

**HOUSING AFFORDABILITY**  
**AFFORDABLE HOUSING**  
**WHAT THE LEGISLATURE DID IN 2018 AND WHAT IS HAPPENING**  
**ELSEWHERE**  
**April 26, 2018**



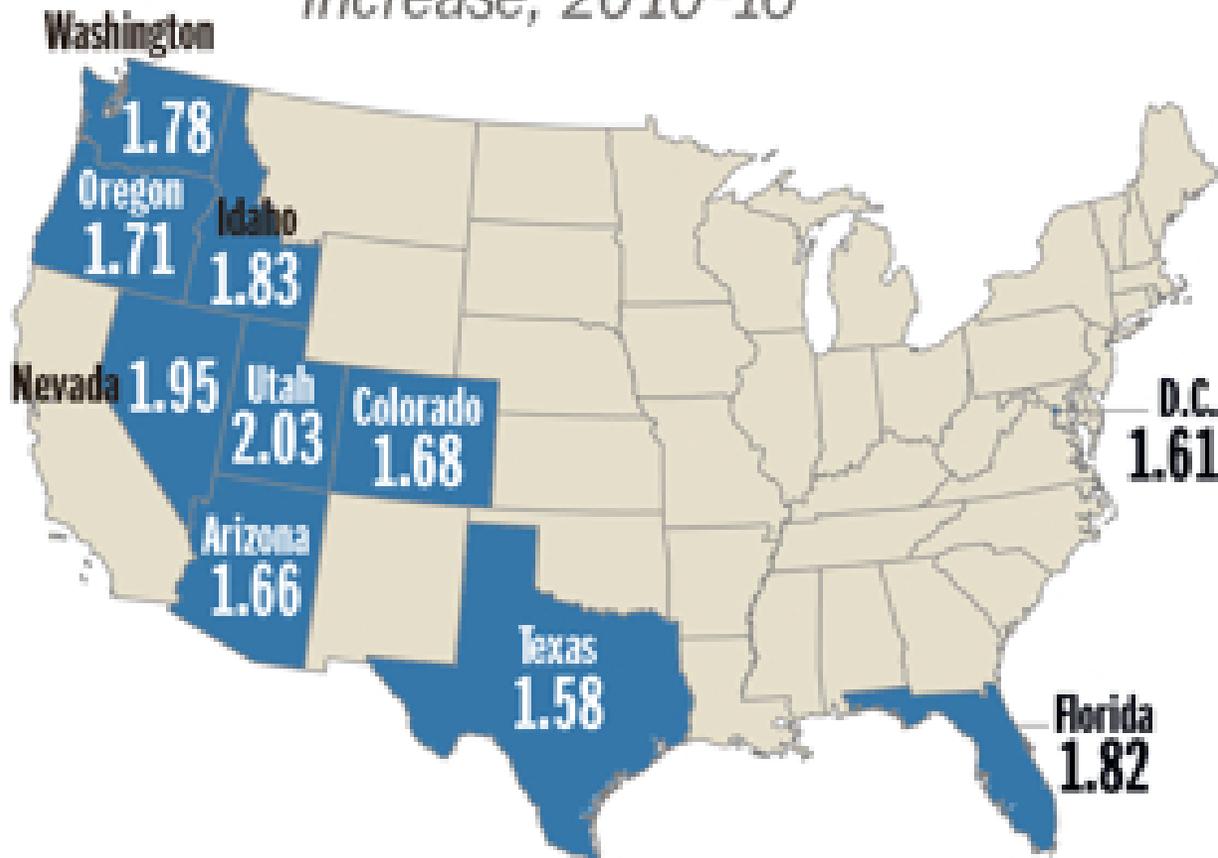
# Start with video

- <https://www.ksl.com/?nid=1171&sid=46269622>
- 4:36 video on apartments and affordable housing



# Top 10 states for population growth

Average annual percentage increase, 2010-16



SOURCE: U.S. Census Bureau

DESERET NEWS GRAPHIC

# Rising prices

Percent change in home costs, 1991 to third quarter 2017

## TOP 5

STATE	PERCENT CHANGE
1. Colorado	327.3
2. Oregon	303.2
3. Montana	279.4
4. <b>Utah</b>	<b>276.1</b>
5. Washington	238.0

## BOTTOM 5

STATE	PERCENT CHANGE
46. Illinois	98.5
47. Delaware	97.2
48. Indiana	96.5
49. Ohio	91.8
50. Connecticut	71.7

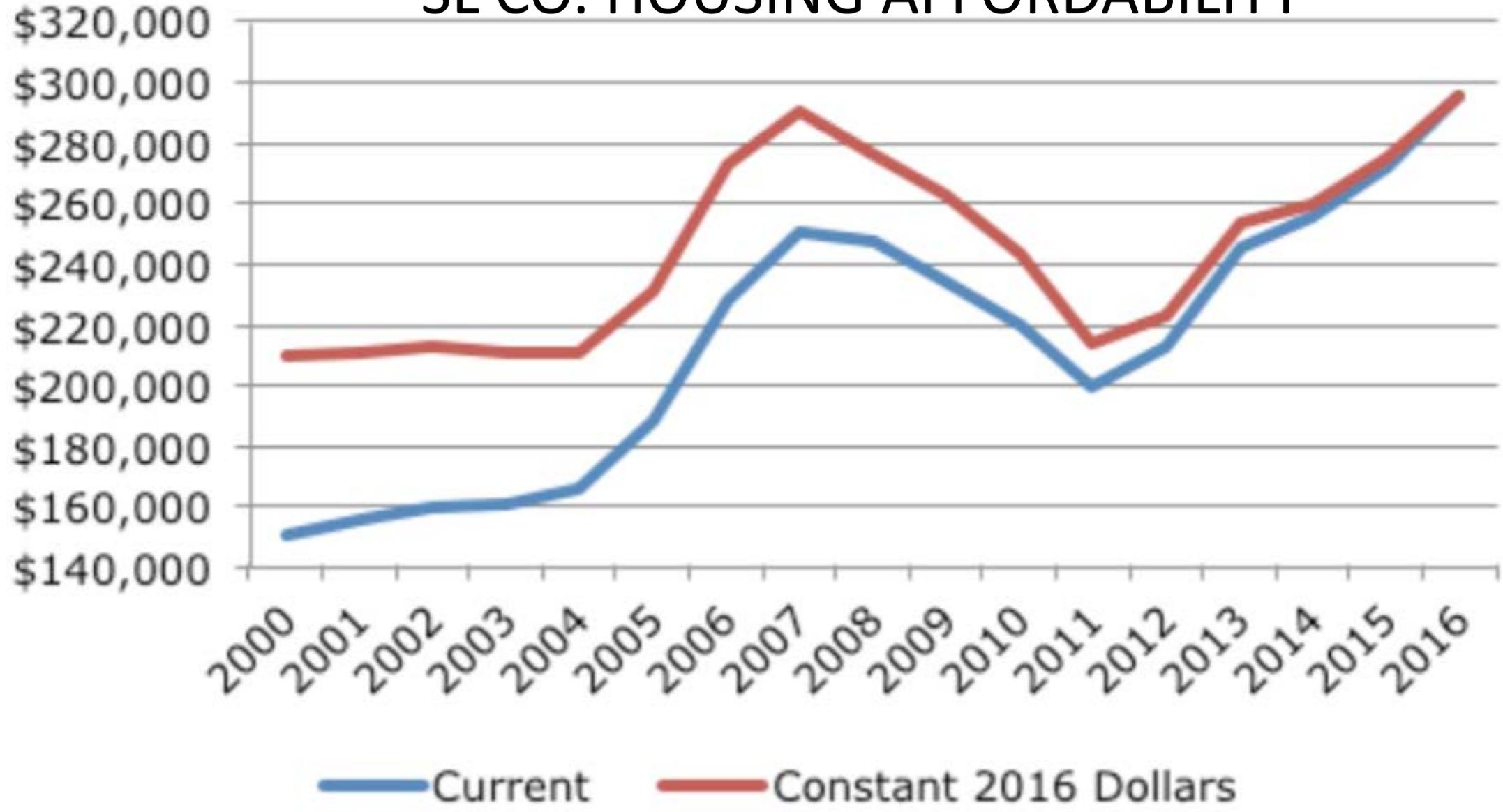
U.S. percent change: **148.7**

SOURCE: Federal Housing Finance Agency

DESERET NEWS GRAPHIC



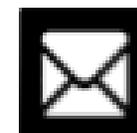
# SL CO. HOUSING AFFORDABILITY

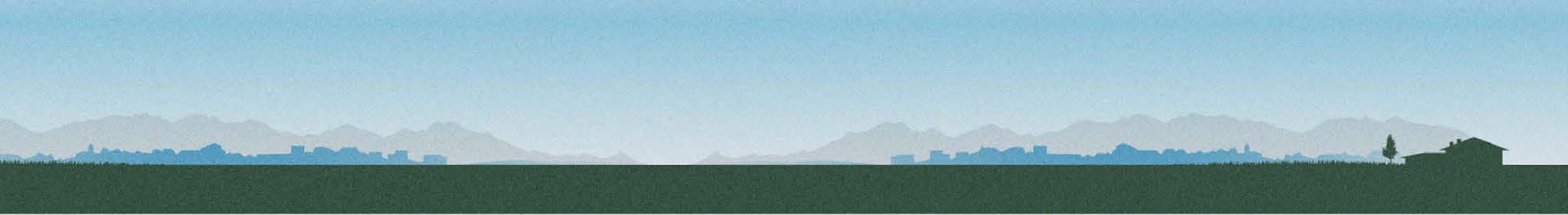


# Research shows housing becoming less affordable along Wasatch Front

By [Jasen Lee](#)  [@JasenLee1](#)

Published: April 7, 2018 4:40 pm





*Research Brief*

March 2018



Kem C. Gardner  
**POLICY INSTITUTE**  
THE UNIVERSITY OF UTAH

# Housing Prices and the Threat to Affordability

<http://gardner.utah.edu/wp-content/uploads/HousingBrief.pdf>

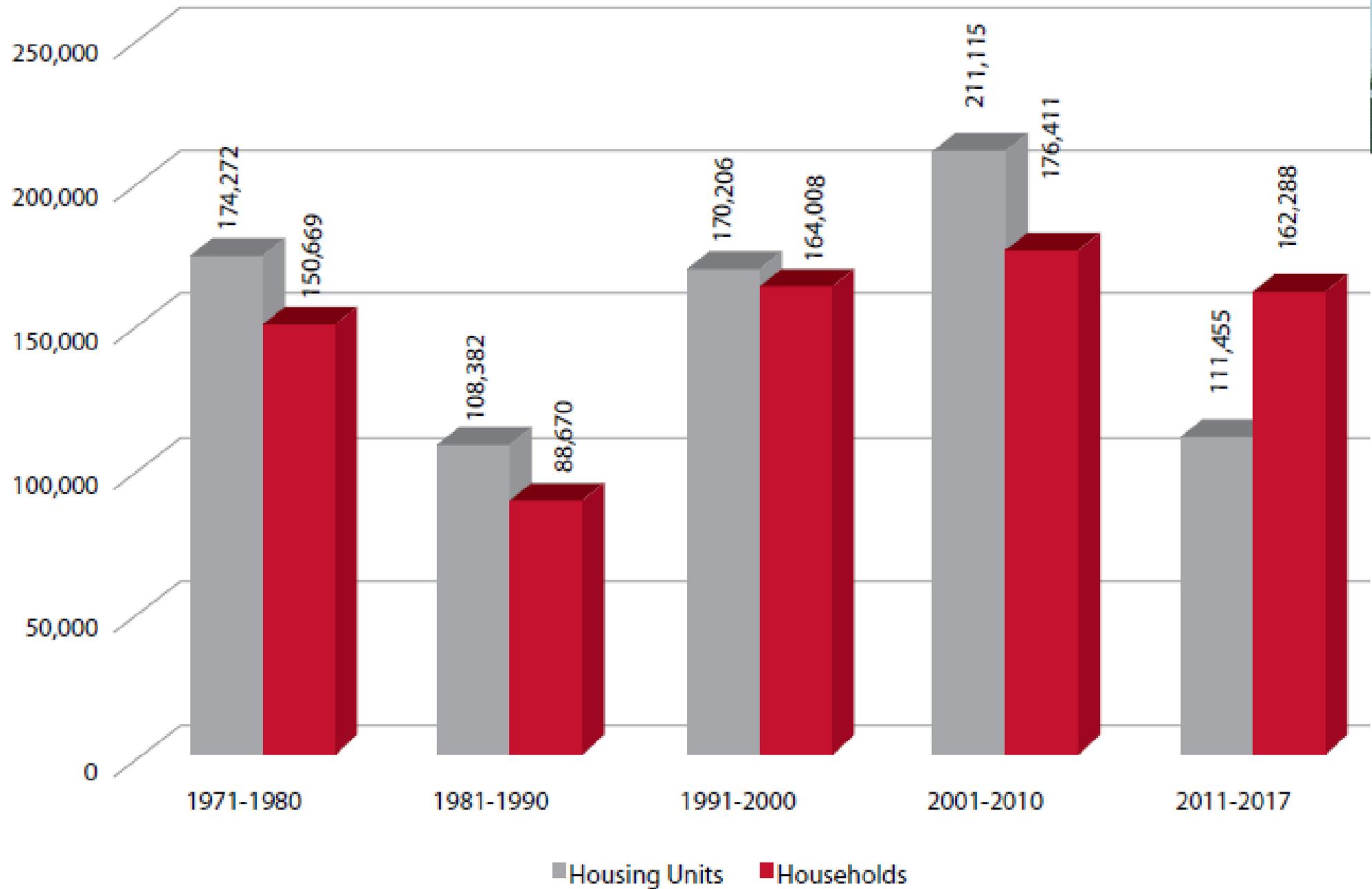


## *What's Driving-Up Housing Prices in Utah?*

The causes for the rapid increase in housing price are divided into two categories. The first includes a number of factors that have a direct impact on the price of an individual home and includes permit and impact fees, development costs, construction costs, and land and labor costs. The second category includes the broad overall market conditions—strong demographic and economic growth—that have created a housing shortage, thus putting upward pressure on prices.

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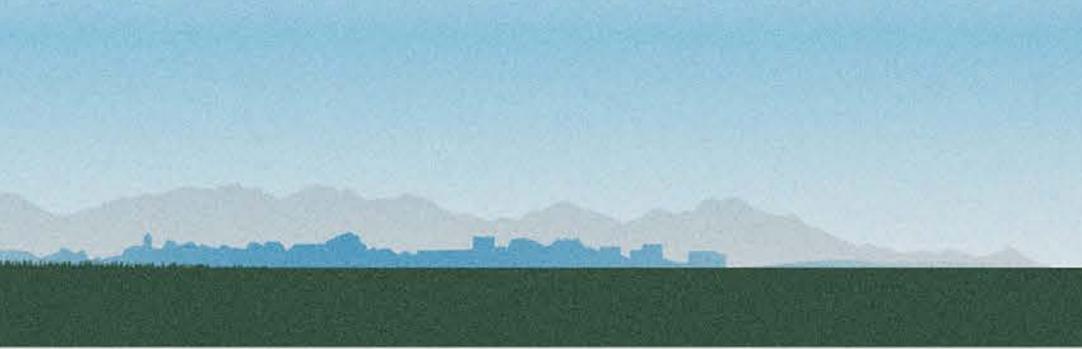
Figure 2: Increase in Households Compared to Increase in Housing Units for Utah



# Recent housing development data in Utah



- 2014-2016: 17,500 multifamily units
  - 2014: 30 year high
- 2016: 45% of new residential construction = multi-family
- Condos/townhouses: 21% increase, 3,028 new units
- Apartments: 15% increase, 5,735 new units
- Density does NOT always mean affordability (i.e. downtown SLC)



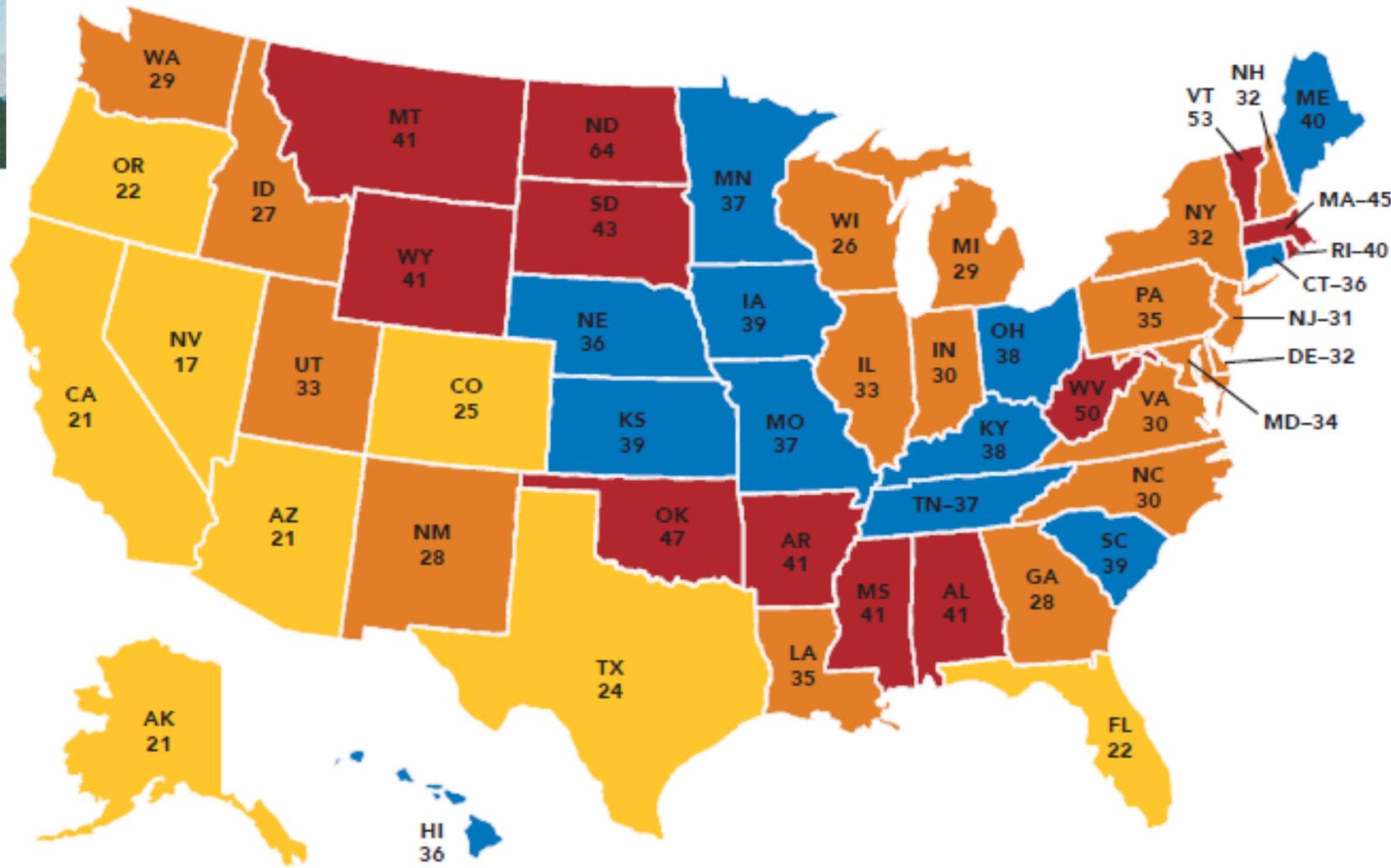
# Herald editorial: The solution to Utah County's housing problem can shift with two key changes

Daily Herald Sep 7, 2017

First, before any changes and efforts can be made in local government (or developers) there must be a change in community mindset. The change is this: strategically planned high-density housing will become necessary, and it is not the enemy. Likewise, renters are not the enemy of our communities. Single professionals living here, sharing their

Second, cities can't control the housing market, but they can control zoning, which dictates which housing types and densities can be built in each district of the city. City and county leaders — from Saratoga Springs to Spanish Fork — must place greater prioritization on accommodating *all* demographics within a community. As it stands, many cities are failing in this area.

FIGURE 3: UNITS AFFORDABLE AND AVAILABLE PER 100 ELI RENTER HOUSEHOLDS BY STATE



Every state has a shortage of “affordable housing” (2016 Nat’l Low Income Housing Coalition)

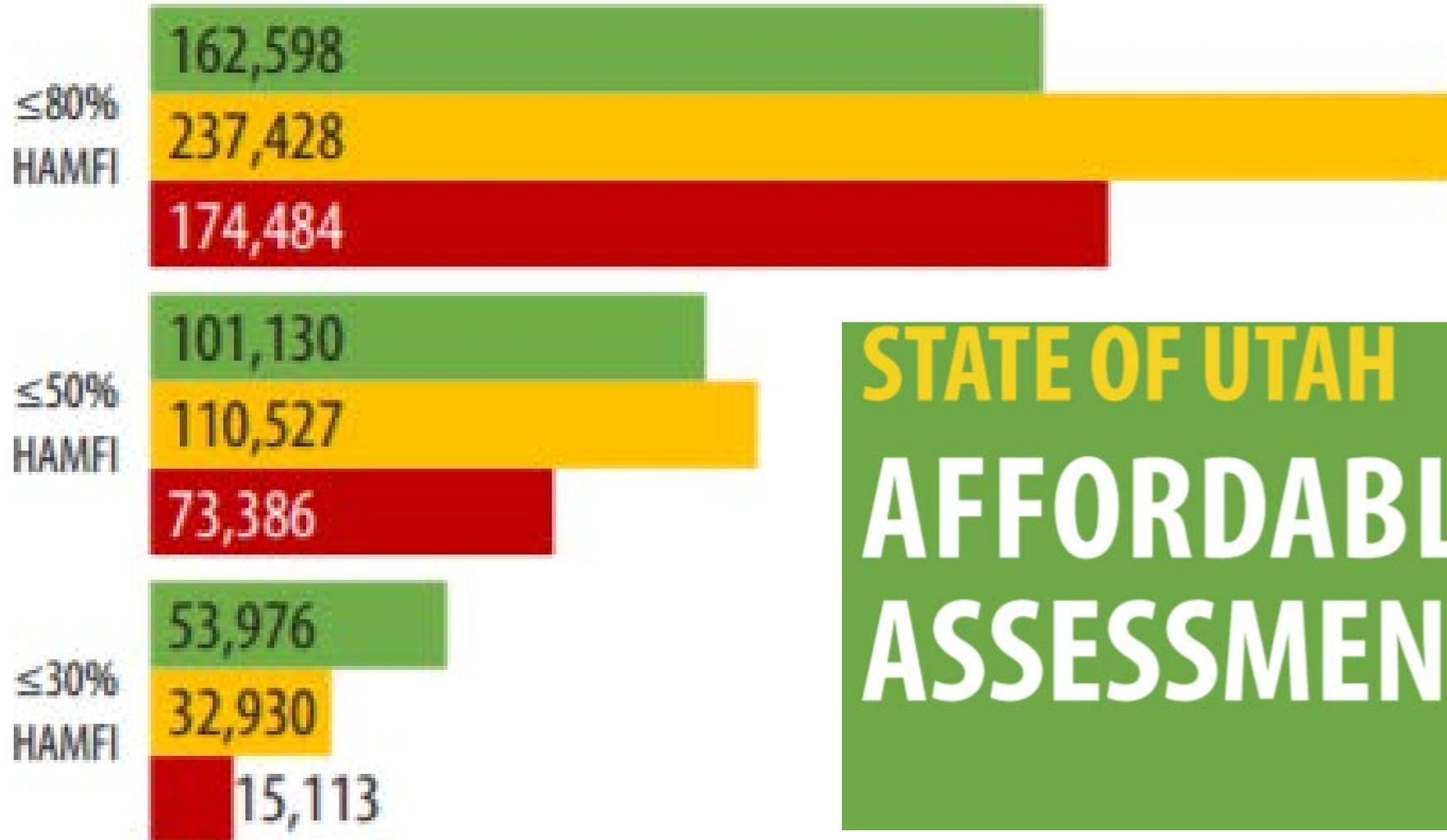
- 25 or Fewer
- Between 26 and 35
- Between 36 and 40
- More than 40



# Average Gap in Affordable & Available Rental

## Units in Utah by Income Threshold

■ Renter Households    ■ Affordable Units    ■ Affordable & Available Units



**STATE OF UTAH**

**AFFORDABLE HOUSING  
ASSESSMENT AND PLAN**

**2016**



October 16, 2017

Dear Mayor Biskupski, Mayor McAdams and Governor Herbert:

**1) Construct 800 new units of permanent supportive housing in population centers accross the state.** The need for additional permanent supportive housing has grown since Crossroads

**3) Produce sufficient new funding streams for low income housing to reverse the steady loss of housing units that are affordable to families earning less that \$25,000 per year.** Market forces have driven rental prices beyond what many families in the rental market can afford. This leaves too many families on the edge of crisis. To reverse this trend our state needs to increase the production of low income housing by at least 1,000 units per year. Reaching this goal will probably require state and local government to issue general obligation and private activity bonds and to come up with other funding options.

*Signed by 36 prominent clergy members across Utah*



Luke, Councilwoman Lisa Adams and Council Chairman Stan Penfold acknowledged the general public is not generally receptive to high-density developments or affordable housing projects. But that's a perception they hope to set an example about, to demonstrate that projects can be done well and not only integrate into a neighborhood, but also lift the neighborhood.

"We're not talking about building the '60s-era housing projects — that's not what we're looking at," Luke said in a meeting with the Deseret News and KSL editorial boards Monday. "We want to find things that are going to fit with the community."



# Housing headlines since the session ended

## Orem's Palos Verdes petition garners 9,200 signatures

Genelle Pugmire Daily Herald Apr 14, 2018



## Cottonwood Mall Redevelopment Plan

A NEW PLAN WITH ENDURING QUALITY

- 1** Reduced Height  
136' → 90'
- 2** Reduced Luxury Apartment Density  
↓ 236 Fewer Units
- 3** Increased Feature Restaurants, Shopping and Office  
↑ 65%
- 4** More Open Space  
↑ 25%

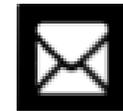


# Bill to fine Utah cities lacking affordable housing advances

The proposed law may, however, see changes on Senate floor

By [Katie McKellar](#)  [@KatieMcKellar1](#)

Published: March 5, 2018 3:52 pm



Comments

The bill, Eliason said, is meant to incentivize cities to contribute to affordable and low-income housing stock to help prevent Utahns from becoming homeless to begin with. But representatives from the Utah League of Cities and Towns argue punishing cities for housing market failure is not the way to increase affordable housing.



# Shelter funding plan stripped of fee on cities lacking affordable housing

By [Katie McKellar](#)  [@KatieMcKellar1](#)

Published: March 7, 2018 6:10 pm



Comments



# HB 462 on affordable housing

- NO STATE FINANCIAL ASSESSMENT OR FEE ON A CITY BECAUSE OF THE CITY'S LAND USE AND STOCK OF AFFORDABLE HOUSING
- DWS must do an annual report with an estimate of the quantity of affordable housing units available in each city in the state
- The report must include a percentage of the available affordable housing and low income housing available in the city compared to the statewide average

# 2017 Utah Legislature: HB 36



HB36, introduced by Rep. Becky Edwards, R-North Salt Lake, incentivizes real estate developers and landlords by using loans and enhanced tax credits to better enable them to drop rent and leasing rates for tenants.

"This bill complements the efforts being done statewide, especially by cities and counties, to alleviate the homeless situation and is an important part of solving that problem," Edwards said this week.



# SB 136: what it could have been last interim

- Some legislators wanted to compel cities to plan for certain types of land use, including affordable housing or mixed use developments, or punish cities for not planning for those types of land use, in areas surrounding state transportation corridors
- Rulemaking process; Transportation Commission, in consultation with UDOT, MPOs, and local gov'ts, will:
  - Update the prioritization rules for state projects
    - Land use and economic development
  - 180 day deadline in the bill

# HB 430: Commission on Housing Affordability

## Commission membership:

- Legislature: Senator, Two Representatives
- State: DWS (2), GOED, Utah Housing Corp.
- Local: ULCT (2), UAC (2), Utah Redevelopment Association, UTA, public housing
  - Note: ULCT recommends several individuals and the Governor appoints two of them
- Industry: Utah Housing Corporation, Utah Homebuilders Association, Utah Association of Realtors, Utah Bankers Association, Salt Lake Chamber
- Other: nonprofit, rural

# HB 430: Commission on Housing Affordability: duties

- At least four meetings annually
- Increase public and gov't awareness and understanding of housing affordability
- Identify and recommend implementation of strategies, policies, procedures, and programs
- Facilitate communication and coordination of public and private entities
- Study, evaluate, and report on status and effectiveness of policies and programs in Utah and elsewhere
- **Provide recommendations to the Governor and Legislature**
- Commission may request information from local government and the state about projections and statistics
- Commission shall prepare an annual report by October 1

# HB 259, Part 1: General plan

Applicable cities: all cities above 10,000 statewide, AND cities above 5,000 people in counties of the third class or larger (31,000)

Previous law required ALL cities (dated to the 1990s)

- By July 1, 2019, an applicable city must within their general plan provide a realistic opportunity to meet the need for moderate income housing within their city over the **next five years**.



# HB 259, Part 2: biannual report (city website, AOG, DWS)

Applicable cities: all cities above 10,000 statewide, AND cities above 5,000 people in counties of the third class or larger (31,000)

- A city must show efforts to:
  - reduce, mitigate, or eliminate local regulatory burdens for MIH
  - encourage preservation or development of MIH
  - Coordinate w/surrounding cities and AOGs or use programs from the Utah Housing Corp.
- A city must analyze/publish data about the number of units in the city that are:
  - 80% AMI, 50% AMI, 30% AMI (of city)
  - Subsidized or deed-restricted
- A city must show:
  - How it utilized RDA/CRA/EDA set aside \$
  - Any funds expended to pay or waive construction-related fees



Data provided by Dept. of Workforce Services and Rocky Mountain Community Reinvestment Corporation

<b>TOTAL HOUSEHOLDS</b>		29,895	100%
<b>OWNED UNITS</b>		23,315	78%
<b>RENTAL UNITS</b>		6,580	22%
<b>TOTAL RENTAL UNITS</b>	<b>SALT LAKE COUNTY</b>	133,000	
<b>% OF CITY UNITS IN</b>	<b>SALT LAKE COUNTY</b>	4.9%	
<b>SECTION 8 UNITS IN</b>		84	
<b>LIHTC UNITS IN</b>		440	
<b>RDA UNITS IN</b>		0	
<b>80% - 100% + UNITS PROVIDED</b>		6,056	92%
<b>50% - 80% (LOW) UNITS PROVIDED</b>		198	3%
<b>30% - 50% AMI (VLI) UNITS PROVIDED</b>		154	2%
<b>0% - 30% AMI (ELI) UNITS PROVIDED</b>		172	3%
<b>REGULATED UNITS IN</b>		524	





Data provided by Dept. of Workforce Services and Rocky Mountain Community Reinvestment Corporation



<b>REGULATED</b>	HUD Section 8 Project Based Vouchers	84
	Low Income Housing Tax Credit (LIHTC)	440
	Rural Development Agency (RDA)	0
	Other Regulated (PAB,CRC)	0
	<b>SUB-TOTAL</b>	<b>524</b>
<b>NOAH</b>	Naturally Occuring Affordable Housing (NOAH)	0
	<b>TOTAL</b>	<b>524</b>

<b>REGULATED (AM)</b>	2018	DEMAND	SUPPLY	
	50% - 80% (LI) UNITS		370	6%
	30% - 50% AMI (VLI) UNITS		154	2%
	0% - 30% AMI (ELI) UNITS		0	0%
	Non Moderate Income Units		6,026	92%
	<b>TOTAL</b>	<b>6,876</b>	<b>6,550</b>	<b>100%</b>

# Housing

## 1 Introduction

The data at the beginning of this chapter covers all housing within West Valley City and is intended to provide a snapshot of housing conditions at the time of the General Plan update. Comparisons are

**GROWING SLC:**  
A FIVE YEAR HOUSING PLAN  
**2018-2022**

**Housing Assessment**



**Plan**

Park City Municipal Corporation

2012





DEPARTMENT OF  
WORKFORCE SERVICES

HOUSING & COMMUNITY  
DEVELOPMENT DIVISION

STATE OF UTAH  
GARY R. HERBERT  
*Governor*  
SPENCER J. COX  
*Lieutenant Governor*

JON S. PIERPONT  
*Executive Director*  
CASEY R. CAMERON  
*Deputy Director*  
GREG PARAS  
*Deputy Director*

JONATHAN HARDY  
*Director*  
KATHERINE SMITH  
*Assistant Director*  
REBECCA BANNER  
*Assistant Director*

\*\*\*FOR IMMEDIATE DISTRIBUTION\*\*\*

## MEMORANDUM:

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**To:** Municipal Legislative Bodies  
**From:** The Utah Department of Workforce Services: Housing and Community  
Development Division  
**Date:** March 30<sup>th</sup>, 2018  
**Subject:** Notice of revisions to the moderate-income housing element and biennial review  
reporting statutes

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# Cautionary concerns from Colorado and California

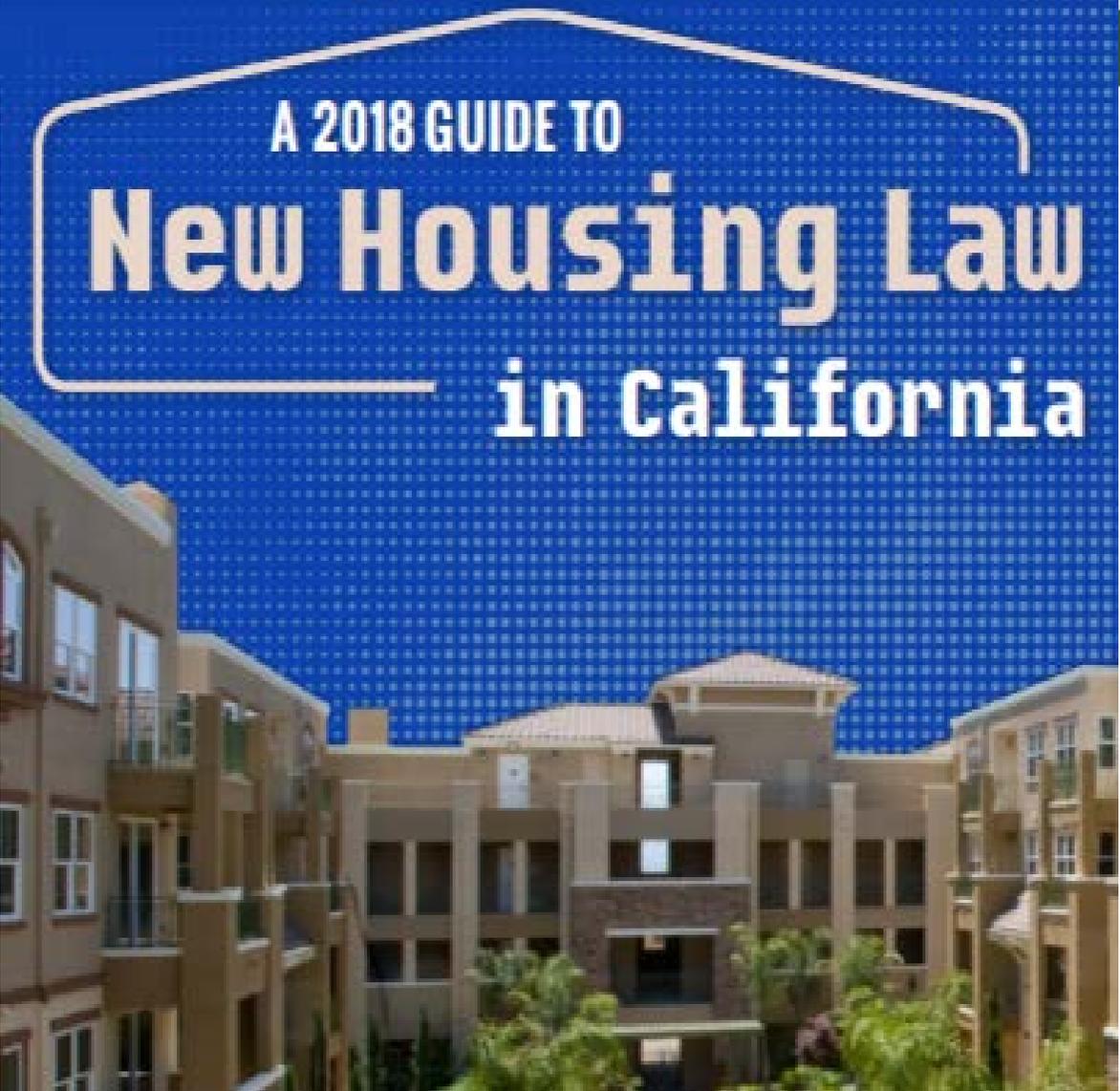
CO: ballot measure that would restrict housing development across 10 Front Range counties

Berkeley's zoning code, it took the developer two years and as many lawsuits to get approval. He plans to start building next year. The odyssey has become a case study in how California dug itself into a vast housing shortage — a downside, in part, of a thriving economy — and why the State Legislature is taking power from local governments to solve it.

“The housing crisis was caused by the unwillingness of local governments to approve new-home building, and now they’re being held accountable,” said [Brian Hanlon](#), executive director of California Yimby, a housing lobbying group that is backed by the tech industry and helped plan the lawsuits.

Mary Trew, a retired graphic designer who fought the project, drew the same conclusion with a different spin: “Municipalities are losing their authority.”

# 2017 California Assembly: 15 bill “Housing package”

A graphic with a blue background and a white dotted pattern. At the top, a white outline of a house roof contains the text "A 2018 GUIDE TO". Below this, the text "New Housing Law" is written in large, bold, white letters, and "in California" is written in smaller white letters below it. The bottom of the graphic shows a photograph of a modern, multi-story apartment building with a central tower and balconies.

A 2018 GUIDE TO  
**New Housing Law**  
in California

- Funding
  - Recording fee, general obligation bond
- Streamlining
  - Multifamily projects approved in cities w/o their share of low/moderate income
  - Workforce Housing Opportunity Zones (50% of units must be moderate or below; focus on transit/jobs)
  - Housing Sustainability District (set aside 20% of units for low income)
- Accountability
  - Limits a city from denying a low income project that is consistent w/zoning & plan
  - Inclusionary zoning
  - Annual report to state; Attorney General
  - State funds for cities jeopardized



The CA Assembly is not done

THE BAY CITY  
**Beacon**



## **A new bill could give BART the authority to speed up housing construction. Here's how it would work.**

The bill itself does not have an exact housing production goal or minimum density, unlike SB 827. However, the aim is to build 20,000 housing units near BART by 2040—this comes from guidelines passed in 2015, and AB 2923 gives BART the power to rezone its land in order to meet this goal.

*SB 827, failed last week in committee: required “upzoning,” state override of local limits on housing height and density near transit*



# 2018 interim: local government opportunity to engage

- Need to help all stakeholders understand the issue of housing affordability and the issue of affordable housing through HB 430 Commission
  - ULCT will have internal group on housing affordability
- Once we understand the scope, then we can start seeking solutions
- Need to immediately comply with HB 259 (see handout)
  - 1) General plan update (July 1, 2019)
  - 2) Biennial report to DWS and on your website
- Need to contribute to finding realistic solutions
- Need to preserve local control

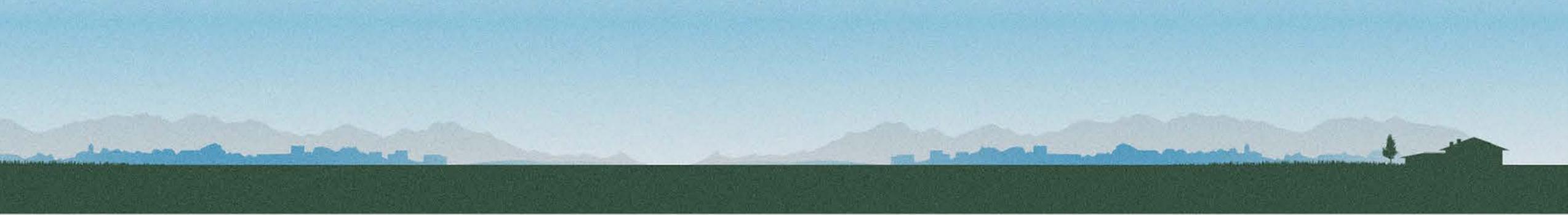
# Want to engage with us? Need more info?

## ULCT staff contacts:

- Cameron Diehl, [cdiehl@ulct.org](mailto:cdiehl@ulct.org)
- Rachel Otto, [rotto@ulct.org](mailto:rotto@ulct.org)
- Meg Ryan, [mryan@ulct.org](mailto:mryan@ulct.org)

- ULCT representatives on Commission on Housing Affordability: TBD
- ULCT Board of Directors recommended names to the Governor for consideration this week





# Cam comments on building relationships w/legislators

- Articulate the city vision without asking anything of the Rep./Sen.
- Campaign support
  - Ask not what the city can do for you, ask what you can do for your city
- Present to city council meetings
- Regular breakfasts
- Shout outs in mayoral messages
- VIP invitations for community events (festivals, parades, rodeos)
- Behind the scenes tour
  - Ride along with police, public works
  - Ask for a capitol tour for your council, boy scouts, etc.
- Ask what they are working on and how the city can help
- Share ULCT policy prism and use ULCT as a resource (we will travel anytime, anywhere to join you ... I've met w/legislators and their city leaders from Logan to Ephraim and Vernal to St. George ... the "tour of Utah")
- Thank them for their service privately and publicly
- ULCT outreach: SB 170 in 2006, SB 136 (billboards) in 2012, HB 362 in 2015, HB 192/HB 253 in 2017, HB 175 and SB 218 (with some audio? Tim Quinn story about why to never stop trying) in 2018
- Find commonality and build relationship of trust



# Foundational Principles

- *Frequent contact is key: set up a regular meeting with your Legislator*
- *Engage your Chamber of Commerce Legislative Affairs Committee*



**AGENDA**  
**Legislative Affairs Committee**  
**Ogden/Weber Chamber of Commerce**  
**House Building (West Building), Room 25**  
**Friday, February 20, 2015**  
**7:00 a.m.**

- 
- I. **Welcome and call to order** – Eric Isom
    - **Introductions**
  - II. **Recognition of Breakfast Sponsor** – American West Bank, Erich Sontag
  - III. **Utah Aviation Hall of Fame (Funding Request)** – General Kevin Sullivan
  - IV. **Transportation Presentation** – Mayor Brent Taylor, North Ogden City ←
  - V. **Reports from Legislators** – Representative Gage Froerer
  - VI. **Adjourn**

# Foundational Principles

## Personal Contact is Key

*Whenever possible, set up an appointment and visit personally.  
Don't just rely on phone/email*



## Engage Other City Leaders

*On a major issue, bring in other elected officials to help show how important the issue really is*



# Prepare Handouts/Take-aways

*Simple, colorful, brief handouts/take-aways are great: legislators are busy people during session, and they may be on an iPad or phone working during your presentation, so give them something they can read later during someone else's presentation! **Videos** are great too!*

Transportation Funding Video

North Ogden City

188 views

Published on Feb 17, 2015

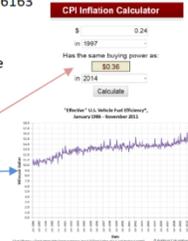
An appeal from North Ogden City leaders to the Utah State Legislature to address the financial shortfalls in the current municipal road funding programs. Currently municipalities receive a share of Class B & C road funds, which are generated through the "gas tax" and through annual



## Appeal to Legislators for Local Government Road Funding

Brent Taylor, North Ogden Mayor [btaylor@nogden.org](mailto:btaylor@nogden.org) (801) 513-6163  
<https://www.youtube.com/watch?v=BL9sWFIQ51s&feature=youtu.be>

**Problem:** The current "Gas Tax" suffers from two problems: #1) it is less & less relevant to the amount of wear and tear on roads because it is based off gallons of fuel purchased, and fuel economy has greatly increased, meaning less tax is paid for more miles driven. The surge in alternative fuel vehicles (AFV's) that pay zero gas tax exacerbates this; #2) it has not been increased in nearly 20 years, and is not indexed to any measurable standard to respond to changes in market dynamics. **The gas tax would need to be raised to \$0.36/gallon just to account for inflation since 1997, and an additional \$0.20/gallon to account for increases in fuel economy. That translates into a gas tax of \$0.56/gallon just to bring our funding level back to where it was when it was set in 1997, but the problem will repeat itself every few years as the number of AFV's grows, inflation occurs, and as efficiency improves and more miles are driven per gallon. It is time a for a new approach to local transportation funding**



### How This Affects Cities:

- Local governments get **further and further** behind on road maintenance every year (please see video)
- The amount of B&C money relative to road use has been declining for years, and we are left putting "band aid" solutions like patches, asphalt overlays, and slurry seals on top of roads that really need more attention, but B&C funds are simply **not enough** to do the rebuilds & deep maintenance projects
- In North Ogden alone we have nearly \$10 million in "deferred maintenance" that we **should** do right now, but cannot because the B & C road funds are wholly inadequate. It would take over **20 years** of our full allocation of B&C dollars to do the projects we need done **now**. *Other cities have similar stories*
- The only tool cities have to address the road funding shortfall is to raise property taxes, which is not the best answer because it **disproportionally affects** commercial properties who do not have the "primary residence" exemption—this stymies economic growth, creating other problems
- This is not a problem we are trumping up to capture funding—**this is a full-fledged crisis**



Road Conditions:  
<https://www.youtube.com/watch?v=BL9sWFIQ51s&feature=youtu.be>

### Recommendation

A locally-imposed sales tax with separate fractions that can be imposed by counties and by municipalities, as well as a transit portion. The revenue distribution between city & county should reflect that this is road **maintenance funding**, and in the urban counties the cities maintain the vast majority of roads; in rural counties the opposite is true

- This solution would offer a fraction of the new sales tax for **both counties and cities**, so both can control their destinies and be in charge of **their own transportation funds** (please do not create a county pot of funds to distribute—it introduces the potential for too much politics over **maintenance** dollars; cities need to have a consistent revenue stream we can plan & budget for)
- Local governments** would be implementing this tax based on **local needs and local control**
- This comprehensive solution is not tied negatively to fuel efficiency or green energy—won't need to be redone in a few years when efficiency improvements create another crisis
- Increases total \$\$ of road funding—allowing cities to "**catch up**" on **deferred repairs**
- Sales tax is justifiable, because **all goods** arrived at the location of commerce using public roads maintained by these taxes, regardless of how the consumer arrived at the point of sale
- While no tax is popular, the sales tax is **far less** controversial than property tax, and **everyone** would be paying their fair share, regardless of fuel efficiency or the type of vehicle you drive



**Band-Aid Approach:** A typical local road: patches on top of patches, and cracks throughout the entire road that have been "crack-sealed" multiple times



Thank you Utah Legislators for All You Do and For Your Attention to this Critical Discussion



# “Scratch their Backs”

- *Make sure you recognize your Legislator’s efforts on behalf of your city through social media, speeches, newsletters, etc.*
- *Make it a “win-win” for your Legislator*

North Ogden Mayor Brent Taylor

**Brent Taylor**  
September 2 at 6:38pm

**New North Ogden Business!**  
United Futsal Coming to the old Macey's/Carbon Fiber Building Early-Mid October

The old Macey's building in the at the northeastern corner of the North Ogden Plaza (aka "King's Plaza") is currently being rennovated to house 2 indoor soccer fields for Futsal play. The 25 foot ceilings will be an excellent venue for this activity. United Futsal expects to open in early or mid October. We continue to work on re-development plans for the entire Plaza, as well as for the old Smith's building, and other commercial areas. We are currently working on a Community Development Area (CDA) economic development tool that will help us to speed up economic development and re-development in the city. Big thanks to Weber County Commissioner James Ebert and Representative Justin Fawson who have been big supporters for this CDA effort. More information on economic development to follow this month. Come and learn more during the Sept. 22nd City Council meeting which will focus on economic development.



Like Comment Share

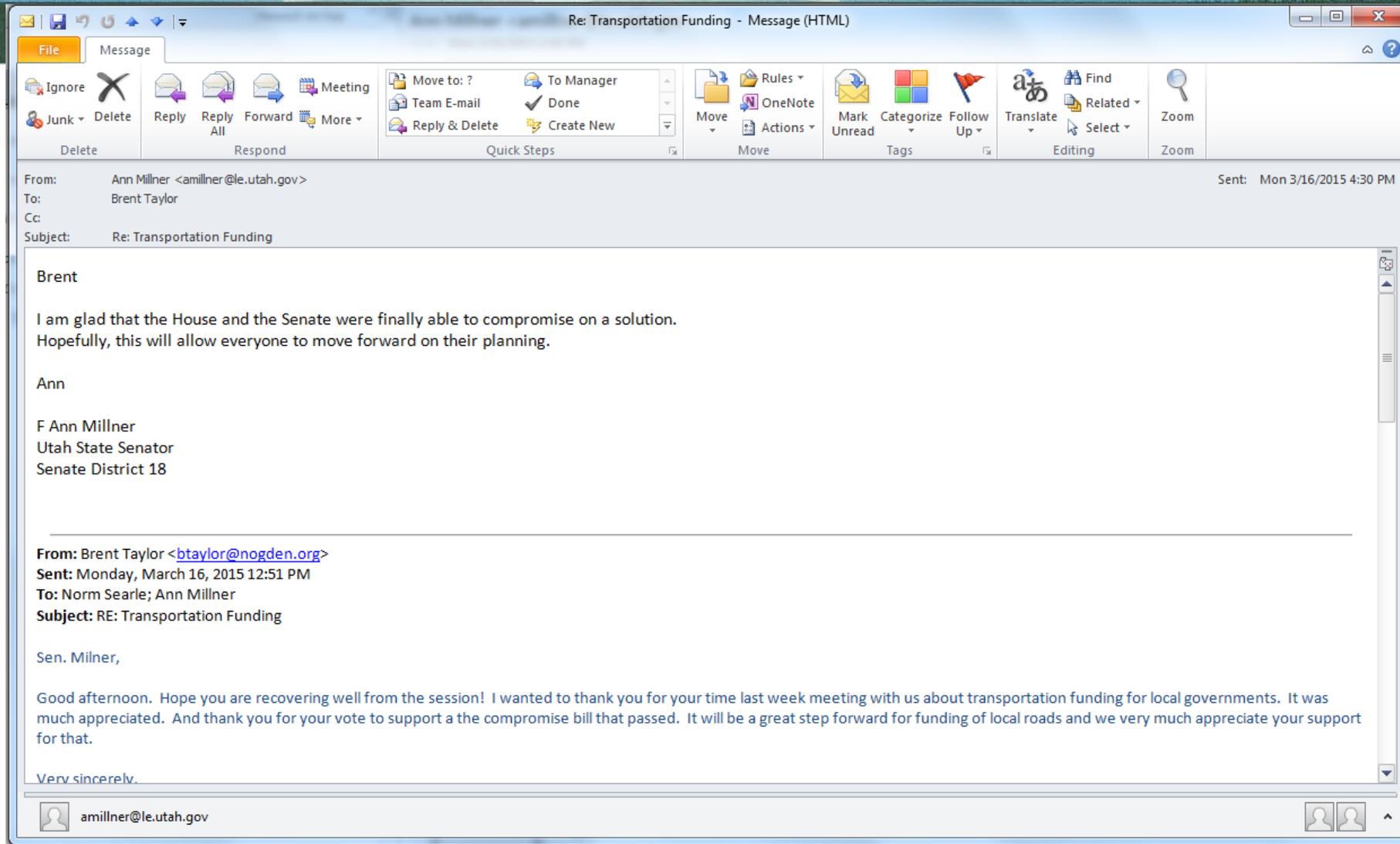
Russell Harkness, Dave Hulme, David Godfrey and 237 others like this.

View 34 more comments

**Michelle Johnson** Any decision on smiths yet  
Like · Reply · September 3 at 4:33pm

**Brent Taylor** Not yet Michelle Johnson. We are still working on it 😊

# Make Sure to Say “Thank You”



The screenshot shows an Outlook window titled "Re: Transportation Funding - Message (HTML)". The interface includes a ribbon with various actions like Ignore, Delete, Reply, Forward, Meeting, Move to, To Manager, Done, Create New, Move, Actions, Mark Unread, Categorize, Follow Up, Translate, Find, Related, Select, and Zoom. The email header shows it was sent from Ann Millner to Brent Taylor on Monday, March 16, 2015 at 4:30 PM. The body of the email contains the following text:

Brent

I am glad that the House and the Senate were finally able to compromise on a solution. Hopefully, this will allow everyone to move forward on their planning.

Ann

F Ann Millner  
Utah State Senator  
Senate District 18

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**From:** Brent Taylor <[btaylor@nogden.org](mailto:btaylor@nogden.org)>  
**Sent:** Monday, March 16, 2015 12:51 PM  
**To:** Norm Searle; Ann Millner  
**Subject:** RE: Transportation Funding

Sen. Milner,

Good afternoon. Hope you are recovering well from the session! I wanted to thank you for your time last week meeting with us about transportation funding for local governments. It was much appreciated. And thank you for your vote to support a the compromise bill that passed. It will be a great step forward for funding of local roads and we very much appreciate your support for that.

Very sincerely,

amilner@le.utah.gov

