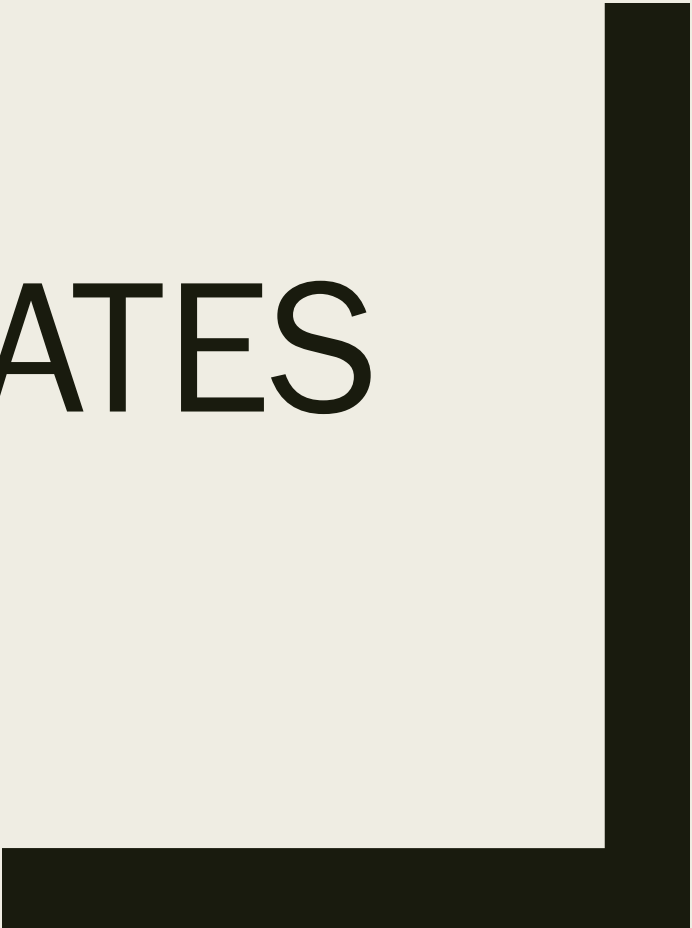




2025 MIH UPDATES

Zachary Smallwood
APA Spring Conference



Moderate Income Housing

- 2025 largely a quiet year for MIH.
- Added enabling language (aka new menu items!)

HB 37: Utah Housing Amendments

- Added three new menu items
 - *AA: Approve a project that receives funding from, or qualifies to receive funding from, the Utah Homes Investment Program*
 - *BB: adopt or approve a qualifying affordable home ownership density bonus for single-family residential units.*
 - *CC: adopt or approve a qualifying affordable home ownership density bonus for multi-family residential units.*

Affordable home ownership density bonus for single-family residential units (BB)

- Qualifying affordable home ownership single-family density bonus" means:
 - *for an area with an underlying zoning density of less than six residential units per acre, municipal approval of a density at least six residential units per acre;*
 - *for an area with an underlying zoning density of six residential units per acre or more, municipal approval of a density at least 0.5 residential units per acre greater than the underlying zoning density for the area.*

Affordable home ownership density bonus for multi-family residential units (CC)

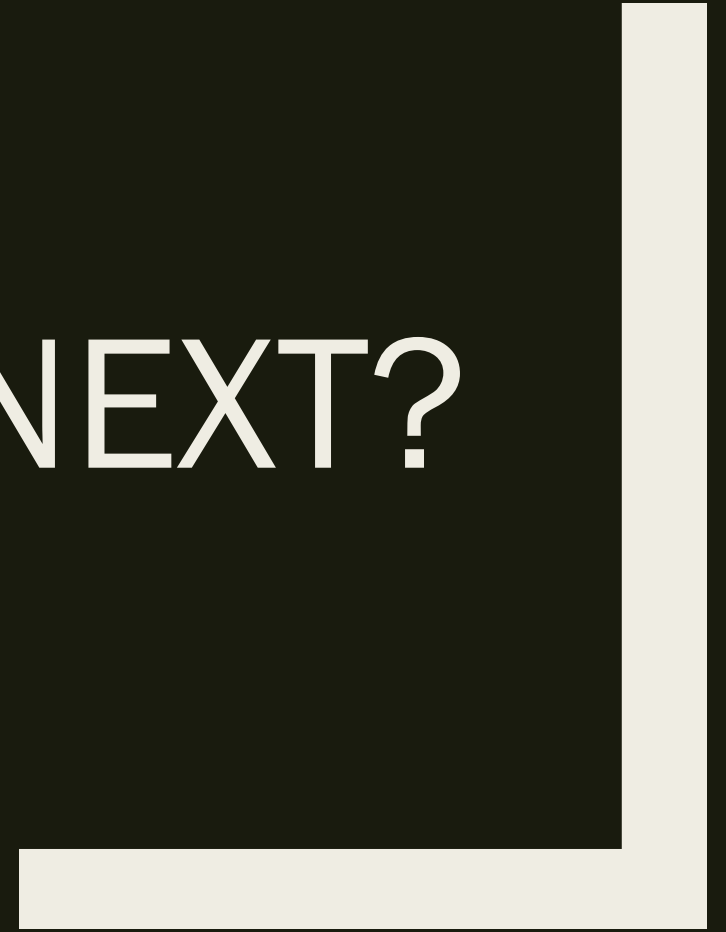
- Qualifying affordable home ownership multi-family density bonus
 - *Municipal approval of a density of at least 20 residential units per acre.*

HB 37: Utah Housing Amendments

■ Benefits

- *Allows for lower number of strategies overall*
- *If picking a strategy from X to CC*
 - Counts as three strategies for cities without fixed rail
 - May reduce to amount needed for fixed rail communities
- *If picking X to CC grants compliance with MIHP for initial reporting year and 2 subsequent reporting years.*
- Future of MIHP dependent on State housing plan

WHAT'S NEXT?



Utah Statewide Housing Plan

- Part of HB 37 requires creation of a statewide housing plan.
- Phase I has been completed with comments provided to the State.
- APA membership has a unique opportunity to contribute as a profession.
- Phase II is under way and APA Utah is assembling a work group to comb through proposed tactics.

APA Statewide Plan Workgroup

- Workgroup 1:
0-30% AMI
 - *Unsheltered & Sheltered*
 - *Rapid Housing*
 - *Transitional*
 - *Permanent Supportive*
- Workgroup 2:
 - *Subsidized*
 - *Affordable Restricted*
 - *Workforce Rental*
 - *Starter & First time w/subsidy*
- Workgroup 3:
 - *Market Rate Rental*
 - *Market Rate Ownership*
 - *Starter & First time no subsidy*
- Workgroup 4:
 - *Rural*
 - *Resort Community*
- Workgroup 5:
 - *Infrastructure*
 - *Housing Location*
 - *Admin/Legislative actions*
 - *Statewide standard*



Utah Statewide Housing Plan Workgroup

- Reach out to me to join in on the work group.
- Zac Smallwood
Text Me: (801) 558-5791
QR Code to email me to join