. Some principal policy considerations should include transparency, absence of favoritism, demonstration of public benefit, and sensitivity to the impacts of economic development on local government entities, notably increased enrollment at public schools.

### Examples of Best Practice

- *West Capitol Hill Project Area*—In 1996, the RDA of Salt Lake City created the West Capitol Hill Project Area. The boundaries are 300 North to 800 North and 400 West to 200 West. This 18-block area includes Salt Lake City’s Marmalade neighborhood. The project area has generated \$5.8 million in tax increment financing, which has helped revitalize the neighborhood, preserve a historic building, and develop 12 owner-occupied townhomes, a plaza, city library, and, currently under construction, 252 market-rate rental units and 12 two-bedroom live/work units. In addition to assisting in development costs, the Salt Lake City RDA provided a land write-down on the sale of the property. The tax increment financing meets several goals of the RDA: “stabilization through the rehabilitation of single-family, owner-occupied homes, preservation of the neighborhood’s historic fabric, and diversification of the tax base.”<sup>10</sup>
- *Central Business District Project Area*—The RDA of Salt Lake City created the Central Business District Project Area in 1983. The trigger year—the first year tax increment funds were disbursed—was 2009. In 2018, the RDA received \$25 million in tax increment funding from the Central Business District, the largest single-year funding level of any of the 256 project areas in Utah. The RDA has recently provided substantial support for a large housing development at 255 South Main. The site had become blighted due to a half-finished mixed-use development. In 2012, the developer ran into financial problems and structural engineering issues and eventually lost the project to bankruptcy. Over the next five-years, the abandoned site and structure sat idle and became a well-known eyesore in downtown Salt Lake City.  
In 2017 the parcel was put up for auction, and the RDA purchased the site for \$4 million. A year later, the RDA entered into a purchase agreement with Brinshore Development, LLC of Chicago, for the 1.1-acre site. The RDA agreed to issue a seller’s note for \$4 million to the developer for the land and provide a \$9.2 million loan for the construction of a

190 unit mixed-income housing project. Only 15 rental units are market-rate while 175 are tax credit units affordable to renters at 57% AMI. The total value of the project is \$46.7 million. The one-bedroom tax credit units will rent for \$930 and the two-bedroom units for \$1,110. These rents, which include utilities, are at least 30% below market-rate rents for new units in the Central Business District. For the many low-income employees working in downtown retail, offices, or restaurants, 175 new affordable units will be a welcome addition to the “tight” and expensive housing market.

- *The Redevelopment Agency of Murray*—The Redevelopment Agency of Murray created the Fireclay Redevelopment Area in 2005. The tax increment was triggered in 2014. Since then, the tax increment funding has been about \$800,000 annually. The project area’s boundaries are State Street on the east, 4500 South on the south, the heavy rail line on the west, and Big Cottonwood Creek (4000 South) on the north. The project area facilitates mixed-use development in a blighted area dominated by deteriorating commercial buildings.

Since 2012 the project area has seen several large apartment communities with affordable and market-rate units. The RDA entered into development agreements with Hamlet Homes, Fireclay Investment Partners, and Parley’s Partners. Hamlet Homes developed 41 condominium units, and 10 townhomes live/work units. Fireclay Investment Partners completed two of three phases of development. The completed phases included two large apartment communities with a total of 400 market-rate units and 268 tax credit units. The third development agreement was with Parley’s Partners. Phase I is a 137-unit family apartment community. Phases II and III include a 65-unit family apartment community and a 105-unit senior community. Three-quarters of the units developed by Parley’s Partners (228 units) are tax credit units. The RDA’s development agreements reimbursed the developers for roads and environmental remediation.

In 1999, the Redevelopment Agency of Murray created the Smelter Site Redevelopment Area to improve a blighted area that included the smokestacks of American Smelting and Refining Company. The project area is now the location of Costco and the Intermountain Medical Center. Tax increment at the Smelter project area was triggered in 2009 and generates about \$900,000 annually.

In contrast to the large housing projects discussed above, tax increment financing from the Smelter project area has helped facilitate the acquisition and rehabilitation of nearly 50 homes for moderate- to low-income families.

## IV. Accessory Dwelling Units and Housing Affordability

### Background

An accessory dwelling unit (ADU) is a smaller dwelling on the same property as a single-family structure. As limited housing supply continues to push prices and rents higher, affordability remains a challenge for many, especially those entering the housing market and those looking to downsize. While accessory units have been around for some time, they have emerged in recently as a viable option in addressing affordable housing challenges. Their flexibility to serve as an affordable option while providing additional income makes ADUs an attractive housing product.

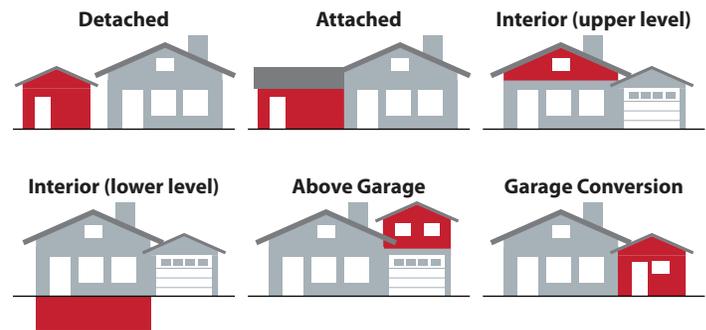
The building of ADUs is still somewhat of a challenge for most communities. Financing alternatives are limited. Currently, the only viable option is to use personal savings or a home equity line of credit. Additionally, lenders may undervalue ADUs, and zoning may require parking or other burdensome stipulations. Cities are continuing to explore how to fit ADUs within existing zoning. Regulations and the permitting process can vary across the same municipalities, making it confusing for developers or potential owners. Additional requirements such as floor size restrictions, permitting and impact fees, and occupancy restrictions (family member versus non-family member), continue to be challenges for the construction of ADUs.

ADUs come in many different shapes and sizes, but are classified either as detached structures on the same lot, attached but as a separate unit within a single structure, or as an interior unit such as a basement or upper level. As shown in Figure IV.1, there are numerous ways to integrate an additional unit into an existing property.

### Why ADUs Are a Best Practice

- *Provide an Affordable Housing Option*—According to a recent survey completed by the Turner Center for Housing Innovation out of UC Berkeley, ADU rents average 58% below market value. ADUs are an essential tool for delivering affordable units to the market. They can quickly provide affordable options in areas with higher rents increasing affordable housing in owner-occupied, high-cost, residential neighborhoods.
- *Deliver Units to the Market Quickly*—The construction timeline of new ADUs is relatively fast compared with a traditional dwelling unit such as single-family or apartments. However, the timeframe can vary based on the approval process.
- *Generate Wealth*—ADUs offer an attractive housing alternative that benefits both renters and homeowners in various community types. Financial gain through rental income is the most common motivation for the homeowner-developer

**Figure IV.1: Different Ways to Integrate ADUs with Existing Housing**



Source: "The ABCs of ADUs," AARP

ers who create ADUs, followed by offering housing for a family member or caretaker. ADUs provide homeowners with additional income to maintain their properties, sustain their mortgages, and increase disposable income.<sup>11</sup>

- *Appeal to All Ages*—Because ADUs tend to charge below-market rents, they are an affordable option to those entering the housing market. They also provide empty nesters with a possibility of aging in place while renting their larger homes to a family member or caretaker. ADUs are an attractive housing or investment option for older generations and allow families to expand beyond their primary residence. For example, in Portland, Oregon, ADUs are disproportionately owned by 55- to 64-year-olds.
- *Fit into Existing Neighborhoods*—ADUs can create lower-cost housing without disrupting architectural or community character. Accessory units provide a more dispersed and incremental way of adding homes to a neighborhood and avoiding Nimbysism. Additionally, ADUs do not need new infrastructure investments and can connect to existing water, sewer, and power lines.
- *ADUs Are Environmentally Sustainable*—Their median square feet per resident is 44% lower than newly constructed single-family residences, and some ADUs have a notable number of above-code green features. For example, Portland, Oregon, ADUs are associated with an average of 0.93 cars per rental, lower than the city average of 1.31 vehicles per rental unit. Of those 0.93, just under half are parked on the street.<sup>12</sup> ADUs are likely to have a low environmental impact compared with other dwellings.
- *Satisfy S.B. 34*—Permitting ADUs is one of S.B. 34's affordable housing strategies.

## Framework of Implementation

- *Zoning & Approvals*—Allowing ADUs is an essential step in the implementation of this strategy. While some cities allow detached and attached ADUs, others allow only attached accessory units or forbid them entirely, particularly in single-family zones.

Most ADUs are built by homeowners who are typically unfamiliar with the development process, so navigating the permitting and building process can be a barrier. The approval of ADUs can be difficult, with parking, infrastructure, and neighborhood character some of the more noted concerns. Regulations on parking, lot size, and setbacks, as well as impact fees, often increase the costs, making ADU construction financially unfeasible at times.

Often homeowners aren't aware of ADU opportunities, and cities around the country are beginning to promote and market their ADU programs. Educating residents about the approval process and design challenges facilitates bringing more ADUs to the market. For example, the city of Hillsborough, California, formed a 22-person advisory committee to identify neighborhoods where ADUs would be a good fit. The committee also provided input on design elements and overall neighborhood fit. By doing this, the city was able to get greater acceptance of ADU zoning upgrades, which can often be the biggest obstacle to overcome. Another California city, Santa Cruz, provides several tools to encourage ADU construction. These include ADU manuals, architectural prototypes, a loan fund, fee waivers, and community workshops.

- *Financing*—ADUs are an investment, and like any investment, the numbers have to be appealing. Currently, there are limited financial tools for existing homeowners to use to build accessory units. Existing financing vehicles include personal savings, a cash-out refinance, a home equity loan, and renovation financing. A recent study out of Oregon found that the majority of homeowners who built an ADU financed it through personal cash savings. Traditional home builders may not see a big enough profit margin to add an ADU to new single-family construction projects. Many homeowners already have a mortgage on their existing property, therefore borrowing against it may be limited depending on their loan-to-value ratio.

The debt-to-income ratio of the homeowner may be improved by rental revenue generated by the ADU. Since lenders assess individuals' debt-to-income ratio, the potential rental income from an ADU may allow borrowers to obtain a larger loan and reduce out-of-pocket costs.

Another financial constraint is municipal fees. ADUs' impact on municipal infrastructure and services is different from those created by traditional development, such as single-family homes or multifamily units. Often, cities charge

the same fees for ADUs as for larger projects. Proportional municipal fees are vital in keeping ADUs affordable.

Some cities across the United States are developing low-interest or forgivable loan programs for ADUs. For example, Santa Cruz offers 20-year loans up to \$40,000 with interest-only payment. At the end of the 20-year term the principal can be forgiven if the ADU has been rented at specified affordable guidelines.

## Examples of Best Practice

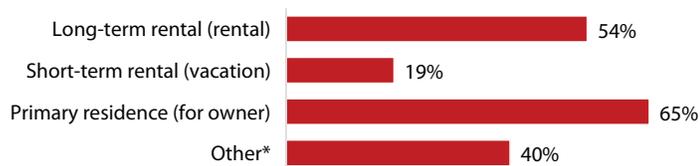
- *The Alley Flat Initiative*—The Alley Flat Initiative is a nonprofit created in 2005 by the University of Texas School of Architecture and Austin Community Design and Development Center, in Austin, Texas. The goal of the initiative is to provide planning and design of ADUs that specifically target affordable housing. The nonprofit works with homeowners and guides them through the construction and financing, with the goal of providing an affordable rental unit to low- and moderate-income households.
- *State of California Reforms*—In 2016 and 2017, California passed ADU reforms that require cities to permit one ADU per single-family home, streamlined ADU permitting, set utility fees proportional to the burden of ADUs, and further reduced fees for ADUs built inside an existing home. The law also waived parking requirements for ADUs located within a half-mile of a transit stop or within a block of a car-share stop. Other reforms addressed structure setbacks and floor space. As a result of these reforms, ADU applications increased, especially in Los Angeles. Before these reforms, the city was permitting 100 to 200 ADUs per year. After the reforms, permits increased to 2,326 in 2017 and nearly doubled to 4,171 in 2018, accounting for 20% of all new housing permits for the year.
- *Portland, Oregon Reforms*—The city of Portland added almost 2,000 units between 2010 and 2016. Portland began reforming housing regulations to encourage more ADUs in 1997, when it revised minimum square footage and owner-occupancy requirements. By 2004, citywide garage conversions were permitted with no on-site parking requirements, and the code relaxed design standards. In 2010, the System Development Charges were waived, leading to a spike in permits; and in 2014, short-term-rentals were permitted. By 2015, design and setback standards had been further relaxed, leading 2016 to be a record year for ADU permitting in the city.  
In Portland, ADU construction costs range from a few thousand dollars to nearly \$300,000, averaging approximately \$150,000. One intervention that stood out for Portland was the fee waiver, which allowed the construction of more affordable ADUs. As a result of these combined policy changes, ADU permits are issued at about the same rate as single-family permits.

## ADUs in Utah

Utah cities are revising their affordable housing strategies to use ADUs as one tool to address rising housing costs. A survey completed by the Salt Lake County Department of Regional Development in early 2018 found that 58 out of the 92 cities surveyed allow some type of ADU in one of its zones, and 40 of the cities allow for a detached structure. Among the cities that allow ADUs, a little over 50% permit long-term rentals of ADUs, as shown in Figure IV.2. Sixty-five percent of cities allowing ADUs require that the owner live in either the main or accessory unit.

Additional findings from the survey show that a little over half of the cities that approve of ADUs allow them to be built across 75% or more of residential zones. Unfortunately, an estimate of the total number of ADUs legally allowed in cities does not exist. Many cities have not tallied their ADUs. But half the cities acknowledged they have illegal ADUs in their jurisdictions. Census data provide an estimate of the number of attached rental units in single-family homes, primarily basement apartments. Some of these units may be legal ADUs, but a large share are likely illegal. Attached rental units of single-family homes total 8.3% of the rental inventory of cities with more than 20,000 population, a total of 19,428 units.

**Figure IV.2: Permitted ADU Occupancy in Cities that Allow ADUs**



Note: Respondents were allowed to select multiple answers, therefore the sum exceeds 100%.  
\*Includes limitations of occupancy where rent can't be charged or only family members can occupy unit.

Source: Salt Lake County Planning Division, Survey of Utah Cities.

**Table IV.1: Share of Attached Renter-Occupied Units in Single-Unit Structures for Cities with 20,000 or More Residents in Utah, 2014–2018**

City	Total Renter Units	1-Unit Attached	% of Total Renter Units
Provo	19,913	2,041	10.2%
Orem	11,395	1,514	13.3%
Salt Lake City	40,360	1,500	3.7%
St. George	10,147	1,256	12.4%
Logan	10,356	1,152	11.1%
West Valley City	11,734	1,115	9.5%
West Jordan	8,519	841	9.9%
Cedar City	4,836	811	16.8%
Ogden	13,297	686	5.2%
Clearfield	3,998	653	16.3%
Millcreek	9,626	606	6.3%
Midvale	7,033	520	7.4%
Draper	2,705	517	19.1%
Springville	2,805	451	16.1%
Sandy	6,752	420	6.2%
Lehi	3,026	412	13.6%
Spanish Fork	2,388	398	16.7%
Cottonwood Heights	3,522	348	9.9%
South Jordan	3,888	330	8.5%
Taylorsville	6,173	326	5.3%
South Salt Lake	5,424	322	5.9%
Washington	2,586	316	12.2%
Murray	6,423	313	4.9%
Pleasant Grove	3,653	304	8.3%
Holladay	2,574	303	11.8%
Herriman	1,410	223	15.8%
American Fork	1,857	220	11.8%
Magna	2,032	192	9.4%
Bountiful	3,769	185	4.9%
Layton	6,700	176	2.6%
Tooele	2,243	173	7.7%
Riverton	1,233	142	11.5%
Saratoga Springs	1,245	119	9.6%
North Salt Lake	1,745	79	4.5%
Eagle Mountain	930	78	8.4%
Farmington	1,183	74	6.3%
Kaysville	1,022	73	7.1%
North Ogden	907	58	6.4%
Syracuse	525	52	9.9%
Roy	2,132	50	2.3%
Kearns	1,909	43	2.3%
Clinton	957	36	3.8%
<b>Total</b>	<b>234,932</b>	<b>19,428</b>	<b>8.3%</b>

Source: US Census Bureau, 2014–2018 American Community Survey

# V. Transit-Oriented Development and Housing Affordability

## Background

Transit-oriented developments (TODs) are compact, mixed-use developments anchored around transit hubs and walkable communities. Zoning for high-density housing often comes with the establishment of a TOD. TOD housing has the additional advantage of reducing transportation costs and increasing access to jobs, education, essential goods, and local services.

The establishment of a TOD requires multiple agency coordination and regional planning. These entities can include municipalities, counties, regional planners, associations of governments, transit and transportation authorities, and private developers. Funding for a TOD comes from a variety of national, state, and local sources.

The development of a TOD generally increases the value of the surrounding land. Higher land costs require collaborative efforts by cities, developers, and nonprofits to provide financial incentives to housing developers, particularly developers of affordable housing.

## Why Transit-Oriented Developments Are a Best Practice

- Provide Infill Development*—Utah Transit Authority (UTA) manages 72 rail transit stations along the Wasatch Front and owns 442 acres of property within half a mile of 36 of those stations; 14 of these are commuter rail stations, and 22 are light rail stations. A majority of the UTA-owned property is currently used as surface parking, bus loops, drop-off areas, and other uses. The average amount of contiguous property within these 36 station areas is 12.55 acres. Much of this property could be consolidated and incorporated into more active developments. Through cooperation with the landowners of other surrounding properties and municipal leadership, much of this area is available for future TOD development.
- Provide the Opportunity for Increased High-Density Housing and Reduced Transportations Costs*—UTA completed the first TRAX line (Salt Lake City to Sandy) in 1999. Since then additional TRAX lines have been completed, along with FrontRunner and the S-line (streetcar). With this transit development has come a number of transit stations. About 20 of these transit stations have become TODs with mixed-use developments. These TODs have spurred construction of several thousand housing units. Without the transit hub most of these housing units would not have been built or built in locations far from rail transit. At present, about 35% of all market-rate apartment units in the cities and towns in Salt Lake County, nearly 30,000 units, are within walking distance (half a mile) of a rail (TRAX or FrontRunner) station (see Table V.1). And 45% of all Low-Income Housing Tax Credit units, 5,100 units, are within walking distance of a rail station (see Table V.2).

**Table V.1: Market Rate Apartments Near UTA Rail Stations in Cities and Towns in Salt Lake County, 2018\***

City	Within One-Half Mile	Total Units
Bingham Canyon	0	15
Bluffdale	0	311
Cottonwood Heights	0	646
Draper	1,373	3,637
Herriman	0	2,496
Holladay	0	354
Kearns	0	24
Magna	0	703
Midvale	1,863	5,009
Millcreek	0	20
Murray	921	2,569
Riverton	0	517
Salt Lake City	21,060	45,455
Sandy	1,032	4,723
South Jordan	817	2,807
South Salt Lake	377	646
Taylorsville	0	1,968
West Jordan	876	5,747
West Valley City	492	3,626
<b>Total</b>	<b>28,811</b>	<b>81,273</b>

\*Does not include unincorporated Salt Lake County.  
Source: CoStar

**Table V.2: Low-Income Housing Tax Credit Units Near UTA Rail Stations in Cities and Towns in Salt Lake County, 2017\***

City	Within One-Half Mile	Total Units
Bluffdale	0	336
Draper	0	113
Herriman	0	258
Kearns	0	9
Magna	0	164
Midvale	446	725
Murray	624	837
Salt Lake City	3,607	5,747
Sandy	192	486
South Salt Lake	96	166
Taylorsville	0	331
West Jordan	0	825
West Valley City	138	1,247
<b>Total</b>	<b>5,103</b>	<b>11,244</b>

\*Does not include unincorporated Salt Lake County.  
Source: Utah Housing Corporation

- *Utilize Existing Transportation Infrastructure*—Utilizing the existing infrastructure, municipalities and regional authorities can focus TOD growth around existing transit hubs, minimizing the need for significant new transportation infrastructure.
- *Access Multiple, Well-Established Funding Sources*—Financing for TODs comes from a variety of public and private sources, including federal grant funds from the Federal Transit Administration: Many regions, including Atlanta and Denver, have partnered with municipalities, financial institutions, state and federal government, and nonprofits to create TOD-specific funds.
- *Accommodative Zoning*—TOD zoning, in a number of cities, has facilitated the development of high-density housing. Some of the most successful are American Fork, Sandy, Midvale, Millcreek, Salt Lake City, Farmington, and Ogden. These cities are a ready resource in the implementation and development of TOD housing.

In Utah, the Utah Equitable TOD Loan Fund will have an initial two-year origination period and a total term of five years, with the intent of renewing these terms annually. The fund is made possible by the support of \$5 million from the State of Utah Division of Housing and Community Development and \$2 million from Salt Lake County. Envision Utah, Morgan Stanley, Synchrony Financial, Zions Bank, the Utah Center for Affordable Housing, and other partners have also made this fund possible.

- *Revitalize Neighborhoods/Create a Sense of Space*—The promotion of TOD on urban infill parcels can create opportunities to revitalize older communities and neighborhoods. Mixed-use developments at TODs can also serve as an essential tool in achieving broader community strategies. TOD neighborhoods provide gathering places, open spaces, and community resources that may not otherwise be available to the community.
- *Satisfy S.B. 34*—TODs are included in S.B. 34’s strategies:“(G) encourage higher density or moderate-income residential development near major transit investment corridors.”

### Framework for Implementation

- *Multiple Stakeholder Coordination*—Municipal leadership, regional authorities, transportation agencies, private developers, and other community stakeholders coordinate efforts to bring affordable housing to TODs. Inclusion of low- to very low-income housing in TODs is rare and generally requires the development of Low-Income Housing Tax Credit projects. Private-public partnership can facilitate affordable housing with land write-downs, tax increment financing, and federal assistance.
- *American Fork*—In 2018, American Fork lifted a moratorium on new development in its TOD zone surrounding the American Fork FrontRunner station. With the repeal and replacement of Section 17.4.608 of the American Fork City Development Code, the city council issued revised design guidelines for the TOD section of its municipal code. American Fork’s plans allow for housing development that ranges from high-intensity urban designs to low-intensity designs, including single-family homes. The city plans to incorporate affordable housing opportunities and create housing communities that accommodate a variety of economic and demographic segments. Currently, two notable residential projects are in the review process: the Castlewood Apartments located at 900 West 200 South, and the Edgewater TOD residential development at 1150 West 200 South.
- *Farmington*—Station Park opened in 2011 and has been a commercial anchor of transit-oriented development in Farmington. Farmington City has adopted a mixed-use district development plan that encourages a compatible mix of uses. By allowing for flexibility in design, the plan promotes a transit- and pedestrian-oriented pattern of development that is consistent with the objectives of the Farmington City General Plan. Specifically, the Transit Mixed Use District (TMU) is intended to develop retail and mixed-use projects in a manner that promotes walkability and enhances the desirability of transit use. The TMU allows for higher-intensity development as long as it doesn’t impair walkability or transit use and helps create a viable TOD that transitions smoothly into the surrounding communities.
- *Denver Transit-Oriented Development Fund*—Led by the Office of Economic Development (OED), Denver established a TOD fund to provide a new financing mechanism allowing for the acquisition and preservation of affordable housing along existing and new transit corridors. The TOD fund brought funds from the City of Denver, the MacArthur Foundation, U.S. Bank, Wells Fargo, Colorado Housing and Fi-

nance Authority, Rose Community Foundation, and the Mile High Community Loan Fund, among others. OED also leveraged other federal funds, including the Neighborhood Stabilization Program, to maximize the fund's impact. The Urban Land Conservancy, a local nonprofit, acts as the fund's sole borrower and oversees land purchases to target three types of properties in TOD areas: existing federally assisted rental properties, existing unsubsidized but below-market-rate rental properties, and vacant or commercial properties to be converted to new affordable housing. Since its inception, 17 loans have been made through the Denver Regional TOD Fund, providing a total of \$34 million in financing for property acquisitions near public transit in the Denver metro area. As a result, more than 1,450 affordable homes near public transportation have been created or preserved.

### **Variations on a Theme**

- *Land Value Capture*—Potential value capture tools include special assessments and taxes, tax increment financing, varying forms of developer contributions, and joint development or other public sector real estate transactions. These tools are used to help offset the significant upfront investment needed to develop TODs, including public infrastructure, connectivity improvements, affordable housing, and other community features, including parks and open space. Value capture tools work best in areas where there is a robust real estate market, significant development potential, strong political and community support, one (or few) jurisdictions involved, and a strong municipal fiscal position.

## VI. Survey of Best Practices

To identify “best practices” the Gardner Policy Institute conducted a survey of 35 practitioners. The survey included a list of 16 potential practices gleaned from a literature search. The survey asked the practitioner to identify practices that in their experience were most effective in addressing the issue of housing affordability. Thirty of the 35 practitioners responded. The selection of best practices for this study was confirmed by the results of the survey. See below for the survey and the list of practitioners.

### Best Practices Survey

The Gardner Policy Institute is engaged in a study of “best practices” used by Utah’s cities and counties to improve housing affordability and increase the supply of affordable housing. I’ve conducted a literature search to identify some best practices used in other states; see below. I need help in identifying the practices that have been most effective in Utah. I’d appreciate it if you’d take a few minutes and identify, from your experience, a couple practices that you feel have been most effective. Please return your comments by email. Any specific examples of implementation, outcomes, and jurisdictions with best practices would be very helpful.

### List of some possible best practices

- Accessory Dwelling Units
- Use of RDAs, CRAs, tax increment financing
- TODs as source of housing development
- Preservation and rehabilitation of existing affordable housing
- Density bonuses
- Up-zoning and land use regulations
- Inclusionary zoning
- Development incentives for city (S.B. 34)
- Repurposing of underutilized commercial space
- Streamlining approval process
- Reduced fees for affordable housing
- Land trust
- Housing trust fund Olene Walker, Pamela Atkinson
- Homeless
- Tax or fee rebates
- Use of innovative materials to reduce cost
- Rental assistance/down payment assistance
- Other practices you are familiar with

**Table VI.1: Respondents to Best Practices Survey**

Practitioner/ Respondent	Organization
Ackerow, Mike	Executive Director, Community Development Corporation of Utah
Bishop, Brad	Executive Director, Self-Help Homes
Brereton, John	Consultant to Utah Private Activity Bond Authority
Corroon, Peter	Former mayor of Salt Lake County, developer of affordable housing
Dahl, Matt	Redevelopment Agency Director, Midvale City
Datwyler, Kim	Former Executive Director, Neighborhood Housing Solutions
Diehl, Cameron	Executive Director of Utah League of Cities and Towns
Erickson, Steve	Housing advocate
Funk, Tim	Director of Community Housing Assistance Programs, Crossroads Urban Center
Gallegos, Mike	Director of Housing and Community Development, Salt Lake County
Garciaz, Maria	CEO, NeighborWorks Salt Lake
Goff, Lani	Director, Salt Lake City Housing and Neighborhood Development
Gray, Lilly	National Development Council Greater Salt Lake Area
Jepperson, Randy	Housing Program Manager, Salt Lake County
Jones, Jeff	Economic Development and Housing Director, Summit County
Kimball, Janice	CEO, Housing Connect (formerly the Housing Authority of the County of Salt Lake)
Lofgren, Dan	President and CEO, Cowboy Partners
Loomis, Scott	Executive Director, Mountainlands Community Housing Trust
Milligan, Marci	Development Consultant, Utah Nonprofit Housing Corporation
Nelson, Chris	Professor of Planning & Real Estate Development, University of Arizona
Parker, Chris	Executive Director, GIV Group
Price, Tim	Executive Director, Ogden City Housing Authority
Rollins, Tara	Executive Director, Utah Housing Coalition
Royall, Heather	West Valley City Grants Division
Schulte, Jim	President, Restore Utah
Smith, Lynell	CEO, Housing Authority of Utah County
Springmeyer, Bob	Bonneville Research
Stauffer, Rhoda	Director, Park City Affordable Housing Program
Tippits, Bill	Associate Director, Crossroads Urban Center
Weaver, Michele	Rural Community Assistance Corporation

## VII. Examples of Best Practices Outside of Utah

- A. Public Asset Management and Housing Affordability
- B. Up-Zoning and Housing Affordability
- C. Adaptive Reuse
- D. Housing Trust Funds and Housing Affordability
- E. State Leadership

### A. Public Asset Management and Housing Affordability

Public entities such as states, cities, counties, school districts, utilities, transportation agencies, special districts, etc., own billions of dollars in real estate assets. However, these assets are not utilized to their full potential. This creates an opportunity to develop new streams of revenue for public entities by optimizing the uses of these assets in partnership. Rather than disposing of surplus land or an underutilized real estate asset, the public entity enters into a partnership with a private or state public entity to maximize the asset's market potential. This improves the value of the asset and generates new revenue.

A critical piece for managing public assets is identifying commercially valuable assets versus those public assets that should remain as public goods. The concept of using public assets to generate revenue isn't new, but it is not often utilized. The most successful utilization of this strategy comes from Denmark, while a few US cities are beginning this process as are several tech and philanthropic institutions.

#### How It Works

Many public institutions don't know the true market value of their assets. A critical step to public asset management is a comprehensive inventory and value assessment. Often, an independent public entity is established to manage the assets. The assets are transferred from the local government to the entity. This allows for transparency and objective valuation, while insulating the project from political interference.

The assets can also be merged or bundled. For example, a school district and a city can form an entity to execute a project plan. In most cases, public ownership is fragmented across different entities. Combining assets under a single entity eases entitlement and financial lending obstacles. It is likely that the project will require a land-use rezone. This step alone can increase the project value without significant financial investment.

This new entity can borrow (generally with favorable terms) by using the improved land value as collateral. The asset can also be applied as a capital contribution for a public-private partnership, or leased to a private entity.

The public entity can then use the profits from the development to invest in other public infrastructure projects such as transportation, education, and other public amenities. This, in theory, increases the value of remaining land and assets, further enabling the entity to invest and expand.

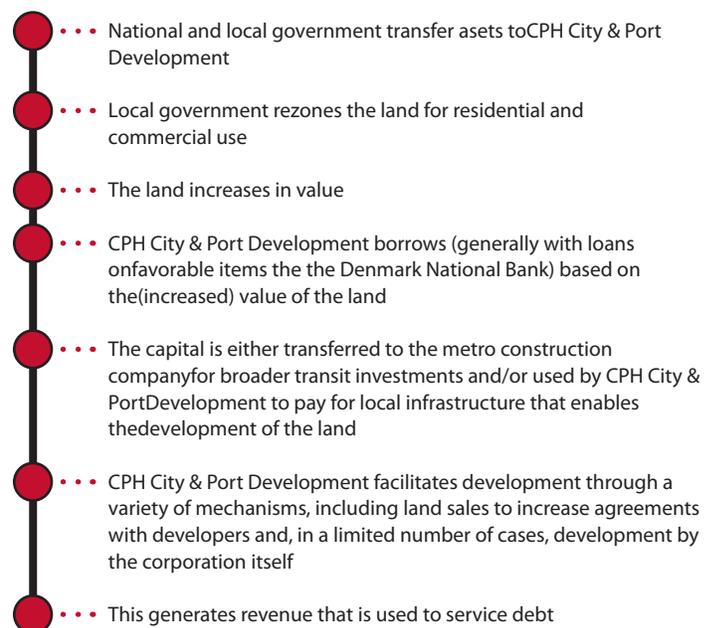
#### Example of Strategy

*CPH City & Port Development Corporation—Copenhagen, Denmark*

As the city of Copenhagen, Denmark, was facing major budgetary and economic woes in the early 1990s, local and national government entities formed a public-private corporation to redevelop a part of the city. The goal was to revitalize a part of the city and finance large-scale infrastructure by increasing revenue from publicly owned land and buildings without raising taxes.

Upon forming the development corporation, strategic parcels of land were identified then rezoned to reflect favorable market conditions. This step immediately increased the value of the land. The process followed with a favorable loan against the rezoned property from the Denmark National Bank. The capital was used to expand the transit system and pay for additional local infrastructure. As the project expanded, revenue was raised from land sales and lease agreements, which was used to service the original debt.

**Figure A.1: Copenhagen Mechanism for CPH City & Port Development**



Source: Brookings Institute

## Applications to Utah

Utah's public entities are uniquely positioned to utilize the public asset, public-private partnership model. There are numerous public universities, utilities, and even health care providers that could provide a wide range of public benefits such as affordable housing or health care services.

This could involve making land available for critical public needs such as providing affordable housing, addressing food deserts, increasing education and job training, and expanding green or open space. Public asset management could also involve commercial endeavors, generating returns that flow back into government budgets to be invested in transportation, infrastructure, public housing, behavioral health care, public education, or other government services.

## B. Up-Zoning and Housing Affordability

### Background

Up-zoning is defined as land use change that allows for higher development intensity. During the 1970s cities rezoned land to increase restrictiveness of land use intensity, such as housing. Today, the opposite philosophy is applied to up-zoning. Cities use the policy to increase housing density and provide options for affordable housing. As housing affordability continues to be a burden, policy makers are using up-zoning as one of the solutions to decrease displacement as well as provide new opportunities to lower-income residents in amenity-rich areas.

### Examples of Up-Zoning

*Minneapolis, Minnesota*—Over the last three years the city worked on the Minneapolis 2040 plan, which includes strategies aimed at addressing climate change, density, and affordable housing. The plan went into effect at the beginning of 2020 and included at least two drafts and over 100 amendments.

The major affordable housing intervention includes a two-strategy approach. First, the plan allocates \$25 million in subsidies to a housing fund and requires that 10% of apartment units must be reserved for moderate-income households. Second, the plan effectively up-zones the whole city to allow denser development with more units to be built in areas that previously contained only single-family homes.

The plan also focuses on providing higher density near transit stops and eliminating off-street minimum parking requirements to free up land for denser multifamily development.

*State of Oregon*—Because Oregon has defined urban growth boundaries, metropolitan and state regulatory authorities regularly assess whether cities are meeting their population needs to accommodate 20 years of growth.

In 2019 the Oregon State Legislature passed H.B. 2001, allowing for increased housing density in residential areas where only single-family building was previously approved, thus up-zoning the whole state. The policy eliminates any local bans on duplexes in low-density residential areas that have more than 10,000 residents. In cities with more than 25,000 residents, the policy allows triplexes, fourplexes, and attached townhomes. The bill gives cities the ability to regulate design characteristics and size, and allows for flexibility to incentivize projects that create new, below-market units.

*Seattle, Washington*—The city established a Mandatory Housing Affordability (MHA) policy with new zoning guidelines ensuring that new commercial and multifamily residential developments provide affordable housing units. This policy change is expected to produce over 6,000 low-income units over the next decade.

There are five zones throughout the city requiring different levels of development density, ranging from low-rise detached and row house neighborhoods to taller mixed-use districts, where buildings will be allowed to rise to a height of 95 feet or more. Approximately 6% of Seattle's single-family zones will be up zoned.

For builders, there are options to opt out of these regulations; however, required fees in lieu of on-site affordable housing construction start at \$5.58 per square foot for developments located in low-rise areas outside downtown and increase to a maximum of \$35.75 per square foot for larger mixed-use developments.

## C. Housing Affordability and Adaptive Reuse of Commercial for Residential

### Background

Adaptive reuse or repurposing of office, industrial, and retail properties for residential use is not a new idea. It has been a redevelopment staple in major metropolitan areas like New York City and San Francisco for years. Salt Lake City has several examples of adaptive reuse in the Central Business District (CBD). The 2002 Olympics spurred the adaptive reuse of aging warehouses to residential use, including the Dakota Lofts, Artspace, Broadway Lofts, and Pierpont Lofts. The city has adopted a D-3 Downtown zone that allows for the adaptive reuse or replacement of warehouse space with mixed-use, multifamily spaces. Repurposing commercial space to residential in Utah has been limited to Salt Lake City's CBD. But the recent closures of big box locations by Shopko, Kmart, Sears, J.C. Penney, and Toys-R-Us provides adaptive reuse opportunities for suburban and even some rural communities.

In the past two years Shopko has closed 19 locations in Utah. A review of commercial listings shows Shopko properties for sale in four cities: Ogden, Nephi, Roosevelt, and Brigham City.

The continued growth of online shopping, along with the impact of COVID-19, will likely open up more opportunities to convert retail space to residential uses. But the conversion can be difficult. A different use will require a zoning change. The best prospects for conversion are freestanding buildings that require demolition, which can cost as much as \$500,000. There can be local tax issues. Additionally, there could be many interested parties in the “dark space.” Amazon, At Home, and Dick’s Sporting Goods have all expressed interest in former Sears and Kmart locations. Despite these complications, collaborative efforts by cities and developers have created additional housing through adaptive reuse in markets facing housing shortages.

*Examples of Adaptive Reuse*—In Burbank, California, the relocation of an IKEA store left an abandoned site that was developed into a mixed-use location with several hundred housing units. A 94-unit apartment complex in Westport, Connecticut, was developed after demolition of an abandoned office building. The Howard Hughes Corp., landlord of a shuttered mall in Alexandria, Virginia, donated a Macy’s store to temporarily house the homeless. Converted office space in downtown Dallas provided over 500 new rental units. Numerous examples of commercial-to-residential conversion can be found through a web search. Crucial to all conversions is the receptivity of the local planning commission and city council to a change in land use.

## D. Housing Trust Funds and Affordable Housing

### Background

Funding is one of the many challenges facing affordable housing projects in Utah. One way to address funding challenges is through housing trust funds (HTFs). These state and local funds secure ongoing dedicated public funds for affordable housing needs. Common revenue sources for HTFs include developer fees, penalties on late payments of real estate taxes, a dedicated portion of the local real estate transfer tax, and fees from other real estate-related transactions. Most often, HTFs address affordable housing needs by providing financing for affordable housing construction and preservation through techniques like zero-interest loans or gap financing. Other tactics may include demand-side solutions such as subsidizing down payments for low- to moderate-income households.

The National Housing Trust Fund, created in 2008, complements existing local efforts to preserve and produce affordable housing. The program provides block grants to states to increase or preserve the supply of rental housing affordable to extremely low-income households (30% of the area median income or less, or below the federal poverty guideline). The national HTF requires 90% of awarded funds to be used for rental housing. The first awards of the national HTF began in 2016, with Utah awarded funds for three projects for a total of 39 units.

### Housing Trust Funds in Utah

The Olene Walker Housing Loan Fund (OWHLF) is Utah’s state housing trust fund. The fund supports quality affordable housing options to meet the needs of Utah’s individuals and families, with a focus on developing housing for very low-income, low-income, and moderate-income persons. The program is administered by the Utah Housing and Community Development Division. It combines federal HOME funding, USDA rural development funding, annual appropriations from the state legislature, and, recently, program income and loan repayments. For the 2018–2019 program year, the OWHLF had 933 current loans, a \$146.4 million total portfolio value, and assisted 1,217 units for a lifetime total of 20,703 units funded.

Salt Lake City also has a housing trust fund, and while it acts similar to a traditional HTF, it is not subject to the same rules and regulations from HUD. This fund provides loans to housing sponsors and developers to support affordable and special needs housing within the city. It is funded through the general fund of the city and functions as a revolving loan fund that accepts applications year-round and requires detailed descriptions of the project and how it will assist with the city’s affordable and special needs housing. Since 2009, 2,330 affordable units in 29 developments have been assisted by Salt Lake City’s HTF. From July 2018 to June 2019, 65 new units and 95 rehabilitated units in three developments were completed. As of March 2020, 11 developments, including two rehabilitation projects, were in the development process and 10 projects in the pipeline for HTF funding. Currently, the city’s Housing and Neighborhood Development department is working with the RDA under the direction of the city council to streamline the funding process for multifamily developments.

### Housing Trust Funds in Other Regions

Nationally, there are over 800 state and local HTFs generating more than \$2.5 billion a year to support critical housing needs. These funds are a result of state and local action led by community organizers, housing advocates, elected officials,

and other allies who have agreed that the development of a permanent stream of revenues dedicated to affordable housing is a public priority. For HTFs to be effective on a local level, there needs to be persistent advocacy, ongoing revenue support, and administrative direction.

In King County, Washington, the county collaborated with cities to create a regional HTF, A Regional Coalition for Housing (ARCH), to address the affordability crisis driven by robust economic growth in the region. Each jurisdiction contributes funds to the HTF, and all members receive an equitable distribution of ARCH resources. Additional revenue sources include general funds, federal Community Development Block Grant funds, payments by developers, loan repayments, earned interest, fee waivers, infrastructure improvements, and contributions of land. Since 1993, the ARCH HTF has funded over 3,250 units of housing for families, seniors, and persons with special needs.

The Sadowski Fund operates as an HTF in Florida and is administered by the Sadowski Coalition. The coalition of 32 statewide organizations began in 1991 to obtain a dedicated revenue source to fund the state's affordable housing programs. Initially, Florida's housing programs were funded when the "document stamp tax" paid on all real estate transactions was increased in 1992. All monies generated were dedicated to state and local housing trust funds.

## E. State Leadership and Housing Affordability

Local opposition often impedes progress on Utah's housing shortage. Any housing development that requires a special permit or variance will likely trigger a public meeting. Public meetings have their virtues. They allow those who are most affected to voice their views and can act as a check on developer excesses. But they can also allow a small group of unrepresentative neighbors to amplify opposition to new developments. In addition to being relatively few in number, the opponents may not be representative demographically or socioeconomically of the jurisdiction. Their interests may not reflect the larger community's interests and housing needs.

A large share of those who would benefit from a new development almost always live outside the jurisdiction. Their voices in support of additional housing go unheard. This imbalance between staunch opposition and widely diffused support underscores the need for the state to step in and balance the scales. Local governments are often limited in their ability to make meaningful progress on the challenges of affordability. State support can help. An example, in 2019 the Utah Legislature passed S.B. 34, the most consequential affordable housing legislation to date. S.B. 34 incentivizes affordable housing development by tying state transportation funding to strategies aimed at encouraging affordable housing.

State leadership, as a best practice, is exemplified by Oregon and California. In 2019 the Oregon Legislature passed H.B. 2001 that eliminates single-family zoning in much of the state. "Under the new bill, cities of more than 1,000 in the Portland metropolitan area and those of more than 25,000 in the rest of the state will have to allow up to fourplexes in single-family neighborhoods. Cities between 10,000 and 25,000 would have to at least allow duplexes."<sup>13</sup> Oregon will be a test case for other cities and states contemplating eliminating the single-family zone.

In 2016 and 2017, California passed accessory dwelling unit reforms that require cities to permit one ADU per single-family home, streamline ADU permitting, set utility fees proportional to the burden of ADUs, and further reduce fees for ADUs built inside an existing home. The law also waived parking requirements for ADUs located within half a mile of a transit stop or within a block of a car-share stop. After passage of the ADU legislation, the annual number of ADU units receiving building permits in Los Angeles increased from a few hundred to almost 4,200 in 2018.

Progress on the housing crisis needs continued state and civic leadership. Without it, today's children, Utah's next generation, will face an even greater scarcity of affordable housing and more burdensome housing prices.

# Other Local Studies on Housing Affordability

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## Utah League of Cities and Towns

In 2018, the Utah League of Cities and Towns published *Keys to Housing Policy in Utah*. The first section of this report is devoted to housing terminology: common housing terms, land use terms, and financial terms. The second section includes brief descriptions of 15 strategies followed by four case studies briefly describing the implementation of a strategy: Clearfield (form-based code for downtown housing), Park City (workforce deed-restricted housing), South Salt Lake (TOD/Community Redevelopment Area), and Ogden (Community Reinvestment Area and zoning code updates).

<https://site.utah.gov/ulct/wp-content/uploads/sites/4/2018/06/Keys-to-Housing-Report.pdf>

In November 2019 the Utah League of Cities and Towns published *One Key to Housing, Accessory Dwelling Units: A Resource Guide for Municipal Officials and Staff*. This is a how-to publication for municipalities considering adopting an ADU ordinance.

[http://www.ulct.org/wp-content/uploads/sites/4/2019/08/One-Key-ADUs\\_Updated-8.13.2019.pdf](http://www.ulct.org/wp-content/uploads/sites/4/2019/08/One-Key-ADUs_Updated-8.13.2019.pdf)

## University of Utah, Department of City & Metropolitan Planning

Graduate students have produced a 50-page draft report titled *Affordable Housing Strategies: State-of-the-Practice in Ten Utah Cities*. The study identifies 15 housing strategies and then examines the use of those strategies in 10 major cities in Utah. The report was produced and published under the direction of Professor Reid Ewing.

## Utah Foundation

This study will address the issue of housing affordability and the “missing middle.” In this report, missing middle is defined as those households who earn too much to qualify for subsidized housing but not enough to cover the costs of market-rate housing. This study will examine the scope of the problem, identify geographic problem areas where the issue is most acute, and analyze the pros and cons of various strategies that could help alleviate it. Particular emphasis will be placed on exploring homeownership options.

## Endnotes

1. Utah Code Ann., 10-9a-5.
2. Salt Lake County Municipal Code, Chapter 19.02.020.
3. Kem C. Gardner Policy Institute, Demographics, and Ivory-Boyer Construction Database.
4. “Cities Start to Question an American Ideal: A House with a Yard on Every Lot,” *New York Times*, June 18, 2019.
5. *Housing America’s Older Adults 2019*, Harvard Joint Center for Housing Studies.
6. “One Home, a Lifetime of Impact,” *Washington Post*, July 23, 2020.
7. Utah Code Ann., 10-9a-403.
8. Utah Code Ann., 17C-1-412.
9. Original Redevelopment Agency legislation used the nomenclature of RDA. In 2006, legislation created Urban Renewal Areas (URA), Community Development Areas (CDA) and Economic Development Areas (EDA). In 2016 Legislation collapse URA, CDA, and EDA into a single designation of Community Reinvestment Area (CRA). Project areas retain the nomenclature used at the time of their creation.
10. The Redevelopment Agency of Salt Lake City, 2019 Annual Report.
11. Karen Chapple, et al., *Jumpstarting the Market for Accessory Dwelling Units: Lessons Learned from Portland, Seattle, and Vancouver* (Turner Center for Housing Innovation, UC Berkeley: 2017).
12. Tara Horn, Debi Elliott, and Amber Johnson, *Accessory Dwelling Unit Survey for Portland, Eugene, and Ashland, Oregon* (Survey Research Lab for the State of Oregon Department of Environmental Quality: September 2013).
13. “Oregon Strikes Exclusive Single-Family Zoning, But Effects May Take Years,” Oregon Public Broadcasting, July 3, 2019.

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# PROVO MUNICIPAL COUNCIL STAFF REPORT



**Submitter:** MISANDERS  
**Department:** Council  
**Requested Meeting Date:** 06-06-2023

**SUBJECT:** A discussion regarding RDA strategy (23-045)

**RECOMMENDATION:** Discussion only.

**BACKGROUND:** The RDA Governing Board wishes to discuss strategy including goals and functions of the Board.

**FISCAL IMPACT:**

**PRESENTER'S NAME:** Shannon Ellsworth, RDA Governing Board Chair

**REQUESTED DURATION OF PRESENTATION:** 30 minutes

**COMPATIBILITY WITH GENERAL PLAN POLICIES, GOALS, AND OBJECTIVES:**

**CITYVIEW OR ISSUE FILE NUMBER:** 23-045