Message from the Executive Director

As we turn the page to 2020, we would like to reflect upon the accomplishments and strides we made last year.

We are thrilled that our membership is growing both in the number and diversity of organizations represented. We are proud of the relationships we are building for our Opportunity Starts at Home Campaign that will strengthen our local and federal advocacy.

During the 2019 Utah Legislature General Session, SB34 Affordable Housing Amendments passed, and although no funding was appropriated, this victory was recognized at the national level by affordable housing practitioners. We look forward to building on SB34 efforts in the upcoming session by advocating for an important bill sponsored by Senator Jake Anderegg. Last year, we also worked with the youth homeless community to pass HB 371, Consent to Services for Homeless Youth. HB 371 waives the fee for a certified copy of a birth certificate and an identification card for homeless youth and gives homeless youth the right to consent to temporary shelter, care, or services under certain circumstances.

In 2019, we made significant changes to our traditional format of meetings and events. The Coalition went from monthly meetings to intentional quarterly meetings held throughout the state. We also held the Annual Housing Conference and the Annual Housing Awards as two separate events. We have received positive feedback on these changes and are encouraged to move into 2020 with these new traditions.

Let’s make 2020 another successful year and a great beginning of a new decade!

Tara Rollins, Executive Director
2019 UHC Annual Awards

Congratulations to the 2019 Annual Utah Housing Awards’ Recipients!

We are so grateful to our sponsors for making this event possible.

We cherish all of our members and supporters.

The John (Jack) Gallivan Legacy Award
KIM DATWYLER

Member of the Year Award
ROCKY MOUNTAIN CRC

Agency of the Year Award
METHOD-STUDIO

Urban Project of the Year Award
THE DENVER APARTMENTS, SALT LAKE CITY

Rural Project of the Year Award
LIBERTAD, CEDAR CITY

Person of the Year Award
JEANNA NIEBERGER

Housing Leader on the Hill Award
SEANTOR JAKE ANDEREGG, UTAH COUNTY
2019 UHC Annual Awards

UHC Member of The Year

Urban Project of the Year

Rural Project of the Year

UHC Agency of The Year

Person of the Year

Jack Gallivan Legacy Award
For 20 years, **Rocky Mountain CRC (RMCRC)** has been a leader in the State and region providing financial resources to build affordable housing. RMCRC is a critical partner to Utah Housing Coalition as well as many Coalition members.

In 2018 alone, RMCRC provided 14 loan commitments totaling $43 million. In the past 20 years, RMCRC financed 4,969 affordable housing units through 84 loans valued at $164,625,393.

RMCRC provided strong support of Utah Housing Coalition’s advocacy efforts during the 2019 Utah General Legislative Session to help pass Senate Bill 34: The Affordable Housing Modification sponsored by Senator Jake Anderegg. Additionally, RMCRC attended the 2019 Housing Day on the Hill and engaged with Utah State Legislators to promote affordable housing in our state.

RMCRC also met with municipalities to discuss their needs and to assist them with their obligation in relation to Senate Bill 34. We applaud RMCRC for the memorandum of understanding they signed with Utah League of Cities and Towns to coordinate education efforts with local municipal leaders.

RMCRC played a leadership role in making the Utah Housing Coalition 2019 Housing Matters Conference such a great success.

Another way that RMCRC has chosen to give back to their community is through volunteering with the Utah Food Bank’s Mobile School Pantry program. Each month during the school year, RMCRC employees have helped distribute food to the students and families of Magna Elementary School.

RMCRC also helped raise funds for The INN Between and Utah Housing Coalition through golf tournaments organized entirely by RMCRC employees.
St. Mark’s Tower just celebrated 40 years of successful affordable housing! It was the first HUD 202/8 senior property to open in Utah in December 1979. This 100-unit senior property located in downtown Salt Lake City is sponsored by the Episcopal Diocese of Utah.

The program successfully houses residents with an average AMI (area median income) of approximately 17%. The HUD 202 funding is the only reason any of these residents can live in the downtown area, where the monthly average rent for a one-bedroom unit is $1,200.

The residents pay 30% of their adjusted gross income towards their rent, that includes all utilities except telephone and cable tv. There is a full-time service coordinator onsite to help link services in the community to residents with specific needs such as meals on wheels, housekeeping and transportation.

There is also a part time resident chaplain onsite who will visit residents in the hospital, provide book group discussions, grief counseling etc. This position is funded by the Episcopal Diocese of Utah. They also provide medical transportation for residents who need assistance getting to medical appointments. Assisted living is not an option with their fixed incomes so these services are so important to help residents age in place with dignity.

7351 Union Park Avenue
Midvale, UT 84047
www.danvilledevelopment.com
Urban Renovation Project (Cont.)

Rocky Mountain Community Reinvestment Corporation is providing a new loan of $7,683,000 to allow for the extensive unit renovations including upgraded kitchen and bathroom cabinets, carpet, paint, LED lighting, energy star rated appliances, shower surrounds and HVAC fan coil units as well as a new community kitchen, windows and the replacement of the hot water recirculation piping. The addition of the LED lighting, upgraded appliances and fan coil units will provide increased utility savings for the property.

The process for apartment renovations will include four units per month beginning in March 2020. Each resident will be temporarily relocated within the building for approximately 45 days and then returned to their newly remodeled unit. The window replacement and community kitchen remodel will begin in early spring 2020. The hot water recirculation piping project was recently completed using project reserves which will then be reimbursed at loan closing. The entire project is estimated to be completed within 3 years.

This partnership with Rocky Mountain CRC will help preserve this critical affordable housing for the next 40 years!

Lisa Jones, President, Danville Development

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2020 Housing Day on the Hill

February 19, 2020
Utah State Capitol Building
State Office Building Auditorium

7:15 - 11:00 am
Municipalities and Counties: Affordable Housing Plans

General Plans
- By December 1, 2019, counties and certain municipalities must plan for moderate income housing.
- Recommended general plan must include:
  - long-term goals and the proposed extent and location of land for various income housing;
  - location and extent of proposed freeways, collector streets, public transit, active transportation facilities, and other modes of transportation;
  - the municipality’s/county’s plans for residential and commercial development, including around major transit investment corridors, to improve connections between housing, employment, education, recreation, and commerce; and
  - a transportation and traffic element that correlates with population and employment projections.
- A planning commission must consider regional transportation plans developed by the regional metropolitan planning organization or the Department of Transportation.

Moderate income housing strategies
- A municipality/county shall (towns may) include in its general plan:
  - an analysis of how it will provide opportunities to develop moderate income housing within the next five years; and
  - a recommendation to implement three or more of the listed moderate income housing strategies.
- A municipality/county shall annually review its moderate income housing plan elements and report on the findings to the Department of Workforce Services, association of governments, and the appropriate metropolitan planning organization.

Olene Walker Housing Loan Fund
- Added to the board one member with expertise in transit-oriented developments and one representing rural interests.
- The board must hold biannual meetings, including at one rural location, to provide information, and receive input on state housing policies.
- The executive director may use fund money to purchase land for low-income housing units.

Transportation
- A local government submitting a transportation capacity project request to the Transportation Commission must describe how the project, as part of the state highway system or a public transit project, will improve access to moderate income housing as described in the local government’s general plan.
- With limited exceptions, the executive director of the Department of Transportation may not use Transportation Investment Fund or Transit Transportation Investment Fund money within a municipality/unincorporated county if:
  - the municipality/county fails to adopt a moderate income housing plan as part of a general plan;
  - based on the Department of Workforce Services review of the municipality’s/county’s moderate income housing report, fails to implement the requirements of the moderate income housing plan.
Throughout 2019, the Utah Commission on Housing Affordability has met monthly and in multiple working sub-groups in preparation for the 2020 Utah Legislature General Session. Many of the Coalition’s members were part of these conversations and provided valuable feedback to Commission’s members. At the beginning of this legislative process, the main goal was to request more funds to the Olene Walker Housing Loan Fund. The working sub-groups were able to find common ground in addressing CRA changes, funding for the McKinney Vento K-12 families (homeless youth), and funding for capacity building in rural Utah.

Out of these year-long conversations, Senator Jake Anderegg is sponsoring Affordable Housing Amendments. The bill was presented during the Interim meeting and it was received positively. We also learned that certain aspects of the bill need to be introduced more clearly to clarify any questions legislators might have.

We are looking forward to the beginning of the Legislature Session (January 27—March 12, 2020). We are grateful to all the Coalition’s members and local institutions in committing to assist in such a great effort for affordable housing. A special thank you to Ashley Spatafore and Dave Spatafore for all their work on this bill!

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<tr>
<th>AFFORDABLE HOUSING COALITION: Summary of Affordable Housing Amendments - November 20, 2019</th>
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<td><strong>Proposal</strong></td>
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<td>Rental Assistance: Creates a rental assistance program that allows for project-based rental vouchers for permanent supportive housing or other units, shallow subsidy portable (tenant based) vouchers, or barrier elimination subsidies (deposits, utility payments, application fees, etc). Shallow subsidies, for example, might be as low as $200 per month for those earning 30% AMI and lower. Those with higher AMIs might receive a lesser amount. The funds will be overseen by OWHLF, and housing authorities, non-profits, AOGs, or similar entities will administer the assistance funds.</td>
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<td>Rental Assistance for homeless families (or housing challenged families): Creates a rental assistance program for McKinney-Vento eligible households (or similar definition) using an annual percentage of the unclaimed property fund. Funds can be used for rent for project-based rental vouchers for permanent supportive housing, or other units, shallow subsidy portable (tenant based) vouchers, or barrier elimination subsidies (deposits, utility payments, application fees, etc). Shallow subsidies, for example, might be as low as $200 per month for those earning 30% AMI and lower. Those with higher AMIs might receive a lesser amount. The funds will be overseen by OWHLF, and housing authorities, non-profits, AOGs, or similar entities will administer the assistance funds. The entity administering the assistance funds will partner with the State Board of Education, or the district homelessness liaisons to identify eligible households.</td>
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<td>Gap Financing: Provide gap financing for Private Activity Bond financed rental housing. (These funds will be layered with tax credits, private funds and other local and state funds to build an estimated 2,300 units).</td>
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<td>Capacity Building in Rural Utah: Appropriates $300,000 to assist with pre-development costs for affordable housing projects in rural Utah</td>
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<td>TOD Site Acquisition: Appropriates $5,000,000 to be used for matching private dollars for site acquisition needs related to transit oriented developments that will include affordable housing</td>
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<td>CRA Modifications: Allows housing set aside funds to pay for or make a contribution toward the acquisition, construction, or rehabilitation of income targeted housing that is outside of the community if the housing is located along or near a transportation corridor that services the community and the related project has been approved by the community in which the housing is or will be located.</td>
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<tr>
<td>State Tax Credits: Allows transferability of tax credits from individuals to corporations and corporations to individuals</td>
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Federal Budgetary Updates

Congress and President Trump Approve Final FY20 Spending Bill

President Trump signed two final spending packages for FY20 that avoid a government shutdown and provide funding for affordable housing and community development programs at HUD and USDA. Overall, the spending bill provides HUD programs with over than $12 billion more than the president’s request, and clearly rejects the administration’s call to drastically cut housing benefits that help millions of low-income household’s afford their homes, especially seniors, people with disabilities, families with children, and veterans.

The spending package increases funding for tenant-based rental assistance, the Public Housing Capital Fund, homeless assistance grants, and project-based rental assistance.

Other programs also receiving funding greater than the FY19 levels include:
- HOME Investment Partnerships
- Housing Opportunities for Persons with AIDs
- Section 811 Housing for Persons with Disabilities
- Section 202 Housing for the Elderly Choice Neighborhoods Initiative, and
- Community Development Block Grants.

Public Housing Operating Funds were cut modestly compared to FY19 levels.
- The spending package also includes $25 million for a mobility housing voucher demonstration to help families with young children move to areas of opportunity
- $100 million in competitive grants to Native American communities to spur construction and preservation of affordable rental housing, and
- An additional allocation of $1 billion for areas in California impacted by wildfires in 2017 and 2018.

The spending package also includes legislative provisions to stop the administration from moving forward with efforts to undermine evidence-based approaches to ending homelessness, as well as strong language requiring HUD to release critical mitigation funds for Puerto Rico that were approved by Congress nearly two years ago.

Unfortunately, the final bill does not include language blocking harmful HUD policy proposals that would force mixed-status immigrant families to separate or face eviction from HUD-assisted housing or to allow shelters to discriminate against transgender and LBGT people experiencing homelessness – proposals NLIHC strongly opposes and will continue to organize against.

View NLIHC’s updated budget chart here

Housing Needs by state—Utah
Opportunity Starts at Home

Two bi-partisan bills were introduced mid-December as a result of the efforts of the Opportunity Starts at Home Campaign.

Bennet, Portman Introduce Major Proposal to Tackle the Eviction Crisis
December 12, 2019

The Eviction Crisis Act will:

Improve Data and Analysis on Evictions
- Creates a national database to standardize data and track evictions, in order to better inform policy decisions.
- Establishes a Federal Advisory Committee on Eviction Research to make recommendations related to data collection, as well as policies and practices that can prevent evictions or mitigate their consequences.
- Authorizes funding for a comprehensive study to track evictions, analyze landlord-tenant law, and assess varying factors in urban, suburban, and rural areas.

Reduce Preventable Evictions and Mitigate Eviction-Related Consequences

Co-invest in state and local government programs:
- Creates a program to fund state and local governments expanding the use of landlord-tenant community courts and increasing the presence of social services representatives for tenants, which help both tenants and landlords avoid the high cost of eviction.
- Establishes an Emergency Assistance Fund to provide financial assistance and housing stability-related services to eviction-vulnerable tenants.

Support increased legal representation for tenants:
- Expresses support for substantially increasing funding for the Legal Services Corporation, a public-private partnership that provides legal services to low-income Americans.

Improve Information on Tenant Screening Reports
- Requires consumer reporting agencies to provide consumers with tenant screening reports when they are requested as part of a rental application process, so tenants can contest and correct inaccurate or incomplete information.

When a court rules in favor of a tenant in an eviction proceeding, requires those judgments and eviction filings related to that proceeding to be removed from tenant screening reports.

Resources
The following resources for the Eviction Crisis Act are available HERE and below:

Eviction Crisis Act Summary
Eviction Crisis Act Full Description
Eviction Crisis Act Bill Text
Stakeholder Quotes of Support
Opportunity Starts at Home

Two bi-partisan bills were introduced mid-December as a result of the efforts of the Opportunity Starts at Home Campaign.

Legislation Would Create 500,000 Housing Mobility Vouchers
December 18, 2019

This bipartisan bill recognizes that certain areas offer different opportunities and will increase mobility by allowing people to choose the best neighborhood for their families. In the FY 2019 appropriations package, Senators Van Hollen and Young secured the authorization and funding of their Housing Choice Voucher Mobility Demonstration Act. The Family Stability and Opportunity Vouchers Act would build upon their previous efforts by expanding this legislation – providing increased funds and making 500,000 more vouchers available over the next 5 years.

Specifically the bill:
• Creates an additional 500,000 housing vouchers over five years for low-income, high-need families with young children. Pregnant women and families with a child under age 6 would qualify for these new vouchers if they have a history of homelessness or housing instability, live in an area of concentrated poverty, or are at risk of being pushed out of an opportunity area.
• Provides voucher recipients with access to counseling and case management services that have a proven track record of helping families move out of poverty.
• The bills resources would enable housing agencies to engage new landlords in the voucher program and connect families with information about housing in high-opportunity neighborhoods, and community-based supports for families as they move.

SAVE THE DATE
January 27—March 12, 2020 Annual Legislature General Session
February 19, 2020 Housing Day on the Hill/UHC Quarterly Meeting
September 1, 2020 2nd Utah Affordable Housing Golf Tournament
September 2—3, 2020 Annual Utah Housing Matters Conference

Become a Utah Housing Coalition member by visiting our website
For more information please contact UHC’s staff at 801-364-0077 or
Tara Rollins trollins@utahhousing.org Francisca Blanc fblanc@utahhousing.org