

UHC NEWS



Utah Housing Coalition Newsletter

Fall 2020

Message from the Executive Director

We are approaching the end of 2020, one of the most difficult years in our lifetime. COVID-19 upended everything, and it made us rethink how we conduct our work, how we are supporting our families and friends, and how we advocate for affordable housing.

We've been busy working on making sure our members and partners have the most up-to-date information on eviction moratoriums, emergency rental assistance and community support. We will probably all continue our work deep into 2021 under the same conditions as this year. But the one thing we have learned is that people are resilient, and we can have hope. Hope for better times for all Utahns.

Utah Housing Coalition has received several significant research grants to conduct data collection and quantitative and qualitative surveys on best practices on funding emergency rental assistance, avoiding evictions, and creating positive policy change. We will also work on addressing racial and ethnic injustice within Utah's housing market so all of our residents can enjoy safe and affordable housing.

Tara Rollins

Rocky Mountain Power Wattsmart Business Partner of the Year

Rocky Mountain Power is pleased to recognize outstanding Wattsmart Business Partners that are making positive impacts in our community. Aside from improving the efficiency in many of their existing properties across Salt Lake City, this partner is building new multi-family properties that are 100% high energy efficient, which protects tenants from high utility bills and reduces their carbon foot print to help our local air quality. Because of these outstanding efforts, Rocky Mountain Power is presenting the Wattsmart Member of the Year to [Daniel Nackerman](#) and to the [Housing Authority of Salt Lake City](#).



[Watch Mr. Nackerman acceptance speech on our YouTube channel](#)



2020 Conference Re-Cap



Entering into a new territory this year, the Annual Utah Housing Matters Conference took place virtually on September 1-3, 2020. The event was well attended and greatly received.

The 2020 Annual Housing Matters Conference was scheduled initially to take place in beautiful Midway, UT. We didn't know at the beginning of the pandemic how everything would unravel over the summer. Technology saved us in so many ways. But it also took away the personal networking from our conference.

In the end, we were able to offer another outstanding event for our members. We provided a virtual conference using a high-tech online software, and we were able to bring an amazing keynote speaker. We have received only positive feedback. We could not have done it without you and the support of our sponsors!

If you registered for the conference, you have access to workshops and panel discussions for one year. Thanks to an additional substantive sponsorship from Rocky Mountain Community Reinvestment Corporation, we can provide free access to the conference's materials to an additional 206 people.

[REGISTER FOR FREE HERE](#)

If you have trouble accessing the material, please email Francisca Blanc at fblanc@utahhousing.org

In Memoriam Margarita Satini

On October 27, 2020, Utahns learned of the passing of a warrior: Margarita Satini. Margarita died at the age of 50 due to complications from COVID-19.

2020 took away an amazing spirit and woman. I knew her for only a couple of months. Nevertheless, she left an enormous impact on me. She was one of our Guest Speakers at the 2020 Conference. I had the honor to moderate the panel in which she spoke: [Racial Injustice & Housing Inequality affecting Healthcare, Education, and Criminal Justice](#).

Rest in Power Beautiful Margarita !!!

Francisca Blanc

“Satini was the chair of the Utah Pacific Islander Civic Engagement Coalition and on the board of the Utah Pacific Islander Health Coalition and an organizing representative of the Utah Chapter of the Sierra Club. She was a dedicated mother, a proud grandmother, and a tireless advocate for people often overlooked. Satini is survived by her husband, James Sundin, and their four children, Ricky, Keilani, Semisi and Alexander Sundin, as well as her four grandchildren. Her family shared a [GoFundMe account](#), as she was the primary support for her family.” [Deseret News](#)



2020 Conference Sponsors

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The Richman Group Affordable Housing Corporation

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Kier Construction • Northwest Real Estate Capital
Olene Walker Housing Loan Fund • Restore Utah
Rocky Mountain Power • Utah NAHRO
Utah Nonprofit Housing Corporation

Copper

Alta Bank • Harold Woodruff, Architect/Planner • First Step House
Horizon Development • RCAC • UBS Bank USA
Utah Center for Neighborhood Stabilization
Utah Housing Corporation • Wasatch Front Regional Council

2020 Utah Affordable Housing Awards

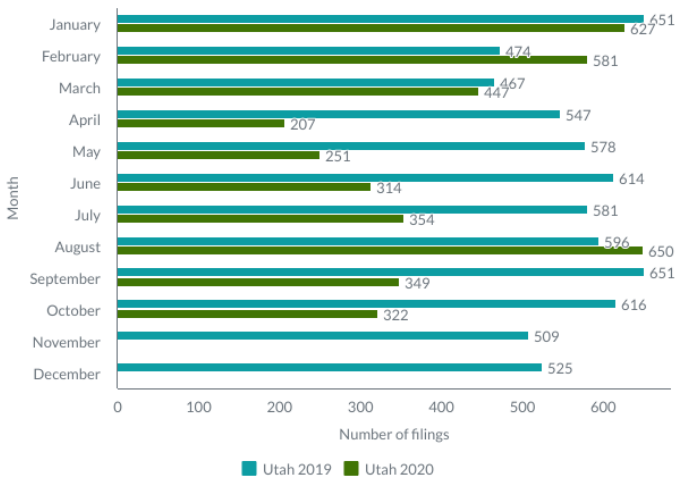
HONORARY SPONSOR
Intermountain Healthcare

December 2020: Day TBD
A VIRTUAL EVENT



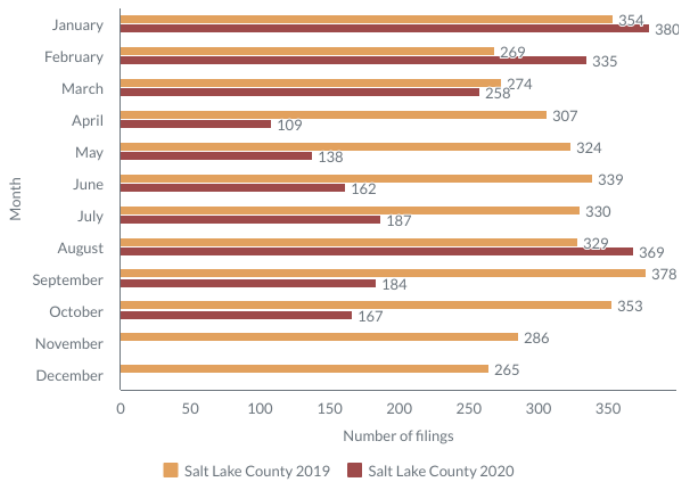
COVID-19 Utah's Evictions

Eviction Filings in Utah Courts 2019 -2020



Eviction filings decreased in April and March of this year due to Utah's eviction moratorium for non payment of rent imposed from April 1 to May 15, 2020 by Governor Herbert. Between June and July, the filings increased. At the end of July 2020, the federal moratorium on certain properties expired, which resulted in filings greater than in August 2019, a pre-pandemic month. On September 4, the CDC issues a national eviction moratorium: mass evictions are a public health threat due to COVID-19. The national moratorium expires on December 30, 2020. September and October filings are about half of what they were last year.

Eviction Filings in Salt Lake County 2019-2020

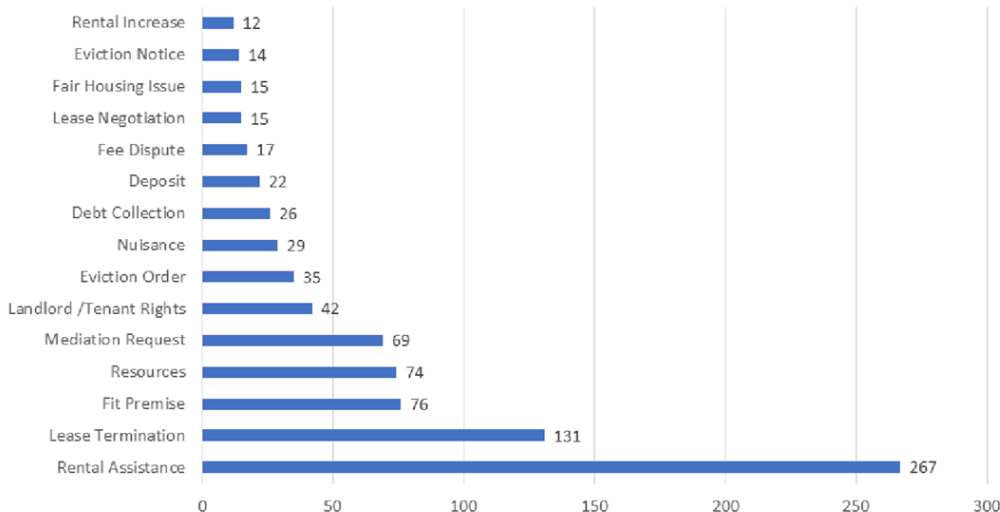


The CARES Act funds for rental assistance were distributed to Community Action Agencies in June 2020. These funds are part of the [Rental Assistance Program \(RAP\)](#) that has tighter distribution rules (ESG, HOME, CDBG, AND CSBG). The Utah Legislature allocated \$20 million in discretionary federal funds to emergency rental assistance.

As of right now, we don't know exactly how many eviction filings were for non-payment of rent or nuisances. We know they exist as the eviction filings are public records to be accessed at a cost through the Utah Courts' [Xchange database](#).

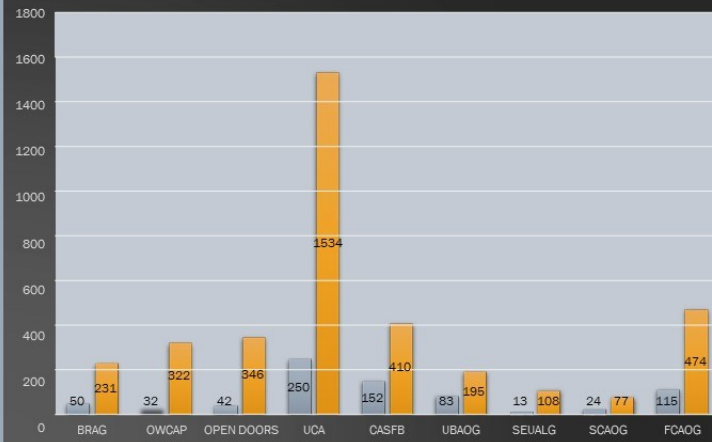
The eviction filing data is from the weekly filing reports published by [Utah Courts](#)

UCA LTM Call Types - April 2020 to October 2020



These are 844 calls that the Landlord/Tenant Mediator from [Utah Community Action](#) (UCA) received between April 1 to October 30, 2020. During the same period, UCA has conducted 209 mediations out of which 184 households were able to avoid an eviction on their record.

Community Action Agencies



Agency	April 1 – July 14	April – October 26	% Increase since July 14th
BRAG	50	231	362%
OWCAP	32	322	906%
OPEN DOORS	42	346	724%
UCA	250	1534	514%
CASFB	152	410	170%
UBAOG	83	195	135%
SEULAG	13	108	731%
SCAOG	24	77	221%
FCAOG	115	474	312%
Total	761	3697	386%

APRIL 1 – OCTOBER 26, 2020

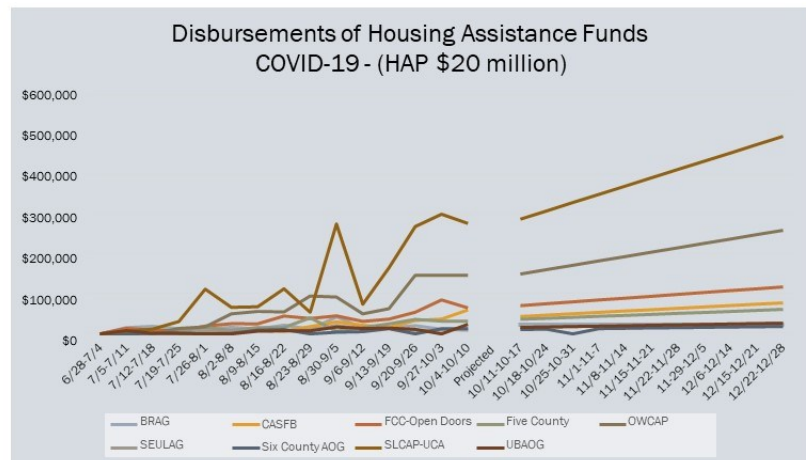
UNDUPLICATED HO USEHOLDS SERVED THROUGH HO USING PROGRAMS

Statewide Information

Department of Housing and Community Development

State Payments by the week June 28, - October 10, 2020

Projections October 11 - December 31, 2020



Utah Commission on Housing Affordability

Throughout the year, the [Utah Commission on Housing Affordability](#) continued to meet, and by mid November, they were ready to support several pieces of legislation to be introduced during the 2021 Utah General Legislative Session.

The Commission relied on several subgroups in conducting its work. Ashley Spatafore Mirabelli and David Spatafore led three working subgroups addressing:

- Landlord/Tenant Policies
- Housing Production and Preservation
- Financial Assistance

Chris Gamvroulas from Ivory Homes led the sub-working group on land use policies. Michelle Weaver, RCAC, and Representative Joel Briscoe began a working subgroup on rural issues at the beginning of September.

The Commission welcomed the following policy recommendations:

- **Mediation Program Development and Guide for Best Practices**

An ongoing appropriation of \$300,000 will allow for funding of up to three (3) full-time landlord/tenant mediators to provide assistance state-wide; and will provide gap funding to assist in providing negotiated costs that most grants may not be able to cover. The landlord/tenant mediators will use the model used by Utah Community Action.

- **Create a State-Wide Database of Publicly Owned Land**
- **Create a Housing Reinvestment Zone (HRZ)**
- **Technical Rural Assistance**

A one-time appropriation of \$500,000 for Rural Pre-development and Capacity Grant to provide and

assist with pre-development costs for 6-10 projects throughout rural Utah.

During the [last commission's meeting](#) on November 12, 2020, Utah Housing Coalition made a presentation on the status of evictions since March and how the rental assistance funds have been distributed across the state. Tara Rollins expressed great concern about the funds being almost spent and that the CDC national eviction moratorium will expire on December 30 of this year. What will happen in January 2021?!

The Commission took the decision to have Senator Anderegg, Representative Potter and Representative Briscoe meet with Governor Herbert and Governor-elect Cox to inform them about the current status of Utah's rental housing. The Commission will seek additional emergency rental assistance for the December 1, 2020 – February 1, 2021 time frame. This item received a unanimous vote from the Commission. The other item, which received three no votes, was to extend the eviction moratorium from January 1, 2020 to February 1, 2020.

We will provide a more in-depth update on the Commission's work during our December monthly meeting. It will be held over Zoom on December 2, 2020 from 11:00 am to 12:00 pm. [Register HERE](#)

Statewide Information

Department of Housing and Community Development

Landlord Housing Assistance Program (LHAP)

Program started Mid-September

\$8 Million Allocated to program

\$5,359,982 has been spent so far

\$2,640,018 is projected to be spent out

The last few weeks drawdowns have been \$1M

All funds that HAP does not spend will be reallocated to the LHAP

National Low Income Housing Coalition



National Low Income Housing Coalition (NLIHC) sent a [memorandum](#) to President-elect Joe Biden and his transition team outlining ways the new administration and Congress can address one of the most critical issues facing extremely low-income families today: the lack of decent, accessible, and affordable housing.

In the memo to the transition team, NLIHC identifies key legislative and regulatory opportunities the Biden

administration can pursue to ensure all people have the stability to recover from the COVID-19 pandemic and thrive.

Together, we can end homelessness and housing poverty in America once and for all and foster stronger, more equitable and more resilient communities.



The [National League of Cities](#) has been a strong partner of NLIHC. They sit on the [Opportunity Starts at Home Steering Committee](#) and have endorsed their federal policy agenda. We encourage you to check out NLC's [Homeward Bound report](#), which outlines NLC's thinking on housing affordability. It includes federal recommendations and local recommendations.

Utah Housing Coalition has an excellent working relationship with the Utah League of Cities and Towns. The League has been instrumental in successfully passing in the past few years important affordable housing legislation in Utah.

[Diane Yentel](#), leader of the National Low Income Housing Coalition (NLIHC) is one of the top picks by President-elect Joe Biden to oversee the Department of Housing and Urban Development (HUD). NLIHC successfully opposed many of President Trump's proposed cuts to federal housing programs. Other contenders include Congressperson Karen Bass (D-California), Alvin Brown, former mayor of Jacksonville, Florida, Maurice Jones, CEO of Local Initiatives Support Corporation, and Mayor Keisha Lance Bottoms, the current mayor of Atlanta, GA.

According to the [Washington Post](#), "Under the Trump administration, the agency gutted Obama-era fair lending and fair housing laws. The new secretary is expected to restore these laws and be a key player in carrying out Biden's campaign promises to expand affordable housing, increase the availability of Section 8 vouchers and tackle racial bias in housing."



2020 Virtual Homeless Summit



Big Shout out to
Trisha Davis & Her Team
for all they are doing for
our homeless systems
in Utah



This year's event took place virtually via Zoom on October 15-16, 2020. We encourage you to take full advantage of our homelessness leaders who presented this year.

The speakers will inspire and encourage your efforts in:

- using the housing first model
- strengthening your understanding of supportive services
- and enhancing your knowledge of workable solutions in coordinating resources

[Watch video of 2020 Homeless Summit](#)

[2020 Homeless Summit Agenda](#)

[2020 Homeless Summit Speaker Bios](#)

Homelessness Data Dashboard

The Homelessness Data Dashboard provides up-to-date numbers for the utilization of homeless services around the state. The data comes from the Utah Homeless Information Management System. [Learn More](#)

Additional Resources

[The State of Utah Strategic Plan on Homelessness 2019](#)

[Community Toolkit for Unsheltered Homelessness](#)

[2019 Utah Annual Report on Homelessness](#)

[Case Management Guidelines for Homeless Service Providers](#)

Save the Date

UHC Monthly Meeting

12.02.2020

UHC Housing Annual Awards

12.16.2020