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COMMISSION ON HOUSING AFFORDABILITY

Minutes for October 13, 2023

Hybrid Meeting: In Person & Via Zoom

Members Present

Representing

Senator Lincoln Fillmore
Representative Stephen Whyte
Representative Joel Briscoe
Nate McDonald
Christina Oliver
Andrew Johnston
Christopher Gamvroulas
Wayne Niederhauser
Dina Blaes
Janice Kimball
Beth Holbrook
Michael Ostermiller
Tom Macdonald
Danny Walz

Senator
Representative
Representative
Executive Director DWS Designee
Director, Housing & Community Development
Salt Lake City
Land Development Community
State Homelessness Coordinator
Salt Lake County
Public Housing Authority
President of UTA
Real Estate Industry
Orem City
RDAs/CRAs

Absent Members

Kyle Palmer
David Damschen
Nicholas Berger

24 Rachelle Custer
25 Stephen Waldrip
26 Ginger Chinn

Staff Present

Alyssa Gamble
Jennifer Edwards

32 Jennifer Domenici
33 McKenna Marchant

34 Amanda Peck
35 Sarah Nielson

Guests

Greg Brooks
Marion Willey
Zeke Lee
Ryan Beck

42 Ari Bruening
43 Kory Holdaway
44 Ed Blake
45 Cameron Diehl

46 Karson Eilers
47 Jared Tingey

I. WELCOME AND INTRODUCTIONS

The meeting was called to order 9:35 am October 13, 2023.

II. PUBLIC COMMENT

56 A public comment was emailed to staff, which was described during the meeting and can be found
57 attached on the public meeting notice website.

58
59 Cameron Diehl discussed findings from a ULCT housing survey and data collection from cities across the
60 State of Utah, which was conducted this summer. The survey addressed topics including the number of
61 entitled units, how cities are helping first-time homebuyers, how cities are planning for smaller lots, and
62 how they are working on general plans. He discussed findings from this survey and provided handouts
63 which are included in the attached meeting documents on the public meeting notice website.

64
65 **I. APPROVAL OF MEETING MINUTES:**

66
67 *A motion to approve the June 6, 2023, August 1, 2023, and September 5, 2023, minutes was made by*
68 *Beth Holbrook. The motion was seconded by Andrew Johnston and passed unanimously by all*
69 *commissioners in attendance.*

70
71 **II. Habitat for Humanity** **Kory Holdaway, Alan Hill, and Ed Blake**

72
73 A presentation was given by Kory Holdaway, Alan Hill, and Ed Blake from Habitat for Humanity to
74 provide an update on the use of critical home repair funding allocated in the 2023 legislative session.
75 They also provided a presentation on a request for \$5 million in one time allocation to provide \$1 million
76 to each of the Habitat for Humanity affiliates in the state for land acquisition, infrastructure costs,
77 construction costs, design costs, and 10% of the funds would provide project delivery. The Commission
78 discussed and asked questions of the presenters.

79
80 **III. Envision Utah** **Ari Bruening and Ryan Beck**

81
82 A presentation was given by Ari Bruening and Ryan Beck on research that has been completed by
83 Envision Utah on Land Use and Construction Regulations in the State. Envision Utah reviewed best
84 practices, literature, and 35 municipal and county land use and construction codes in the state to
85 develop state and local recommendations. Thirteen recommendations were presented and discussed by
86 the Commission, including: allow smaller lot sizes, allow more than one housing unit per lot per building,
87 facilitate smaller homes, promote mixed use development, reduce development delays and cost,
88 facilitate the use of offsite construction techniques, educate the public about the need for more
89 housing, develop training materials for local government officials about promoting housing affordability,
90 analysis of available land and water, Assist communities with transportation infrastructure, analyze and
91 address non-zoning barriers to condominium development, consider state-level financial assistance for
92 structured parking, and standardize plan review and inspection for offsite construction.

93
94 The Commission discussed the presentation and asked questions of the presenters. (Please see the
95 recording for more details. The presentation can be found on the Utah Public Notice Website.)

96
97 **IV. Working Group – Funding Update** **Nate McDonald**

98
99 Nate McDonald provided an update on the Funding proposal which was prioritized at the last meeting
100 and started a discussion about the New Source of funding of \$39,000,000 for a Homeless Dedicated
101 Funding Source and potentially adding the \$5,000,000 for Habitat for Humanity to this list.
102 Commissioners discussed whether to add these funds to the priority list.

103

104 *A motion to add the \$39,000,000 for a Homeless Dedicated Funding Source to the prioritization list was*
105 *made by Wayne Niederhauser. The motion was seconded by Beth Holbrook and passed unanimously by*
106 *all commissioners in attendance.*

107
108 *A motion to add \$5,000,000 for Habitat to Humanity as number three priority on the one-time funding*
109 *list was made by Rep. Joel Briscoe. The motion was seconded by Wayne Niederauer and passed*
110 *unanimously by all commissioners in attendance.*

111
112 **V. Working Group – Policy Update** **Chris Gamvroulas**

113
114 Chris Gamvroulas gave an update on the policy working group, describing the policy items which the
115 working group has determined there is consensus among the group and those without consensus. Chris
116 described that consensus items still have items which may need to be worked out, but that the general
117 concepts are accepted. Consensus and items without consensus are described in the recording and
118 listed in the presentation attached on the Public Meeting Notice Website.

119
120 The commissioners discussed the consensus items, clarifying what they entail.

121
122 **VI. Unified Economic Opportunity Commission** **Senator Fillmore**

123
124 Senator Fillmore provided a description of next steps. Senator Fillmore and Representative Whyte will
125 outline decisions made today and during previous meetings at the UEOC meeting on Wednesday. This
126 commission will adopt something to present to the UEOC, but neither the CHA or UEOC craft legislation.
127 That power will remain with legislators. Senator Fillmore asked if there was a motion to move forward
128 the Policy Committee items.

129
130 *A motion to move the non-consensus items forward in a recommendation to the UEOC was made by*
131 *Chris Gamvroulas. The motion was seconded by Mike Ostermiller.*

132
133 Discussion on the motion included concern by Commissioners that the non-consensus items are not
134 ready to move to legislation or present to UEOC. Representative Briscoe raised a question about the
135 motion, asking about how these non-consensus items would be presented to the UEOC. Senator
136 Fillmore and Chris Gamvroulas described that the non-consensus items would be presented to the UEOC
137 as items for discussion, not consensus items.

138
139 *Chris Gamvroulas made a substitute motion that the Commission on Housing Affordability present the*
140 *consensus items as policy recommendations and non-consensus items as policy for further discussion to*
141 *the UEOC. The motion was seconded by Mike Ostermiller and passed unanimously by all commissioners*
142 *in attendance.*

143
144 **VII. Other Business**

145
146 No other business was discussed.

147
148 **VIII. Adjourn**

149
150 *A motion to adjourn was made by Representative Briscoe and seconded by Beth Holbrook. The motion*
151 *passed unanimously by all commissioners in attendance.*

152

153 The Commission on Housing Affordability meeting was adjourned at 11:21 am.

154

155

156 MINUTES APPROVED ON: _____

157 CERTIFIED CORRECT BY: Alyssa Gamble

DRAFT