



Statewide Strategic Housing Plan

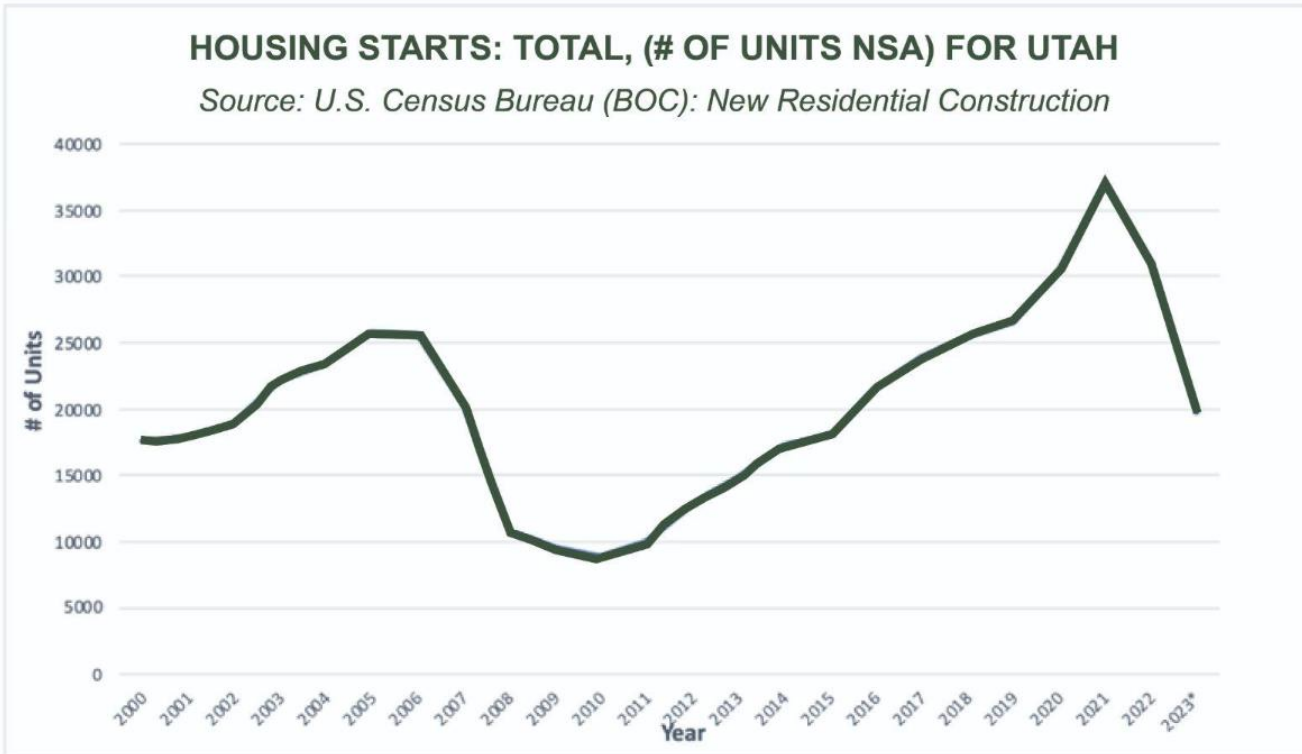
GOVERNOR COX
UTAH LEGISLATURE

Defining the Problem



Defining the Problem

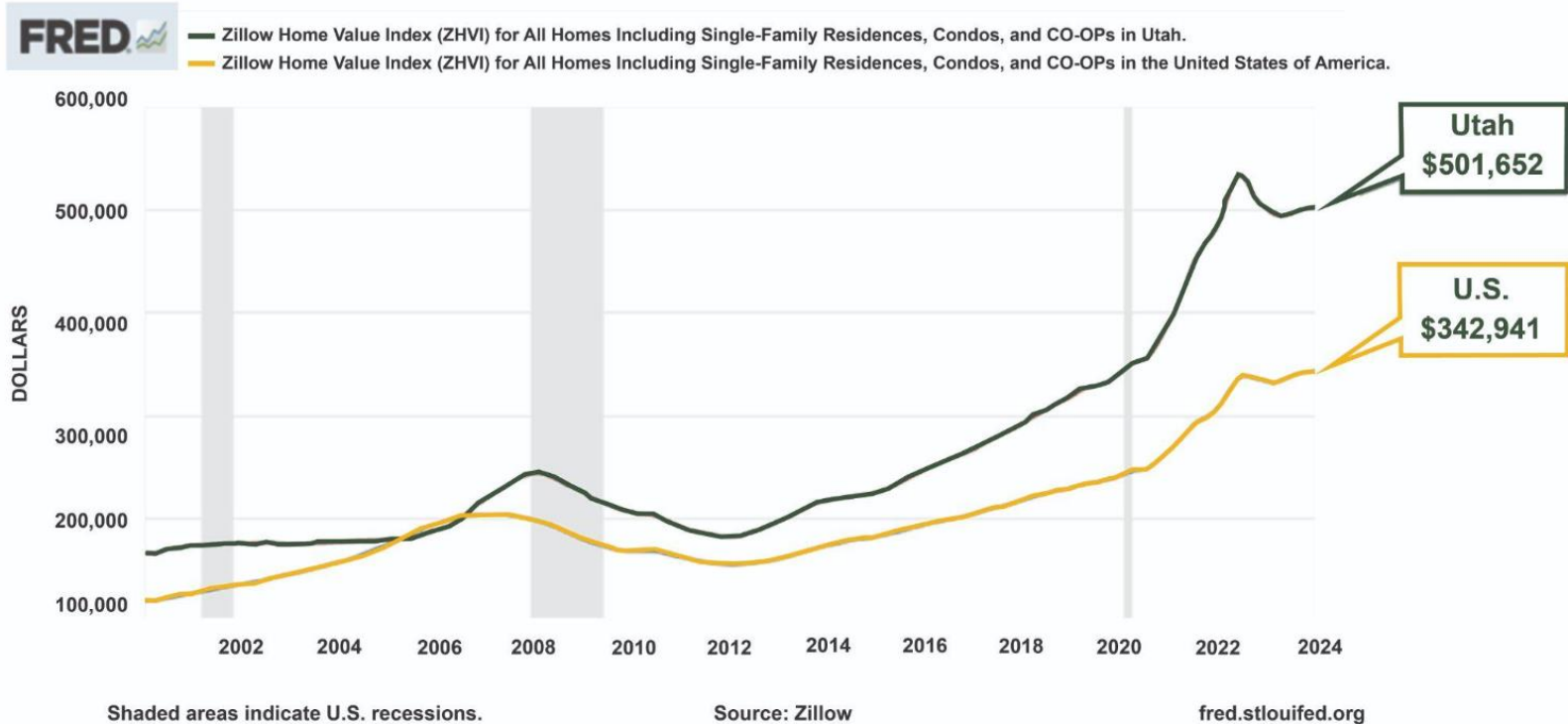
Year	Housing Starts
2000	17565
2001	17966
2002	18945
2003	22190
2004	23467
2005	25791
2006	25643
2007	20241
2008	10748
2009	9520
2010	8868
2011	9974
2012	12823
2013	14858
2014	17346
2015	18064
2016	21458
2017	23911
2018	25530
2019	26610
2020	30582
2021	37071
2022	30950
2023*	19820



*Jan-Oct

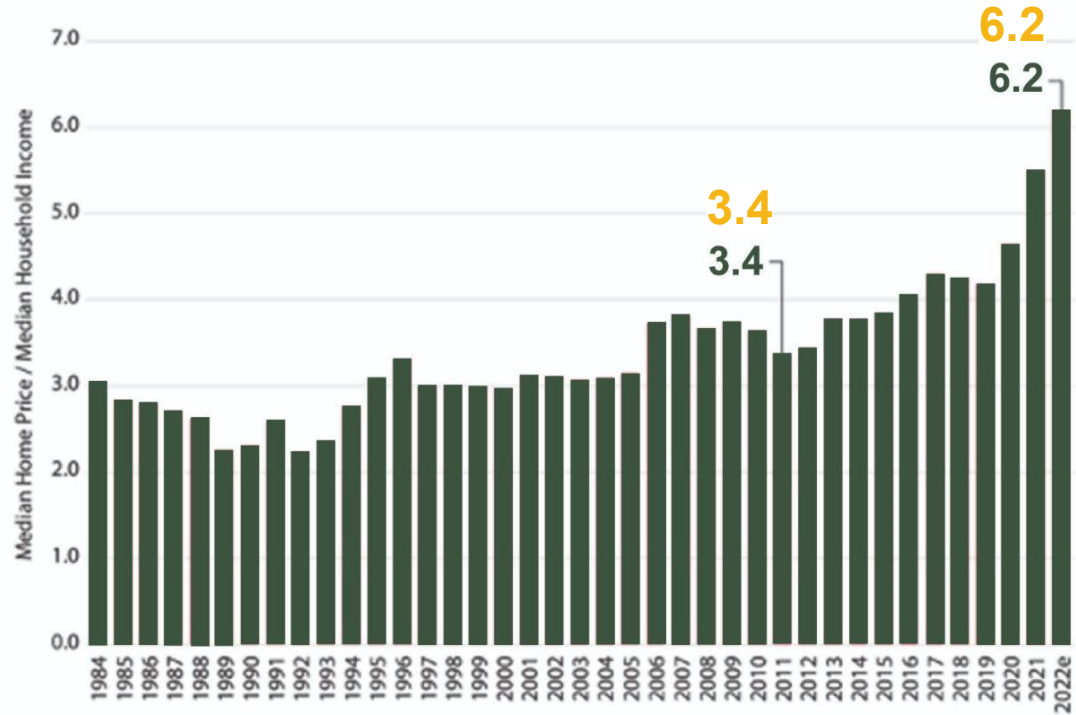
Defining the Problem

Utah Home Prices Much Higher Than US



Defining the Problem

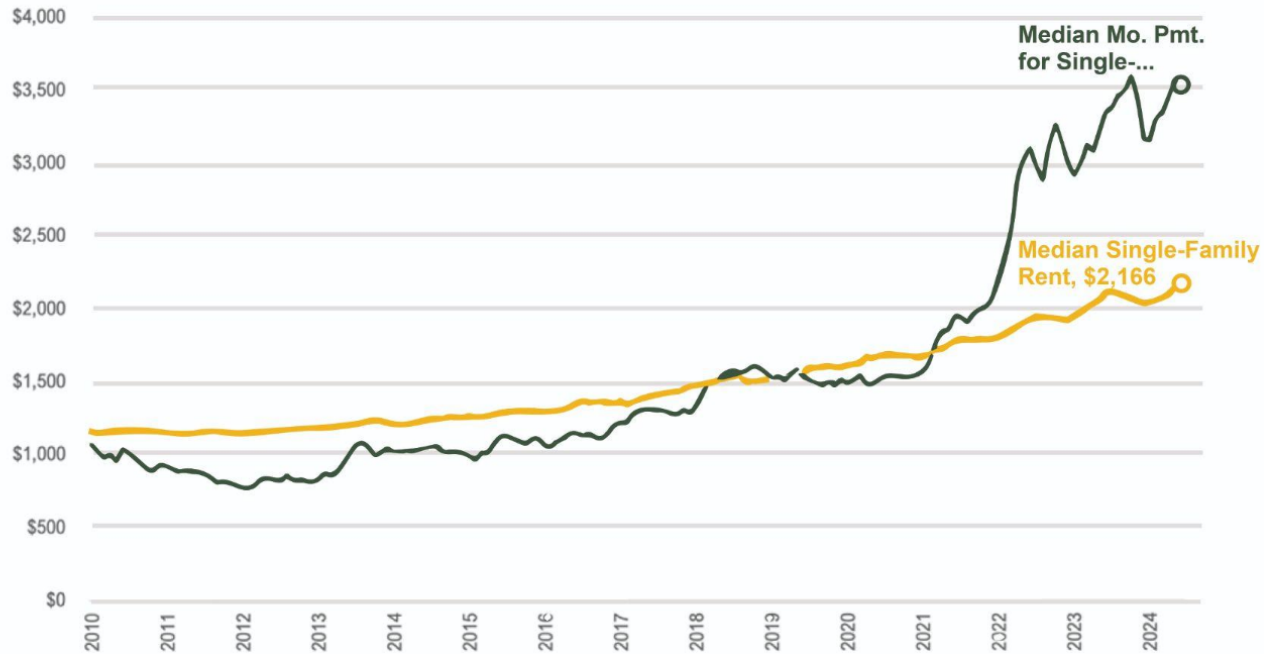
Home Prices Outpacing Income in Utah
RATION OF UTAH MEDIAN HOME PRICE TO MEDIAN HOUSEHOLD INCOME, 1984-2022



Source: Kem C. Gardner Policy Institute

Defining the Problem

Cost of Renting vs. Owning a Single Family Home Wasatch Front



Source: Kem C. Gardner Analysis of UtahRealEstate.com and RentRange Data

Defining the Problem

Rising Costs = Instability

Housing Stability



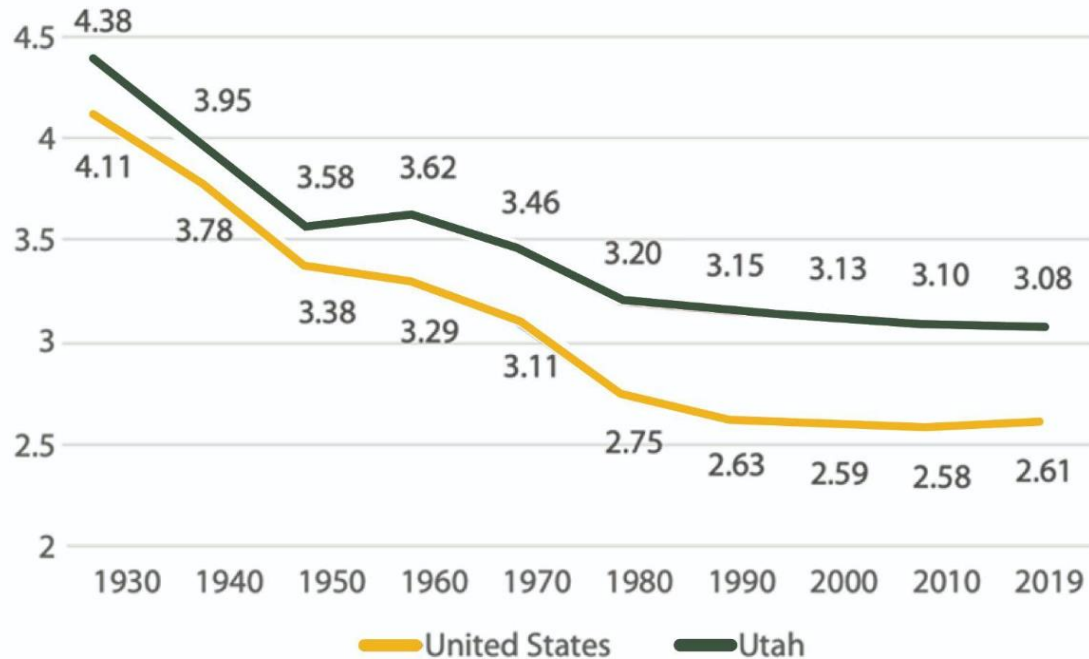
Housing Instability



...and more

Defining the Problem

Average Household Size in Utah and United States, 1940 to 2019

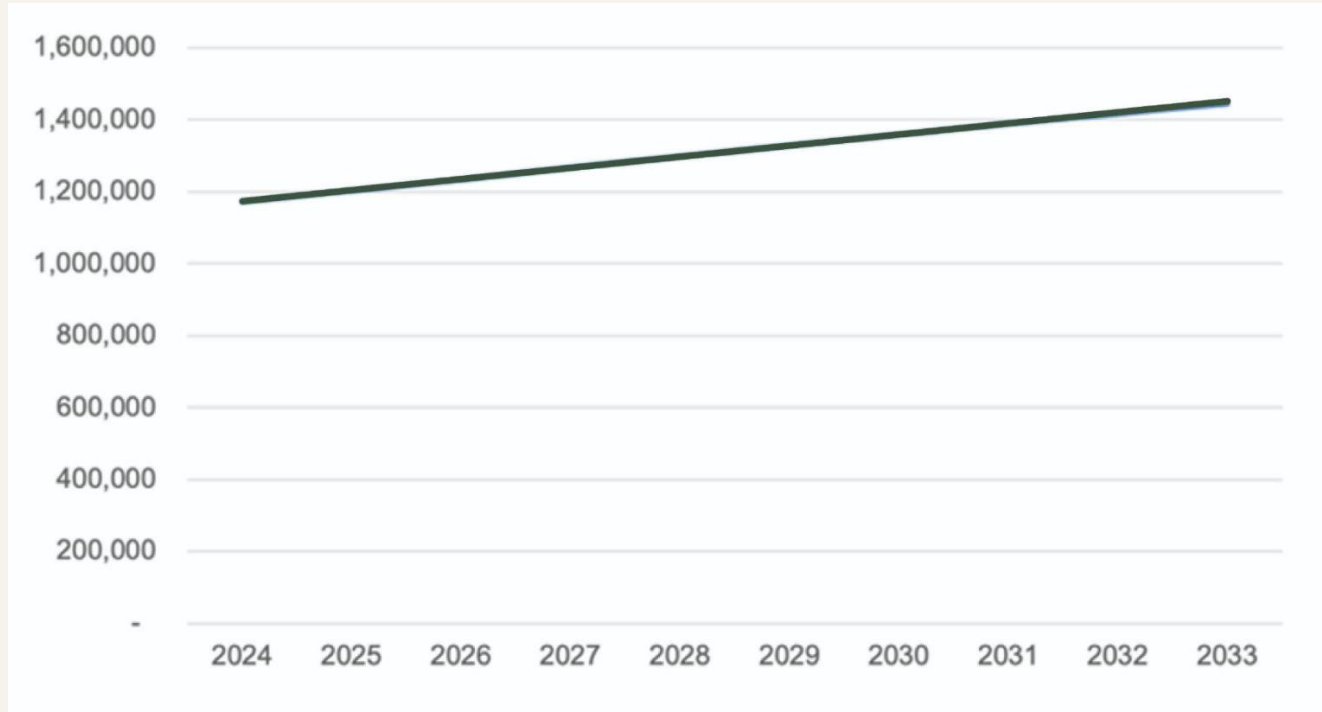


Note: Margin of error for 2019 is +/-0.01 for the United States and +/-0.02 for Utah.

Source: U.S. Census Bureau, Decennial census and 2019 1-Year American Community Survey Estimates.

Defining the Problem

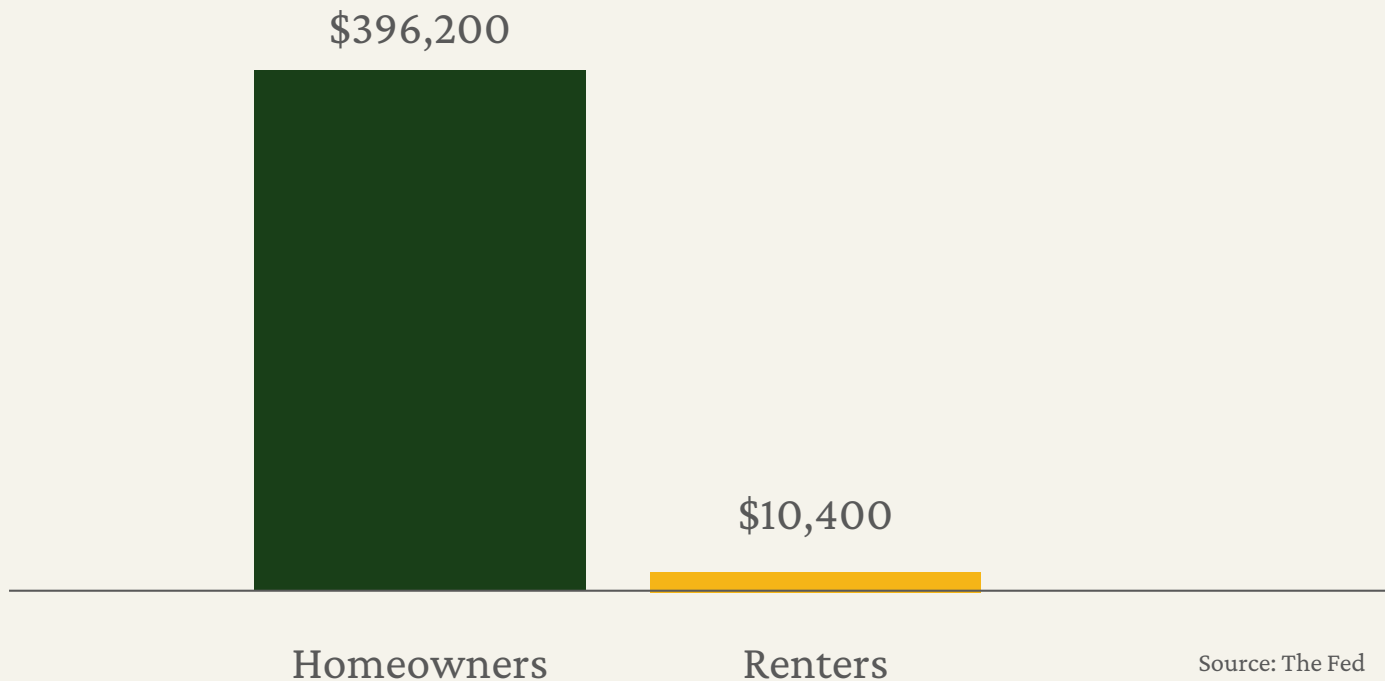
Total Utah Households



**23.3% Increase in
number of
households from
2024-2033**

Defining the Problem

Homeownership: Key to Wealth Building



Source: The Fed



Utah's Solutions



Utah's Solutions:

Utah Homeownership Investment Program (UHIP)



Qualified Project

Developer/Builder and local land use authority enter into an agreement **

1.

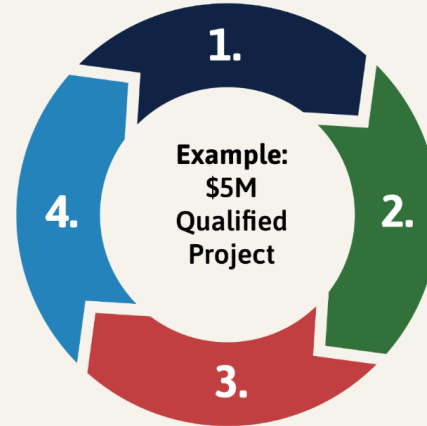
2.

3.

4.



\$5 Million Loan at 7.0%
Lending institution loans to developer/ builder at a *maximum spread* of 3.5%



\$5 Million Request/Repayment
Lending institution underwrites project and presents/repays it to Treasurer



\$5 Million Deposit at 3.5%
Treasurer deposits funds into lending institution *** at 2% *below effective fed funds rate* - term is earlier of 24 months, project completion, or June 30, 2027



Utah's Solutions: First Time Homebuyers Program



Utah's Solutions: Housing and Transit Reinvestment Zone (HTRZ)



Utah's Solutions: First Home Investment Zone (FHIZ)



Utah's Solutions: Homeownership Promotion Zone (HOPZ)



Utah's Solutions: State-backed Condominium Insurance



Utah's Solutions: Publicly-Owned Land Inventory



Utah's Solutions: Additional effort?



Utah Housing Strategic Plan



Utah Housing Strategic Plan

This plan is intended to:

1. Outline a collaborative and strategic approach to addressing the state's housing needs.
2. Map out an action plan for housing stakeholders
3. Serve as a foundation to guide all future housing policy discussions
4. Replace the existing state Moderate Income Housing Plan and reporting requirements

GOVERNOR COX
UTAH LEGISLATURE

Utah Housing
STRATEGIC PLAN

Built here.



About the Plan

The document outlines an actionable work plan for policy makers across the state toward achieving our collective housing vision.

Target Audiences

- Public capital and policy influencers - State legislature, executive branch
- Private capital and executors - Developers, banks, philanthropic entities
- Analysts and researchers - Housing and demographic experts
- Program executors - Executive branch agencies, targeted housing programs
- Local officials - Municipal and county government elected and appointed leaders responsible for planning communities
- Residents - Current and prospective homeowners, renters, and members of the public at large



Participating Stakeholders

Over 100 individuals engaged including people representing:

- American Planning Association
- Clyde Companies
- Community Reinvestment Agency
- Division of Housing & Community Development
- Envision Utah
- Fieldstone Homes (Private Developer)
- Gateway & Natural Amenity Region (GNAR)
- Giv Group
- Governor's Office of Planning and Budget
- Habitat for Humanity
- Home Builders Association
- Ivory Homes
- KKOS Law Firm Salt Lake City
- Kem C. Gardner Policy Institute
- Millcreek City
- Moab Community Land Trust (MACLT) Mountainland Association of Governments
- Nilson Homes
- R6 Regional Council
- Rio Tinto
- Rocky Mountain Community Reinvestment Corporation
- Salt Lake County
- School and Institutional Trust Lands Administration (SITLA)
- South Eastern Regional Development Agency (SERDA)
- The Richman Group Affordable Housing Corporation
- Tooele Housing Authority
- USDA Rural Development
- Utah Association of Counties
- Utah Association of Mortgage Professionals
- Utah Clean Energy
- Utah Home Builders Association
- Utah Housing Coalition
- Utah Housing Corporation
- Utah League of Cities and Towns
- Utah Legislature
- Utah Office of Homeless Services
- Utah Realtors Association
- Utah Transit Authority
- Wasatch Front Regional Council
- Weber County



Timeline

Phase I

Kickoff September

2024

Draft Plan Due January

2025

Legislator Outreach January 2025

Public Comment January- March

Phase II

Kickoff April 2025

Legislator Outreach May 2025

Draft Plan Due September

2025

Legislator Outreach September 2025

Public Comment September-October



Defining Success

VISION

Ensure that every resident in Utah has access to safe, affordable, and stable housing options that provide access to opportunities and a high quality of life.

COMMITMENT

We commit to addressing the housing crisis through the development of a comprehensive, long-term strategy that engages legislators, the state's executive branch, private industry, local governments, advocacy organizations, and philanthropic partners.

ADMINISTRATIVE PRIORITIES

Deliver to market at least 150,000 new housing units by the end of the second term including:
35,000 new starter homes &
40,000 new homes in identified regional centers.



Goals

GOAL 1

Improve housing availability, affordability, and stability.

GOAL 2

Foster community well-being and quality of life.

GOAL 3

Seek consensus- and evidence-based policy and housing support solutions.



Guiding Principles

- Prioritize collaboration over preemption
- Promote a holistic and regional approach
- Collaborate across sectors
- Enable connected communities and center-based development
- Acknowledge cross-Issue Policy alignment
- Maintain a long-range vision
- Promote opportunity and inclusivity
- Recognize complex market forces
- Consider rural context



Utah Housing Strategic Plan

PHASE I

- Established shared Goals and Guiding Principles.
- Established a framework for how the state will tackle our housing challenges.
- Inventoried available data, housing support structures, and potential implementation tactics.



Utah Housing Strategic Plan

PHASE II (in progress)

- Audit recommendations crosswalk
- Recommendations: Metric Collection, Analysis, and Reporting
- Recommendations: Housing Support Structures Alignment
- Recommendations: Prioritized Tactics Menu
- Recommendations: Implementation and Ongoing Updates

This plan will be updated, at least every four years, with new findings, tactics, best practices, case studies, and statutory guidance.



Phase II Working Groups

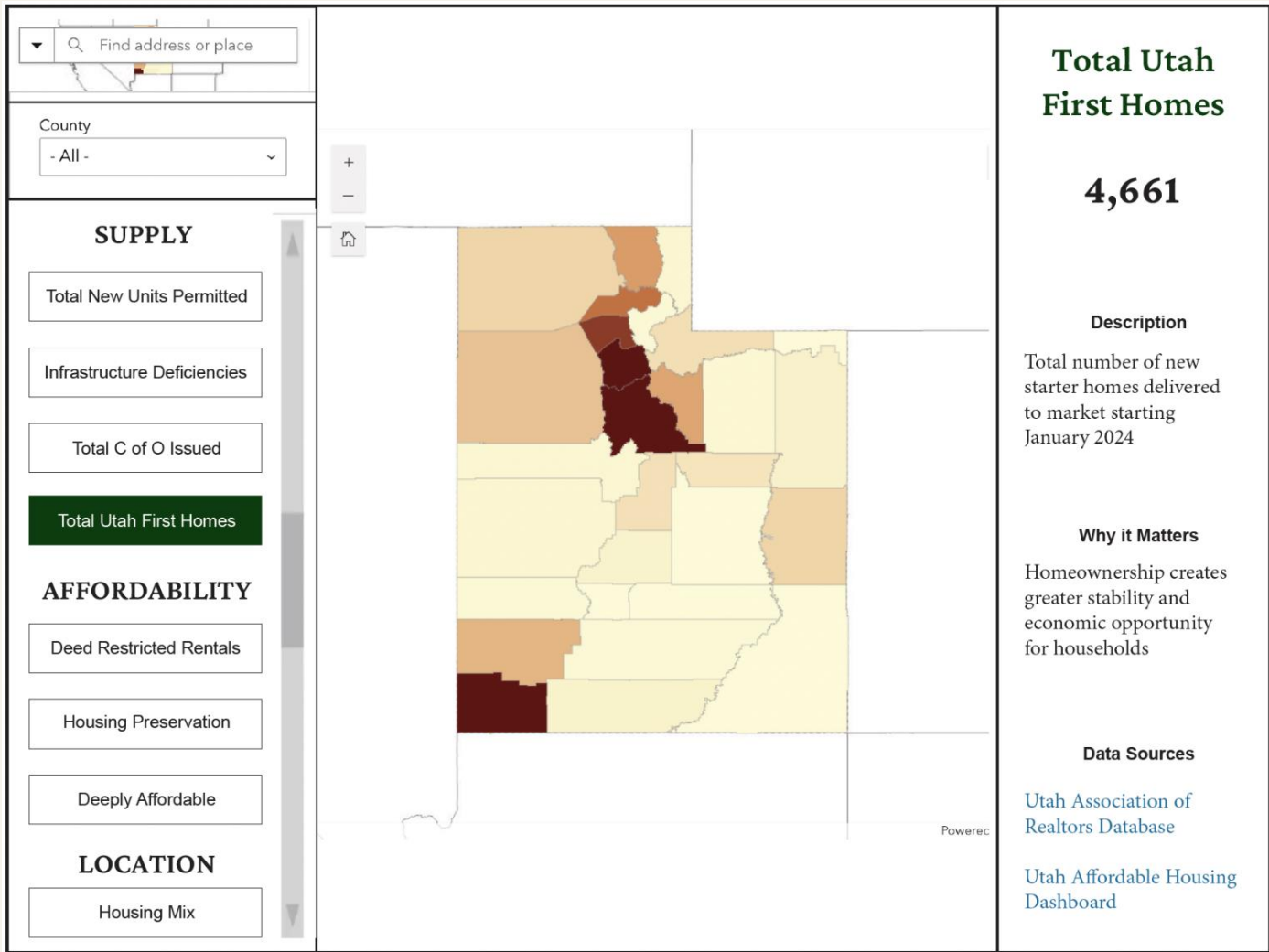
WORKING GROUP 1	WORKING GROUP 2	WORKING GROUP 3	WORKING GROUP 4	WORKING GROUP 5
<p>Facilitator: Wayne Niederhauser</p>	<p>Facilitator: Steve Waldrip</p>	<p>Facilitator: Steve Waldrip</p>	<p>Facilitator: Terrah Anderson</p>	<p>Facilitator: Laura Hanson</p>
<p>Topics: Unsheltered & Sheltered (0-30% AMI) Rapid Housing (0-30% AMI) Transitional Housing (0-30% AMI) Permanent Supportive Housing (0-30% AMI)</p>	<p>Topics: Subsidized Housing (30-80% AMI) Affordable Restricted Housing (61-139% AMI) Workforce Rental Housing (30-60%, 60-120%) Starter Home and First Time Homebuyers w/ subsidy (80-120%)</p>	<p>Topics: Market Rate Rental (120%+ AMI*) Market Rate Ownership (140%+ AMI*) Starter Home and First Time Homebuyers w/ no subsidy</p>	<p>Topics: Rural Housing Resort Community Housing</p>	<p>Topics: Infrastructure Housing location and connectivity Administrative/legislative actions Statewide standards</p>

Lead Metrics

AFFORDABLE HOUSING	MARKET-RATE HOUSING	GENERAL HOUSING SUPPLY	HOUSING LOCATION & CONNECTIVITY
<p>Example:</p> <p>Number of units created for 30-60% AMI</p>	<p>Example:</p> <p>Total number of new starter homes delivered to market starting January 2024</p>	<p>Example:</p> <p>Total number of new housing units currently entitled, but limited by infrastructure deficiencies</p>	<p>Example:</p> <p>Number of housing units within areas designated as city or town centers identified in regional visions, such as Wasatch Choice, SAP, HTRZ</p>



Housing Dashboard



Tactics

Tactic #54: *Provide State-funded supplemental weatherization and repair grants or loans to improve the energy efficiency and livability of affordable housing units.*



GOAL: Policy and Support

GOAL: Community Well-being & Quality of Life



High Impact



Short-term (1-4 years)



Low Complexity



31-60% AMI



61-80% AMI

LEAD:

- State

STAKEHOLDERS:

- Legislature
- Executive Branch
- Non-profit partners
- Local government
- Residents

Description:

The federally-funded [Weatherization Assistance Program \(WAP\)](#) helps low-income individuals and families reduce energy costs and increase comfort and safety in their homes. The Utah Division of Housing and Community Development administers the program statewide through eight government and nonprofit agencies.

Participating households average nearly 35 percent in savings, or approximately \$583 per year, after the completion of weatherization improvements.

Program capacity is limited by available federal funding, but could be expanded to support additional households through additional state funding.

Tactics may include:

1. Policy Changes
2. Strategic Investments
3. Outreach Initiatives
4. Data & Transparency Efforts



Possible Tactics

Local Governance

- #20 – Zoning incentives for moderate-income housing
- #54 – Allow multifamily housing in more zoning districts
- #59 – Expand housing options in zoning laws
- #126 – Eliminate or limit impact fees for ADUs
- #120 – Right-size upzoning in high-opportunity areas
- #131 – Pre-approved ADU designs

State Governance

- #13 – Expand existing state tax credits, and/or create local level housing tax credits
- #114 – Property tax exemptions for affordable units
- #40 – Revise building codes to eliminate unnecessary barriers
- #104 – Update Moderate Income Housing Plan menu



Possible Tactics

Both State & Local Governance

- #6 – Plan for growth via community engagement
- #21 – Convert underperforming retail to housing
- #49 – Designate a local funding source for moderate-income housing
- #111 – Implement flexible parking requirements
- #15 – Real estate transfer tax on high-value homes

#115 – Pre-approve small multifamily that looks like SFH

#27 – Attract a modular housing manufacturer

#73 – Prohibit sale of SFH to investors for 30 days

#139 – Cap max home size relative to lot size

#44 – Restrict landlord "go out of business" option

#14 – Tax flipped homes at higher rates



Utah Housing Strategic Plan

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**Welcome
To
Team Hill**

Hill Air Force Base, Utah



Overview



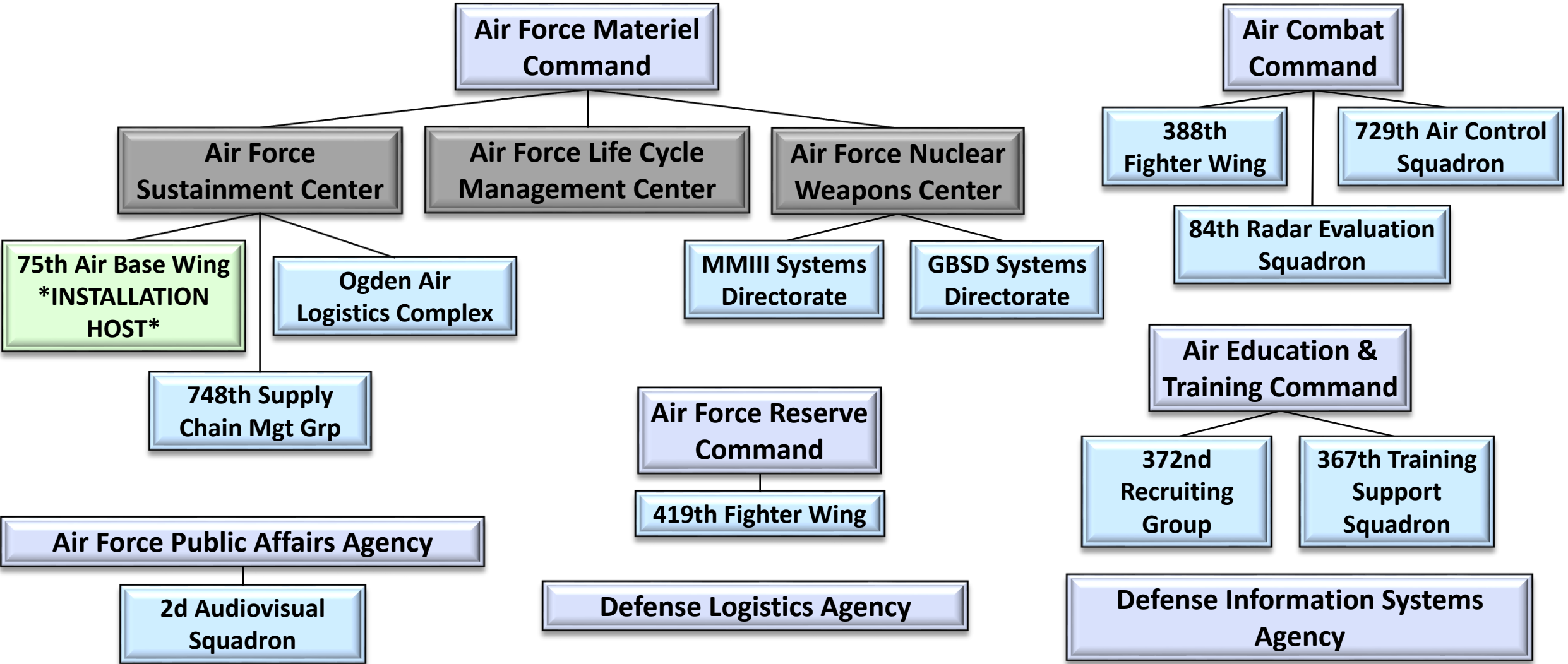
75TH AIR BASE WING

- **Team Hill Overview**
- **Hill AFB Economic Impact**
- **Unit Spotlights**
- **Challenges**
 - **Enhanced Use Lease Strategy**



Team Hill Snapshot

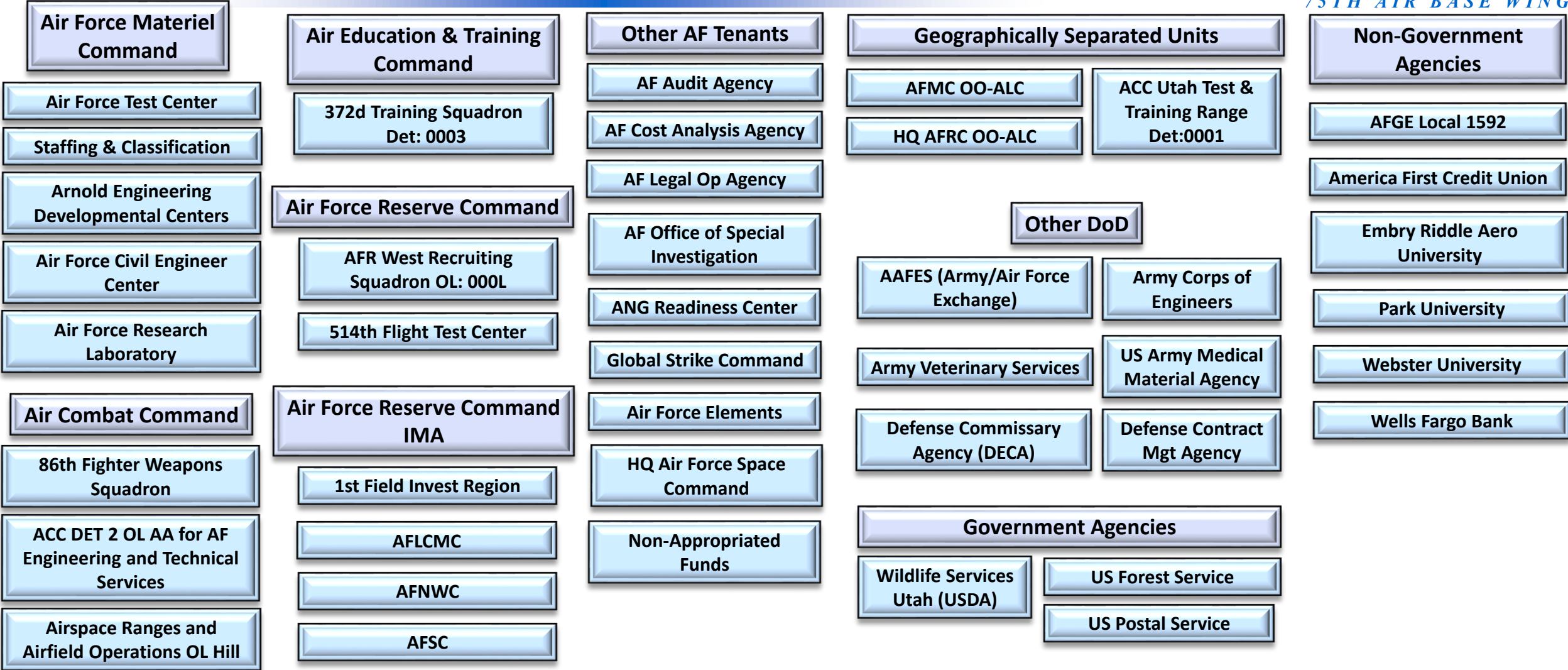
75TH AIR BASE WING





Team Hill Snapshot

75TH AIR BASE WING





Civilian Job Series 2025



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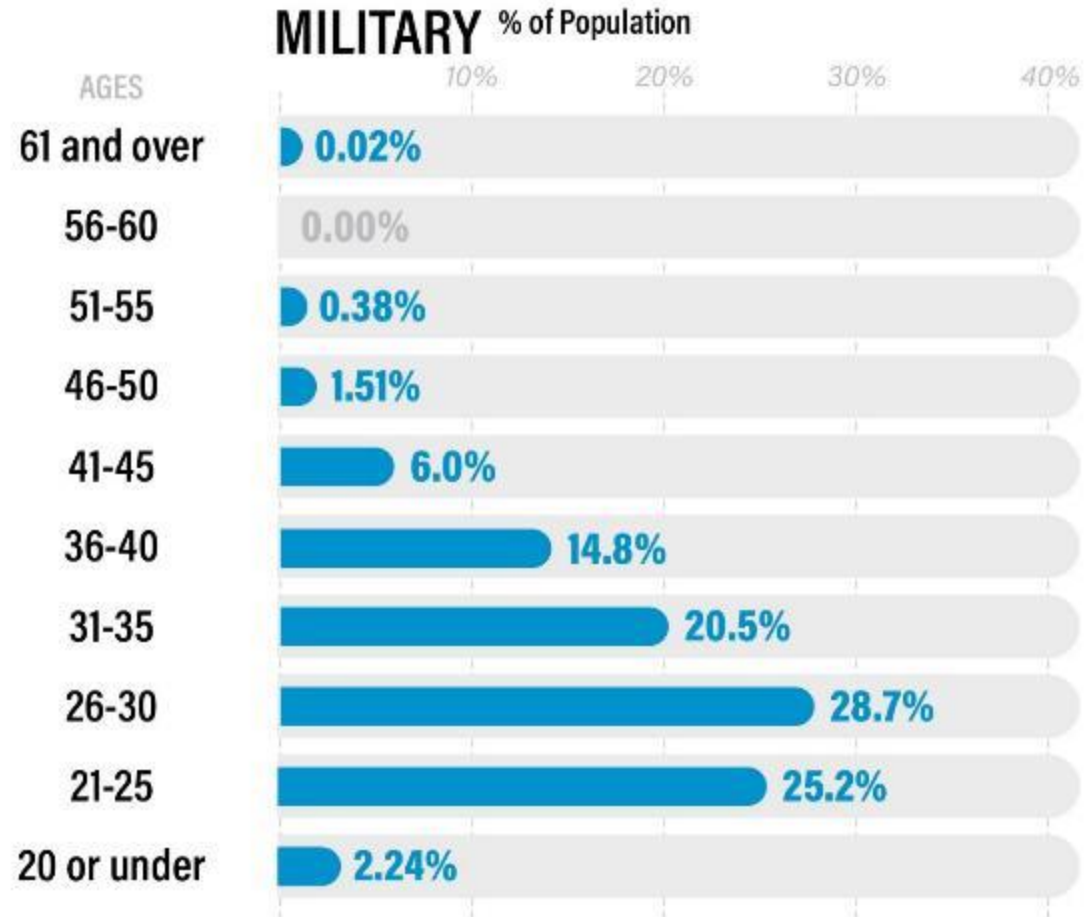
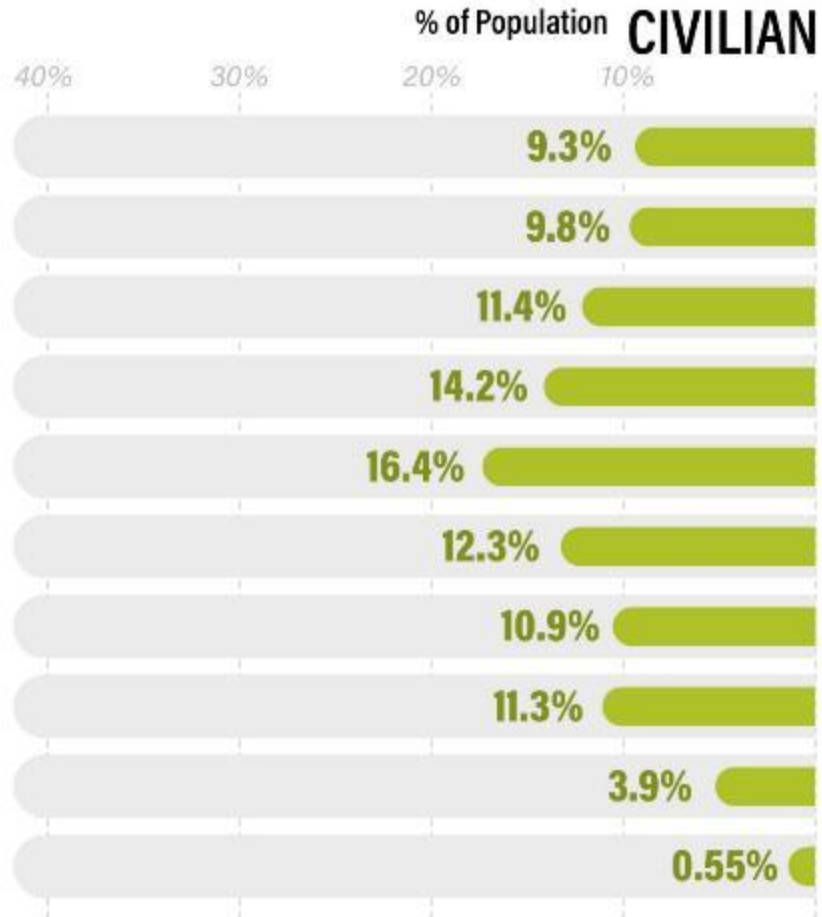




Demographics - Age



75TH AIR BASE WING



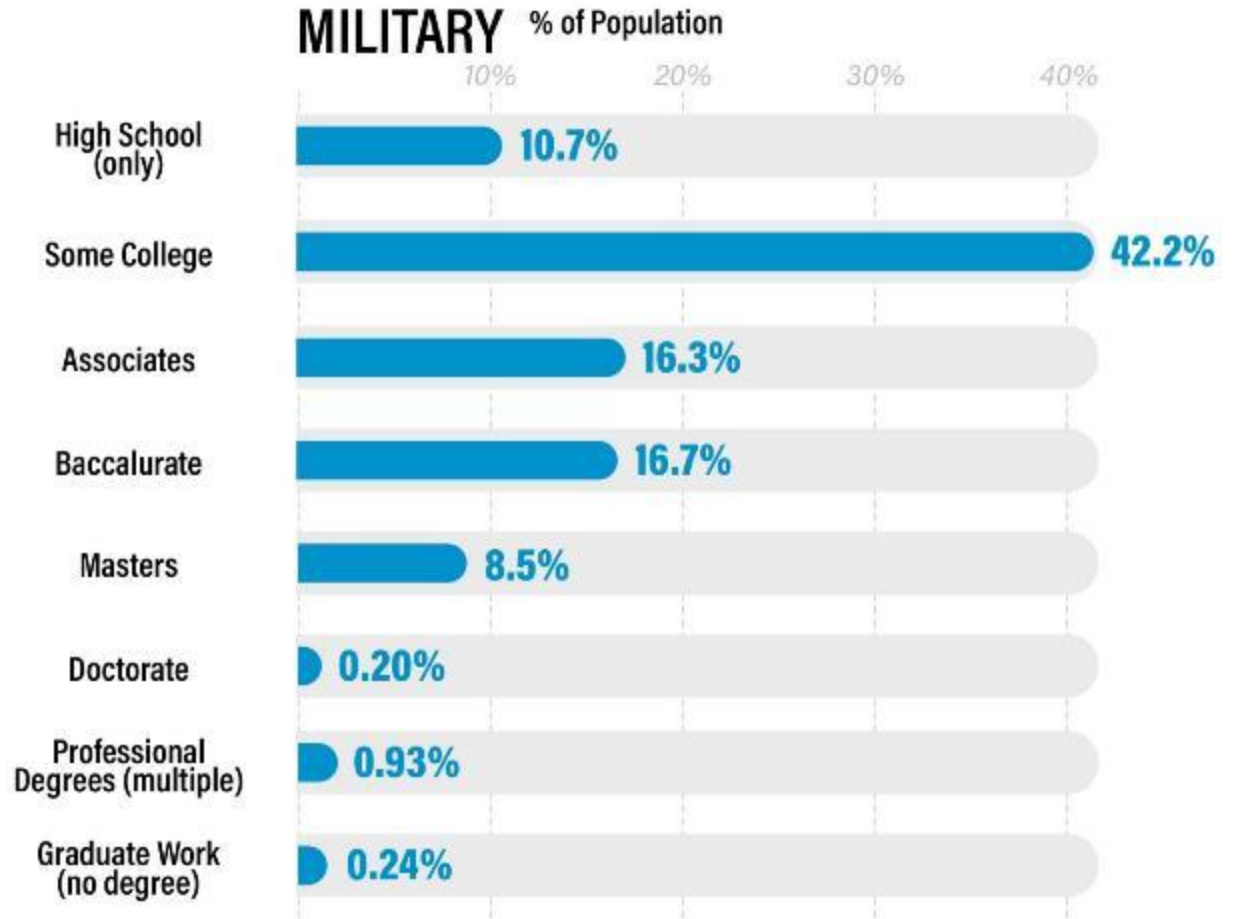
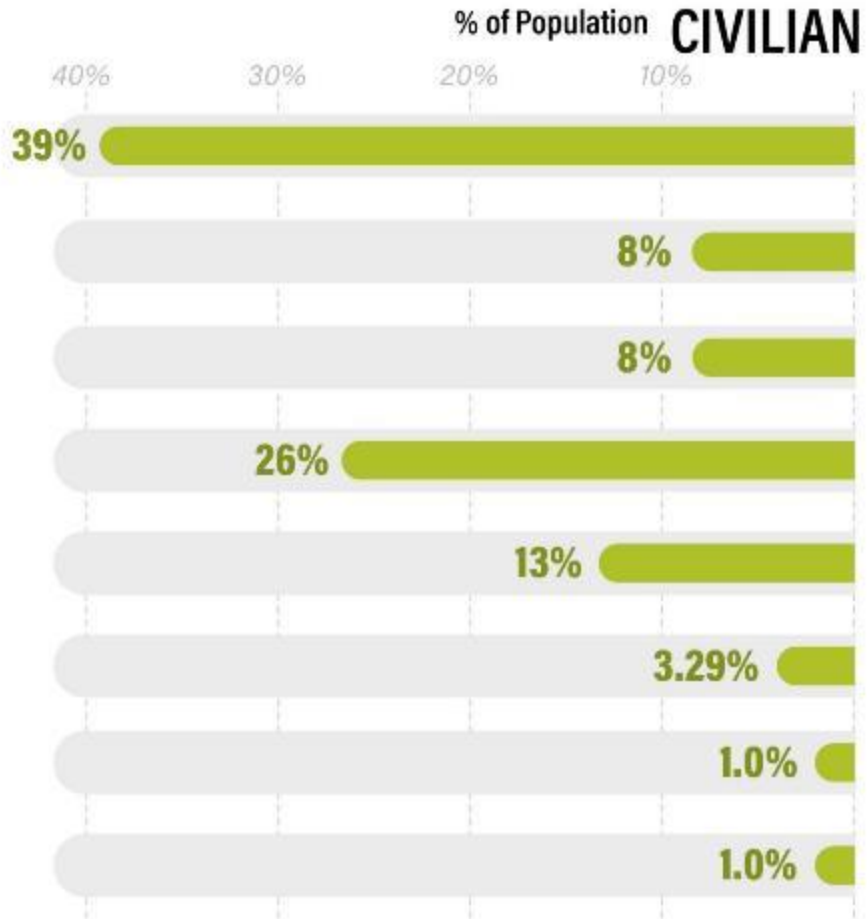
Sliding scale images are representative and not set to exact proportions



Demographics - Education



75TH AIR BASE WING



Sliding scale images are representative and not set to exact proportions



TEAM HILL IS AIRPOWER

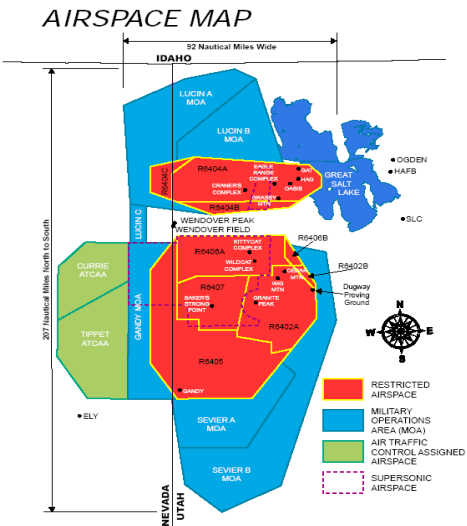
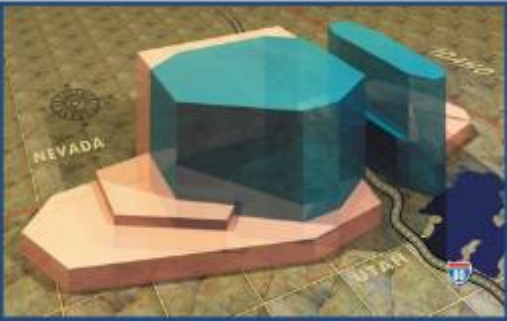
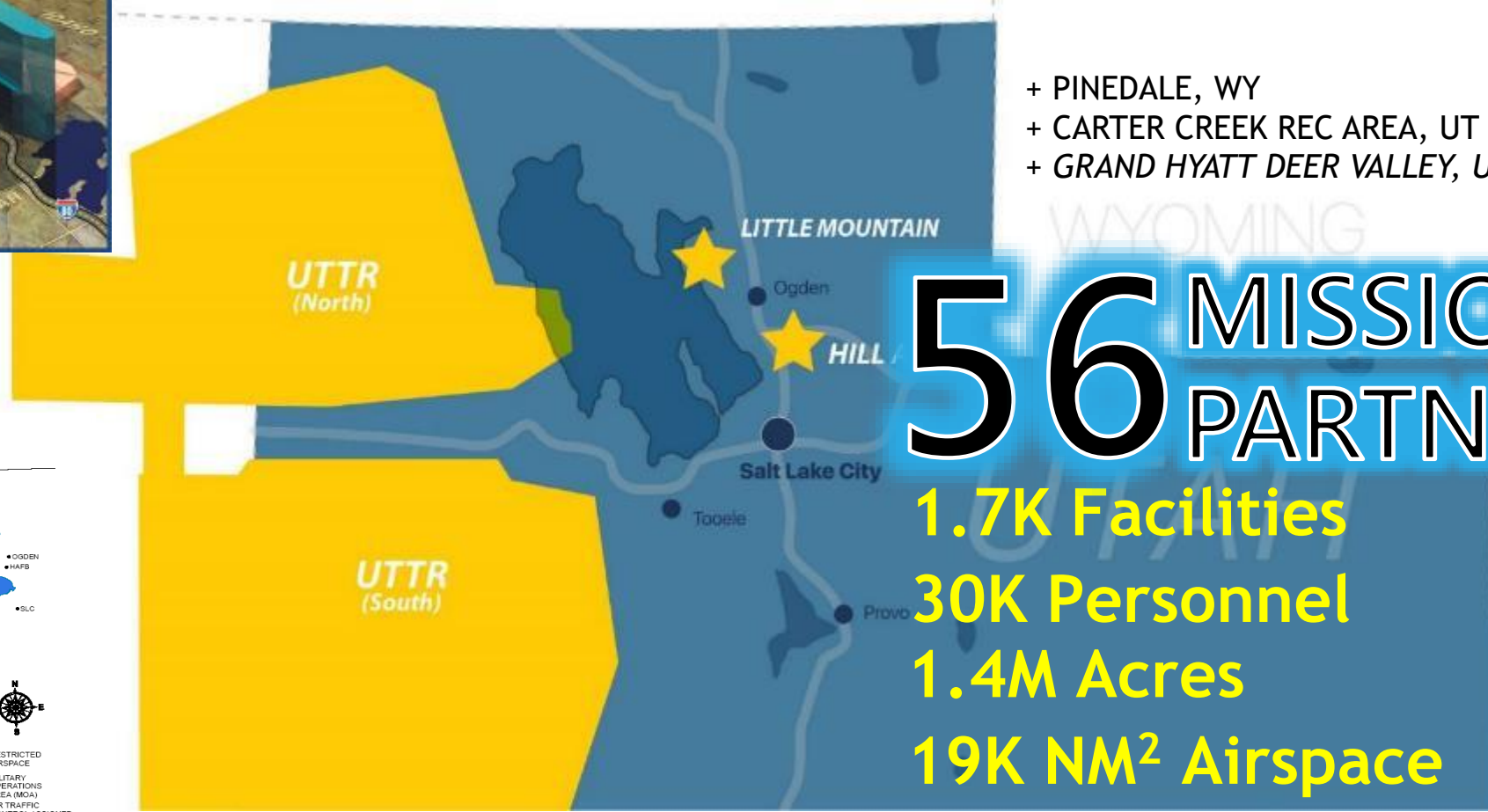


75TH AIR BASE WING

- + PINEDALE, WY
- + CARTER CREEK REC AREA, UT
- + GRAND HYATT DEER VALLEY, UT

56 MISSION PARTNERS

1.7K Facilities
 30K Personnel
 1.4M Acres
 19K NM² Airspace

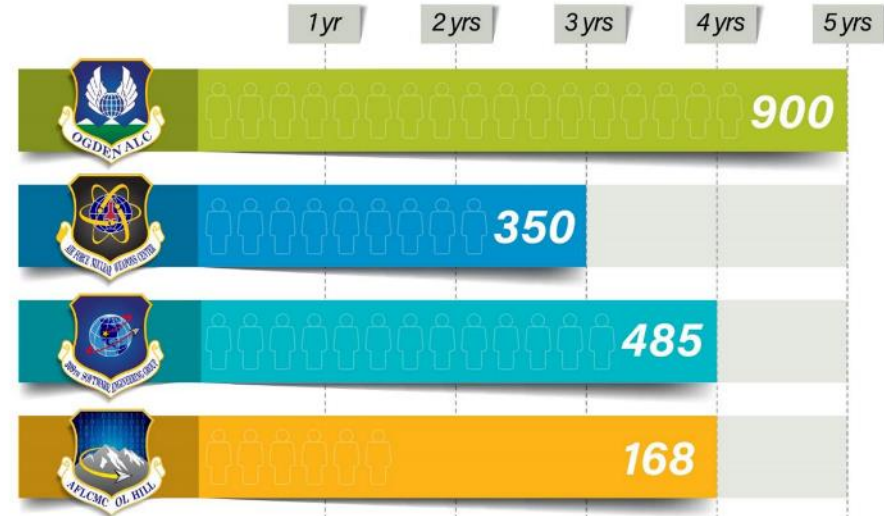


TEAM HILL IS COMMUNITY POWER

FY24 = \$12.7B



\$1.8B Ongoing, Funded, or Planned Military Construction Projects



1903 jobs created over the next 5 years



21K Local Residents

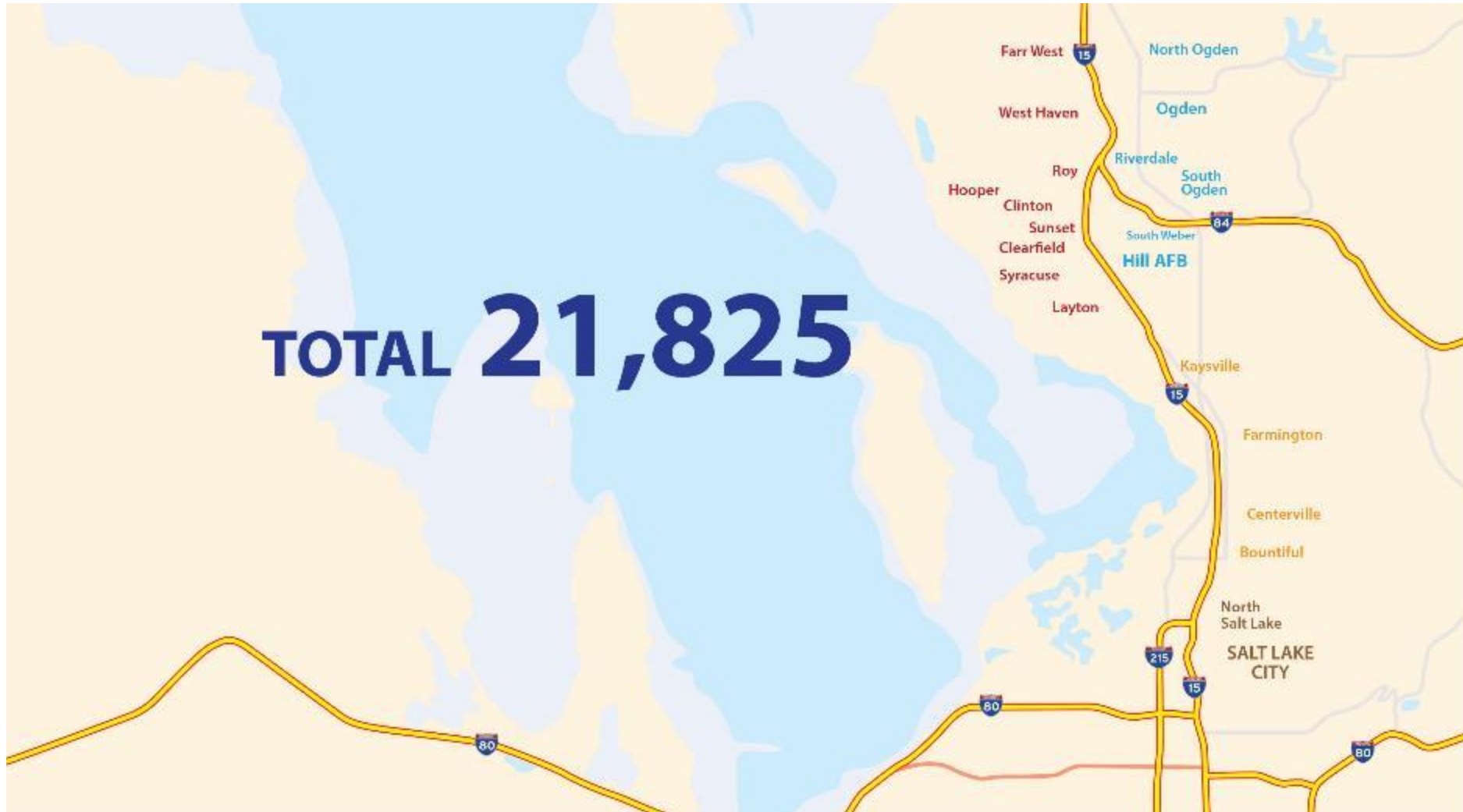
Utah's Largest Single Site Employer!



Housing Statistics by City



75TH AIR BASE WING



Farr West	407
West Haven	1257
Roy	1625
Hooper	670
Clinton	1200
Sunset	115
Clearfield	1178
Syracuse	1386
Layton	2808
North Ogden	581
Ogden	2207
Riverdale	226
South Ogden	365
South Weber	314
Hill AFB	1505
Kaysville	454
Farmington	254
Centerville	87
Bountiful	181
North Salt Lake	73
Salt Lake City	266
All others	4666



Ogden Air Logistics Complex



75TH AIR BASE WING

- Provides support and maintenance for the nation's premier fighter aircraft
 - F-35 Lightning II
 - F-22 Raptor
 - F-16 Fighting Falcon
 - A-10 Thunderbolt
 - C-130 Hercules
 - T-38 Talon
 - Minuteman III ICBM
 - Software Engineering Group





Total Force Integration



75TH AIR BASE WING

- 388th Fighter Wing and 419th Fighter Wing
- First 3 Combat Coded F-35A Squadrons in Air Force
- Supporting 7 Areas Of Responsibility and countless Combatant Commanders



Count On Us!



Air Force Nuclear Weapons Center



75TH AIR BASE WING

■ Two supporting ICBM systems

■ MMIII Systems

- Delivers 400 combat capable nuclear missiles
- Maintaining arsenal until deactivations

■ Sentinel

- Leading the way in modernizing/replacing Minuteman III
 - Replacing the MMIII in 30 years
 - Posturing our Nuclear triad for the NextGen





Challenges



75TH AIR BASE WING

- Aging Infrastructure
- Workforce/Workload Restructure
- Locality Pay



Why Enhanced Use Lease?



75TH AIR BASE WING

- **Background: Nearly Impossible to get Current Mission Admin MILCON**
- **Problem:**
 - **Replace 1.1M sf of dilapidated WWII-era buildings (1200-series)**
 - **90% admin space with 5K+ employees**
 - **Prohibitive energy and maintenance costs/losing employees due to condition**
- **Solution:**
 - **Competitively lease underutilized AF land to a private entity (via EUL)**
 - **Value comes back to AF as payment in-kind (PIK) in form of facilities/infrastructure**
 - **Construct new AF facilities through partnership w/ both MIDA (State) & SRDP (developer)**
- **Benefit:**
 - **P3 is win/win/win agreement**
 - **As developer makes money, the AF gets more PIK, the State gets more taxes**
 - **As development expands: jobs get created (State interest) – rental income increases (Base interest) – support resources increase (Base interest) – demo happens (AF interest)**
 - **EUL deal structure allows for market fluctuations (how we survived the recession)**

EUL- Enhanced Use Lease, MILCON– Military Construction, P3- Public Private Partnership, SRDP – Sunset Ridge Development Partners



Falcon Hill Project Background



75TH AIR BASE WING

- 50-year ground lease to SRDP (private developer) signed in Aug 2008
- Approx. 550 total acres across full Hill AFB Installation
 - Will adjust to 508 acre obligation (1800N Interchange)
- Commercial office, retail, restaurant, multi-family, light Industrial & hotel
- Build-out based on leasing market
- Potentially 6 million sq ft of new commercial facilities





Hill AF PIK Facilities ... \$80M+ PIK funding to date!



75TH AIR BASE WING



2012

75th Security Forces Sq/OSI Building
\$7.1M PIK Cost (\$203/sf)
*Est MILCON Reductions:
45% Cost, 3 Years' Project Time*



2012

HAFB - WEST GATE
\$10.3M PIK Cost
*Est MILCON Reductions:
25% Cost, 3 Years' Project Time*



2015

1st Floor 1580, ICBM Program Office
\$3.7M PIK Cost (\$148/sf)
*Provides Program Office Space with
Contractor Adjacencies*



2018

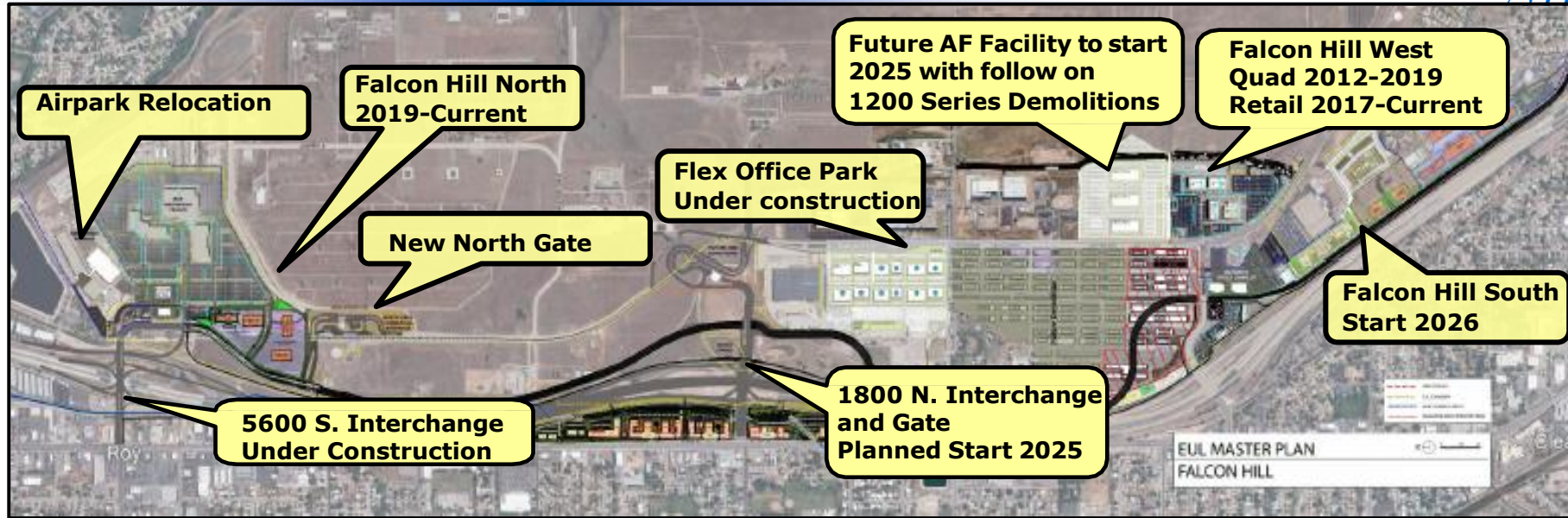
Software Support Building
\$21.0M PIK Cost (\$288/sf)
*Est MILCON Reductions:
30% Cost, 4 Years' Project Time*



Falcon Hill Aerospace Research Park



75TH AIR BASE WING



- 508 acres of development (2025 size)
- 1.3M sf constructed(100% occ.), 114 room hotel
- Falcon Hill PIK Construction:
 - USAF PIK Received \$80M+ to date
 - North Gate – Completed Dec 2023
 - Airpark Relocation – Completed Dec 2023
- In Design Now:
 - Inside fence Flex Office buildings
 - South End frontage and development
- Planning/Design:
 - Two 75-90K sf office buildings
 - 280+ unit apartment complex
 - New 1800 N. Gate and area
 - North end planning, mixed-use, potential hotel
 - 3 Gate trail



EUL Master Plan Proposed AF Facilities



75TH AIR BASE WING

- **Final Vision: 1200 series tenants relocated into multiple PIK facilities or through consolidation efforts**
- **Stages for the first building**
 - **1-PIK resources provide complete and usable facility**
 - **Estimated \$40-45M PIK funds**
 - **2-Furniture, Fixtures and Equipment (FF&E) of space according to requirements**
 - **Organizational costs**
 - **3-Move-in and relocation of equipment**
 - **Organizational costs**
 - **4-Demolition of vacated 1200-series buildings**
 - **AF costs (planned and programmed demolition)**
- **Building specifications:**
 - **2-3 story, 80-100K sq ft office/administrative building w/ 500+ seats**
 - **Each facility allows for AF units to consolidate multiple 1200 series facilities into one location**

PIK- Payment in Kind



Master Plan 1200 Series Demolition



75TH AIR BASE WING

- After completion of each PIK office facility, we demolish vacated buildings (“burn the ships”)
- Each demolition clears land for EUL developer to build more commercial facilities
 - Increases PIK funding
 - New commercial construction driven by market demand
 - AF obligation under agreement



CURRENT EUL DEMOLITION ZONE IN RED

BLDG	SF
1208	13656
1209	24128
1218	13655
1219*	24128
1228	13655
1229	24128
1238	13755
1239	24235
1248	49392
1258	55015
1268	14000
1269	16264
1278	13660
1279	12082
1289	88000
1294	13381
1295	32485
Total SF	445619

*Demo has been accomplished

CURRENTLY EMPTY

EUL- Enhanced Use Lease, PIK- Payment in Kind

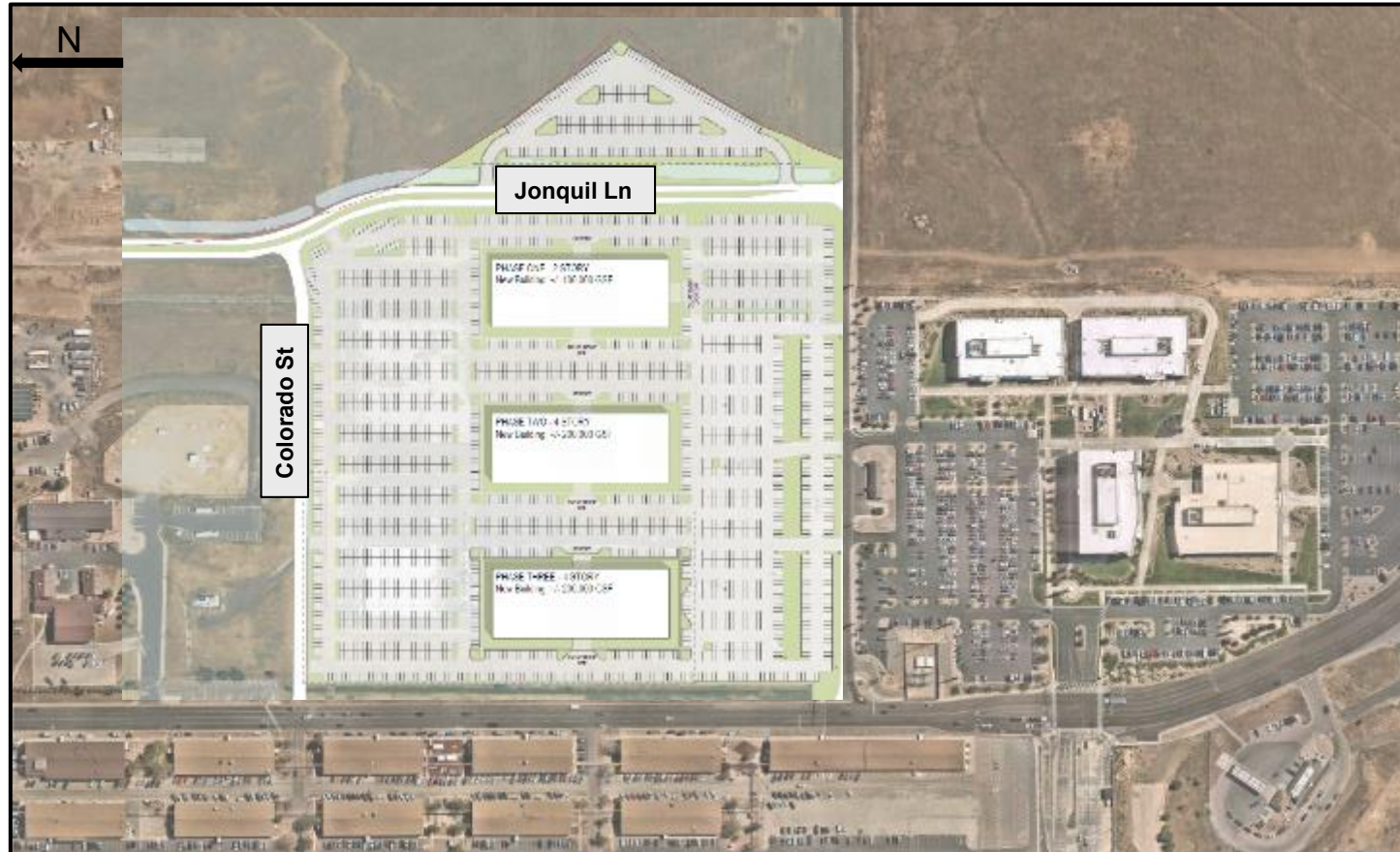


Master Plan B1573 Concept Planning



75TH AIR BASE WING

- PIK site for 1200 area replacement buildings
- New road infrastructure to site



PIK- Payment in Kind



B1573 Project Planning Schedule



75TH AIR BASE WING

- **2021**
 - **Start Initial Site Survey of 1200 Phase 1 Buildings**
 - **Start space concept**
 - **Start AF Funding Request**
- **2022**
 - **Complete Conceptual plan**
- **2024**
 - **Start HAFB Occupancy Space Plan**
 - **Refine Bldg. Budget Estimates**
 - **Secure PIK Funding**
- **2025**
 - **Start Design Contract**
 - **Start Construction Contract**

PIK- Payment in Kind



Master Plan What We Must Do



75TH AIR BASE WING

■ Challenges:

- Market driven economics
- Frequent leadership and personnel turnover
- Expectation management

■ Way Forward: *Support all Falcon Hill efforts and players*



Dormitory Campus



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7 Buildings - 444 Rooms = 98% Occupancy

Count On Us!



Aging Infrastructure



75TH AIR BASE WING





Challenges



75TH AIR BASE WING

- Aging Infrastructure
- Workforce/Workload Restructure
- Locality Pay



Wrap Up



75TH AIR BASE WING

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AIR WING

Questions?

