



## GOEO's Office of Economic Opportunity

# GOEO HOUSING PROGRAMS STATUS UPDATE

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Managing Director  
June 18, 2025



## Today's Roadmap

### Governor's Office of Economic Opportunity (GOEO)

- Mission, Vision, Values

### Utah Redevelopment Agency Database

### Business Recruitment Attraction for Housing Supply Chain

### Housing & Transit Reinvestment Zones (HTRZ)

- Overview
- Successes
- Gaps, needs, and challenges

### First Home Investment Zones (FHIZ)

- Overview
- Successes
- Gaps, needs, and challenges

### Recommendations



## **Governor's Office of Economic Opportunity**

We champion Gov. Cox's commitment to creating opportunity for all Utahns by utilizing federal and state resources, as well as private-sector partnerships, to support Utah entrepreneurs and businesses, recruit and retain companies, and collaborate with industries, regions, and communities to cultivate a diverse and prosperous economy.



## **Governor's Office of Economic Opportunity**

### **MISSION**

Cultivate economic prosperity for all Utahns

### **VISION**

Develop and sustain the world's greatest economy  
and quality of life



## **Governor's Office of Economic Opportunity**

### **VALUES**

- Collaborative partnerships
- Exceptional communication
- Working at the speed of business
- Community stewardship
- Superb customer experience
- World-class research and data

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## **Utah Redevelopment Agency Database**

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View Yearly Reports | Get Support | Public Notice | Login

**Governor's Office of Economic Opportunity**

Utah Redevelopment Agency Database

This database is in accordance with Utah Code 317C-7-603.

To request access if you work for an RDA, please use the login button on the top of this screen. For members of the general public, no access is needed. As data becomes available it will appear here.

Please remember all submissions for the previous year are due by June 30.

**All**

10+ entries • Sort by (Redevelopment Agency) • Filtered by All rda (Project Area Year) / (Status) • Updated 1 minute ago

Priority Audit	Current Year	Project Area	Status	Redevelopment Agency
1. 2024 - Farm Meadows CDA	2024	Farm Meadows CRA-Project Area	Live	Woods Cross City Redevelopment Agency
2. 2024 - 2600 S CDA	2024	2600 South CDA	Live	Woods Cross City Redevelopment Agency
3. 2024 - WY 600 W	2024	500 West Project	Live	Woods Cross City Redevelopment Agency
4. 2024 - Legacy Gateway CDA	2024	Legacy Gateway CDA	Live	Woods Cross City Redevelopment Agency
5. 2024 - WY/WB Legacy Gateway CDA	2024	Joint Woods Cross/West Bountiful Legacy Gateway CDA-Project Area	Live	Woods Cross City Redevelopment Agency
6. 1822 - 5600 Gateway	2023	5600 Gateway	Live	West Valley City Redevelopment Agency
7. 1821 - City Center	2023	City Center	Live	West Valley City Redevelopment Agency
8. 2021 - City Center	2021	City Center	Live	West Valley City Redevelopment Agency
9. 2022 - E 3500	2023	East 3500 South	Live	West Valley City Redevelopment Agency

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**Business  
Attraction**  
Housing Supply Chain

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## EDTIF & REDTIF Businesses



REVMAN

**EZARC**  
BUILDING SOLUTIONS



**RS** RESILIENT STRUCTURES



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## Housing & Transit Reinvestment Zones (HTRZ)



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## HTRZ Proposal Timeline



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## HTRZ Overview as of May 2025

Year:	2022	2023	2024	2025	Total
Submitted proposals	2*	5	2	0	9*
Approved proposals	2*	4	1	1	8*
For approved, counties represented	Salt Lake, Utah	Salt Lake, Utah	Davis	Salt Lake	Davis (1), Salt Lake (5), Utah (2)
For approved, type of transit	Commuter rail	Light rail, commuter rail	Commuter rail	Commuter rail	Commuter rail (5), light rail (3)

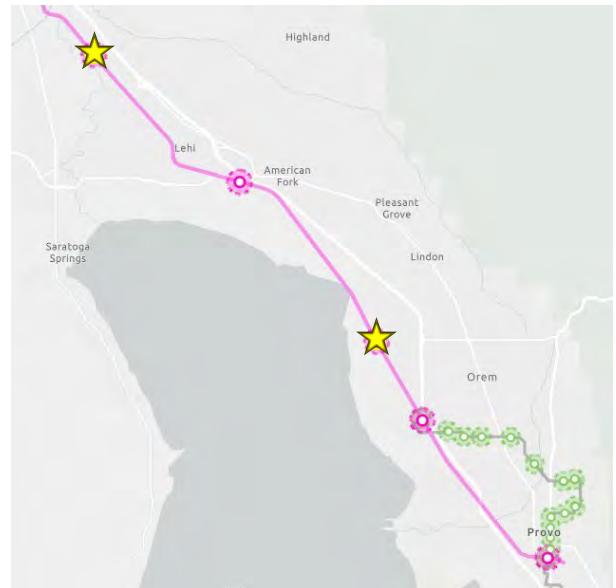
\*Sandy City submitted and was approved for an HTRZ but have since indicated they will not be proceeding with the HTRZ development.

Interactive HTRZ Eligible Areas Map provided by WFRC:  
<https://experience.arcgis.com/experience/5a93ad9995he43cb9b776a2b202e34aa/>

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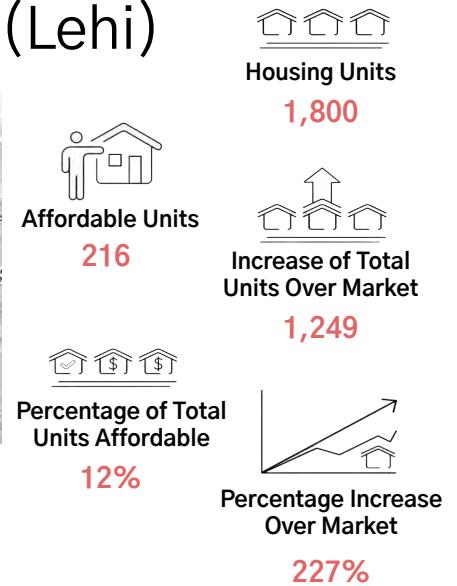
# Utah County

- Thanksgiving Station (Lehi)
- Utah City (Vineyard)



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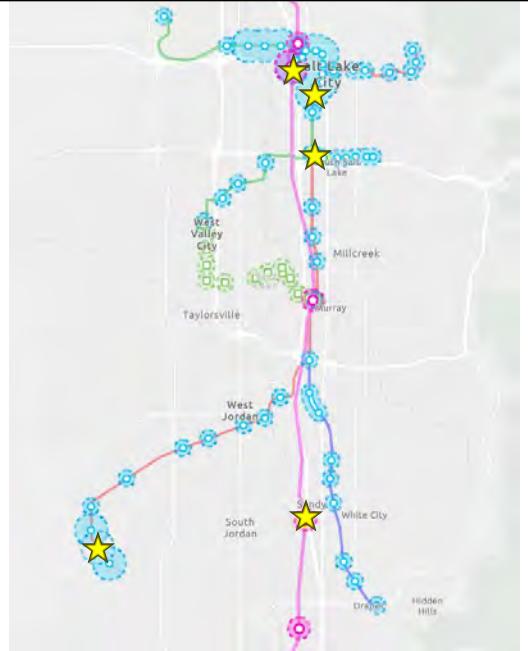
## Thanksgiving Station (Lehi)



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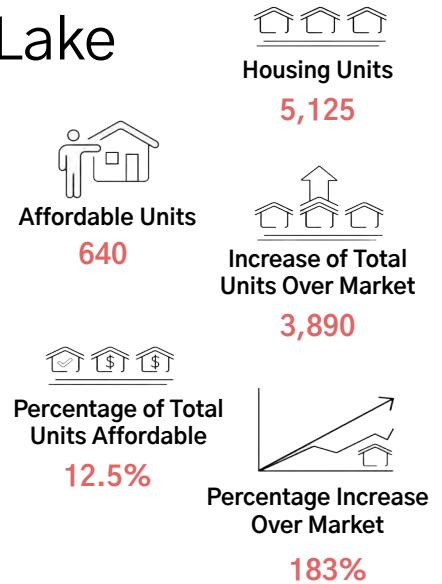
# Salt Lake County

- Sandy Centennial  
Sandy\*
- Downtown Daybreak  
South Jordan
- 200 W 900 S  
Salt Lake City
- Downtown SSL  
South Salt Lake
- SL Central  
Salt Lake City



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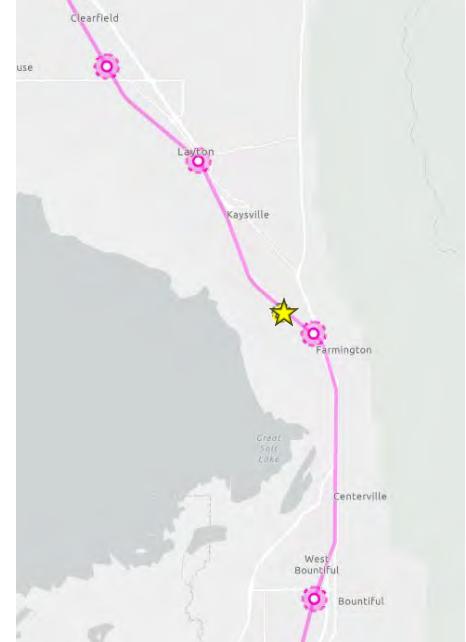
## Downtown South Salt Lake



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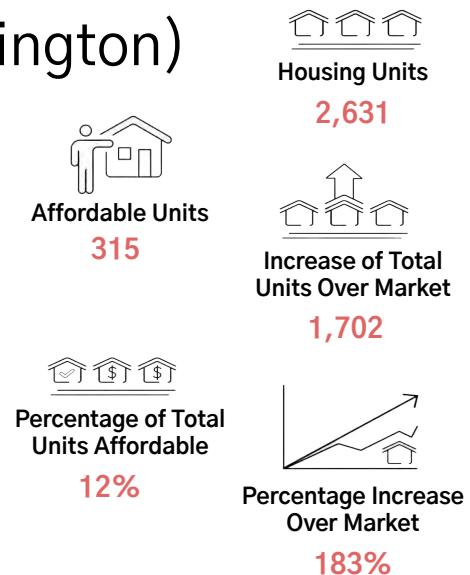
# Davis County

- North Station (Farmington)



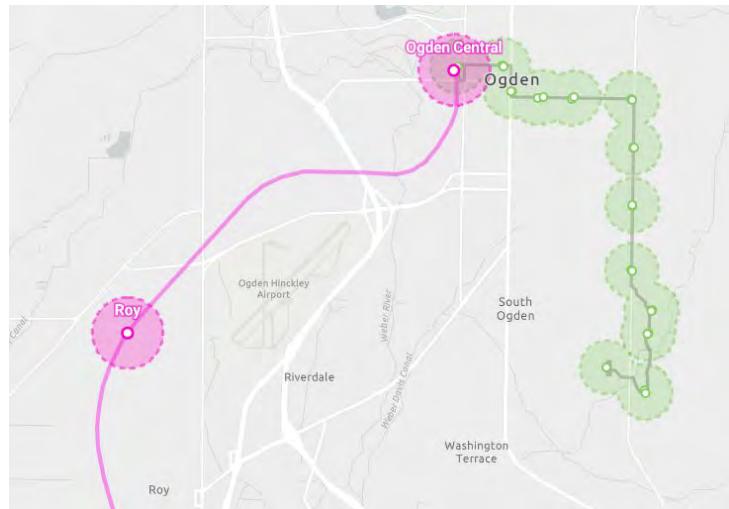
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## North Station (Farmington)



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# Weber County



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## Successes: Total Numbers



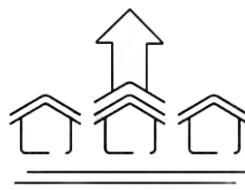
Housing Units

**48,066**



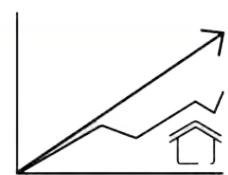
Affordable Units

**6,410**



Increase of Total Units Over Market

**28,532**



Percentage Increase Over Market

**146%**



Percentage of Total Units Affordable

**13.3%**

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# HTRZ Gaps, Needs, and Challenges

- With 8 approved zones, communities are working through their approved plans. Metrics, data and reporting on outcomes are not required currently.
- The gap analysis is an estimate of costs associated with the benefits from the HTRZ. The community will be required to calculate actual incentive cost.
- There are still communities that could benefit from HTRZ. Community developing vision in zoning with partnerships from developers before applying for the HTRZ.

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## First Home Investment Zone (FHIZ)



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## FHIZ Overview

No proposal have been submitted

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## FHIZ Successes

▶ Calculation for housing density has been corrected.

▶ Marketing packets are ready to be dispersed throughout the state.

▶ Some communities are exploring FHIZ as an option to increase housing.

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# FHIZ Gaps, Needs, and Challenges

- Envisioning what the density requirements would look like in their communities, including various housing types.
- Messaging to prospective communities to help them find developers.
- Getting communities to understand how FHIZ can be implemented – separate single family homes alongside town centers are not usual for developments of this size.
- Community initiated, for those who prioritize affordability within their communities.

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## Recommendations



# Recommendations

- Should housing programs be consolidated?
- What entity should administer programs?
- What entity should set statewide goals, track data, and report progress?
- How your agency works with other agencies to implement housing-related policies?



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# Recommendations (cont.)

- HTRZ, FHIZ, and RDA project areas include economic aspects that correlate with GOEO's mission, vision, and values.
  - How do these programs fit into the greater housing conversation?
- GOEO does not collaborate with other affordable housing programs directly
  - GOEO coordination and facilitation:
    - HTRZ board (transit orgs, legislature, local representatives, tax entities)
    - Independent gap analysis (Zions Public Finance)
    - Metropolitan Planning Organizations (MPOs) – WFRC/MAG
    - Applicants (i.e., municipalities)
- It makes sense for HTRZ and FHIZ to be kept together as they have similar goals and are similarly administered.
- Ongoing processes for HTRZ and FHIZ (after approval) are not currently established.
  - Should HTRZ and FHIZ be managed/data collected similarly to RDA reporting?
  - Should RDA reporting remain at GOEO?

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**Governor's Office of  
Economic Opportunity**



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# THANK YOU



## SLIDE TITLE

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- Excepteur sint occaecat cupidatat non proident, sunt in culpa qui officia deserunt mollit anim id est laborum.