

Utah Housing Coalition

Volume 3
Issue 1
Winter 2003

Special points of

Interest:

- Strategic Planning Results
- Utah's Economic Forecast for 2003
- Helpful Websites
- UHC Website Update

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Strategic Meeting Discovers what Members Want to See in the Coalition's vision

The mission of the Utah Housing Coalition is to bring community members and housing professionals together to;

- Educate each other about the barriers we face related to developing affordable and accessible housing;
- Provide a forum for developers, bankers, non-profit organizations and the public sector to come together to learn how to properly utilize resources and finances;
- To meet monthly to network and share ideas; and
- To hold an annual meeting to share ideas, information and expertise in order to provide the best housing services to our community.

As an Executive Board, we came to our members and the community to ask what we could do to further our mission. After our monthly meeting on January 8, 2003, lunch was provided and brains were put into gear. Everyone received a sheet of paper with two questions on it. They talked it over with another member and the following are a sampling of what resulted along with the questions.

Please describe your vision of the Utah Housing Coalition. Feel free to express this in terms of your specific expectations and objectives:

- 1) A venue for organizations with different approaches to housing and access to different aspects of the issue to share information, keep each other in the loop, strengthen the capacity of the community to identify and meet low-income housing needs using a variety of approaches.
- 2) I believe the UHC is the source to bring affordable housing issues to the forefront in the state. Inform members of projects and programs and specifically alert members to any problems or issues regarding affordable housing. A great place to network and learn what's going on in the community.
- 3) A stronger "voice" in the community as advocates for funding and promoting low income housing.

How can the Utah Housing Coalition accomplish the vision described above? Please be as specific as possible in describing activities, events, organizations, etc. that you feel appropriate.

- 1) I think we should be willing/able to take positions on policy and increase our visibility as a voice on housing issues. Also meetings should be more than just presentations but a chance to really do something.
- 2) Web site for communication. Associate with legislature. Media Public Service Announcements.
- 3) The conference is great, continue the conference. Regular meetings with great speakers and brief agency/partner highlights

These suggestions were incredible!! The Executive Board would like to thank all those who participated. We will strive to incorporate these ideas into our plans for the coming year. If you have further suggestions, please email anyone on the board, or utahhc@xmission.com. Thanks.

Executive Board

If you have anything you would like to share with our members, please contact one of us.

Chair:

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Current Members 2002-2003

I would like to thank our 56 current members for joining this year. By joining the Coalition and attending the regular monthly meetings we are strengthening the affordable housing community. Members are kept up to date on issues that may affect their organizations directly or indirectly. The website has put us into this century with up to date information and links to your websites. If it were not for our current members and past members the Coalition would not be where it is today. If you have not joined this year please find a membership form on our web site.



Contributed by Tara Rollins, Treasurer

Advanta Bank Corp.
American Express Centurion Bank Assist, Inc.
Bank of American Fork
Bank of Utah, NA
Bank One, NA
Campbell Hogue and Associates, Inc.
Chevron Credit Bank, NA
Community Action Services/Provo
Community Development Corporation of Utah
Community Housing Services, Inc.
Disability Law Center
Enterprise Foundation
Enterprise Social Investment Corporation
Fannie Mae
Franklin Templeton Bank & Trust
Governor's Office of Planning & Budget
Greenbacks (Bringing Hope Foundation)
Housing Authority of Salt Lake City
Housing Authority of Salt Lake County
Key Bank
Kier Construction Corp.
Kier Management Corp.
Lake, Hill & Myers
LaVerkin City
Mayer Hoffman McCann, PC
Merrick Bank Corp.
Merrill Lynch Bank USA
Morgan Stanley Dean Witter Bank
Mountainlands Community Housing Trust
Multi-Ethnic Development Corporation
Neighborhood Nonprofit Housing

Northwest Band of Shoshone Nation
Housing Authority
Ogden Area Community Action Committee, Inc.
Pitney Bowes Bank
RED CAPITAL GROUP
Robert Marshall, Architect & Associates, P.C.
Rural Community Assistance Corporation
Rural Housing Development Corp.
Salt Lake Board of Realtors
Salt Lake City Corporation
Salt Lake Valley Habitat For Humanity
Single Mom's
State of Utah, Dept of Community & Economic Development/Olene
Walker Housing Trust Fund
Universal Financial Corp.
US Bank
Utah Community Reinvestment Corporation
Utah Housing Corporation
Utah HUD Tenant Association
Utah Independent Living Center
Utah Issues
Utah Labor Commission
Antidiscrimination & Labor Division
Valley Mental Health
Washington Mutual
WebBank
Wells Fargo
Your Community Connection
Zions Bank

If you are interested in obtaining membership for the coming year, please contact Tara Rollins **Or** Download a form at www.utahhousing.org

The cost for an organization is \$50
The cost for an individual is \$15

LETTER FROM THE CHAIR

As we enter into the 2003 General Session of the Utah legislature in the midst of a downturned economy, one of the most pressing questions for all of us is, "How much will our budgets lose?"

Our state, like all others, is experiencing a difficult fiscal crisis that will likely adversely affect every aspect of government services. State government has already eliminated \$197 million from operating budgets along with 500 state jobs. There is just no way around it: everyone must do more with less.

The Governor's budget proposal includes a ten percent reduction to the on-going appropriation for the Olene Walker Housing Trust Fund. Last year's base was reduced from \$1.75 million to \$1.65 million, and if the Governor's proposal carries, we will lose another \$165,000 this year.

Every year we fight to **increase** our base allocation, given that the need for affordable housing continues to outpace our ability to provide those units. Yet in hard times such as these, and with many competing interests for precious state dollars, our hope becomes one of keeping what we have. This year success will be marked by securing the same base allocation as last year.

We have heard voices of support from many on the hill. In the face of a proposed ten percent cut across the board, many legislators have publicly recognized the urgency of maintaining the base budget for the Trust Fund. We have good reason to hope that these powers will prevail.

Economic prognosticators agree, Utah's economy will improve quickly. And when it does, our housing community must retrench and redouble our efforts to **increase** the on-going appropriation to the Trust Fund because the value those dollars provide is immeasurable. This year we hope for the success of *status quo*; next year we begin again.

Sincerely,
Claudia O'Grady
Chairperson, Utah Housing Coalition

HELPFUL LINKS FOR WEB USERS

Utahchildren.org By answering a few questions, can tell you what types of assistance you qualify for and where to go to apply. (Forms available to print out.)

55plusbook.org You'll find a wide range of organizations, support agencies, and community services for seniors and their families. The listings include contact information and a brief description of services.

Informationandreferral.org This site will help you understand and locate over 700 agencies with resources available to help, also available by calling 2-1-1. This is a free call and helps you locate human services.

**Check out our website for more helpful links. (www.utahhousing.org) This also contains reports and forecasts that will be of interest to you. If you have a link you would like to add, please email Jennifer at utahhc@xmission.com

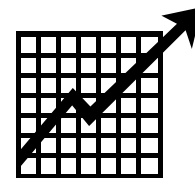
UTAH'S ECONOMY: A 2003 PREVIEW

Headlines

- ◆ Utah's 2003 economic growth rate is expected to remain disappointingly slow. In contrast with the 2002 pattern, however, some improvement should be apparent by the second half of the year. The housing and automobile sectors in 2002 benefited from significant interest-rate declines, but with interest rates expected to edge higher, that source of growth will inevitably moderate. Initial job recovery will most likely be centered in the service and governmental sectors, in which positive employment gains have been achieved over the past two years.
- ◆ The volume of construction in Utah in 2002 remained solid, even though construction employment fell abruptly. The good news was that both residential and commercial real-estate values through the second half of 2002 were holding generally stable, with only minimal slippage. If interest rates are no longer falling, correctly gauging demand to avoid an overbuilt real estate market is essential to the 2003 Utah economy.
- ◆ The Employers' Education Coalition report clearly described the essential interaction among Utah's unique demographic profile, educational excellence, and job growth. State revenue shortfalls, combined with a surge in public school enrollment, portray an impending crisis. There is really no industrial-development alternative but to maintain our high-tech-related initiatives to achieve future job growth. Success in that endeavor will be greatly determined by the quality of our educational system and the productivity of the Utah labor force.
- ◆ The 2002 Winter Olympics were a huge and unqualified success. The athletic events and sports venues were world-class. The volunteers, transportation, security, and financial outcomes were superb. In a difficult and competitive economy, Utah's tourism and convention industry has benefited, and will continue to benefit, from the advertising and international exposure that accompanied the Olympic Games.
- ◆ As measured by Wells Fargo Bank's Cost of Living Index, 2002 consumer prices along the Wasatch Front (eleven months) rose only 1.2 percent compared with the same eleven-month 2001 period—down from 2001's 2.9-percent annual average increase. Utah's ACCRA 2002 third-quarter price levels, as a percentage of the national average of 100.0, was:

Salt Lake City – Ogden	99.0%	St. George	94.9%
Provo – Orem	95.7%	Cedar City	92.1%
Logan	93.7%		

In comparison, the third-quarter ACCRA for the Boise MSA was 94.9.



Strategic Factors in Utah's 2003 Forecast

- A. Population** — Utah's population (Census basis) in 2003 is forecast to be 2.354 million, an increase of 37,250 people or 1.6 percent.
- B. Income** — Personal income in 2003 is forecast to reach \$58.40 billion, an increase of 3.6 percent following a 2.7-percent 2002 gain and the 4.3-percent rise in 2001.
- C. Employment** — Nonagricultural job gains in 2003 are forecast to be 8,000 (+0.7%), following a loss of 11,700 (–1.1%) in 2002 and a gain of 6,800 (+0.6%) in 2001. The state's 2003 unemployment rate is expected to average 5.5 percent, down from 2002's 6.0 percent, which was also above the 4.4-percent rate in 2001.

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UTAH'S ECONOMY: A 2003 PREVIEW...(continued)

D. Production — Single-family building permits in 2003 are expected to decline 11.1 percent (-1,500 units), totaling 12,000 this year compared with 13,500 in 2002 and 13,851 in 2001. Total construction value for 2003 is forecast to be \$3.25 billion, a decrease of 11.0 percent.

E. Consumer Spending — Taxable retail sales are forecast to rise 4.0 percent in 2003, un-changed from the 4.0 percent 2002 gain but noticeably above the 2.3-percent 2001 increase. Total new- and used-automobile sales in 2003 will likely edge lower, dropping 3.5 percent.

CONCLUSION

Utah's 2003 economic outlook suggests a transition year as companies evaluate demand in relation to creating new job opportunities. Educational funding poses an important challenge to Utah's future growth. Avoiding depreciation in residential real estate values is currently a major concern.

Authored by and Reprinted with permission from:

Dr. Kelly K. Matthews

Executive Vice President and Economist

Wells Fargo Intermountain Region

For the report in entirety, go to www.utahhousing.org

Website Additions

The UHC is excited to announce the expansion of our successful and ever-growing website (www.utahhousing.org). The first addition will be a "Helpful Links" page. This page will link the reader to reports, forms and other "help" opportunities. The second addition is a "Legislative" page which will contain information about issues being addressed by the State



Legislature as well as local policies and ordinances. Lastly, there will be the addition of a "Community Job Board". The housing community can post job openings while those searching for work can find the perfect employment opportunity. Please feel free to contact us, utahhc@xmission.com, with comments or further suggestions.

UHC Policy/Issues Committee Report

The policy committee has not had a formal meeting, but a group of developers and advocates, many of whom are UHC members, has been meeting to discuss the issue of impact fee exemptions in Salt Lake City. We met with Nancy Saxton and Eric Jergensen of the Salt Lake City Council on January 15th, who reaffirmed the city's commitment to affordable housing and their desire to work with the community to find a stable funding source for the city's Housing Trust Fund. They also indicated that there is not a strong impetus within the city to change the impact fee ordinance. We will be holding a meeting to specifically focus on the goals of the policy committee in the next few weeks, so please contact me if you want to be involved: spam@utahissues.org or 521-2035 x108





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*Promoting affordable housing to ensure
healthy and stable communities.*

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Calendar of Upcoming Housing Events

Contact
Us:

Please let us know how
this newsletter can bet-
ter serve you.

Email us with any
information at:
utahhc@xmission.com

February 5	UHC Monthly Meeting	Washington Mutual Bldg
11:00 a.m.		376 East 400 South
12:30 p.m.	UHC Conference Committee Meeting	(WaMu)
March 5	UHC Monthly Meeting	Washington Mutual Bldg
11:00 a.m.		376 East 400 South
April 2	UHC Monthly Meeting	Washington Mutual Bldg
11:00 a.m.		376 East 400 South
May 7	UHC Monthly Meeting	Washington Mutual Bldg
11:00 a.m.		376 East 400 South

Did you miss the last UHC monthly meeting? Look for meeting minutes online at www.utahhousing.org under the events page!!