

Economic Development and Affordable Homes Amendments

Introduction

The state of Utah is in a deep affordable housing crisis, addressing this crisis requires immediate action. The lack of affordable housing across all income levels for Utahans negatively affects the state's economic growth and productivity, educational outcomes and school performance, correctional recidivism rates, financial burdens on the hospitals and health care providers, and directly contribute to the state's growing population of people experiencing homelessness.

Description of need

This proposal seeks to increase the amount of financial capital available to developers throughout the State by way of Olene Walker Housing Loan Fund (OWHLF). Historically the OWHLF has been able to leverage money appropriated from the state to build housing that is greatly needed in our state, but over time the need has grown and the current resources made available are not enough to keep pace with rapid growth.

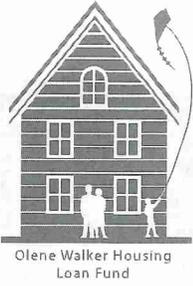
Funds may be used for the development and construction of accessible housing designed for low-income persons; the provision of project-based vouchers and the provision of tenant-based vouchers; and alternative form of affordable housing units including, single-room occupancy, rapid rehousing, non-traditional sized units, formation and development of a community land trust, and permanent supportive housing for at risk populations.

How will the funding be used?

Fund	Amount	Uses
Olene Walker Housing Loan Fund	\$12,000,000	General Funding to the Olene Walker Housing Loan Fund
Economic Revitalization Fund	\$5,000,000	General funding to the Economic Revitalization Fund
Affordable Housing Preservation Fund (would be created with this legislation)	\$3,000,000	Preservation or rehabilitation of affordable housing units, both deed restricted and naturally occurring affordable housing (NOAH), whose household income is no more than 80% AMI.
Administration for OWHLF	TBD	Fiscal note should reflect funding for DWS staff need.

Performance measures?

Performance will be measured by the OWHLF annual report which shows the number of units assisted, jobs created, current loans, and units funded. According to the Olene Walker Housing Loan Fund 2018 Report for program year 2017-2018, leveraging was \$14.93 per OWHLF dollar.



OLENE WALKER HOUSING LOAN FUND 2018 REPORT

Program Year 2017-2018

1,086
current
loans



1,834 jobs
created



**WE'RE
HIRING**



\$142.8 million
total portfolio value

864
units assisted

19,286
units funded
over the life of the fund



MULTIFAMILY UNITS

- ✓ **779** units
constructed or rehabilitated
- ✓ **\$11,408** average
subsidy per unit
- ✓ **38.91%** of area
median income served
- ✓ **\$14.93** leveraged
per OWHLF dollar



FUNDING SOURCES

HUD HOME Funding	\$2,721,100
National Housing Trust Fund	\$3,000,000
State Funding	\$2,242,900
State One-Time Funding	\$2,561,000
Total Funds Available	\$10,525,000

SINGLE FAMILY UNITS

- ✓ **85** units constructed or
rehabilitated
- ✓ **\$18,030** average
subsidy per unit