

Utah Workforce Housing Initiative

“Cultivating Community”



**AOG/Municipal Training
Workshops**

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Initiative Team

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UWFHI Background



Collaborative Effort to:

- Assist communities in
 - Understanding the unique housing needs of their community members; and
 - Understanding how to be a partner in actively promoting and developing additional housing opportunities
- Focus on a mix of prices, housing types, designs and programs



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UWFHI Background

Key Project Sponsors:

- Morgan Stanley Bank
 - Lead Limited Purpose Bank
- Bank of American Fork
 - Lead Community Bank
- Utah Nonprofit Housing Corporation
- Lotus Community Development Institute
- And Many More: A Complete list of Partners is in the Guidebook; (front/back covers)



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Overview of Guidebook

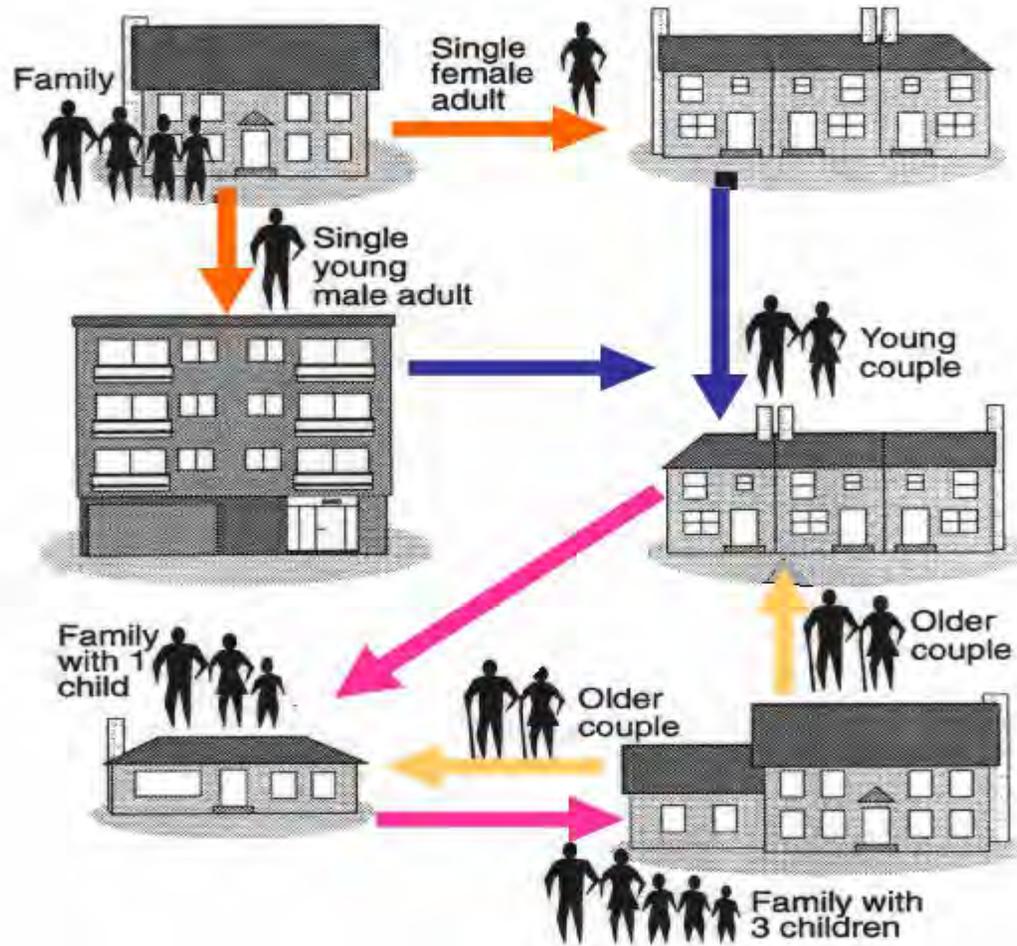
Section I: Setting the Context

- Average household sizes are dropping
- Number of elderly are on the rise
- Ever greater needs for housing that is affordable to a variety of workforce wage levels @ > \$23,000
- Life-Cycle housing – planning needs for a diversity of housing types



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Life-Cycle Housing Defined

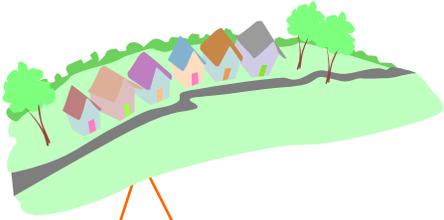


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Overview of Guidebook



Section II: Formats for Planning

- Regulatory requirements
- Housing as a means of protecting important local values
- Engaging the community in your planning processes
- Planning format outline; p. 18



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Section III: Design Options

- Well designed buildings are important to community acceptance
- Rental property options: multi-family, garden-style, townhouses
- Ownership options: single family, townhouses, condominiums and shared equity options
- Addressing the “*Five Affordable Housing Myths*”; p. 23



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Section IV: Facilitating the Development of Workforce Housing

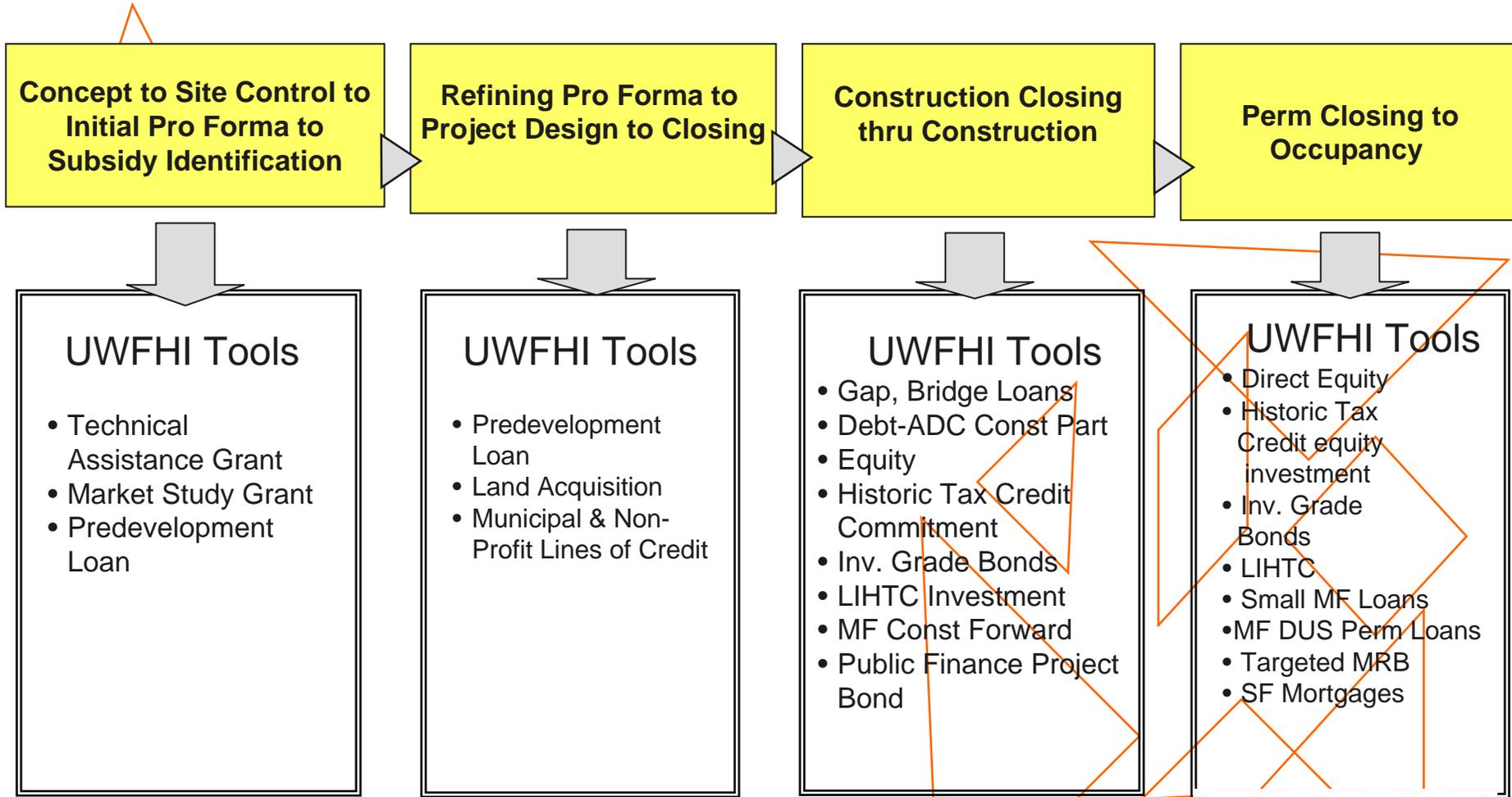
- Assessing the regulatory climate; p. 34
- Creative use of density requirements
- Inclusionary and overlay zones
- Review processes
- Fees



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Section V: UWFHI Financing Structures & Options



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Section VI: Assessment Model ~ Software Program

- A critical new interactive tool for assessing the housing and economic trends in your community: (1 input page, 9 easy steps with click/drag ease, local verification recommendations and automated reports); p.78



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Section VII: UWFHI = A Community-Based Process

Cultivating Community through research/Data Analysis, Creative/Cross Functional Planning, Technical Assistance, Project Development & Responsive Funding Solutions; p. 147

**Utah Cities & Counties
HB 295**
Required Housing
Plan Development

UWFHI
Project Coordination
Development
and Management



Technical Assistance,
Statistical Analysis
Software and
Planning Guide

Toolbox,
Demographic
Software, Workshops

Coordinate Funding
Resources and
Applications

Industrial + Community Banks
OWHTF/LIHTC/UCRC/RC/RCAC,
Municipalities, Private Funding

Coordinate Housing
Projects &
Developers

Nonprofit Housing Developers,
City Housing Authorities and
City Planners, RDA, HUD

Economic
Development &
WorkForce Housing
Baseline Research

Creation of transferable best
practice models



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Appendix

- Glossary of Terms; p.148
- Helpful Resources; p.157
- Sample Documents; p.173
- Bibliography; p.189



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Review of Regulatory Barriers

Please take time to go to **p. 34 (hud.gov/rbc)** for a wide array of new resources in the guide book and on-line!

NO YES

1	Do you have a plan? – How recently updated?		
2	Projections of Housing needs for next 5 years?		
3	Are types of housing and locations specified?		
4	What needs to change in order to have sufficient density and are there zoning issues?		
5	Do your current ordinances set minimum building size stipulations?		
6	How are impact fees calculated? Do you provide waivers?		
7	Are allowances made to encourage different levels of rehabilitation for existing properties?		
8	Are allowances made for the use of manufactured housing?		
9	How recent has a review of regulatory barriers been done?		
10	Do you provide allowances for the modification of infrastructure standards?		
11	Have you adopted an expedited application and approval process for developments that provide moderate income housing?		
12	Have you adopted a time limit for the review and approval of moderate or Workforce housing? Does it include a penalty for exceeding that limit?		
13	Have modified parking requirements been adopted?		
14	Have special public hearing requirements been adopted?		



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Planning Processes

➤ Evaluation of current conditions and trends; p.18

- Demographics
- Housing needs
- Economic Development projections

➤ Regulatory Conditions

➤ Regional Planning Coordination



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Planning Outline

- Needs Statement and “Moderate Income Housing Goal Statement”
- Description of community involvement in plan development
- Identification of benchmarks based on “outcome-based planning”
- Project-based priorities and timelines
- What resources will be utilized to fulfill the plan
- Housing needs summary with housing types listed by priority
- Location analysis: where priority housing should be built
- Timeline for housing development: what should be built annually
- Process for finding a development partner
- Project feasibility and pro-forma preparation
- Project financing options and application preparation
- Specific tasks, assignments and milestones
- Adopt your implementation plan as a separate ordinance

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UWHI Case Analysis Activity



Objective: To participate in the review of a potential community development workforce housing project and bring back recommendations to share with the group (see handout)



Process: Break into teams, review the study, document your answers to the questions and appoint one spokesperson each to report back to the group (45 minutes discussion; 30 minutes reports)

*Special Thanks to the
Rural Community Assistance Council "RCAC"
for the model case analysis activity*



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