



Governor'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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Governor's Office of Economic Opportunity

Utah Redevelopment Agency Database

This database is in accordance with Utah Code §17C-4-603.

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 items • Sorted by Redevelopment Agency • Filtered by All-rda (10 items) next year (1/2022) • Updated 1 minutes ago

Yearly Audit	Current Year	Project Area	Status	Redevelopment Agency
1 2024 - Farm Meadows ERS	2024	Farm Meadows CRA Project Area	Live	Woods Cross City Redevelopment Agency
2 2024 - 2800 S CDA	2024	2600 South CDA	Live	Woods Cross City Redevelopment Agency
3 2024 - 16th 1000 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 - WV/WB Legacy Gateway CDA	2024	Joint Woods Cross/West Bountiful Legacy Gateway CDA Project Area	Live	Woods Cross City Redevelopment Agency
6 1807 - 1800 Gateway	2023	1800 Gateway	Live	West Valley City Redevelopment Agency
7 1807 - City Center	2023	City Center	Live	West Valley City Redevelopment Agency
8 2023 - City Center	2021	City Center	Live	West Valley City Redevelopment Agency
9 2023 - E 1500	2023	East 1500 South	Live	West Valley City Redevelopment Agency

Business Attraction

Housing Supply Chain

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EDTIF & REDTIF Businesses



REVMAN



Housing & Transit Reinvestment Zones (HTRZ)

HTRZ Proposal Timeline

GOEO Review

Within 14 days of submission, GOEO reviews the proposal and provides notice to the impacted taxing entities

Applicant Review

Applicant reviews gap analysis and chooses to amend proposal or move to committee

Notice Requirement

It is the responsibility of the municipality to provide notice within 30 days of approval

Proposal Submission

Municipality submits HTRZ proposal to GOEO via the application portal

Gap Analysis

An independent contractor does a gap analysis on the proposal

HTRZ Committee Meeting

Following presentations and discussion, the HTRZ committee votes to approve as-is, approve with conditions or deny

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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.

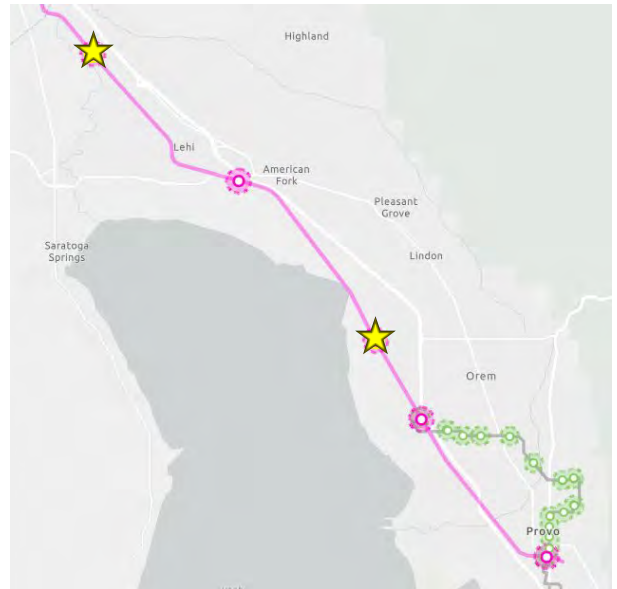
Interactive HTRZ Eligible Areas Map provided by WFRC:

<https://experience.arcgis.com/experience/5a93ad9995be43cb9b776a2b202e34aa/>

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Utah County

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



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Thanksgiving Station (Lehi)



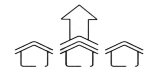
Housing Units

1,800



Affordable Units

216



Increase of Total Units Over Market

1,249



Percentage of Total Units Affordable

12%



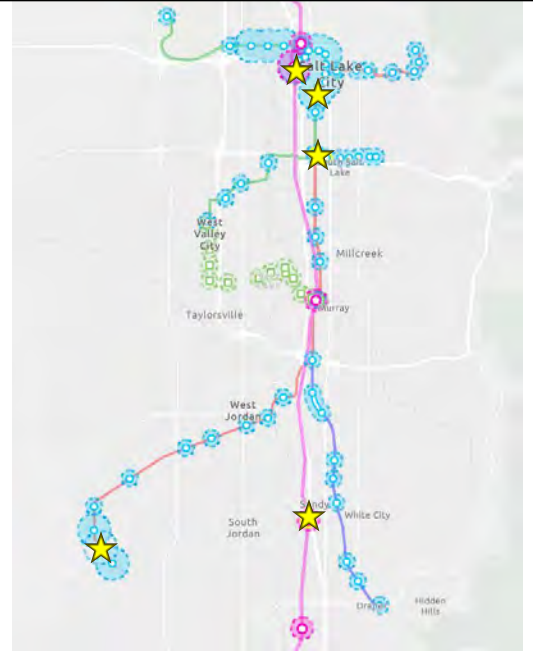
Percentage Increase Over Market

227%

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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



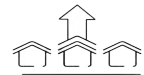
Housing Units

5,125



Affordable Units

640



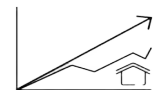
**Increase of Total
Units Over Market**

3,890



**Percentage of Total
Units Affordable**

12.5%



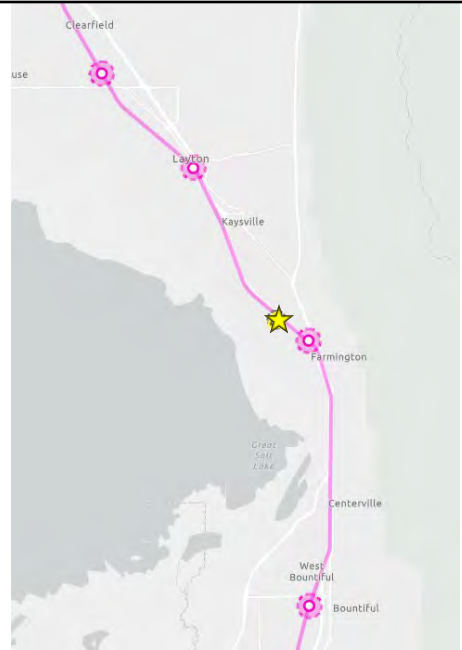
**Percentage Increase
Over Market**

183%

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Davis County


- North Station (Farmington)



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North Station (Farmington)




Housing Units
2,631


Affordable Units
315

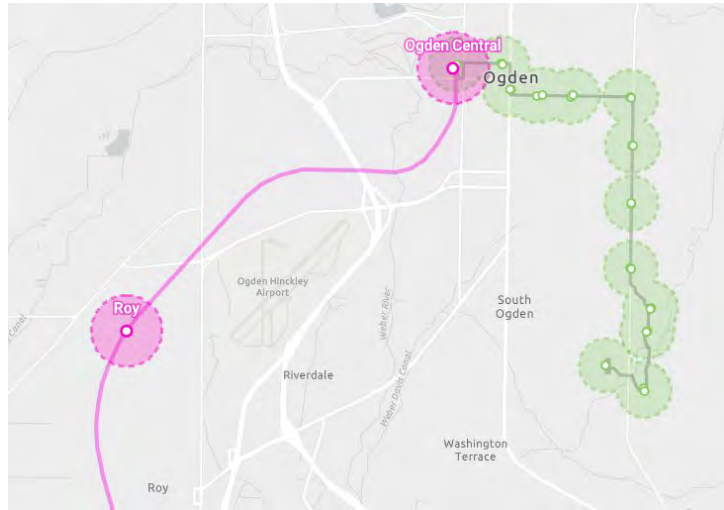

Increase of Total
Units Over Market
1,702


Percentage of Total
Units Affordable
12%


Percentage Increase
Over Market
183%

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Weber County



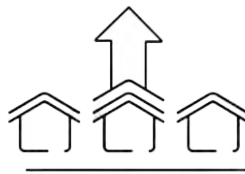
19

Successes: Total Numbers



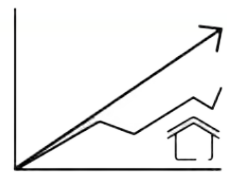
Housing Units

48,066



Increase of Total
Units Over Market

28,532



Percentage Increase
Over Market

146%



Affordable Units

6,410



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.

➤ There are still communities that could benefit from HTRZ. Community developing vision in zoning with partnerships from developers before applying for the HTRZ.

➤ 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.

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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

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- 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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Economic Opportunity**



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THANK YOU

SLIDE TITLE

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- Ut enim ad minim veniam, quis nostrud exercitation ullamco laboris nisi ut aliquip ex ea commodo consequat.
- Duis aute irure dolor in reprehenderit in voluptate velit esse cillum dolore eu fugiat nulla pariatur.
- Excepteur sint occaecat cupidatat non proident, sunt in culpa qui officia deserunt mollit anim id est laborum.