

41 N. Rio Grande Street, Suite 103  
Salt Lake City, UT 84101  
(801) 363-4250  
www.wfrc.org



Bob Stevenson, Chair  
Commissioner, Davis County

Jeff Silvestrini, Vice Chair  
Mayor, Millcreek

Mark Allen  
Mayor, Washington Terrace

Len Arave  
Mayor, North Salt Lake

Ron Bigelow  
Mayor, West Valley City

Mike Caldwell  
Mayor, Ogden

Tina Cannon  
Councilmember, Morgan County

Robert Dahle  
Mayor, Holladay

Jim Harvey  
Commissioner, Weber County

Scott Jenkins  
Commissioner, Weber County

Michael Jensen  
Councilmember, Salt Lake County

Randy Lewis  
Mayor, Bountiful

Erin Mendenhall  
Mayor, Salt Lake City

Shawn Milne  
Commissioner, Tooele County

Jeff Scott  
Commissioner, Box Elder County

Mark Shepherd  
Mayor, Clearfield

Derk Timothy  
Mayor, Bluffdale

Troy Walker  
Mayor, Draper

Jenny Wilson  
Mayor, Salt Lake County

Senator Gregg Buxton  
Utah State Senate

Representative Mike Schultz  
Utah House of Representatives

Carlton Christensen  
Utah Transit Authority

Carlos Braceras  
Utah Department of Transportation

Dawn Ramsey  
Utah League of Cities and Towns

Lorene Kamalu  
Utah Association of Counties

Ari Bruening  
Envision Utah

Evan Curtis  
State Planning Coordinator

Andrew Gruber  
Executive Director

October 27, 2020

To Whom It May Concern:

The Wasatch Front Regional Council (WFRC) is the Metropolitan Planning Organization for the Ogden-Layton and Salt Lake City - West Valley City urbanized areas in northern Utah. The Wasatch Front Economic Development District (WFEDD) is an affiliated entity within WFRC. WFRC/WFEDD are excited about the potential benefits to our region of the work of Blueprint Local and the Nowak Metro Finance Lab and their proposal to bring frameworks and national best practices to help entrepreneurs and small businesses in economic growth and COVID-19 recovery.

WFRC/WFEDD focus on the four key economic strategies of our regional Comprehensive Economic Development Strategy (CEDS), one of which is particularly aligned with the work of the proposal: to attract and retain businesses and encourage innovation. The strategy aims to support and encourage business retention, job creation, workforce development, and innovation by partnering and information sharing. The proposal is a partnership that can bring national best practices and expertise to help build out regional capacity for aiding small businesses in COVID-19 recovery and accessing private capital for growth.

WFRC/WFEDD is eager to explore potential opportunities for collaboration with Blueprint Local and the Nowak Metro Finance Lab, along with local partners. Technical assistance and national expertise can help our region successfully achieve the strategies in the CEDS.

Sincerely,

Andrew Gruber  
Executive Director



**Powered by**



X



SORENSEN  
IMPACT



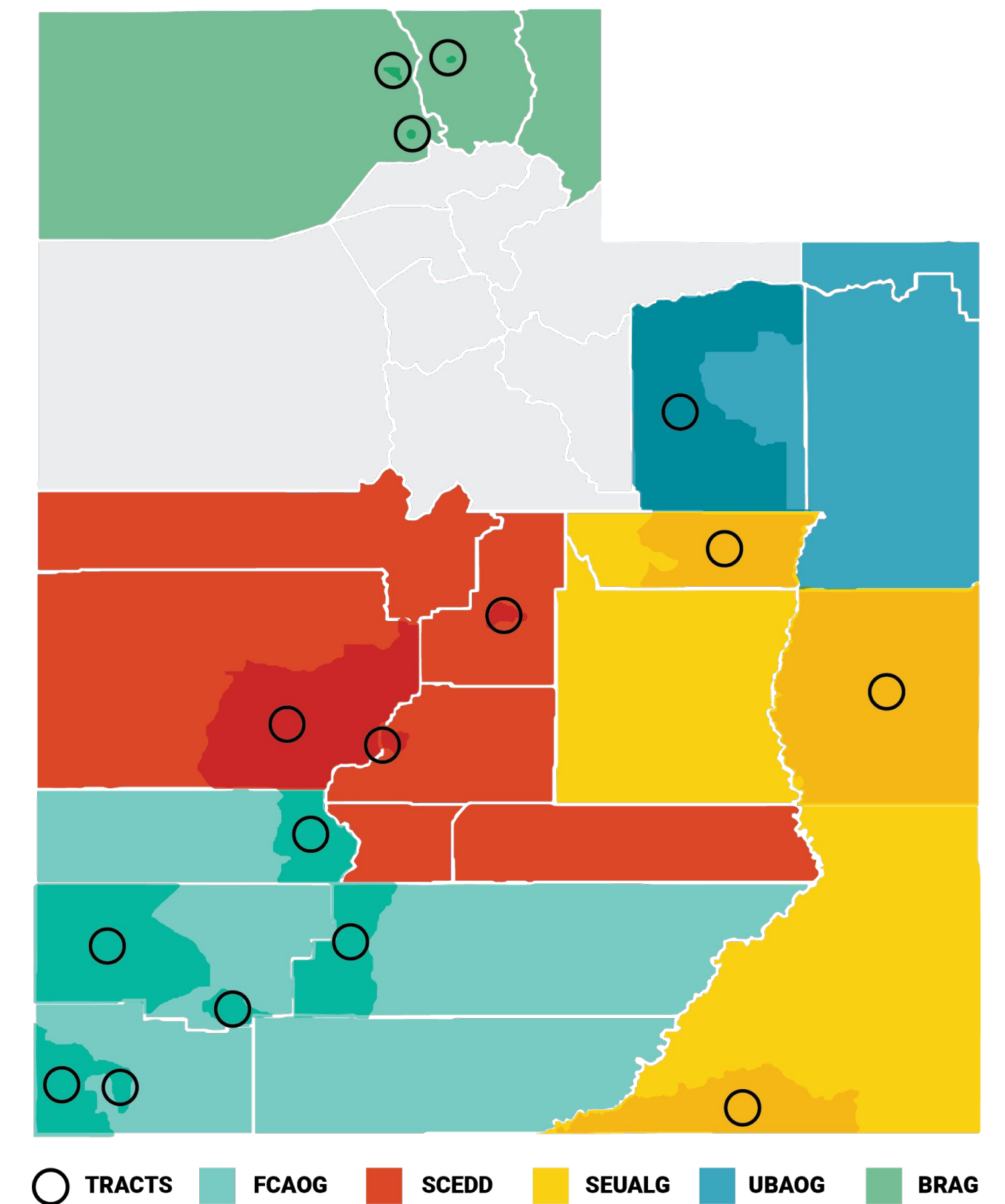
# BACKGROUND & CONTEXT

## The Team

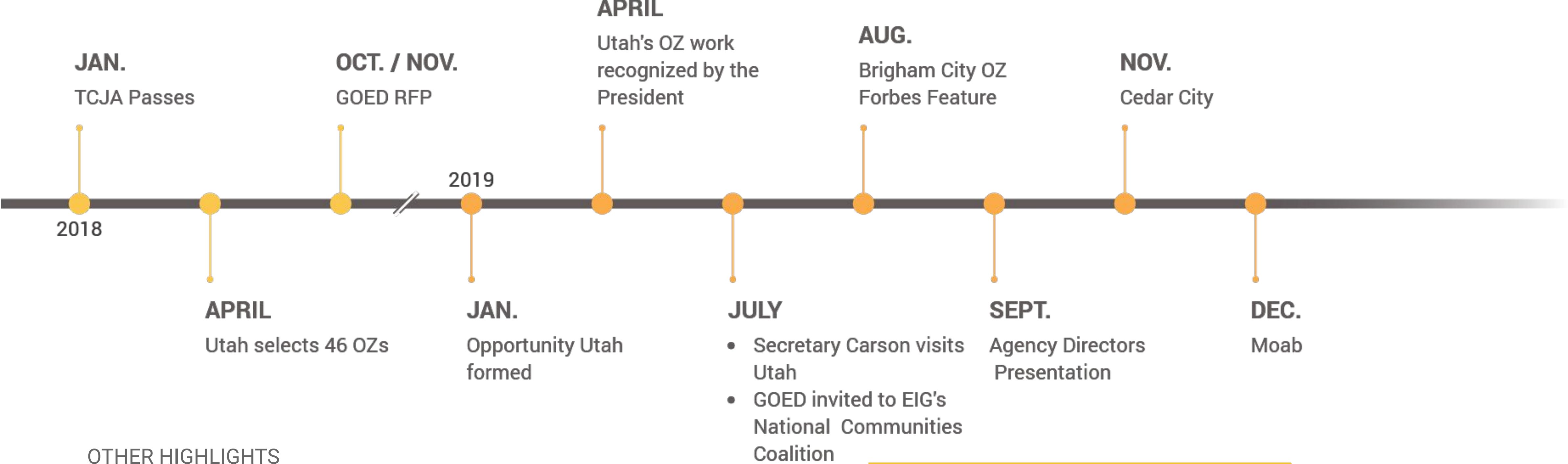
- **Opportunity Utah:** Utah Association of Counties (Project Lead) & Sorenson Impact
  - **Jim Sorenson-** Nationwide leaders in impact investing and OZ's
  - **UAC-** Pre-eminent membership organization of all Utah counties
  - **Patrick Mullen-** former Director of Sorenson Impact; Engaged by GOED/UAC to lead effort

## Core Focus Areas

- **Engagement Focused Primarily on Rural OZ's**
  - **Community Engagement-** Providing education on the OZ legislation, determining eligible projects, local economic factors, and key stakeholder opinions
  - **Market Research and Investment Materials-** Preparing in-depth market research and create investment prospectuses for eligible areas prioritizing projects by readiness & investability
  - **Marketing and Investor Communication-** Creating an online portal that shows all OZ deals across the State to connect with Opportunity Funds



# 2019-20 TIMELINE



OTHER HIGHLIGHTS

- Social Capital Markets (SOCAP)
- Urban Institute Engagement
- Georgetown University
- National Governors Association
- Economic Development Administration
- Small Business Administration
- OPAL's Higher Education Playbook
- Intermountain Electronics (TIF Deal)
- EIG Community Pioneer Recognition





# COVID-19 IMPACT ON SCOPE

*Opportunity Utah's 2019 work has already built a robust network that can sustain a remote environment*

## CURRENT EFFECT

- **Engagement has mostly gone virtual**
  - Remote consulting sessions and trainings
  - Remote investment pitch sessions
  - Remote webinars on best practices, nationwide trends
- **Some In-Person Travel**
  - Silicon Slopes East Panel in Price, UT



## FUTURE PLANS

- **Continue to Prioritize Remote/Virtual Opportunities**
  - Pitch Sessions
  - Trainings
  - Webinars
  - Guest Speaker Series
  - Cross-Community Collaboration
- **In-Field Visits When Necessary and Safe**

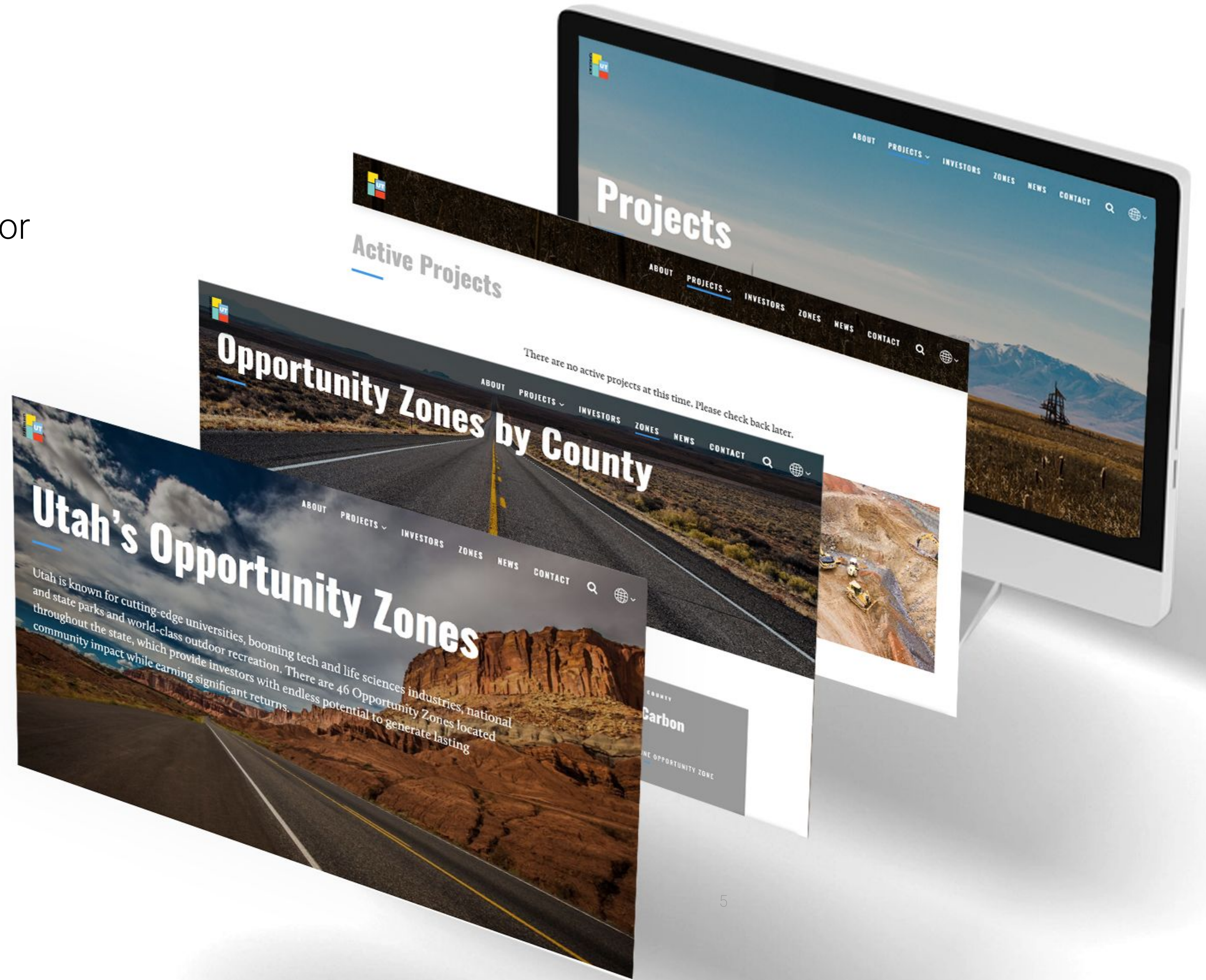




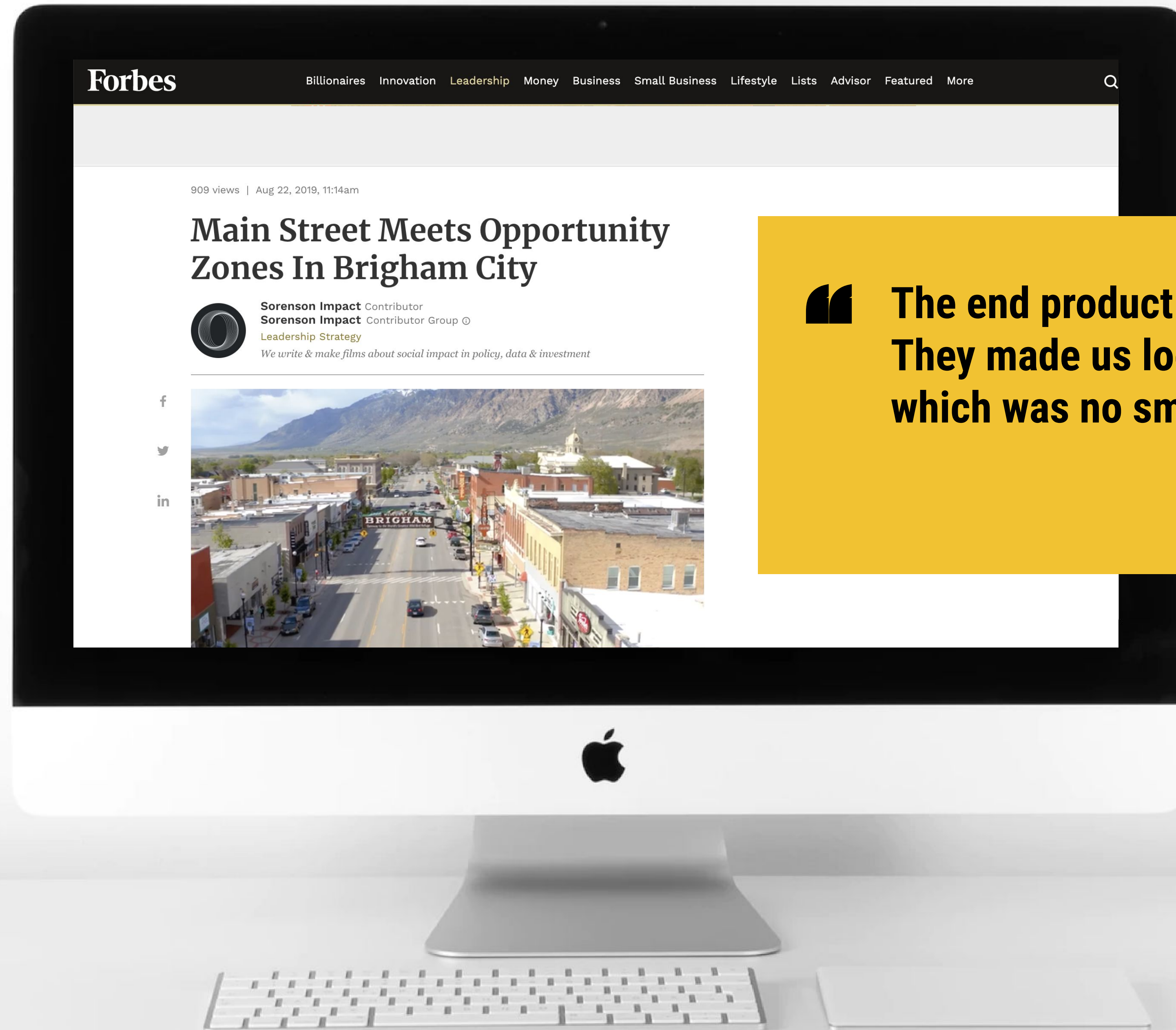
# OZ UTAH

[opportunityzones.utah.gov](http://opportunityzones.utah.gov)

The official online marketplace for  
Utah's Opportunity Zones







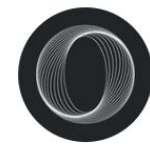
Forbes

Billionaires Innovation Leadership Money Business Small Business Lifestyle Lists Advisor Featured More



909 views | Aug 22, 2019, 11:14am

## Main Street Meets Opportunity Zones In Brigham City



**Sorenson Impact** Contributor  
**Sorenson Impact** Contributor Group   
Leadership Strategy

*We write & make films about social impact in policy, data & investment*

f

t

in

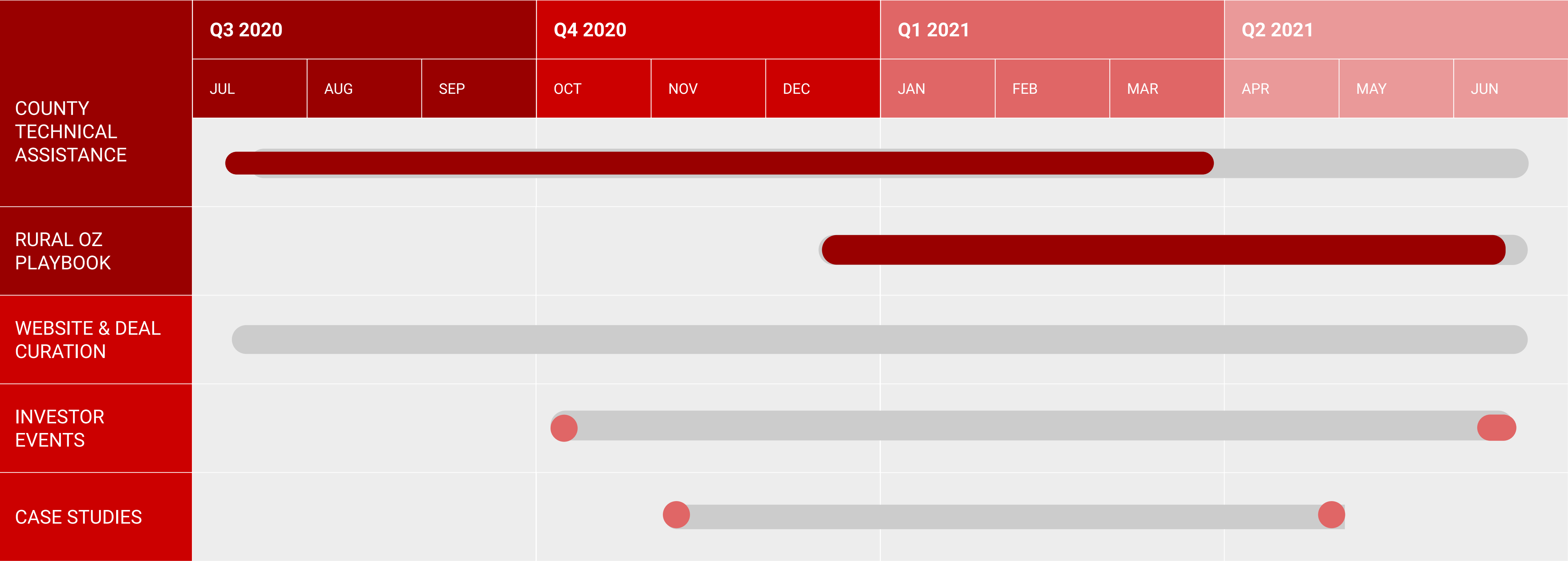


**The end product was truly outstanding. They made us look like real actors, which was no small feat!**

**- Dave Walker,  
Historic Downtown Brigham City**

# 2020-2021 UPDATE

Focus on five core areas to elevate Utah’s Opportunity Zones, with an emphasis on rural





# DELIVERABLES (The “Hows”)



## RURAL OZ PLAYBOOK

- **Physical playbook for use by Utah’s counties**
  - Bespoke resource never compiled before
  - Potential to partner with EDA, USDA, SBA
  - Includes involving the banking and financial community



## TECHNICAL TRAINING

- **Training to all 14 Rural Utah Counties and further collaboration with WFRC/Mountainland counties**
  - Assessing Community Needs
  - Project prioritization
  - Best practices on layering incentives (RDA, TIF, and de-risking projects)
  - Investor outreach
    - Social Media Toolkit
    - Content generation (marketing collateral)
  - Project evaluation - Framework for measuring and reporting social impact
  - Connecting communities to share lessons learned and best practices

# DELIVERABLES (2)



## CRAFTED CONTENT

- **Video and written case studies**
  - 3 minute profiles of rural Utah OZ projects
  - Published via Sorenson's Forbes media partnership
    - Includes accompanying article
- **Published articles on GOED's website**
  - Articles profiling opportunities in each county, OZ specific events etc.
  - Guest contributions from leaders in the OZ ecosystem
- **Best practice guides and intelligence briefings for Counties**
  - Technical briefings on regulations
  - Sector analysis
- **Quarterly Opportunity Utah Newsletter**
  - Latest sector news
  - Key OZ developments in the state of Utah
- **Updates to Utah OZ website and prospectuses**



## COUNTY MARKETING & CURATION

# DELIVERABLES (3)



## INVESTOR OUTREACH

- **Matchmaking between investors and projects**
  - Ad hoc, but targeted
- **Bespoke GOED Investor/County Events**
  - Includes investors, state and federal agencies, anchor institutions and counties
  - Curated content
  - Virtual or in-person, depending on health concerns
- **Support with OZ specific events** taking place across the state
  - Input on content
  - UAC/Sorenson Impact Center to present



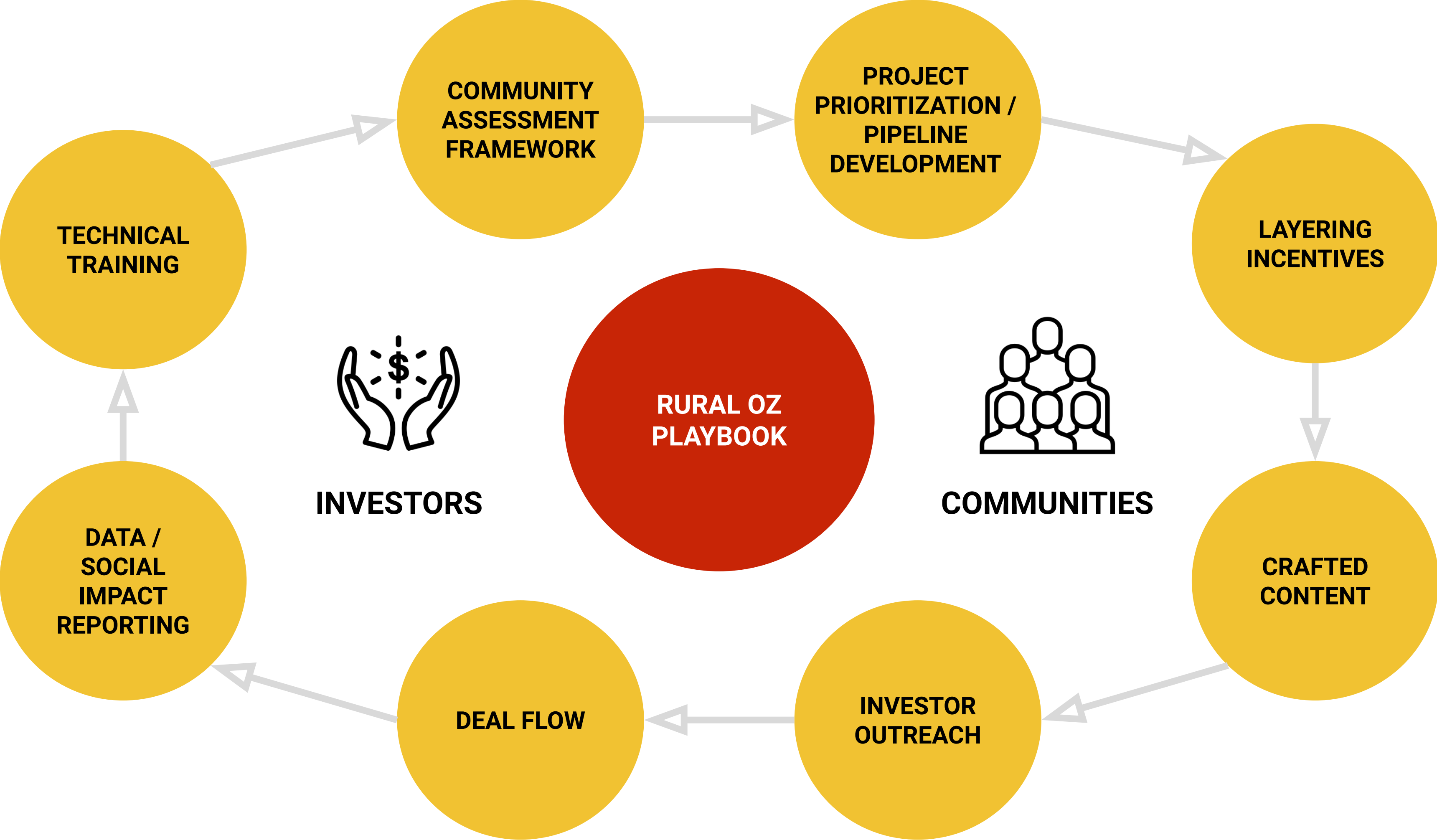
## DATA / SOCIAL IMPACT REPORTING

- **Project Social Impact Reports**
  - Detailed socio-economic impact report on funded projects

Q&A



# OPPORTUNITY 2020 FRAMEWORK



# BRIGHAM CITY CASE STUDY





# PARTNERSHIPS



# **The Reconstruction Finance Lab**

An initiative to use innovative financial tools to aid small businesses in the COVID-19 recovery through innovative ways to access capital

Proposed pilot in Salt Lake City and the greater Wasatch Front region



# A primary barrier to entrepreneurship: access to capital

- **ENTREPRENEURSHIP AND NEW BUSINESSES** play an important role in economic dynamism in the United States, contributing to the economy by creating jobs, innovations, and productivity growth.
- **ENTREPRENEURSHIP AND SMALL BUSINESS GROWTH** is key priority for most Comprehensive Economic Development Strategies. It has become even more essential as an effort to recover from economic injury of COVID-19.
- **LACK OF ACCESS TO CAPITAL** is often cited as one of the primary barriers facing entrepreneurs.
- **INNOVATIVE FINANCING STRUCTURES** are necessary in times of economic crisis because they do not expect straight line payments from businesses suffering from decreased revenues and profitability

## **Project team and bio**

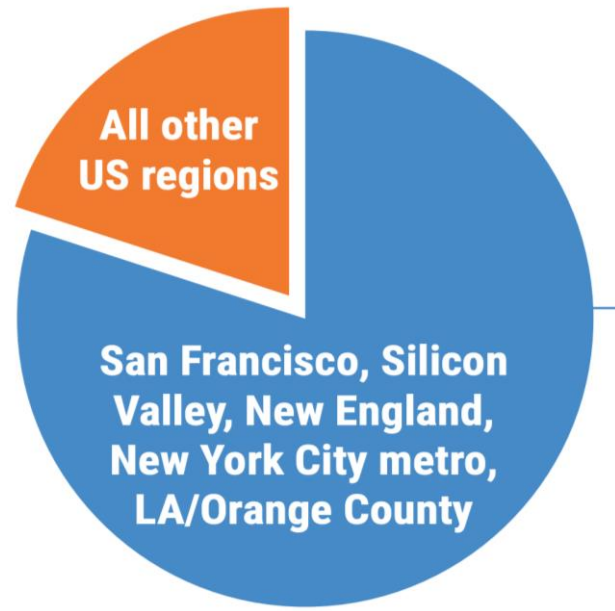
**Ross Baird: CEO, Blueprint Local; Innovator in Residence, Kauffman Foundation; founder, Village Capital**

**Bruce Katz: ED, Nowak Metro Finance Lab; Drexel University; former Brookings, HUD**

**Patrick Mullen: Opportunity Zones coordinator, Utah Association of Counties; former Director, Sorenson Global Impact Investing Center, University of Utah**

# Most businesses are not a fit for bank lending or venture capital

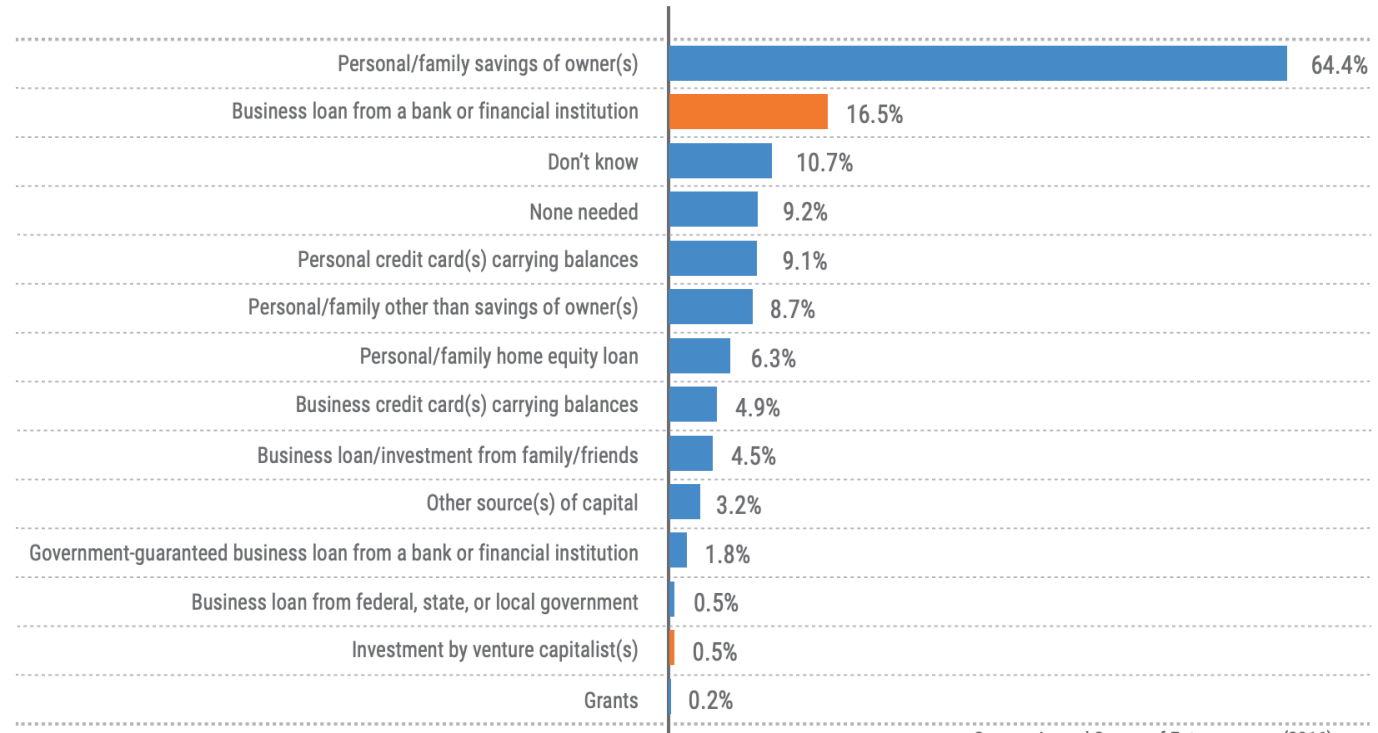
Businesses outside of venture capital focus geographies face historic barriers to accessing capital.



**\$21.1B VENTURE CAPITAL**

**>83%**

of businesses do not access venture capital or bank loans, the two primary tools for financing businesses.



Source: Annual Survey of Entrepreneurs (2016)

# An emerging solution: alternative financing structures and opportunity zones

Organizations have been implementing models which provide entrepreneurs who “in the middle” of debt and equity support. Examples include:

- **REVENUE-BASED INVESTING:** investment is repaid with a percentage of the revenues of the company, as opposed to a straight loans with a set interest rate and repayment schedule;
- **PROFIT-SHARING:** the investment is repaid with a percentage of the businesses' profit;
- **PERFORMANCE-BASED EQUITY:** investment is repaid based on pre-agreed performance goals.

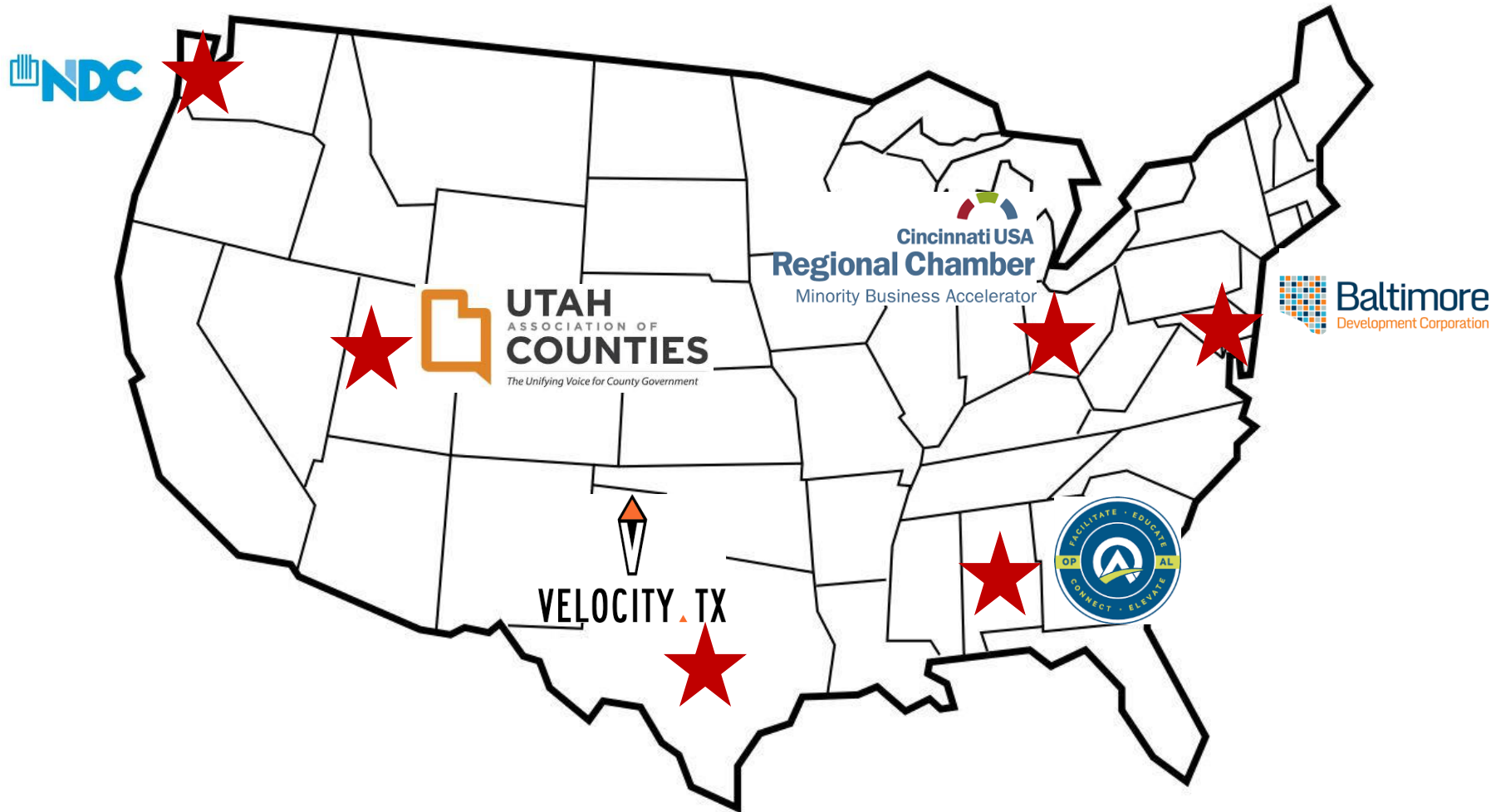
**Opportunity Zones** can play a crucial role in attracting private capital for businesses using new financing models. Thus far, most of the capital in OZs has been directed towards real estate.

## THE COMMON THREAD:

Repayment is variable based on revenue, not outstanding loan obligations (debt) or an “exit event” (equity).



# Reconstruction Finance Lab: Potential Pilot Cities



## PILOT CITIES

- Seattle, WA
- Salt Lake City, UT
- Birmingham, AL
- San Antonio, TX
- Cincinnati, OH
- Baltimore, MD

# Local Pilot: Salt Lake City



- **Alignment with CEDS:** To attract and retain businesses and encourage innovation.
- **Local project goal:** To work with partners to identify a manager for an alternative capital fund and develop a local fund strategy.
- **Focus on OZs:** Utah Association of Counties has a focus on increasing access to capital for operating businesses in opportunity zones.



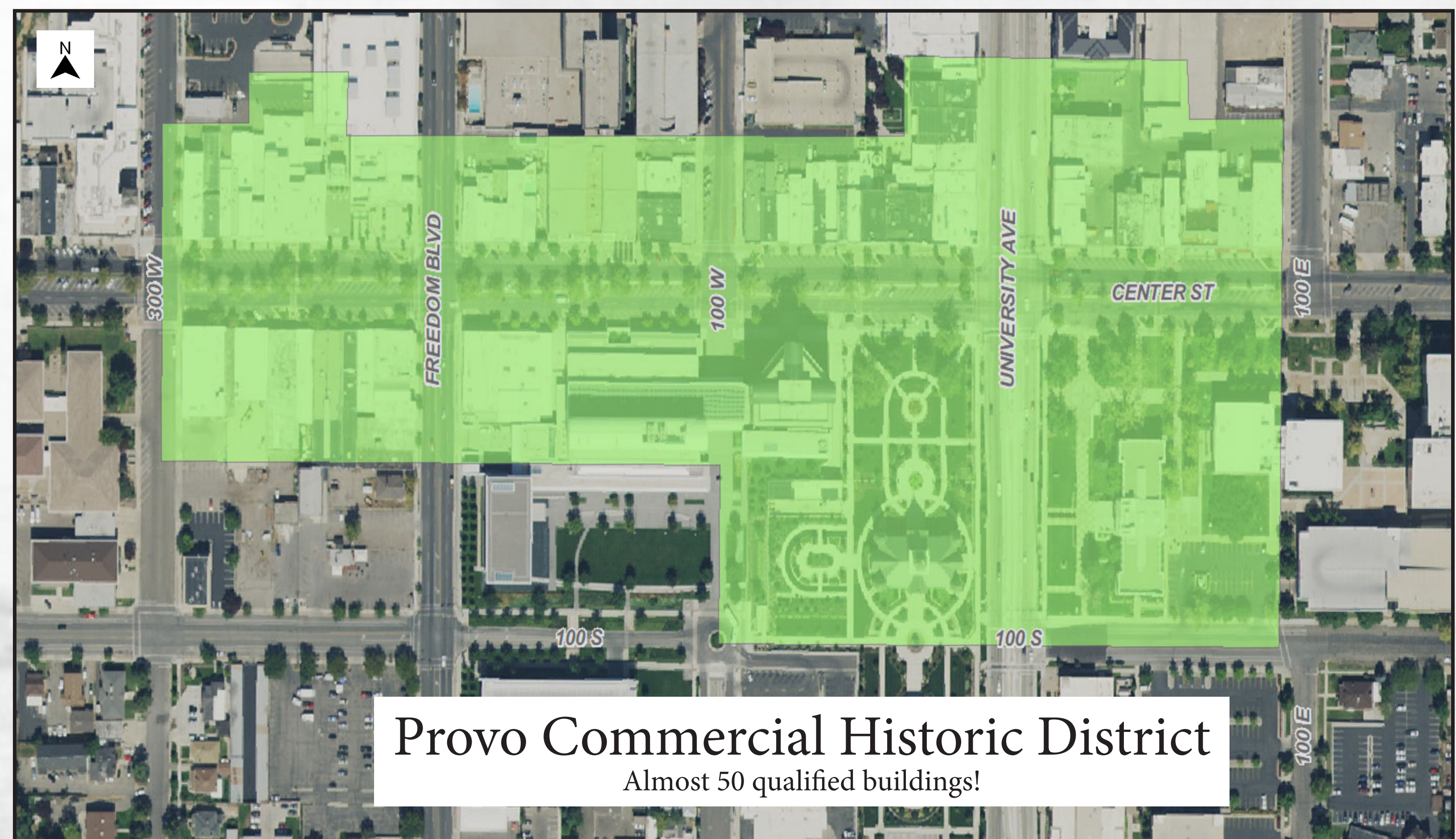
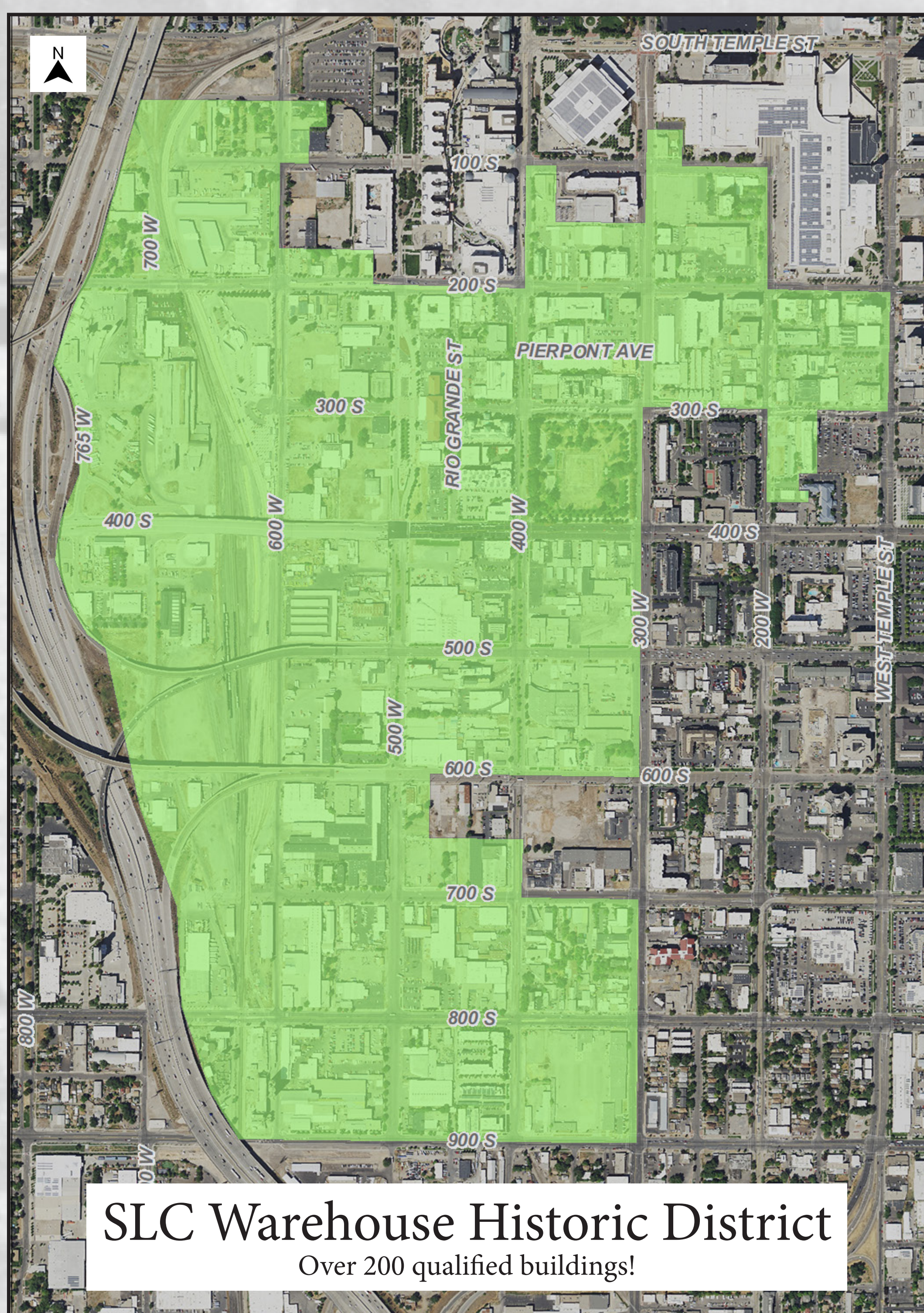
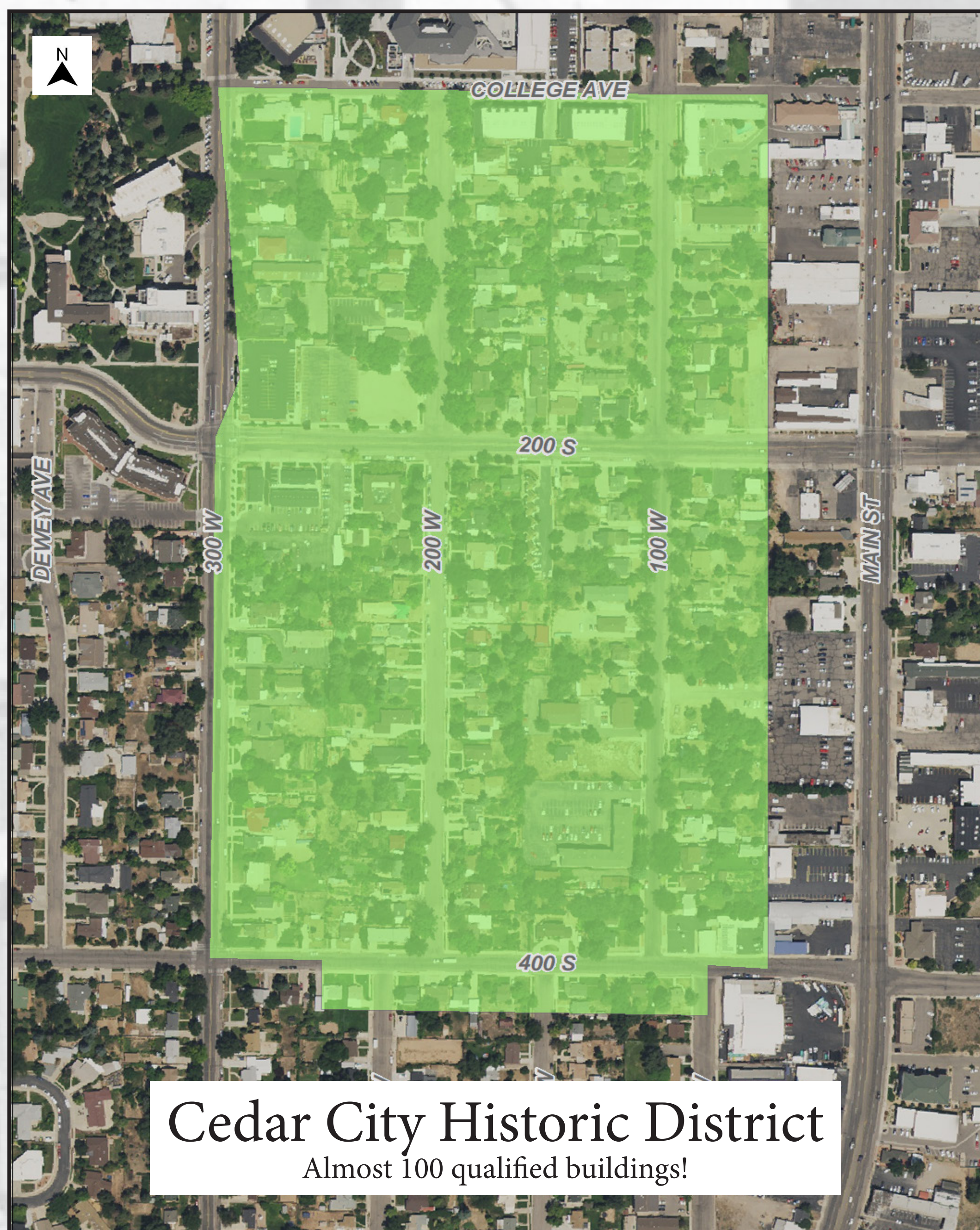


# Are You Missing a Development Opportunity?

## Opportunity Zone Incentives + Historic Tax Credits in Utah

“Rutgers University found that of the \$6.5 billion in **HTC rehabilitation expenses** in 2017, half, or \$3.25 billion, occurred in **low- and moderate-income census tracts** and 79 percent, or \$5.1 billion, occurred in **economically distressed areas.**”

- Novogradac (2019)



### What Are Opportunity Zones?

This program **encourages economic development in distressed areas** which effectively allows for the **deferral and forgiveness** of a percentage of **capital gains taxes** when the capital gains are invested in a Qualified Opportunity Zone property.

### What Are Historic Tax Credits?

Properties on the **National Register of Historic Places** are eligible for a Federal and/or State **tax credit equivalent to 20%** of a qualified rehabilitation's costs.

**Residential Rental** properties that meet both Federal and State requirements can be eligible for a **40% tax credit**.

### Working Together in Utah

**15** National Register historic districts overlap with Opportunity Zones

**3,600** historic properties could potentially make use of both Opportunity Zone and Historic Tax Credit incentives.

### Utah Historic Districts with Opportunity Zone Overlap

Logan Center Street Historic District	Salt Lake City Warehouse Historic District
Ogden Central Bench Historic District	South Temple Historic District
Jefferson Avenue Historic District	Exchange Place Historic District
Eccles Avenue Historic District	Provo East Central Historic District
Lower 25th Street Historic District	Provo Commercial Historic District
Utah State Fairgrounds Historic District	American Fork Historic District
Salt Lake City Northwest Historic District	Panguitch Historic District
Cedar City Historic District	

### Qualified Building Examples

The Fuller Paint Company building (below, 404 W. 400 S. in SLC) was a successful **Federal Historic Tax Credit** project in 2005. This neighborhood is now an **Opportunity Zone**, meaning that the project would have been eligible for **both programs** if done today.



Knight Block (above, 1 E Center in Provo) is listed on the **National Register** and located in an **Opportunity Zone**, making it eligible for **both programs**.

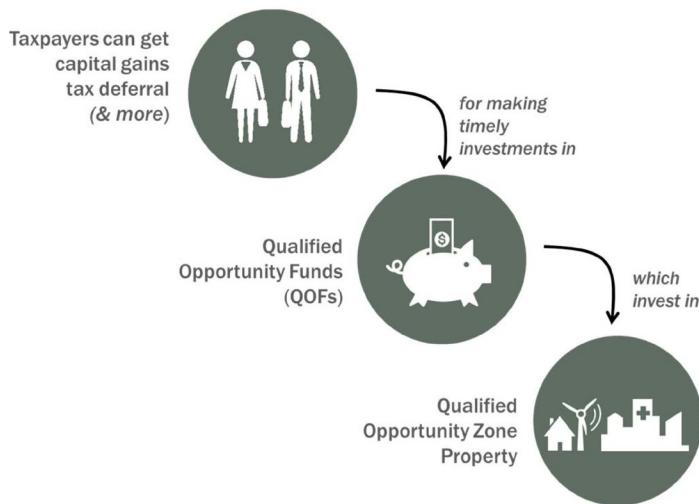




# The Opportunity Zone Program & Historic Tax Credits in Utah

## What Are Opportunity Zones?

The Tax Cuts and Jobs Act of 2017 established a new federal tax incentive that encourages job creation and economic development in distressed areas. This effectively allows for the **deferralment and forgiveness of a percentage of capital gains taxes** when the capital gains are invested in a Qualified Opportunity Fund which then invests in a Qualified Opportunity Zone Property (see infographic below from the National Trust for Historic Preservation).



## What Are Historic Tax Credits?

Properties listed on the National Register of Historic Places, either individually or as a “contributing” property in a listed historic district, are eligible for a Federal and/or State tax credit equivalent to 20% of their qualified rehabilitation’s expenses. The Federal program requires properties to be **income-producing** whereas the State requires them to be **residential**. Residential rental properties, which meet both Federal and State requirements, can effectively generate a 40% tax credit.



## Working Together In Utah

There are 46 Opportunity Zones in Utah, 15 of which intersect with Utah’s National Register-listed historic districts. The approximately **3,600 properties** located within these overlap areas are **eligible for both Opportunity Zone and Historic Tax Credit incentives**. A map of these overlap areas is referenced below under “Helpful Links.” In addition to these highly concentrated areas, there are also individually listed properties throughout the state that fall within Opportunity Zones that could also make use of both programs.

## Helpful Links:

### Overlay of Opportunity Zones & Historic Districts

<https://nthp.maps.arcgis.com/apps/webappviewer/index.html?id=d67c30dd8c284c77909fd15ba76fb629>

### Opportunity Zones

<https://www.cdfifund.gov/Pages/Opportunity-Zones.aspx>

### Historic Districts in Utah

<https://utah.maps.arcgis.com/apps/webappviewer/index.html?id=c3251030042c4629bb75908af63988c4>

### Federal State Tax Credit Program

<https://www.nps.gov/tps/tax-incentives.htm>

### State Tax Credit Program

<https://history.utah.gov/preservation/financial-incentives/>



For questions regarding the Opportunizy Zone program, contact your CPA or tax advisor.

For questions regarding either of the Historic Tax Credit Programs, contact Amber Anderson at 801.245.7277 or [amberanderson@utah.gov](mailto:amberanderson@utah.gov).

## What is the Utah Historic Preservation Tax Credit?

A 20 percent non-refundable state income tax credit for the rehabilitation of historic buildings that are used as owner-occupied residences or residential rentals. Twenty percent of all qualified rehabilitation costs may be deducted from taxes owed on your Utah income or corporate franchise tax.

Example: \$22,000 in qualified rehabilitation costs = \$4,400 state income tax credit

## Does my building qualify?

Buildings listed in the National Register of Historic Places, which, after rehabilitation, are used as a residence(s) qualify. The credit is not available for any property used for commercial purposes including hotels or bed-and-breakfasts. (If the historic B&B is also owner-occupied, this portion of the rehabilitation may qualify.) The building does not need to be listed in the National Register at the beginning of the project, but a complete National Register nomination must be submitted when the project is finished. The property must be listed in the National Register within three years of the approval of the completed project. Staff of the Historic Preservation Office can evaluate the eligibility of your building and provide instructions on nomination requirements.

## What rehabilitation work qualifies?

The work may include interior and/or exterior repair, rehabilitation or restoration, including historic, decorative, and structural elements as well as mechanical systems. All of the proposed, on-going or completed work must meet the *Secretary of the Interior's Standards for Rehabilitation (Standards)* and be approved by the State Historic Preservation Office (SHPO). Depending on the historic conditions and the specifics of the proposed rehab work, some examples of eligible work items include:



before

after

- repairing/upgrading windows
- repointing masonry
- repairing or replacing roofs
- new floor and wall coverings
- painting walls, trim, etc.
- refinishing floors, handrails, etc.
- electrical updates
- new furnace, A/C, boiler, etc.
- architectural, engineering, and permit fees
- plumbing repairs and fixtures
- reconstructing historic porches
- reversing incompatible remodels
- compatible new kitchens & baths

## What work does not qualify?

- purchase price of building
- new additions
- work on outbuildings
- purchase and installation of moveable furnishings or equipment (window coverings, refrigerators, etc.)
- site work (landscaping, sidewalks, fences, driveways, etc.)

All of the work must meet the *Standards* or the tax credit cannot be taken on any portion of the work. A complete application should be submitted to the SHPO as early as possible. The state law requires application and approval by the SHPO prior to completion of the project.

Photographs showing all areas of work (interior and exterior) prior to the beginning of the rehabilitation and any construction drawings or other technical information necessary to completely understand the proposed project are also required as part of the application.

**It is strongly recommended that the application be submitted before starting work to ensure that it meets the *Standards*. Any work begun without prior SHPO approval is done at the owner's own risk. Once work is underway, changes to bring the project into conformance with the *Standards* can be difficult, expensive, or occasionally impossible to make.**

### **How much money must I spend to qualify?**

Total rehabilitation expenditures must exceed \$10,000. (The tax credit applies equally to this first \$10,000.) The purchase price of the building and any donated labor cannot be included. The project must be completed within 36 months. (There is no limit to subsequent \$10,000+ projects; separate applications are required.)

### **When can I claim the credit?**

The credit may be taken for the tax year in which the project was completed and the SHPO approves the rehabilitation work (and a National Register nomination, if needed). A unique certification number will be issued to the owner at that time. Credit amounts greater than the amount of tax due in that year may be carried forward up to five years.

### **Are there any restrictions placed on my building?**

All work done to the building during the rehabilitation project, and for three years following the certification of the project, must meet the Secretary of the Interior's *Standards for Rehabilitation*. Please consult with the State Historic Preservation Office if you have any questions.

### **What if I already have approval from my local Landmarks Commission?**

The local review process will be helpful to tax credit application process but state law requires application to the State Historic Preservation Office. Local preservation commissions sometimes have different requirements and other considerations than the Secretary of the Interior's *Standards for Rehabilitation*. To qualify for the state tax credit, all of the work must meet the *Standards* and receive state approval.

### **How do I claim the tax credit?**

After the work is completed and certified, the SHPO will provide you with a TC-40H tax form. Do not submit this form with your tax return; keep it and all related documents with your tax records. If you carryforward any excess tax credit, you must attach a copy of the original TC-40H form, with the new carryforward amount, to your subsequent tax return(s). Carryforward amounts must be applied against tax due before the application of any historic preservation tax credits earned in the current year and on a first-earned, first-used basis. Please consult with the State Tax Commission (801/297-2200) if you have any questions. Original records supporting the credit claimed must be maintained for three years following the date the return was filed claiming the credit.

For more information or a state tax credit application contact:

Amber Anderson (amberanderson@utah.gov or 801/245-7277)  
Utah State Historic Preservation Office  
Utah Division of State History  
300 S. Rio Grande Street  
Salt Lake City, Utah 84101-1182

Additional local preservation requirements may also apply.  
Contact your city or county government for more information:

Salt Lake City Landmark Commission 801/535-6189 or  
[www.slcgov.com/ced/hlc](http://www.slcgov.com/ced/hlc)  
Park City Planning Department 435/615-5060  
Ogden Planning Department 801/629-8930

For a list of preservation contractors see Preservation Utah's Directory:  
<https://preservationutah.org/resources/tools-for-property-owners/ut-preservation-directory>



For tax-related questions contact:  
Utah State Tax Commission  
Technical Research Unit at 801/297-2200



# Federal Historic Building Rehabilitation Tax Credit

<http://history.utah.gov/preservation/financial-incentives/>  
<https://www.nps.gov/tps/tax-incentives.htm>



Utah Division of  
**State History**



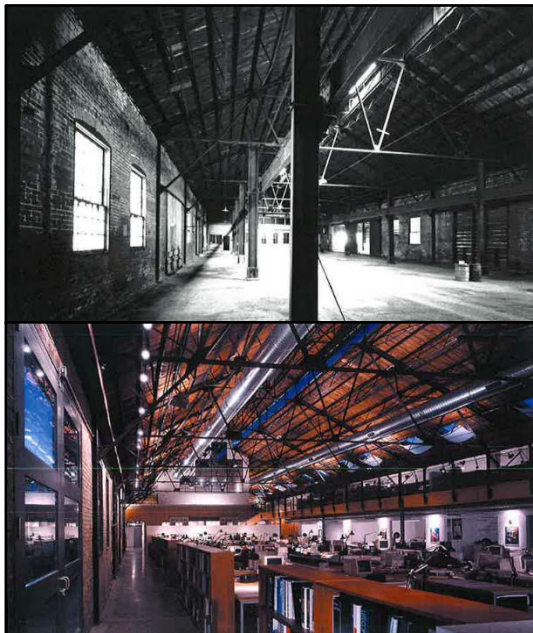
## What is the Federal Historic Building Rehabilitation Tax Credit?

A 20 percent non-refundable federal income tax credit for the rehabilitation of historic buildings that are used as income-producing properties, including commercial or residential rental use. Twenty percent of all qualified rehabilitation costs may be deducted from taxes owed on your federal income or corporate franchise tax.

Example: \$75,000 in qualified rehabilitation costs = \$15,000 federal income tax *credit* (not just a deduction)

## Does my building qualify?

Buildings listed in the National Register of Historic Places, which, after rehabilitation, are used as a business or other income-producing purpose qualify. The building does not need to be listed in the National Register at the beginning of the project, but a *preliminary determination of significance* must be issued by the National Park Service (NPS) prior to project approval and a complete National Register nomination must be submitted in a timely manner. Staff of the State Historic Preservation Office can evaluate the eligibility of your building and provide instructions on nomination requirements.



*before (top) and after (bottom)*

## What rehabilitation work qualifies?

The work may include interior and/or exterior repair, rehabilitation or restoration, including historic, decorative, and structural elements as well as mechanical systems. All of the proposed, on-going or completed work must meet the Secretary of the Interior's Standards for Rehabilitation (Standards) and be approved by the National Park Service (NPS). Depending on the historic conditions and the specifics of the proposed rehab work, some examples of eligible work items include:

- repairing/upgrading windows
- repointing masonry
- repairing or replacing roofs
- new floor and wall coverings
- painting walls, trim, etc.
- refinishing floors, handrails, etc.
- electrical updates
- new furnace, A/C, boiler, etc.
- architectural, engineering & permit fees
- plumbing repairs and fixtures
- reconstructing historic porches
- reversing incompatible remodels
- compatible new kitchens & baths

## What work does not qualify?

- purchase price of building
- new additions
- purchase and installation of moveable furnishings or equipment (window coverings, refrigerators, etc.)
- site work (landscaping, sidewalks, fences, driveways, etc.)

The National Park Service requires that you work through us (the State Historic Preservation Office, or SHPO) on your application. You should submit the first two sections of the NPS's three-part application to us as early as possible.

Photographs showing all areas of work (interior and exterior) prior to the beginning of the rehabilitation and any construction drawings or other technical information necessary to completely understand the proposed project are also required as part of the application.

**It is strongly recommended that the application be submitted before starting work to ensure that it meets the *Standards*. Any work begun without prior NPS approval is done at the owner's own risk. Once work is underway, changes to bring the project into conformance with the *Standards* can be difficult, expensive, or occasionally impossible to make.**

### How much money must I spend to qualify?

The rehabilitation expenditures must exceed the greater of either the "adjusted basis" of the building or \$5,000. "Adjusted basis" is the purchase price minus the value of the land, minus any depreciation already taken by the current owner of the building, plus any capital improvements.

<p>Example 1 (long-time ownership):</p> <p>\$130,000 (purchase price) – \$70,000 (depreciation) – \$33,000 (land) + \$15,000 (capital improvements) = \$42,000 (adjusted basis)</p> <p>Rehabilitation expenses must exceed the adjusted basis (\$42,000).</p>	<p>Example 2 (a recent purchase):</p> <p>\$130,000 (purchase price) – \$33,000 (land) = \$97,000 (adjusted basis)</p> <p>Rehabilitation expenses must exceed the adjusted basis (\$97,000).</p>
---	---

The project must be completed within 24 months. Phased projects are allowed under certain conditions and extend the amount of time a project has to be completed to 60 months. Fees are charged by the NPS to process parts of the federal historic rehabilitation tax credit application, except for projects under \$80,000. For more information on the fee structure, see: <https://www.nps.gov/tps/tax-incentives/app-process/fees.htm>

### Are there any restrictions placed on my building?

All work done to the building during the rehabilitation project, and for five years following the certification of the project, must meet the Secretary of the Interior's *Standards for Rehabilitation*. Unapproved changes within that five year post-project period could result in recapture of the tax credit by the IRS.

Similarly, you must keep the building for at least five years from the date you complete the project. The tax credit recapture amount ranges from 100% if the building is sold within the first year, to 20% if it is sold within the fifth year.

For more information or application instructions contact:

Amber Anderson ([amberanderson@utah.gov](mailto:amberanderson@utah.gov) or 801/245-7277)  
Utah State Historic Preservation Office  
Utah Division of State History  
300 S. Rio Grande Street  
Salt Lake City, Utah 84101-1182

Additional local preservation requirements may also apply.  
Contact your city or county government for more information.

For tax-related questions, see:

\*<https://www.irs.gov/businesses/small-businesses-self-employed/tax-aspects-of-the-historic-preservation-tax-incentives-faqs>

\*<https://www.nps.gov/tps/tax-incentives/before-apply/qualified-expenses.htm>

For a list of preservation contractors see Preservation Utah's Directory:

\*<https://preservationutah.org/resources/tools-for-property-owners/ut-preservation-directory>



*before (top) and after (bottom)*





# Wasatch Choice Implementation Initiatives

# Utah is Growing...and We have a Plan

---



## Partners of the Vision

---

- Wasatch Front Regional Council
- Mountainland Association of Governments
- Chambers of Commerce
- Envision Utah
- Kem C. Gardner Policy Institute
- Metropolitan Research Center at The University of Utah
- Utah Association of Counties
- Utah Department of Transportation
- Utah League of Cities and Towns
- Utah Transit Authority





# WASATCH CHOICE

— VISION —

## Economic Development

Comprehensive  
Economic Development  
Strategy



## Land Use

Transportation  
and Land Use  
Connection

Local Plans and  
Ordinances

## Transportation

Regional  
Transportation  
Plan



# Four Key Strategies

1

Provide  
transportation choices

3

Preserve  
open space

2

Support  
housing options

4

Link economic development  
with transportation  
and housing decisions

# Implementation Initiatives

---

- Senate Bill 34 (housing) relationship to Wasatch Choice
- State infrastructure funding criteria supports the Wasatch Choice approach
- New resources

# SB 34: New Requirements for General Plans

## HOUSING + LAND USE + TRANSPORTATION.



### HOUSING / MODERATE INCOME HOUSING

1. Adopt a MIH Plan with 3+ 'menu' items.
  - a) Meet the needs of persons with various income levels.
  - b) Allow all to participate in all aspects of neighborhood and community.
  - c) Provide reasonable opportunity for MIH development within 5 years.
2. Report on the MIH Plan each year - First report is due Dec. 1, 2020 to DWS and WFRC.



### LAND USE

1. Consider the location of land for housing residents of various income levels.



### TRANSPORTATION & TRAFFIC CIRCULATION

1. Provide the general location and extent of active transportation facilities along with other modes.
2. Plan residential and commercial around Major Transit Investment Corridors.
3. Correlate the transportation plan w/population and employment projections and the land use element.
4. Consider WFRC's Regional Transportation Plan.



# SB 34 (Housing): Transportation and Traffic Circulation elements

---

- Plan residential and commercial around major transit investment corridors
- General plan should consider growth projections
- Transportation considers the land use element
- General plan considers the regional transportation plan

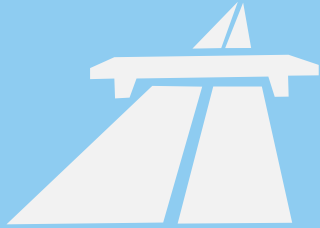
# Implementation Initiatives

---

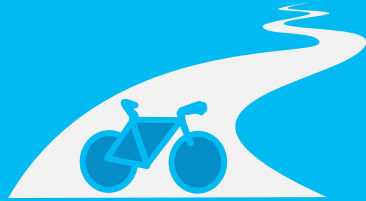
- Senate Bill 34 relationship to Wasatch Choice
- **State infrastructure funding criteria supports the Wasatch Choice approach**
- New resources

# Major Utah State Infrastructure Funding Programs

## TIF - Highway



## Active Transportation



## TTIF - Transit

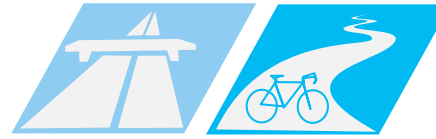


## First and Last Mile





# Multimodal Framework



**Good  
Health**



**Strong  
Economy**



**Better  
Mobility**



**Connected  
Communities**

**Safety**

**Accessibility**

**Travel Time**

**Connectivity**

**Public  
Health**

**Transport  
Costs**

**Throughput**

**Land Use and  
Community**

**Environment**

**Economic  
Development**

**Risk and  
Resiliency**

**Integrated  
Systems**

# Implementation Initiatives

---

- Senate Bill 34 relationship to Wasatch Choice
- State infrastructure funding criteria supports the Wasatch Choice approach
- **New Resources**

# Data Resources: SB34

→ [wfrc.org](https://www.wfrc.org)

## Data Resources for Coordinating Housing & Transportation (SB34)

→ City-Specific Data



### 1 New General Plan Requirements for 2019

Senate Bill 34 (SB34) "Affordable Housing Modifications" encourages local communities to plan for housing for residents of all income levels and to coordinate that housing with transportation and job opportunities.

To remain eligible for state transportation investments, general plans for affected cities and counties must include revisions to the required Land Use, Transportation and Traffic Circulation, and Moderate Income Housing (MIH) elements by December 1st.

The following maps include information from WFRC to help you meet the requirements set forth by SB34.

For further information on SB34 requirements, please see this

[bill summary.](#)

### 2 2019 - 2050 Regional Transportation Plan (RTP) Projects

### 3 Major Transit Investment Corridors and Stations

### 4 How Accessible are Places of Work?

### 5 Population Projections

### 6 Employment Projections





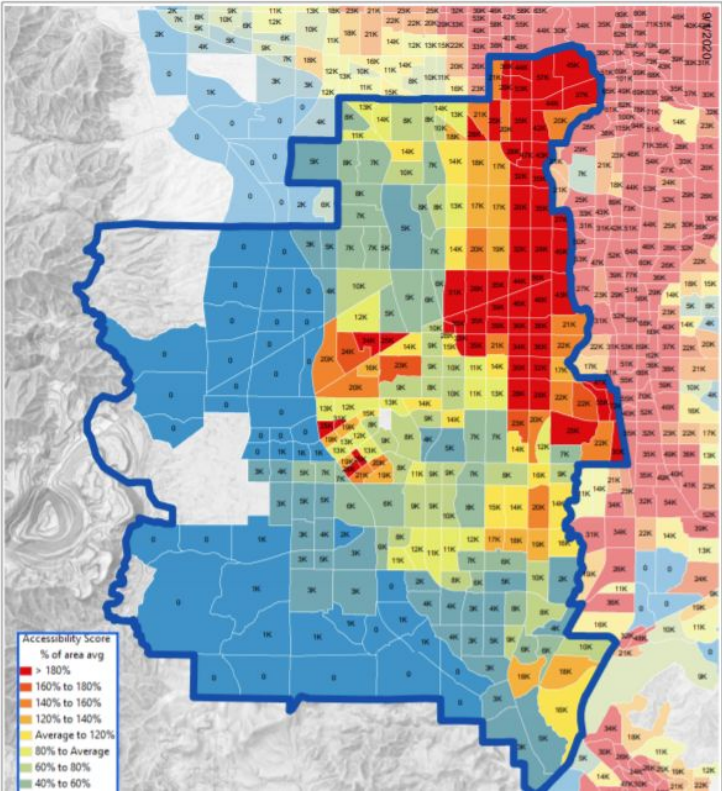
# Data Resources: Access to Opportunities

## Household Access to Jobs: Transit

For each traffic analysis zone (TAZ), colors indicate household accessibility to jobs, within a typical transit commute, relative to the average score for the highlighted area. The labels indicate the number of jobs accessible to each TAZ's households within a typical transit commute. (84K = 84,000 jobs) More info: <https://bit.ly/2QR9gO>



2050 - Southwest Salt Lake County



# Engagement Resources – December release

---

- Public engagement guide
- Difficult Conversations Guide
- Messaging



# A Look Ahead to 2021

---

- Meet with individual cities and stakeholders
- Gather transportation project ideas
- Wasatch Choice vision updates
- Explore disruptions and uncertainties as potential effects







# Wasatch Choice Implementation Initiatives



Rosie Hernandez &lt;rosie@wfr.org&gt;

## Request for WFRC Funding Program Applications

1 message

**Wasatch Front Regional Council** <wfr.org>

Thu, Oct 29, 2020 at 2:57 PM

Reply-To: kgerard@wfr.org

To: office@wfr.org



To: All Trans Com and RGC Technical Advisory Committee Members:  
cc: Mayors, Commissioners/ Councilmembers, City Managers:

Thank you for your interest in the programs administered by the Wasatch Front Regional Council (WFRC): Congestion Mitigation and Air Quality (CMAQ), Surface Transportation Program (STP), Transportation Alternatives Program (TAP), and/or Transportation and Land Use Connection (TLC). The Regional Council approves approximately \$45 million annually in assistance through these programs.

WFRC is pleased to provide this assistance to your communities in helping advance your goals, especially during these challenging times. And we are also grateful for the tremendous work you and others at the cities and counties are doing to help our collective communities get through these times.

Attached is a memo with instructions to 1) determine if the project(s) for which you submitted a letter of intent is eligible, and 2) access and submit the appropriate concept report and/or application.

Concept reports and/or applications are due to WFRC by Thursday, December 10, 2020.

Thank you again for your interest in these WFRC programs. If you have any specific questions regarding the CMAQ, STP, or TAP programs, please visit <https://wfr.org/programs/transportation-improvement-program/> or contact Ben Wuthrich at 801-363-4250 x1121 or [bwuthrich@wfr.org](mailto:bwuthrich@wfr.org). For questions regarding the TLC program, please visit <https://wfr.org/programs/transportation-land-use-connection/> or contact Megan Townsend at 801-363-4250 x1101 or [mtownsend@wfr.org](mailto:mtownsend@wfr.org).

Kind regards,

Andrew Gruber  
*Executive Director, Wasatch Front Regional Council, Utah*  
801-824-0055  
[www.wfr.org](http://www.wfr.org)

REQUEST FOR APPLICATIONS MEMO



The Wasatch Front Regional Council | [41 North Rio Grande St., Salt Lake City, UT 84101](#)

[Unsubscribe](#) [office@wfrc.org](mailto:office@wfrc.org)

[Update Profile](#) | [About our service provider](#)

Sent by [wfrc@wfrc.org](mailto:wfrc@wfrc.org) powered by



Try email marketing for free today!