

UHC NEWS

Utah Housing Coalition Newsletter

Winter 2016

Message from the Executive Director

On behalf of our Board and Staff, I want to thank the Sponsors, Speakers and the attendees for supporting the 2016 Annual Utah "Housing Matters" Conference. We will start working on next year's conference very shortly and look forward to your help.

We have a lot of unknowns with the changes happening in DC and all industries will be impacted by the incoming administration. We will need to work together to make sure we do not lose ground. This past week, I spent time with the National Low Income Housing Coalition (NLIHC) looking at what we could anticipate. As always, UHC will receive and distribute information and updates from NLIHC regarding federal policies.

UHC will be heavily involved in the conversations which will take place to pass and fund Representative Becky Edwards draft bill, the **"Affordable Housing Amendments"**. You can read the proposed changes on page 3. The Legislature starts January 23rd 2017 and we anticipate this bill hitting the floor the first week.

Our work can't be completed without the financial support of our sponsors and donors. As a personal appeal to all UHC members, would you consider making a year-end donation? **Every single donation counts and would allow the Coalition to facilitate our expert members to be at the table at the right time.** We have a lot of work ahead of us.

Hope you have an incredible Holiday with your family and friends, Tara

"Affordable Housing is a growing crisis in our state," said Rep. Becky Edwards, R-North Salt Lake, who presented the proposal to the committee.



DONATE TO UHC

AFFORDABLE HOUSING AMENDMENTS



UHC has been an active member and contributor to the Lt. Governor Spencer Cox's Affordable Housing Task Force which has been meeting since early Spring.

After months of meetings and negotiations, a **bill was drafted** and presented on November 16, 2016 to the Economic Development and Workforce Services Interim Committee. *Read more on page 3*

Winter Issue:

- Message from ED
 - Affordable Housing Draft Legislation
 - UHC Spotlight: Community Rebuilds
 - Tenant Evictions in Utah
 - 2016-17 Membership
- Please Check to see if you are current**



By the end of 2016, **Community Rebuilds** will have build a total of 23 homes and educated 180 students in rural communities of Utah, Colorado and Arizona since their start in 2010.

Of those 23 homes, seven of them have been built in 2016, one of which being the first duplex — a three story building built at over 9,000 ft in elevation in Mount Crested Butte, CO. Four of these homes were built in the community of Moab, while the final home was built in conjunction with Hopi Tustskwa Permaculture on the Hopi Reservation in Arizona.

Community Rebuilds is able to increase and improve the affordable housing stock through four primary components.

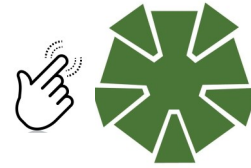
The first component is the implementation of a mutually beneficial student education program. Currently, most courses and workshops offering instruction on natural building are costly, and often only cover parts of the build process. The organization is able to offer their student interns the opportunity to learn natural building in a foundation to finish project for free, in exchange for their labor.

The next component of affordability is the homeowner's personal sweat equity and participation in the build, which further lowers the cost of labor.

Thirdly, the organization builds with literally dirt-cheap materials. By utilizing local, clay, sand, dirt and straw, they are using incredibly cost effective (not to mention environmentally friendly) building materials.

Lastly, their goal is to create ongoing affordability through energy efficiency. With passive solar design, solar panels, energy efficient appliances and highly insulated straw bale walls, homeowners are paying minimal utility costs.

RCAC
HOUSING COUNSELING
PROGRAM MANAGER TRAINING



Mon Jan 30th - Fri Feb 3rd, 2017

Guadalupe, AZ

utahhousing.org/calendar.html

Managing your housing counseling program can be a challenge especially in times of reduced grant income. To help you succeed, our class covers these important areas of program management:

- How to comply with HUD requirements
- Drafting a counseling plan that meets HUD requirements
- Financial management including compliance with the OMB Uniform Guidance
- Drafting an effective quality control plan and how to monitor
- Help you to clarify how you protect your client's personally identifiable information
- Forecasting the sustainability of your counseling program
- Keys to marketing your counseling program



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Photo Eric Vance, Utah Transit Authority

AFFORDABLE HOUSING AMENDMENTS (draft)

1. Creates a new account within the Housing and Community Development Division, the Economic and Revitalization and Investment Fund, to provide loans for building affordable housing units for populations living at 30% AMI. **It requests a \$4 million one-time appropriation from the General Fund.**
2. Requests a **\$1million one-time appropriation** from the General Fund to be allocated to Transport Oriented Development (TOD) affordable housing projects.
3. Requests a **\$1million one-time appropriation** from the General Fund to provide incentives to landlords by accepting Section 8 voucher recipients that can't access affordable housing due to credit or criminal background check requirements.
4. Changes Utah's current law regarding **state tax credits**. Such change will create additional housing and more opportunity to invest in affordable housing in Utah. **[SEE DRAFT HERE](#)**

Rachel Adams interned with UHC over the summer and produced the following report. We thank her for the dedication to our work .

"As part of my internship, I have been looking into data about evictions in Utah. Through the Utah Court System, we received the case numbers of all the eviction cases in 2015. Since there were over 7,000 cases, I spent some time parsing that data into more organized information. Of those 7,244 eviction cases that were deposited in 2015, **5,672 cases were filed in 2015**. From there I divided the 2015 eviction cases by the district they occurred in and the outcome of the case.

Not surprisingly, the majority of evictions occurred in Salt Lake County. The **Salt Lake City district had 899** eviction cases and the **West Jordan district had 2261**. That comes out to 3,160 cases or 56% of the cases. **Ogden (801), Farmington (517), and Provo (449)** also had high numbers of eviction cases. Sorting these cases by district will make it easier to focus on certain areas and do further research by location.

In addition to sorting the cases by location, I also sorted them by outcome. **There are 7 possible rulings for an eviction case:** Denied, Dismissed, Dismissed with Prejudice, Dismissed without Prejudice, Granted, Judgement, and Stipulated Agreement.

When a case is ruled as Granted or Judgement, that generally is in favor of the landlord and an eviction was granted. A case that is Dismissed without Prejudice is usually a win for the tenant, but the case can be refiled by the landlord. The large majority (75%) of cases were Granted or Judgement.

This is not surprising because in almost all eviction cases, the landlord (plaintiff) is the only party that has representation in the court proceedings. In a data analysis of court cases requested by the Utah Supreme Court, it was found that only 4% of eviction cases had both parties represented in court.

Rachel Adams



The **[draft bill](#)** has the support of many of our members and other organizations including Utah Apartment Association, Utah Realtors Association, Utah Builders Association, Crossroads Urban Center, Utah NAHRO, and elected officials. The proposed bill is a market based solution to affordable housing crisis in our state. Affordable Housing Amendments draft voted as a committee bill and will be heard during the 2017 Utah Legislature General session.

Thank you to our Sponsors who make our conference possible

**2016 UHC Award
Winners**

UHC Members of the Year
GIV Group

Agency of the Year
The INN Between

Project of the Year
*The Toolkit - American Express,
Enterprise & Bellwether
Enterprise
LaBeau Development
State of Utah*

Urban Project of the Year
*VOA Youth Resource Center
and Shelter*

Person of the Year
Steve Erickson

**Housing Leader on the Hill
of the Year**
Representative Francis Gibson

**Jack Gallivan Legacy
Award**
Dell Vaughn McDonald

Platinum

American Express Center for Community Development

Gold

Ally Bank * Enterprise & Bellwether Enterprise * Goldman Sachs

JP Morgan CHASE * Morgan Stanley Bank

The Richman Group Affordable Housing Corporation

Rocky Mountain CRC

Silver

Green Dot Bank * Key Bank * Merrick Bank * U.S. Bank

Bronze

Eide Bailly * Federal Home Loan Bank of Des Moines * Marlin Business Bank

National Equity Fund * Novogradac & Company LLP

Olene Walker Housing Loan Fund * Prime Alliance Bank

Restore Utah * Salt Lake City, Corporation,

Housing and Neighborhood Development * TCAM

Utah NAHRO * Wells Fargo * West Valley City Housing Authority

Copper

AARP * Bank of American Fork * Boston Capital * FJ & Associates

Harold Woodruff, Architect/Planner * Horizon Development & Management

Housing Authority of SLC * Northwest Real Estate Capital

RCAC * Sellers Management & Development Co.

WNC & Associates * UBS Bank USA

Utah Center for Neighborhood Stabilization

Utah Housing Corporation

Utah Nonprofit Housing Corporation

Zions Bank



[View the 2016 Awards
Brochure](#)



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2016-2017 UTAH HOUSING COALITION MEMBERS

Please check to see if you are current for this year

AAA Fair Credit Foundation	Mountainlands Community Housing Assoc.
AARP	Murray City Corporation
Adams Construction	Neighborhood Nonprofit Housing Corp
Ally Bank	NeighborWorks Salt Lake
American Express Center for Community Development	Ogden City
Artspace Inc	Ogden Housing Authority
ASSIST Inc	Ogden Weber Community Action Partnership
Bear River Association of Governments	Olene Walker Housing Loan Fund
Boston Capital Corporation	Pioneer Park Coalition
Business Resolutions, LLC	Pitney Bowes
Canyon School District	Price Municipal Corp
Cedar City Housing Authority	Provo City Housing Authority
City of West Jordan	Provo NeighborWorks
Columbus Community Center	Raymond James Tax Credit Funds, Inc
Community Action Services & Food Bank	RCAC
Community Development Corp of Utah	Red Rock Center Independence
Community Development Finance Alliance	Restore Utah
Community Housing Services	Rocky Mountain CRC
Community Rebuild	Roosevelt City Housing Authority
Crossroads Urban Center	Salt Lake City Corporation - HAND
Disability Law Center	Salt Lake Community Action Program
Eide Bailly, LLP	Salt Lake County
Enterprise & Bellwether Enterprise	Salt Lake Habitat for Humanity
Epicenter	Self-Help Homes
Family Promise - Salt Lake	St Anne's Center - Lantern House
Federal Home Loan Bank of Des Moines	Steve Graham
First Step House	The Richman Group Affordable Housing Corp
FJ & Associates	Turn Community Services
Goldman Sachs	Uintah Basin AOG
Homeless Veterans Fellowship	Utah Housing Alliance
Horizon Development & Management	Utah Nonprofit Housing Corporation
Housing Authority of Salt Lake City	Utah Paiute Tribal HA
Housing Authority of Southeastern Utah	Utah State University Extension
Housing Authority of the County of Salt Lake	Ute Indian Tribal Housing Entity
Housing Authority of Utah County	Ute Mountain Housing Authority
International Rescue Committee Inc	Valley Behavioral Health
JP Morgan CHASE	Volunteers of America, Utah
Kier Construction	Wasatch County Housing Authority
Method Studio	Wasatch Residential Group, LLC
Morgan Stanley Bank	Western Regional Nonprofit Housing Corp