

State Housing Strategic Plan – Tactics

Final Draft – October 1, 2025

(categories define rank but not numbers within a category)

Top Priority Tactics

- 1 Make public land available for housing.
- 2 Infrastructure financing so existing approved lots can be built upon.
- 3 Low or no interest loans to affordable housing developers.
- 4 One unified housing agency in state government – consolidate and reorganize.
- 5 Training for smaller local governments – streamline development processes.

Priority Tactics

- 6 Prioritize grant awards to cities that are addressing housing issues – UDOT Planning, outdoor recreation, economic development, and water infrastructure.
- 7 Analyze shared equity concepts for housing – buyer owns home, not land under it.
- 8 Consider requiring local governments to allow external ADU's.
- 9 Remove sunset dates for moderate income housing tax credits.
- 10 Better coordination of housing grants - federal, state, and other sources.
- 11 Explore better housing options using Medicaid resources for eligible persons.
- 12 Analyze limitations of water supply.
- 13 Minimum regulations that limit short term rentals.
- 14 Engage in long-term growth conversations – communities most likely to be impacted.
- 15 Long term deed restrictions on publicly funded affordable housing.

Additional Tactics

- 16 New housing funding coordination body in state government.
- 17 Review economic development affordable housing set-aside funds.
- 18 Bolster historic main streets program to promote affordable housing.
- 19 Inventory publicly owned housing deed restriction expiration dates.
- 20 Evaluate the impact of specific affordable housing initiatives.
- 21 Improve eviction court data transparency.
- 22 Review development standard inconsistencies between cities and consider statewide standards.

- 23 Inventory “paper lots” and related infrastructure needs that limit their development.
- 24 Fund energy efficiency incentives to lower housing utility costs.
- 25 Expand and fund eviction mediation and prevention.
- 26 Revise the Moderate Income Housing Plan reporting requirements.
- 27 Increase wildfire resiliency by updating building codes for Urban Wildland Interface zones.
- 28 Set regional standards for low-water-use landscaping.
- 29 Develop standards for Graduated Density Zoning and promote the concept.
- 30 Increase use of Transfer of Development Rights programs
- 31 Attract a factory-built housing manufacturer to Utah.
- 32 Improve home insurability through “home hardening” or “home adaptation” program.
- 33 Honor cities and developers who are advancing housing solutions.
- 34 Promote density bonuses and incentives for housing solutions.
- 35 Convene local leaders – discuss accommodating housing demand and regional collaboration.
- 36 Increase funding for transit and station area plans.
- 37 Promote street connectivity.
- 38 Evaluate contractors training related to superior energy efficiency.
- 39 Promote upstream, preventative housing interventions.
- 40 Inform about eviction prevention when rental properties are foreclosed.
- 41 Amend the state land use statutes to clearly emphasize housing production and affordability as primary goals of land use regulation.
- 42 Adopt consistent definitions of affordable housing and starter homes.
- 43 Support financing of new condominiums.
- 44 Amend Moderate Income Housing Plan requirements to link to population and employment projections.
- 45 Discuss sales tax policy reform to free up redevelopment of commercial land into housing.
- 46 Explore optimal use of rental assistance programs.

NOTE: These are highly abbreviated topics for each tactic – please consult the full State Housing Comprehensive Plan final draft to fully understand the recommended tactic.