



Low- to Moderate-Income Housing Planning Report FY 2012

Utah Department of Community and Culture
Housing and Community Development Division

The Housing and Community Development Division (HCD) received \$9,800 in appropriations from the Utah Legislature for affordable housing planning in FY 2012. These appropriations enable HCD to guide cities and counties as they develop and update their moderate-income housing plans in response to the requirements established in Utah Code § 10-9a-403, 10-9a-408, 17-27a-403, and 17-27a-408.

This report (1) provides an account of HCD's efforts to help counties and municipalities fulfill statutory affordable housing requirements, (2) describes the technical assistance HCD provided to local government officials in FY 2012, (3) discusses HCD's progress in supporting fair and affordable housing in Utah, (4) describes HCD's efforts to expand Utah's affordable housing stock, and (5) identifies initiatives for the upcoming fiscal year.

Fulfilling Statutory Requirements

HCD continues to increase local government compliance with Utah Code § 10-9a-403 and 17-27a-403. To date, 121 of the 157 cities and counties required to complete a moderate-income housing plan have submitted a plan to HCD, representing a compliance rate of 77.1 percent. Three communities that had not previously completed a moderate-income housing plan submitted their plan to HCD in FY 2012, and seven communities submitted updated plans in FY 2012.

In accordance with the requirements set forth in Utah Code § 10-9a-408 and 17-27a-408, HCD continues to assist cities and counties in their efforts to perform a biennial review of their moderate-income housing plans. HCD facilitates the reporting process by contacting each city and county required to submit a report during the year, distributing a uniform biennial reporting form, and providing technical assistance requested by city and county officials.

Technical Assistance

During FY 2012, members of HCD staff offered technical assistance and training to local government officials throughout Utah. A portion of the technical assistance and training involved clarifying statutory requirements and providing feedback to cities that submitted draft copies of their moderate-income housing plans and biennial reports.

As it pertains to affordable housing planning, HCD also developed and distributed training materials and presented at meetings and conferences hosted by the League of Cities and Towns, the Utah Chapter of the American Planning Association, and the Utah Chapter of the National Association of Housing and Redevelopment Officials.

Increasing Local Government Support for Affordable Housing

The Community-Driven Housing Program (CDHP) funding set-aside represents part of HCD's ongoing efforts to increase statewide support for affordable housing. Based on the philosophy that a local government understands its unique affordable housing needs better than third-party

developers, the CDHP set-aside within the Olene Walker Housing Loan Fund (OWHLF) encourages municipal participation in the development of affordable housing.

Communities that fulfill their biennial reporting requirements and have submitted a quality moderate-income housing plan are invited to participate in the CDHP each year. The program encourages cities and counties to act on the goals outlined in their moderate-income housing plans and provides them with an exclusive set-aside funding source for housing developments benefitting targeted low- and moderate-income households.

Two CDHP projects were completed in FY 2012, the Vernal Gardens Apartments (48 units of workforce housing) and West Jordan Senior II Apartments (72 units of senior housing). Construction of Cinema Court Apartments (60 units of affordable housing) is nearing completion in Moab and construction of Eastgate Apartments (72 units of affordable housing) in Price is currently underway. Both the Cinema Court Apartments and Eastgate Apartments arose from local affordable housing plans and received Olene Walker Housing Loan Fund allocations from the CDHP set-aside in FY 2012.

Improving and Expanding Utah’s Affordable Housing Stock

HCD supports the OWHLF in funding the renovation of Utah’s existing affordable housing stock and the construction of additional affordable housing units. OWHLF received \$2,242,900 in state appropriations and \$3,145,900 in U.S. Department of Housing and Urban Development funds in FY 2012. These appropriations resulted in the funding of 756 new or rehabilitated affordable housing units by the OWHLF Board, as demonstrated in the table below.

| New or Rehabilitated Housing Units Financed with OWHLF Funds | | | | |
|---------------------------------------------------------------------|----------------|----------------|----------------|----------------|
| | FY 2009 | FY 2010 | FY 2011 | FY 2012 |
| Single-Family Units | 118 | 123 | 84 | 113 |
| Multi-Family Units | 663 | 958 | 716 | 643 |
| TOTAL UNITS | 781 | 1081 | 800 | 756 |

On a quarterly basis, the OWHLF Board allocates funds for predevelopment, construction project loans, and grants. Applicants for OWHLF funding must also leverage other funding sources which may include Low-Income Housing Tax Credits, Community Development Block Grants, Community Reinvestment Act funds, funds from private foundations, affordable housing set-aside funds from redevelopment agency and economic development agency projects, and the Private Activity Bond Fund.

FY 2013 Initiatives

HCD will work with local banking partners and the University of Utah’s Bureau of Economic and Business Research to create a repository of local demographic data, which will include data relating to housing needs projects. These demographic data are crucial to communities as they prepare new or updated affordable housing plans. In the past, communities were supplied with a software package for performing demographic computations, but HCD feels that a data repository will provide communities with a more useful resource.