

Calvin Roberts proposes the following substitute bill:

Transportation, Infrastructure, and Housing Amendments

2026 GENERAL SESSION

STATE OF UTAH

Chief Sponsor: Calvin Roberts

Senate Sponsor: Kirk A. Cullimore

LONG TITLE

General Description:

This bill modifies transportation, infrastructure, and housing provisions.

Highlighted Provisions:

This bill:

- defines terms;
- creates the State Housing Infrastructure Partnership Fund (fund);
- creates the State Housing Infrastructure Partnership Board (board) and describes the board's membership and duties;
- authorizes the board to make loans from the fund to qualifying political subdivisions to finance system improvements that will facilitate the construction of housing;
- establishes certain terms and requirements for the infrastructure loans awarded by the board;
- repeals the Affordable Housing Infrastructure Grant Board and transfers duties for awarding affordable housing infrastructure grants to the board;
- requires the board, in awarding infrastructure loans and affordable housing infrastructure grants, to give preference to projects that include certain starter homes;
- requires the Governor's Office of Economic Opportunity to provide staff support to the board;
- requires annual reporting from the board and provides the board with rulemaking authority;
- authorizes the board to use a certain amount of money in the fund to offset administrative expenses;
- increases the maximum amount of bonds that may be authorized in relation to affordable housing infrastructure; and
- makes technical and conforming changes.

29 **Money Appropriated in this Bill:**

30 This bill appropriates \$100,000,000 in restricted fund and account transfers for fiscal year
31 2027, all of which is from the various sources as detailed in this bill.

32 **Other Special Clauses:**

33 None

34 **Utah Code Sections Affected:**

35 AMENDS:

36 **63B-34-101**, as enacted by Laws of Utah 2025, Chapter 502

37 **72-2-121**, as last amended by Laws of Utah 2025, First Special Session, Chapter 17

38 **72-2-501**, as enacted by Laws of Utah 2025, Chapter 502

39 **72-2-503**, as enacted by Laws of Utah 2025, Chapter 502

40 ENACTS:

41 **63N-3-1801**, Utah Code Annotated 1953

42 **63N-3-1802**, Utah Code Annotated 1953

43 **63N-3-1803**, Utah Code Annotated 1953

44 **63N-3-1804**, Utah Code Annotated 1953

45 **63N-3-1805**, Utah Code Annotated 1953



47 *Be it enacted by the Legislature of the state of Utah:*

48 Section 1. Section **63B-34-101** is amended to read:

49 **63B-34-101 . Transportation bonds -- Maximum amount -- Use for**
50 **transportation projects related to affordable housing initiatives.**

51 (1)(a) Subject to the restriction in Subsection (1)(c), the total amount of bonds issued
52 under this section may not exceed [~~\$70,000,000~~] \$140,000,000.

53 (b) When the Department of Transportation certifies to the commission the amount of
54 bond proceeds that the commission needs to provide funding for the projects
55 described in Subsection (2), the commission may issue and sell general obligation
56 bonds in an amount equal to the certified amount plus costs of issuance.

57 (c) The commission may not issue general obligation bonds authorized under this
58 section if the issuance for general obligation bonds would result in the total current
59 outstanding general obligation debt of the state exceeding 50% of the limitation
60 described in Utah Constitution, Article XIV, Section 1.

61 (2)(a) Proceeds from the bonds issued under this section shall be provided to the
62 Department of Transportation through the Transportation Investment Fund of 2005

63 created in Section 72-2-124 to pay for or to provide funds to public entities for costs
64 related to affordable housing initiatives as described in Subsection (2)(b).

65 (b) Bond proceeds described under Subsection (2)(a) shall be used to pay for
66 infrastructure to assist in affordable housing related grants and allocated as described
67 in Title 72, Chapter 2, Part 5, Affordable Housing Infrastructure Grants.

68 (c) The costs under this Subsection (2) may include the costs of acquiring land, interests
69 in land, easements and rights-of-way, the costs of improving sites, making all
70 improvements necessary, incidental, or convenient to the facilities, and the costs of
71 interest estimated to accrue on these bonds during the period to be covered by
72 construction of the projects plus a period of six months after the end of the
73 construction period, interest estimated to accrue on any bond anticipation notes
74 issued under the authority of this title, and all related engineering, architectural, and
75 legal fees.

76 (3) The executive director of the Department of Transportation may allocate bond proceeds
77 under this section as provided in Title 72, Chapter 2, Part 5, Affordable Housing
78 Infrastructure Grants.

79 Section 2. Section **63N-3-1801** is enacted to read:

80 **Part 18. State Housing Infrastructure Partnership**

81 **63N-3-1801 . Definitions.**

82 As used in this part:

83 (1) "Board" means the State Housing Infrastructure Partnership Board, created in Section
84 63N-3-1803.

85 (2) "Development agreement" means the same as that term is defined in Section 10-20-102.

86 (3) "Fund" means the State Housing Infrastructure Partnership Fund, created in Section
87 63N-3-1802.

88 (4) "Housing development" means a land development proposal to construct new housing
89 that a municipality or a county approves with a land use application, development
90 agreement, or zone change.

91 (5) "Infrastructure facility" means a facility used in connection with system-level
92 infrastructure, including:

93 (a) a drinking water facility;

94 (b) a wastewater facility;

95 (c) a sewer lift station;

96 (d) a stormwater system;

- 97 (e) a water drainage system; or
 98 (f) a secondary water system.
- 99 (6) "Infrastructure loan" means a loan of fund money to finance a system improvement.
 100 (7) "Land use application" means the same as that term is defined in Section 10-20-102.
 101 (8) "Qualifying political subdivision" means:
 102 (a) a municipality;
 103 (b) a county;
 104 (c) an agency, as defined in Section 17C-1-102; or
 105 (d) the Point of the Mountain State Land Authority, created in Section 11-59-201.
 106 (9) "Special district" means the same as that term is defined in Section 17B-1-102.
 107 (10)(a) "System improvement" means a project to construct or expand a publicly owned:
 108 (i) road that is part of:
 109 (A) the statewide long-range transportation plan;
 110 (B) a regional transportation plan of a metropolitan planning organization; or
 111 (C) a municipal or county general plan, transportation master plan, or economic
 112 development initiative; or
 113 (ii) infrastructure facility that is part of:
 114 (A) a municipal or county general plan, infrastructure plan, or economic
 115 development initiative; or
 116 (B) a special district infrastructure plan or strategic plan.
 117 (b) "System improvement" may include the costs of:
 118 (i) designing a project described in Subsection (10)(a); or
 119 (ii) acquiring property for a project described in Subsection (10)(a).

120 Section 3. Section **63N-3-1802** is enacted to read:

121 **63N-3-1802 . State Housing Infrastructure Partnership Fund.**

- 122 (1) There is created a revolving loan fund known as the "State Housing Infrastructure
 123 Partnership Fund."
- 124 (2) The fund consists of money generated from the following revenue sources:
 125 (a) appropriations made to the fund by the Legislature;
 126 (b) the sales and use tax revenue deposited into the fund in accordance with Section
 127 59-12-103;
 128 (c) amounts received for the repayment of infrastructure loans made by the board under
 129 this part;
 130 (d) grants, gifts, loans, or other funding from:

- 131 (i) the federal government; or
- 132 (ii) other public or private sources; and
- 133 (e) interest or other earnings deposited under Subsection (3).
- 134 (3) The state treasurer shall:
- 135 (a) invest the money in the fund by following the procedures and requirements of Title
- 136 51, Chapter 7, State Money Management Act; and
- 137 (b) deposit all interest or other earnings derived from those investments into the fund.
- 138 (4) The board may use money in the fund only to:
- 139 (a) make infrastructure loans in accordance with this part; and
- 140 (b) pay the office's administrative costs related to this part, in an amount that does not
- 141 exceed 0.5% of the revenues of the fund, including any appropriation to the fund.
- 142 Section 4. Section **63N-3-1803** is enacted to read:
- 143 **63N-3-1803 . State Housing Infrastructure Partnership Board.**
- 144 (1) There is created within the office the State Housing Infrastructure Partnership Board
- 145 composed of:
- 146 (a) five voting members as follows:
- 147 (i) the executive director of the office or the executive director's designee;
- 148 (ii) the executive director of the Department of Transportation or the executive
- 149 director's designee;
- 150 (iii) one member appointed by the governor;
- 151 (iv) one member appointed by the president of the Senate; and
- 152 (v) one member appointed by the speaker of the House of Representatives; and
- 153 (b) any number of nonvoting members appointed by the chair and vice chair of the board.
- 154 (2)(a) The members described in Subsections (1)(a)(iv) and (v) shall serve a four-year
- 155 term.
- 156 (b) When a vacancy occurs in a position described in Subsections (1)(a)(iv) and (v), the
- 157 person that appointed the member shall appoint a new member for the unexpired term.
- 158 (c) If a member described in Subsections (1)(a)(iv) and (v) leaves elected office, the
- 159 appointing entity shall appoint a new member for the unexpired term.
- 160 (3)(a) The voting members of the board shall elect a chair and vice chair from the
- 161 board's voting members.
- 162 (b) The chair and vice chair of the board shall serve a term of one year.
- 163 (c) The chair of the board is responsible for the call and conduct of board meetings.
- 164 (4)(a) A majority of the voting members of the board constitutes a quorum.

- 165 (b) Action by a majority vote of a quorum of the board constitutes action by the board
166 (5)(a) A voting member of the board who is a legislator shall be paid salary and
167 expenses in accordance with Section 36-2-2 and Legislative Joint Rules, Title 5,
168 Chapter 3, Legislator Compensation.
- 169 (b) A voting member of the board who is not a legislator may not receive compensation
170 or benefits for the member's service, but may receive per diem and travel expenses in
171 accordance with:
- 172 (i) Section 63A-3-106;
173 (ii) Section 63A-3-107; and
174 (iii) rules made by the Division of Finance in accordance with Sections 63A-3-106
175 and 63A-3-107.
- 176 (6) A voting member of the board shall comply with the conflict of interest provisions
177 described in Title 63G, Chapter 24, Part 3, Conflicts of Interest.
- 178 (7) The office shall provide staff support to the board.
- 179 Section 5. Section **63N-3-1804** is enacted to read:
- 180 **63N-3-1804 . Board duties -- Annual report -- Rulemaking.**
- 181 (1) The board shall:
- 182 (a) make infrastructure loans to qualifying political subdivisions for system
183 improvements that will facilitate the construction of housing in accordance with
184 Section 63N-3-1805;
- 185 (b) for the infrastructure loans described in Subsection (1)(a):
- 186 (i) establish criteria for determining infrastructure loan eligibility;
187 (ii) establish criteria by which an infrastructure loan will be made and repaid; and
188 (iii) determine the order in which system improvements will be funded;
- 189 (c) award affordable housing infrastructure grants to public entities in accordance with
190 Title 72, Chapter 2, Part 5, Affordable Housing Infrastructure Grants; and
- 191 (d) administer the fund in a manner that will keep a portion of the fund revolving.
- 192 (2) On or before September 1 of each year, the board shall submit a written report to the
193 Economic Development and Workforce Services Interim Committee and the Political
194 Subdivisions Interim Committee that includes:
- 195 (a) information regarding the activities of the board;
196 (b) the number and types of infrastructure loans made;
197 (c) a list of qualifying political subdivisions that received an infrastructure loan;
198 (d) the number of constructed housing units that each infrastructure loan facilitated; and

- 199 (e) any recommendations for legislation.
- 200 (3) In accordance with Title 63G, Chapter 3, Utah Administrative Rulemaking Act, the
 201 board may make rules governing:
- 202 (a) management of the fund; and
- 203 (b) infrastructure loan application requirements and eligibility review criteria.
- 204 Section 6. Section **63N-3-1805** is enacted to read:
- 205 **63N-3-1805 . Infrastructure loans to qualifying political subdivisions --**
 206 **Application -- Loan requirements.**
- 207 (1) A qualifying political subdivision may receive an infrastructure loan under this part to
 208 finance a system improvement that will facilitate the construction of a housing
 209 development.
- 210 (2) To receive an infrastructure loan, a qualifying political subdivision shall submit an
 211 application to the board that:
- 212 (a) demonstrates:
- 213 (i) the qualifying political subdivision has approved or will approve a housing
 214 development;
- 215 (ii) the infrastructure loan will accelerate the completion of the housing development;
- 216 (iii) the builder or developer of the housing development has agreed to, or will agree
 217 to, a specific timeline to complete the housing development if the board approves
 218 the infrastructure loan;
- 219 (iv) the qualifying political subdivision will provide matching funds for the system
 220 improvement in an amount determined by the board;
- 221 (v) the qualifying political subdivision has a primary revenue source for repaying the
 222 infrastructure loan; and
- 223 (vi) if the qualifying political subdivision is a municipality or county, the qualifying
 224 political subdivision has adopted a moderate income housing plan that complies
 225 with Section 10-21-202 or 17-80-202;
- 226 (b) identifies the qualifying political subdivision's current bonding capacity; and
- 227 (c) includes any other information the board requires.
- 228 (3) In considering an application for an infrastructure loan, the board shall:
- 229 (a) give preference to a housing development that includes, as a substantial component,
 230 the construction of detached single-family owner-occupied starter homes; and
- 231 (b) consider criteria including:
- 232 (i) the number of housing units that may be built compared to the requested

- 233 infrastructure loan amount;
- 234 (ii) geographic diversity, including whether the applicant is urban or rural;
- 235 (iii) the inclusion of affordable housing in the housing development;
- 236 (iv) the inclusion of for-sale owner-occupied housing units in the housing
- 237 development;
- 238 (v) the likelihood that the housing development will be completed in accordance with
- 239 the timeline described in Subsection (2)(a)(iii);
- 240 (vi) the amount of matching funds the qualifying political subdivision will provide
- 241 for the system improvement;
- 242 (vii) other available sources of funding that may be used to construct the system
- 243 improvement; and
- 244 (viii) existing public facilities and services nearby the housing development.
- 245 (4) The board shall ensure that each infrastructure loan:
- 246 (a) is secured by any combination of revenue sources for the loan recipient, whether the
- 247 revenue is actualized or anticipated, and which may include revenue the loan
- 248 recipient receives from:
- 249 (i) the imposition of property taxes;
- 250 (ii) the collection of impact fees;
- 251 (iii) the issuance of bonds; or
- 252 (iv) any other revenue source the board determines to be sufficient for securing the
- 253 infrastructure loan;
- 254 (b) has a term that does not exceed 20 years, except as provided in Subsection (5)(b)(ii);
- 255 (c) charges interest:
- 256 (i) to a presumed repayment date established by the board, regardless of the actual
- 257 repayment date; and
- 258 (ii) at a rate that is within 1.5% of the federal funds rate target:
- 259 (A) established by the Federal Open Market Committee; and
- 260 (B) in effect on January 1 of the year in which the loan is made; and
- 261 (d) specifies the terms and revenue sources for the loan recipient's repayment of the loan.
- 262 (5)(a) The board may make one infrastructure loan to the Point of the Mountain State
- 263 Land Authority created in Section 11-59-201.
- 264 (b) The infrastructure loan described in Subsection (5)(a) may not exceed:
- 265 (i) an amount of \$18,000,000; and
- 266 (ii) a term of three years.

- 267 (6) In making infrastructure loans, the board may:
 268 (a) restructure all or part of a loan recipient's liability to repay an infrastructure loan for
 269 extenuating circumstances, subject to the requirements of Subsections (4) and (5); and
 270 (b) condition approval of an infrastructure loan on whatever assurances the board
 271 considers necessary to ensure that loan proceeds are used in accordance with this part.

272 Section 7. Section **72-2-121** is amended to read:

273 **72-2-121 . County of the First Class Highway Projects Fund.**

- 274 (1) There is created a special revenue fund within the Transportation Fund known as the
 275 "County of the First Class Highway Projects Fund."
 276 (2) The fund consists of money generated from the following revenue sources:
 277 (a) any voluntary contributions received for new construction, major renovations, and
 278 improvements to highways within a county of the first class;
 279 (b) the portion of the sales and use tax described in Subsection 59-12-2214(3)(b)
 280 deposited into or transferred to the fund;
 281 (c) the portion of the sales and use tax described in Section 59-12-2217 deposited into or
 282 transferred to the fund;
 283 (d) a portion of the local option highway construction and transportation corridor
 284 preservation fee imposed in a county of the first class under Section 41-1a-1222
 285 deposited into or transferred to the fund; and
 286 (e) the portion of the sales and use tax transferred into the fund as described in
 287 Subsections 59-12-2220(4)(a) and 59-12-2220(11)(b).
 288 (3)(a) The fund shall earn interest.
 289 (b) All interest earned on fund money shall be deposited into the fund.
 290 (4) Subject to Subsection (11), the executive director shall use the fund money only:
 291 (a) to pay debt service and bond issuance costs for bonds issued under Sections
 292 63B-16-102, 63B-18-402, and 63B-27-102;
 293 (b) for right-of-way acquisition, new construction, major renovations, and improvements
 294 to highways within a county of the first class and to pay any debt service and bond
 295 issuance costs related to those projects, including improvements to a highway located
 296 within a municipality in a county of the first class where the municipality is located
 297 within the boundaries of more than a single county;
 298 (c) for the construction, acquisition, use, maintenance, or operation of:
 299 (i) an active transportation facility for nonmotorized vehicles;
 300 (ii) multimodal transportation that connects an origin with a destination; or

- 301 (iii) a facility that may include a:
- 302 (A) pedestrian or nonmotorized vehicle trail;
- 303 (B) nonmotorized vehicle storage facility;
- 304 (C) pedestrian or vehicle bridge; or
- 305 (D) vehicle parking lot or parking structure;
- 306 (d) to transfer to the 2010 Salt Lake County Revenue Bond Sinking Fund created by
- 307 Section 72-2-121.3 the amount required in Subsection 72-2-121.3(4)(c) minus the
- 308 amounts transferred in accordance with Subsection 72-2-124(4)(a)(v);
- 309 (e) for a fiscal year beginning on or after July 1, 2013, to pay debt service and bond
- 310 issuance costs for \$30,000,000 of the bonds issued under Section 63B-18-401 for the
- 311 projects described in Subsection 63B-18-401(4)(a);
- 312 (f) for a fiscal year beginning on or after July 1, 2013, and after the department has
- 313 verified that the amount required under Subsection 72-2-121.3(4)(c) is available in
- 314 the fund, to transfer an amount equal to 50% of the revenue generated by the local
- 315 option highway construction and transportation corridor preservation fee imposed
- 316 under Section 41-1a-1222 in a county of the first class:
- 317 (i) to the legislative body of a county of the first class; and
- 318 (ii) to be used by a county of the first class for:
- 319 (A) highway construction, reconstruction, or maintenance projects; or
- 320 (B) the enforcement of state motor vehicle and traffic laws;
- 321 (g) for a fiscal year beginning on or after July 1, 2015, after the department has verified
- 322 that the amount required under Subsection 72-2-121.3(4)(c) is available in the fund
- 323 and the transfer under Subsection (4)(e) has been made, to annually transfer an
- 324 amount of the sales and use tax revenue imposed in a county of the first class and
- 325 deposited into the fund in accordance with Subsection 59-12-2214(3)(b) equal to an
- 326 amount needed to cover the debt to:
- 327 (i) the appropriate debt service or sinking fund for the repayment of bonds issued
- 328 under Section 63B-27-102; and
- 329 (ii) the appropriate debt service or sinking fund for the repayment of bonds issued
- 330 under Sections 63B-31-102 and 63B-31-103;
- 331 (h) after the department has verified that the amount required under Subsection
- 332 72-2-121.3(4)(c) is available in the fund and after the transfer under Subsection (4)(d),
- 333 the payment under Subsection (4)(e), and the transfer under Subsection (4)(g)(i) has
- 334 been made, to annually transfer \$2,000,000 to a public transit district in a county of

- 335 the first class to fund a system for public transit;
- 336 (i) for a fiscal year beginning on or after July 1, 2018, after the department has verified
337 that the amount required under Subsection 72-2-121.3(4)(c) is available in the fund
338 and after the transfer under Subsection (4)(d), the payment under Subsection (4)(e),
339 and the transfer under Subsection (4)(g)(i) has been made, through fiscal year 2027,
340 to annually transfer 20%, and beginning with fiscal year 2028, and each year
341 thereafter for 20 years, to annually transfer 33% of the amount deposited into the
342 fund under Subsection (2)(b) to the legislative body of a county of the first class for
343 the following purposes:
- 344 (i) to fund parking facilities in a county of the first class that facilitate significant
345 economic development and recreation and tourism within the state; and
346 (ii) to be used for purposes allowed in Section 17-78-702;
- 347 (j) subject to Subsection (5), for a fiscal year beginning on or after July 1, 2021, and for
348 15 years thereafter, to annually transfer the following amounts to the following cities
349 and the county of the first class for priority projects to mitigate congestion and
350 improve transportation safety:
- 351 (i) \$2,000,000 to Sandy;
352 (ii) \$2,300,000 to Taylorsville;
353 (iii) \$1,100,000 to Salt Lake City;
354 (iv) \$1,100,000 to West Jordan;
355 (v) \$1,100,000 to West Valley City;
356 (vi) \$800,000 to Herriman;
357 (vii) \$700,000 to Draper;
358 (viii) \$700,000 to Riverton;
359 (ix) \$700,000 to South Jordan;
360 (x) \$500,000 to Bluffdale;
361 (xi) \$500,000 to Midvale;
362 (xii) \$500,000 to Millcreek;
363 (xiii) \$500,000 to Murray;
364 (xiv) \$400,000 to Cottonwood Heights; and
365 (xv) \$300,000 to Holladay;
- 366 (k) for the 2024-25, 2025-26, and 2026-27 fiscal years, and subject to revenue balances
367 after the distributions under Subsection (4)(j), to reimburse the following
368 municipalities for the amounts and projects indicated, as each project progresses and

- 369 as revenue balances allow:
- 370 (i) \$3,200,000 to South Jordan for improvements to Bingham Rim Road from
371 Grandville Avenue to Mountain View Corridor;
- 372 (ii) \$1,960,000 to Midvale for improvements to Center Street between State Street
373 and 700 West;
- 374 (iii) \$3,500,000 to Salt Lake City for first and last mile public transit improvements
375 throughout Salt Lake City;
- 376 (iv) \$1,500,000 to Cottonwood Heights for improvements to Fort Union Boulevard
377 and 2300 East;
- 378 (v) \$3,450,000 to Draper for improvements to Bangerter Highway between 13800
379 South and I-15;
- 380 (vi) \$10,500,000 to Herriman to construct a road between U-111 and 13200 South;
- 381 (vii) \$3,000,000 to West Jordan for improvements to 1300 West;
- 382 (viii) \$1,050,000 to Riverton for improvements to the Welby Jacob Canal Trail
383 between 11800 South and 13800 South;
- 384 (ix) \$3,500,000 to Taylorsville for improvements to Bangerter Highway and 4700
385 South;
- 386 (x) \$470,000 to the department for construction of a sound wall on Bangerter
387 Highway at approximately 11200 South;
- 388 (xi) \$1,250,000 to Murray for improvements to Murray Boulevard between 4800
389 South and 5300 South;
- 390 (xii) \$1,840,000 to Magna for construction and improvements to 8400 West and 4100
391 South;
- 392 (xiii) \$1,000,000 to South Jordan for construction of arterial roads connecting U-111
393 and Old Bingham Highway;
- 394 (xiv) \$1,200,000 to Millcreek for reconstruction of and improvements to 2000 East
395 between 3300 South and Atkin Avenue;
- 396 (xv) \$1,230,000 to Holladay for improvements to Highland Drive between Van
397 Winkle Expressway and Arbor Lane;
- 398 (xvi) \$1,000,000 to Taylorsville for improvements to 4700 South at the I-215
399 interchange;
- 400 (xvii) \$3,750,000 to West Valley City for improvements to 4000 West between 4100
401 South and 4700 South and improvements to 4700 South from 4000 West to
402 Bangerter Highway;

- 403 (xviii) \$1,700,000 to South Jordan for improvements to Prosperity Road between
404 Crimson View Drive and Copper Hawk Drive;
- 405 (xix) \$2,300,000 to West Valley City for a road connecting U-111 at approximately
406 6200 South, then east and turning north and connecting to 5400 South;
- 407 (xx) \$1,400,000 to Magna for improvements to 8000 West between 3500 South to
408 4100 South;
- 409 (xxi) \$1,300,000 to Taylorsville for improvements on 4700 South between Redwood
410 Road and 2700 West; and
- 411 (xxii) \$3,000,000 to West Jordan for improvements to 1300 West between 6600
412 South and 7800 South; and
- 413 (l) for a fiscal year beginning on or after July 1, 2026, and for 15 years thereafter, to pay
414 debt service and bond issuance costs for [~~\$70,000,000~~] \$140,000,000 of the bonds
415 issued under Section 63B-34-201 for the grants awarded under Part 5, Affordable
416 Housing Infrastructure Grants.
- 417 (5)(a) If revenue in the fund is insufficient to satisfy all of the transfers described in
418 Subsection (4)(j), the executive director shall proportionately reduce the amounts
419 transferred as described in Subsection (4)(j).
- 420 (b) A local government may not use revenue described in Subsection (4)(j) to supplant
421 existing class B or class C road funds that a local government has budgeted for
422 transportation projects.
- 423 (6) The revenues described in Subsections (2)(b), (c), and (d) that are deposited into the
424 fund and bond proceeds from bonds issued under Sections 63B-16-102, 63B-18-402,
425 and 63B-27-102 are considered a local matching contribution for the purposes described
426 under Section 72-2-123.
- 427 (7) The department may expend up to \$3,000,000 of revenue deposited into the account as
428 described in Subsection 59-12-2220(11)(b) for public transit innovation grants, as
429 provided in Part 4, Public Transit Innovation Grants.
- 430 (8) The additional administrative costs of the department to administer this fund shall be
431 paid from money in the fund.
- 432 (9) Subject to Subsection (11), and notwithstanding any statutory or other restrictions on
433 the use or expenditure of the revenue sources deposited into this fund, the Department of
434 Transportation may use the money in this fund for any of the purposes detailed in
435 Subsection (4).
- 436 (10) Subject to Subsection (11), any revenue deposited into the fund as described in

437 Subsection (2)(e) shall be used to provide funding or loans for public transit projects,
438 operations, and supporting infrastructure in the county of the first class.

439 (11) For the first three years after a county of the first class imposes a sales and use tax
440 authorized in Section 59-12-2220, revenue deposited into the fund as described in
441 Subsection (2)(e) shall be allocated as follows:

- 442 (a) 10% to the department to construct an express bus facility on 5600 West; and
443 (b) 90% into the County of the First Class Infrastructure Bank Fund created in Section
444 72-2-302.

445 Section 8. Section **72-2-501** is amended to read:

446 **72-2-501 . Definitions.**

447 As used in this part:

448 (1) "Affordable housing unit" means a dwelling that:

- 449 (a) is offered for rent at a rental price affordable to a household with a gross income of
450 no more than 80% of the area median income for the county in which the residential
451 unit is offered for rent; or
452 (b) is offered for sale to an owner-occupier at a purchase price affordable to a household
453 with a gross income of no more than 120% of the area median income for the county
454 in which the residential unit is offered for sale and is deed restricted for no fewer than
455 five years.

456 (2) "Board" means the [~~affordable housing infrastructure grant board~~] State Housing
457 Infrastructure Partnership Board created in Section [~~72-2-503~~] 63N-3-1803.

458 (3) "Grant" means a grant issued to a public entity in a county of the first class as provided
459 in this part.

460 Section 9. Section **72-2-503** is amended to read:

461 **72-2-503 . Affordable housing infrastructure grant administration.**

462 [~~(1) There is created the affordable housing infrastructure grant board consisting of the~~
463 ~~following members:]~~

464 [~~(a) the executive director of the department, or the executive director's designee;]~~

465 [~~(b) the executive director of the Governor's Office of Economic Opportunity appointed~~
466 ~~under Section 63N-1a-302, or the executive director's designee; and]~~

467 [~~(c) an employee of the governor's office that is an expert or advisor on housing strategy,~~
468 ~~appointed by the governor.;~~]

469 [~~(2)~~] (1)(a) The Governor's Office of Economic Opportunity shall provide staff support
470 for the board and the grant program.

- 471 (b) The Governor's Office of Economic Opportunity may use and the department shall
472 transfer grant funds for the costs of the Governor's Office of Economic Opportunity
473 to administer the grant program under this part.
- 474 (c) The Governor's Office of Economic Opportunity and the department shall enter into
475 a memorandum of understanding to facilitate the calculation and transfer of funds for
476 the administrative costs described in Subsection [~~(2)~~(b)] (1)(b).
- 477 [~~(3)~~] (2) The Governor's Office of Economic Opportunity, in consultation with the board,
478 shall develop a process for the prioritization of grant proposals that includes:
- 479 (a) instructions on making and submitting a grant proposal;
480 (b) methodology for selecting grants; and
481 (c) methodology for awarding grants.
- 482 [~~(4)~~] (3) In accordance with Title 63G, Chapter 3, Utah Administrative Rulemaking Act, the
483 Governor's Office of Economic Opportunity shall make rules to establish the process
484 described in Subsection [~~(3)~~] (2) and as otherwise necessary to implement this part.
- 485 [~~(5)~~] (4) The board shall:
- 486 (a) accept grant applications;
487 (b) rank grant proposals; and
488 (c) award grants in accordance with this part.
- 489 [~~(6)~~] (5) A grant applicant shall ensure that each grant proposal includes:
- 490 (a) information about the proposed project, including the projected number of affordable
491 housing units, which may not be less than 50 units of affordable housing;
492 (b) the projected time line of the proposed project;
493 (c) data and information regarding the proposed types of affordable housing; and
494 (d) information about the public infrastructure and other improvements needed.
- 495 [~~(7)~~] (6)(a) In considering a grant proposal, the board shall:
- 496 (i) give priority to a project that includes, as a substantial component, the
497 construction of detached single-family owner-occupied starter homes; and
498 (ii) consider criteria including:
- 499 [~~(i)~~] (A) the value and number of housing units the project will produce;
500 [~~(ii)~~] (B) the value of any matching contribution from the grant applicant,
501 including information about how the public entity determined the value of the
502 matching assets; and
503 [~~(iii)~~] (C) any other criteria the board determines relevant.
- 504 (b) For a grant proposal including highway infrastructure, the board may not award a

505 grant unless the grant applicant provides a minimum matching contribution of the
506 right-of-way needed for the highway improvements.

507 (c) If a grant proposal includes highway infrastructure, the board shall give priority to
508 the construction of public highways that are highways of regional significance that
509 connect to other highways or points of regional significance.

510 ~~[(8)]~~ (7)(a) Subject to available funding, and subject to Subsection ~~[(8)(b)]~~ (7)(b), the
511 board may award a grant to a recipient that the board determines advisable.

512 (b) For every \$20,000 of grant funding awarded to a recipient, the infrastructure shall
513 support at least one unit of affordable housing.

514 (c) The board may not award a grant to a recipient if the board determines that the
515 recipient will not be able to satisfy the requirement under Subsection ~~[(8)(b)]~~ (7)(b).

516 ~~[(9)]~~ (8) If the board approves the award of a grant as provided in this part, the department
517 shall transfer the money to the grant recipient in accordance with Subsection ~~[(10)]~~ (9).

518 ~~[(10)]~~ (9)(a) Before the department may provide grant money to a public entity for a
519 project related to a grant awarded by the board, the public entity shall provide a
520 detailed cost estimate of costs to complete the planning and design of the project.

521 (b) If the executive director approves the cost estimate described in Subsection ~~[(10)(a)]~~
522 (9)(a), the department may provide to the public entity grant money reasonably
523 necessary to complete the planning and design of the project.

524 (c) After completion of the planning and design of a project related to a grant awarded
525 by the board, the public entity shall provide to the department a detailed estimate of
526 the costs to construct and complete the project described in Subsection ~~[(10)(b)]~~ (9)(b).

527 (d) If the executive director approves the cost estimates described in Subsection ~~[(10)(e)]~~
528 (9)(c), the department may provide grant money to a public entity to construct and
529 complete the project described in Subsection ~~[(10)(b)]~~ (9)(b).

530 Section 10. **FY 2027 Appropriations.**

531 The following sums of money are appropriated for the fiscal year beginning July 1,
532 2026, and ending June 30, 2027. These are additions to amounts previously appropriated for
533 fiscal year 2027.

534 Subsection 10(a). **Restricted Fund and Account Transfers**

535 The Legislature authorizes the State Division of Finance to transfer the following
536 amounts between the following funds or accounts as indicated. Expenditures and outlays from
537 the funds to which the money is transferred must be authorized by an appropriation.

538 ITEM 1 To State Housing Infrastructure Partnership Fund

539	From Transportation Infrastructure General Fund	
540	Support Subfund, One-time	100,000,000
541	Schedule of Programs:	
542	State Housing Infrastructure Partnership Fund	100,000,000
543	Section 11. Effective Date.	
544	<u>This bill takes effect May 6, 2026.</u>	