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OUR MISSION

Through education, advocacy, and community partnerships, the Utah Housing Coalition (UHC) is dedicated to promoting equitable and sustainable communities to ensure all Utahns have a safe and affordable place to call home.

We seek to accomplish our mission through the following activities:

- Advocate at the local, state, and federal level
- Provide outreach and partnership-building among diverse groups
- Organize training and capacity building for housing professionals
- Disseminate data and information
- Engage in community education and outreach
- Conduct research and policy analysis
STRATEGIC PLAN

In the summer of 2021, the UHC Executive Committee and the Executive Director, along with the board and staff, embarked on a half a year journey of researching and developing the new 2022-26 Strategic Plan. UHC contracted Pathway Associates, a respected local nonprofit organization that has provided consulting for other nonprofits and government entities since 1999.

Based on feedback received through one-on-one interviews and surveys with community partners, coalition members, board members, and staff, the following four strategic objectives were identified:

1. Actively expand partnerships with and between an increasingly diverse membership base
2. Increase timely provision of proactive, relevant information to targeted stakeholders involved in housing stability
3. Advocate at federal, state, and local levels for equitable policies and adequate resources for affordable housing
4. Review and revise the structures and practices needed to increase and amplify coalition achievements, specifically:
   - Staffing and succession planning
   - Resource mobilization and fundraising
   - Measuring results
   - Communication
OUTREACH & EDUCATION

25th Annual Utah Housing Matters Conference

The 2021 conference was well-attended and well-received considering it was our first in-person event since March 2020. It took place at the end of August 2021 in Midway, Utah. The audience of 241 affordable housing practitioners attended 23 plenaries and breakout sessions presented by 55 speakers on a wide range of affordable housing topics. Additionally, we were able to provide 17 scholarships throughout the state.
Reports:

Preserving Senior Affordable Housing Report
AARP Utah

The report begins by analyzing the risk of subsidized senior housing expiration in Utah. The first section details the characteristics of the state’s subsidized senior housing stock and outlines the hampering effect subsidy expiration will have on affordable senior housing production. This section also deals specifically with the threat the statewide affordable housing crisis poses to LIHTC-funded senior housing units. The second section discusses the outcome of subsidy expiration for low-income seniors who lose their subsidized housing due to market-rate conversion. The third section provides context to understand the nuances of the affordable senior housing crisis and the financial circumstances of low-income seniors that contribute to these nuances. The fourth section identifies barriers to senior housing preservation and offers policy recommendations to overcome these challenges. Read the full report here.

State of Rental Housing in Salt Lake County during COVID-19
Salt Lake County Government

In conjunction with Salt Lake County, UHC worked to better understand the impact that the COVID-19 pandemic has had on housing needs and how the city, county, state, and federal funds were used to keep people housed in a time of illness and economic hardship. Additionally, an exploration of the financial toll that eviction proceedings will have on families during the pandemic was done, and finally, a brief analysis of the cost burden of eviction to the county and the state in the form of emergency shelter, health care, emergency services and other state-funded resources for unhoused individuals and families was conducted. Read the full report here.
Meetings:

National Low Income Housing Coalition National Call on HoUSed: Universal, Stable, Affordable Housing
UHC joins this weekly online meeting to make sure we bring the best information to our members and partners. The National Low Income Housing Coalition’s (NLIHC) national HoUSed campaign calls are essential to our work. We learn how to advance long-term solutions to end the housing crisis and achieve housing justice. We hear from organizations in the field about pressing and emerging issues, learn more about the needs facing marginalized populations, share lessons learned and best practices, and get updates from members of Congress and federal agencies.

National Low Income Housing Coalition Partners Meetings
For the past 17 years, UHC has participated in these meetings. Being a state partner of the NLIHC is central to our advocacy efforts and theirs. All state partners are housing and homeless advocacy organizations engaged at the state and federal levels. Many are traditional coalitions with a wide range of members and partners like ours. State partners met every other Tuesday during 2021. Before the pandemic, we met once a month. The partners also convene on a yearly basis for a longer time to learn best practices from our peers and how they have been successful within their states and communities.
Ending Rental Arrears to Stop Evictions (ERASE) Meetings
UHC received a significant national End Rental Arrears to Stop Evictions (ERASE) grant from NLIHC for July 1, 2021, to June 30, 2022. ERASE is a national effort led and coordinated by NLIHC. The grant is designed to ensure that the historic aid enacted by Congress during the COVID-19 pandemic reaches the lowest-income and most-marginalized renters it is intended to help. The project seeks to eliminate rental indebtedness caused by the pandemic and prevent evictions by tracking and analyzing emergency rental assistance utilization; documenting and sharing best practices and toolkits; influencing and shaping program design at federal, state, and local levels; developing key partnerships for outreach and education; and assessing the remaining needs to inform advocacy for long-term investments to end housing instability and homelessness in the United States.

Eviction Prevention Meetings
On September 4, 2020, when the CDC enacted a national eviction moratorium, UHC started leading weekly meetings with members and partners to address pandemic policies and funding coming to the state from the federal government. Our goal is to make sure all partners have the most updated information on federal and state eviction moratoriums and emergency rental assistance. Some of the attendees include the State of Utah, Salt Lake County, and Salt Lake City as government agencies; and Utah Community Action Partnership, Utah Community Action, Utah County Community Action, Mountainlands Mediation, Peoples Legal Aid, Utah Legal Services, United Way – 211, and Weber Housing Authority as nonprofit agencies.

Monthly Meetings
In 2021, we continued to provide our monthly meetings over Zoom on a variety of topics with the goal of bringing information and resources to the community. Some of the topics included federal and state legislative updates, federal assistance for Utahns, healthcare, nutrition, and the child tax credit.
Public Partnerships:

In 2021, we intentionally worked to stabilize communities across the state by providing training, technical assistance support, education, and outreach resources to Utah’s Community Based Organizations (CBOs). These CBOs already have deep relationships in the community by providing assistance to low-income Black, Indigenous, and People of Color (BIPOC) families. UHC partnered with more than 25 multicultural CBOs providing direct services, such as rent relief assistance, case management, Medicaid SNAP and TANF enrollment, and other social services. UHC is continuing to work with these organizations to provide outreach and education to these individuals in a culturally competent way and in their preferred language.
Affordable housing, homelessness issues, high increases in rent, and high cost of housing, in general, triggered significant press coverage in 2021. UHC staff received a reporter inquiry at least once a week about the status of housing in Utah. As our members are the experts, we connected journalists with members working across the state. Here is some of the media coverage UHC has received in 2021:

- **End Of Federal Eviction Moratorium Puts Pressure On Utah Renters** (Utah Public Radio)
- **Can’t pay your rent? Utah has $180 million available in rental assistance** (Deseret News)
- **‘Nobody has my back’: Utah’s housing crisis pushes many renters to a financial breaking point** (The Salt Lake Tribune)
- **‘Most people can’t afford it’: Rent in Utah causing frustrations** (ABC4)
- **Utah renters forced to pay hundreds of dollars more to keep their apartments** (KJZZ)
- **Eviction moratorium ending: Where to turn if you’re short on rent** (KSL)
- **Pandemic pushes prices to ‘insane’ levels for Utah renters** (ABC4)
- **Squeezed out: As land values skyrocket, mobile home parks disappear** (KSL)
UHC worked with tenants (Salt Lake Circles) and stakeholders to pass HB 68 Rental Fees Disclosure Requirements. This bill amends an owner’s duties under the Utah Fit Premises Act.

Highlighted Provisions:
► requires an owner of a residential rental unit to make certain disclosures to a potential renter before accepting an application fee or any other payment;
► prohibits an owner from charging a renter under a rental agreement a fee, tax, assessment, interest, or other cost:
  • that is not disclosed in the rental agreement, except under certain conditions; or
  • in an amount greater than agreed to in the rental agreement;
► permits a prospective renter to seek reimbursement from an owner under certain conditions;
► prohibits an owner from charging a late fee that exceeds a certain amount; and
► makes technical and conforming changes.
The John (Jack) Gallivan Legacy Award recognizes and celebrates the sustained work of exceptional contributions, vision, and unwavering commitment to promoting affordable housing and community development in the state of Utah. The award is named for John (Jack) Gallivan, a long-time advocate for homeless individuals in our state. Jack worked tirelessly to raise general awareness. He also established an endowment to further provide resources to house the homeless. The fruits of these efforts are four major housing developments in the Salt Lake County area serving chronically homeless individuals and families.

The purpose of this award is to recognize outstanding businesses, organizations, or individuals engaged in making a significant contribution and or benefit to the community in the field of affordable housing and community development. Businesses, organizations, and individuals are all eligible. Membership in the Utah Housing Coalition is not a requirement for the nominee.

Every December, we also celebrate members and partners for their achievements that year by promoting affordable housing in Utah.

The John (Jack) Gallivan Legacy Award
Steve Erickson

Member of the Year
Keith Warburton

Agency of the Year
Safe Harbor

Urban Project of the Year
Capitol Homes Apartments

Rural Project of the Year
Living Homes on Mill Creek

Person of the Year
Daneen Adams
In 2021, UHC increased our Board of Directors by two for 2022 and staff by one.

2021 EXECUTIVE BOARD
Chair, Jim Schulte – RESTORE Utah
Vice Chair, Kristy Chambers – Columbus Community Center
Austin Davis, Treasurer – First Step House
Sherri Wittwer, Secretary – Disability Law Center

2021 BOARD
Camille Winnie, Other Side Academy Village
Don Dean, American Express Center for Community Development
Tony Milner, Salt Lake City Sustainable Housing
Kaitlin Myers, City of Moab
Max Anderson, Beaver Housing Authority
Nick Fritz, Intermountain Health Care
Peggy Green, Iron County Care & Share
Rachel Otto, Salt Lake City Mayors Office
Robert Vernon, Provo Housing Authority

UHC STAFF
Tara Rollins, Executive Director
Francisca Blanc, Advocacy & Outreach Coordinator
Olga Hernandez-Favela, Racial and Economic Disparities Coordinator
FINANCIAL OVERVIEW

The following grants spent in 2021 have provided UHC financial assistance for operations expenses, advocacy, research, and the publication of several reports and toolkits:

Total Expenses in 2021 ($228,139):

- Programs ($187,205) 82%
- Management ($22,099) 9.7%
- Fundraising ($18,835) 8.3%

[Diagrams and logos of financial partners]
ACKNOWLEDGEMENTS & CREDITS

PHOTOS

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REPORT LAYOUT & DESIGN

Otelo Reggy-Beane
2021-2022 MEMBERS

AAA Fair Credit Foundation
Ally Bank
American Express Center for Community Development
Arrive Utah
Artspace Inc
ASSIST Inc
Bear River Association of Governments
Beaver Housing Authority
Canyon School District
Cedar City Housing Authority
Churchill Stateside Group
Columbus Community Center
Community Action Partnership
Community Action Services & Food Bank
Community Development Finance Alliance
Community Housing Services
Community Rebuild
Crossroads Urban Center
Danville Development
Davis Co. Housing Authority
Dominum Inc
ej architecture pllc.
Enterprise
Epicenter
Family Support Center
Federal Home Loan Bank of Des Moines
First Step House
Habitat for Humanity of Summit and Wasatch Co
Harold P. Woodruff Architect
Housing Authority of Salt Lake City
Housing Authority of Southerwestern Utah
Housing Authority of Utah County
Housing Stability of Salt Lake City
Iron County Care & Share
Ivis Garcia
Keal Weston
Kelly Roemer
Key Bank
Method Studio
Morgan Stanley
Mountainlands Community Housing Assoc.
Neighborhood House
Neighborhood Nonprofit Housing Corp
NeighborWorks Mountain Country Home
NeighborWorks Salt Lake
Ogden City
Park City Municipal Corp
Peggy Hostetter
PNC Bank
Provo City Housing Authority
Raymond James Tax Credit Funds, Inc
Redevelopment Agency of SLC
Restore Utah
Rocky Mountain CRC
Salt Lake County
Salt Lake County Aging Services
Salt Lake County Habitat for Humanity
Scott Bird
Self-Help Homes
Sellers Management & Development
South Valley Sanctuary
Southeastern Utah AOG
Stoel Rives
Susan Olson
The INN Between
The Richman Group Affordable Housing Corp
The Road Home
The Salt Lake Chamber
Tooele County Housing Authority
Trio Group
Turn Community Services
Uintah Basin AOG
Utah Clean Energy
Utah Housing Corporation
Utah League of Cities & Towns
Utah Nonprofit Housing Corporation
Utah Pride Center
Ville Property Management
Weber County Housing Authority

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