Utah Housing Coalition has had a busy year! Thank you to all of our members and fellow advocates! We couldn’t do this work without you!

We are preparing for the 2019 legislative session and beyond. Please reach out if you need assistance with a policy idea or support in the form of training and education. The coalition wants to ensure that our members have the best access to information as well as current local and national data.

We are mixing things up in 2019 by moving to a quarterly meeting schedule across the state. Save the following dates for our new quarterly member meetings:

- **February 27, 2019** - Utah State Capitol
- **May 1, 2019** - Moab
- **August 7, 2019** - Logan
- **November 6, 2019** - Provo

We need a new housing sticker for Utah! Please help us design a new sticker that will draw attention to the need for affordable housing! Dust off your graphic design skills and send us your ideas! We will accept all submissions through the end of January, and then have members vote on their favorite!
The 2018 Utah Housing Matters conference created a space for Utah’s leaders in housing to discuss pressing issues in a new way. With a focus on a multi-sector approach to housing, over 250 people from across the state joined this two-day event to learn about development, preservation of housing, and how housing intersects with health-care, hunger, criminal justice and other social sectors.

The event began with a panel on the current State of Housing in Utah. Moderated by Representative Becky Edwards (R-HD20), this panel gave conference attendees a first-hand look at where we are going with housing policy in the state of Utah. Speaker of the House Greg Hughes (R-HD51), Representative Briscoe (D-HD25) Representative Potter (R-HD3), and Jonathan Hardy discussed the Commission on Housing Affordability, legislation that we will see in the 2019 session, and what it’s going to take to move housing forward in the state. These leaders have been instrumental in making housing policy a priority for our state, we are thankful for their leadership and look forward to a fruitful 2019 legislative session.

This year’s event welcomed key note speaker Dr. Megan Sandel, MD MPH, Associate Director of the GROW Clinic at Boston Medical Center, Principal Investigator with Children’s Health Watch. Dr. Sandel shared her research on the intersections of housing and healthcare and recommendations on how the healthcare industry can be more involved in housing.

Following her keynote, Dr. Sandel moderated a multi-sector panel discussion on the intersections of housing and health care, criminal justice, hunger and education. Experts discussed the challenges faced by low-income communities, and how we can better advocate for issues both locally and federally. The work to expand affordable housing solutions cannot be done by housing advocates alone. Expanded cross-sector coalitions are necessary to increase financial investment in proven solution, to make homes affordable to low-income people.

Thank you to everyone who presented a workshop, spoke on a panel, and attended the conference. The education this event provides is invaluable to Utah communities, and we are lucky to have you all on the Utah Housing Coalition team!
The Utah Housing Coalition was honored to award the following at our 22\textsuperscript{nd} Annual Utah Housing Matters Conference

**UHC Member of the Year**  
*The Inn Between*  
This award is given to a member organization of the Utah Housing Coalition that has gone above and beyond their call of duty to help advance our mission.

**Agency of the Year**  
*ICAST*  
This award is presented to an agency that best exemplifies ways of dealing with the affordable housing community and serves as a model for how to accomplish goals in an efficient, professional and unique manner.

**Rural Project of the Year**  
*Pine View*  
This award is given to a rural project that demonstrates great leadership in financing, targeting, and building design.

**Urban Project of the Year**  
*Urban Pine Valley & other in Salt Lake County Restore Utah*  
This award is given to a Urban project that demonstrates great leadership in financing, targeting, and building design.

**Person of the Year**  
*Kathy Hale*  
This award is presented to an individual who has shown leadership and innovation in their field or who has gone beyond their call of service to advocate for, preserve and grow the affordable housing inventory in our state.

**Housing Leader on the Hill**  
*Dave & Ashley Spatafore*  
This award is presented to individuals who work as part of the State Legislature to advance housing resource and legislation that benefits housing and homeless programs in Utah. This person demonstrates leadership beyond the norm, advocates for those who have no or very poor housing and shelter, working tirelessly for all of Utah’s citizens.

**Jack Gallivan Legacy Award**  
*Jim Wood*  
The Jack Gallivan Legacy Award is given to a person who has had a tremendous positive impact on affordable housing in our state, just as Mr. Gallivan did throughout his life.

Congratulations to all of our award recipients, and thank you for your dedication and service to Utah and your advocacy for affordable housing!  
[Click here to see the full awards packet](#)
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Thank you to every single sponsor! This event would not happen without your support!
UHC goes to Washington D.C.

The UHC Staff recently went to Washington DC! During this busy trip, Tara and June sat down with staff from Senator Lee’s office to discuss housing policy and how Senator Lee can advocate for Utah’s Housing challenges in DC. His office recently hired a full-time housing staffer, and we are excited to build a relationship with his team’s newest addition, bringing better housing policy to Utah!

We also sat down with a staff member from the Senate Committee on Finance, and Senator Hatch’s staff to discuss his legislation to increase LIHTC. We presented a letter signed by many of our members. Unfortunately Senator Hatch was unable to pass his bill during the lame duck session. We look forward to working with our federal delegation to strengthen our nation’s tools for building affordable housing. The 2018 mid-term elections added two new members to Utah’s federal delegation, and UHC is ready to make sure they have the best access to housing data for our state.

Update on the Commission on Housing Affordability

During the 2018 legislative session, UHC worked with Representative Becky Edwards to pass HB430 which created a legislative commission, tasked with finding policy solutions for the affordable housing crisis. After months of hard work the commission has a draft bill that is moving through the process. At the November Interim meeting, the bill “Affordable Housing Modifications”, Sponsored by Senator Jacob Anderegg, was passed by the Interim Economic Development Workforce Services Committee. This bill makes changes to the Moderate Income Housing Bill that was passed in the 2018 legislative session and provides incentives to cities when they alter their plans to include a minimum of two items from a list of options. The options presented are aimed at reducing restrictive zoning and regulations that make it difficult for development. The incentive if cities, is the receipt of TIF funding. The bill also calls for an appropriation of $4 million annually in ongoing funding and $20 million in a one time appropriation. The bill is still being worked on and will be available for review on the legislative website in 2019. For now, we hope that this is a strong start to passing housing policy in the state of Utah and we look forward to what the commission comes up with next.
Youth Day on the Hill

The Coalition, hosted “Youth Day on the Hill” on Wednesday, December 12. The event focused on teaching basic advocacy skills and the importance of young voices in the legislative process at the state capitol in Salt Lake City. The event included 91 youth who are actively experiencing homelessness, have experienced homelessness, or are involved in the foster care system. The youth were joined by 35 social service professionals who work as their case managers or program coordinators for youth.

The advocacy day resulted from dialogue between Utah Housing Coalition staff and youth who are experiencing homelessness or aging out of foster care. At a workshop earlier this year, many youth with direct experience expressed a desire to be able to advocate for themselves rather than rely on professional service agency to carry their message forward.

The day started with an Advocacy 101 workshop and was followed by a wide ranging discussion. The group discussed the barriers faced by youth in securing housing or shelter, completing K-12 education, and accessing healthcare. The conversation illuminated challenges and brought forth policy recommendations. Among the policy initiatives that youth advocates and the Utah Housing Coalition will pursue in the coming legislative session is a requirement that school districts implement policies to award partial and transferring credits to high school students who transfer frequently due to tenuous housing situations. Another proposal would require institutions of post-secondary education to appoint a liaison for homeless students and youth aging out of foster care.

Professional staff were together all day and were able to foster a new dialogue in an advocacy context. The professionals discussed the barriers that their clients confront. Creating space for the professionals to speak freely about critiques of the system helped shed new light on problems and provided a clearer understanding of policy solutions and practical approaches that can have an impact. One of the policies important to staff is giving minors the right to consent to shelter when not accompanied by their parents. Requiring the consent of adults can push young people back into abusive environments.

Moving forward, the youth advocates will partner extensively with Representative Elizabeth Weight (D), who will introduce legislation to address youth homelessness in the 2019 legislative session. Many of the new advocates are planning to continue to be involved as the legislature convenes and will share their stories during committee hearings and other policy discussions.
The National Low Income Housing Coalition and the Public and Affordable Housing Research Corporation (PAHRC), both leaders in affordable housing research, released a new report today: *Balancing Priorities: Preservation and Neighborhood Opportunity in the Low-Income Housing Tax Credit Program Beyond Year 30*. This report raises the question: “What will happen when almost 500,000 homes built through the Low-Income Housing Tax Credit (LIHTC) lose their federal affordability requirements?”

LIHTC is the largest national affordable housing program in the U.S., having contributed nearly three million rental units to affordable housing stock since it was created in 1986. In less than 12 years, nearly half a million current LIHTC homes will reach the end of their federally-mandated affordability restrictions (Year 30). Without these mandates, some of the homes will be lost from the affordable housing supply as they convert to market-rate rents. Many others may not receive necessary new capital investments for rehabilitation and renovation and could succumb to physical deterioration leaving them uninhabitable. Traditional solutions to housing instability are beset by insufficient resources and questions about tradeoffs between preserving the existing affordable housing stock and expanding it in ways that promote desegregation and access to opportunity. This report outlines these challenges.

### Preservation: LIHTC at year 30

[Image of the 2018 Preservation Profile for Utah]