

Housing Connect

The Housing Authority for Salt Lake County



August 30, 2022



Access to affordable housing is a major issue in our community

We believe that access to a place to call home should be a basic human right

Affordable and well-located housing are central to an individual's economic opportunities and to strong local economies

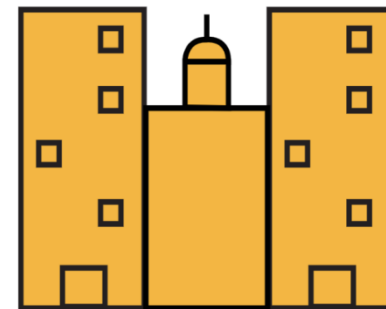


Who Are We?

- Housing authority for Salt Lake County
- Established in 1970 to meet housing needs of those with low and moderate incomes
- Status of Public Body Corporate, 501(C)(3), property management company
- Experienced in acquisition, development and operation of affordable housing
- Proven history of coupling supportive services with housing to increase success
- MTW Agency



Our Property:
Bud Bailey 3970 S Main Street



Our Mission

Housing Connect's mission is to connect people and communities to quality affordable housing opportunities while promoting self-sufficiency and neighborhood revitalization



Our Property developed and Co-Owned
with Columbus Community Center:
The Hub of 3848 South West Temple



Who We Serve

- Individuals and families from all backgrounds
- Households without sufficient incomes
- Elderly living on fixed incomes
- Veterans and immigrants who can't gain traction
- Homeless struggling on the streets

4,786 Households with 9,728 individuals

- 2,466 Disabled
- 1,102 Elderly
- 1,312 Wages

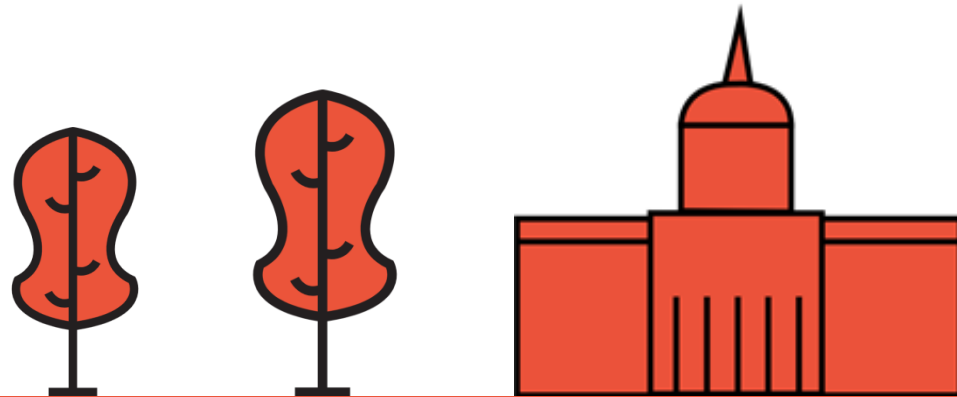
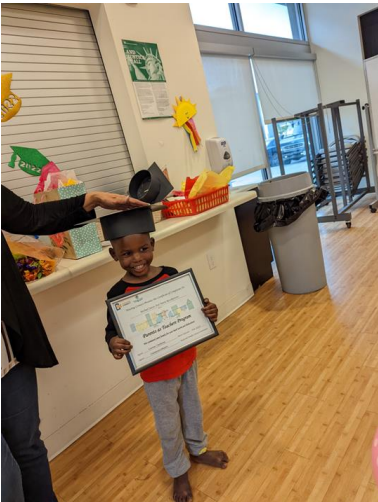
Average Income: \$14,802

Vouchers: 27% House Homeless Populations



Our Programs

- Public Housing
- Section 8 Housing Choice Vouchers
- Supportive Housing
- Low-Income Housing Tax Credit Properties
- Resident Services – Social Determinants of Health

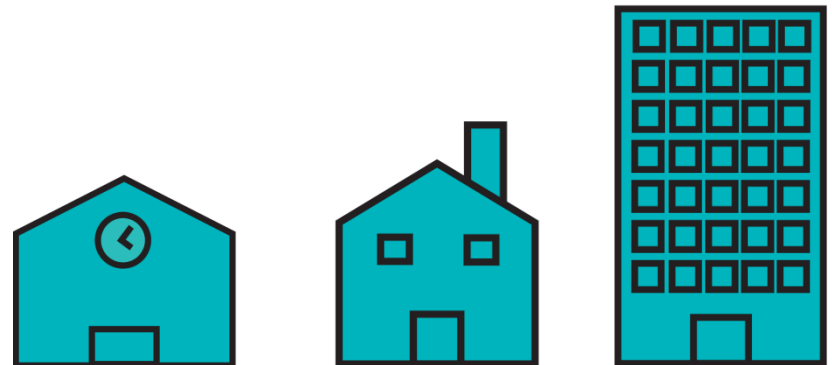


Public Housing

- HUD funded
 - 399 Non-elderly disabled and elderly
 - 246 Families
- 8,315 households on the waiting list; estimated wait of 6-7 years



Our Property:
Granger Apartments 3348 South 4000 West



Sunset Gardens

CONCEPT DESIGN
SUNSET GARDENS



ai architecture plc
NORTH EAST CONCEPT PERSPECTIVE



ai architecture plc
PROJECT: SUNSET GARDENS
DATE: 2024
SHEET 6

380 East Fort Union Blvd

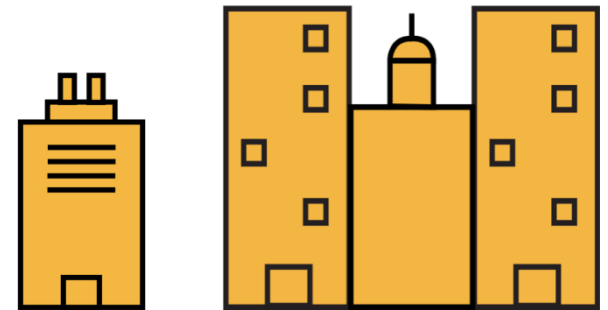


Section 8 Housing Choice Vouchers

- Our largest program
- 3,320 households being served
- 6,512 households on the waiting list; estimated wait 4-5 years
- Allows families an opportunity to find housing anywhere
- Income limits and rents are determined by HUD
- Clients pay approximately 30% of income towards rent



Our Property Co-Owned with Vecino Group: Bodhi 750 West South Temple

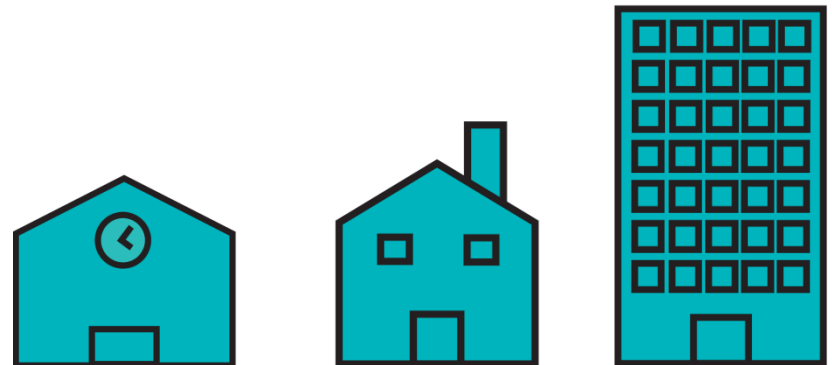


Supportive Housing

- 674 rent assisted units
- Population served: homeless and chronically homeless persons with disabilities, primarily those with serious mental illness, chronic problems with alcohol and/or drugs, jail history, refugees
- Competitive grants, state and local funding
- Flexible rent structures
- Service partners



Our Property:
Kelly Benson 3122 South 3600 West

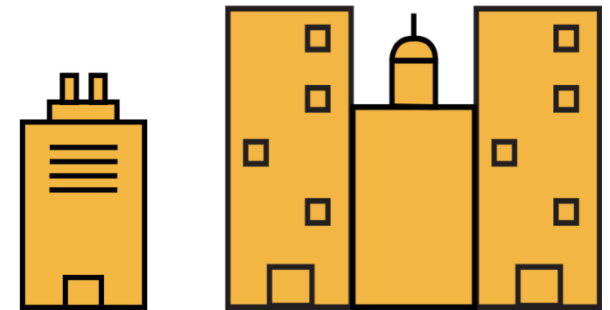


Low-Income Housing Tax Credit

- 648 units serving an average of 42% AMI
 - 157 Serve Permanent Supportive Housing
 - 45 Serve families with refugee status
- Manage 289 units for non-profits

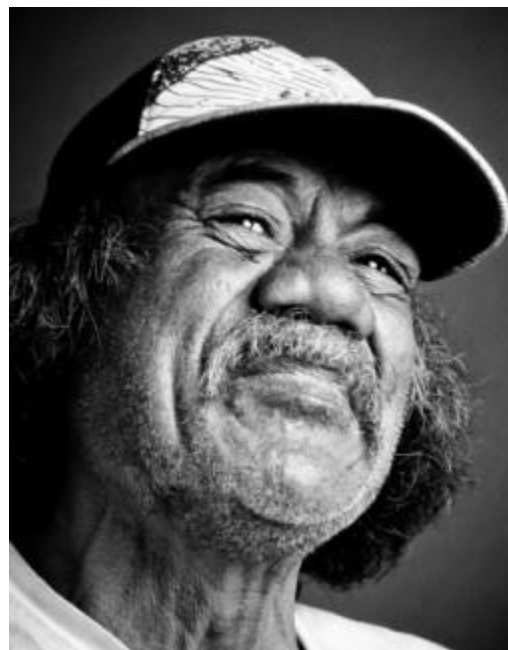


Our Property: Grace Mary Manor
19 West Gregson Avenue

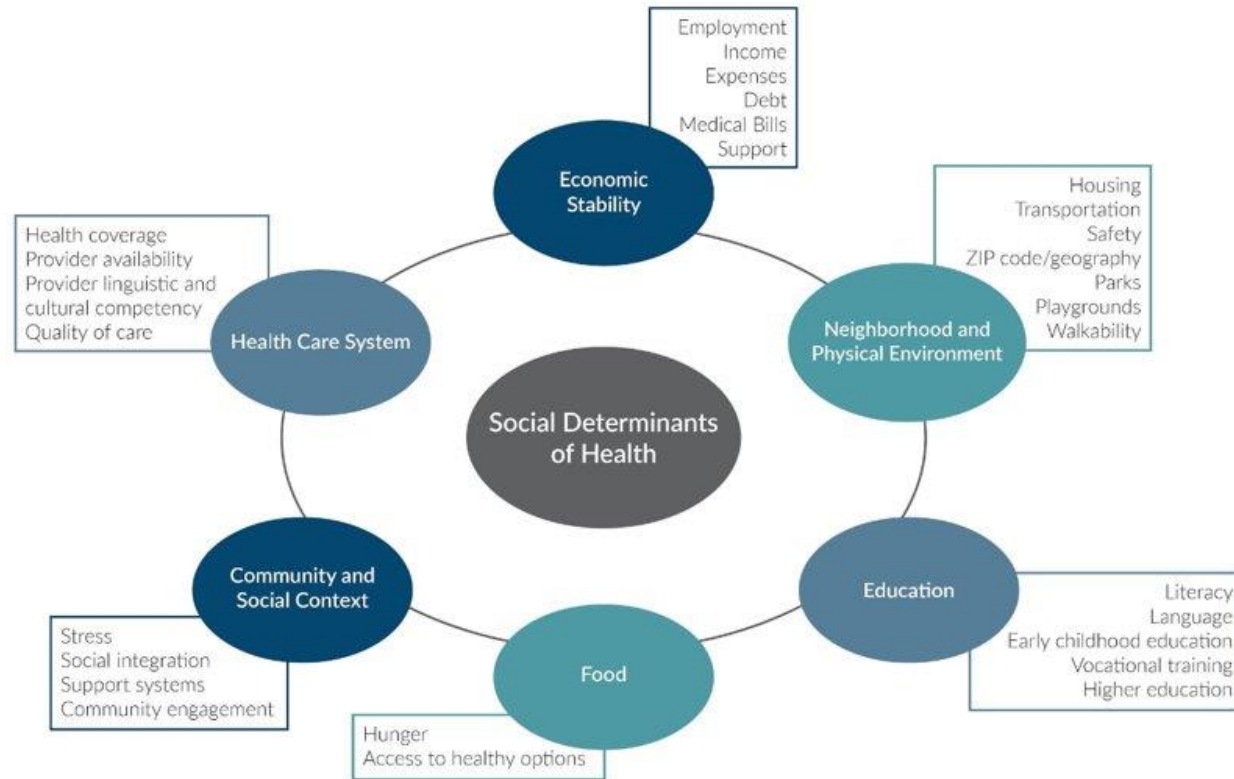


Resident Services

- Correlation between stable housing and successful outcomes:
 - Health
 - Education
 - Employment
- Housing Connect Services:
 - Family Self-Sufficiency
 - Case Management for Permanent Supportive Housing
 - Service Coordination-
 - Maintain housing
 - Community integration



The Social Determinants of Health



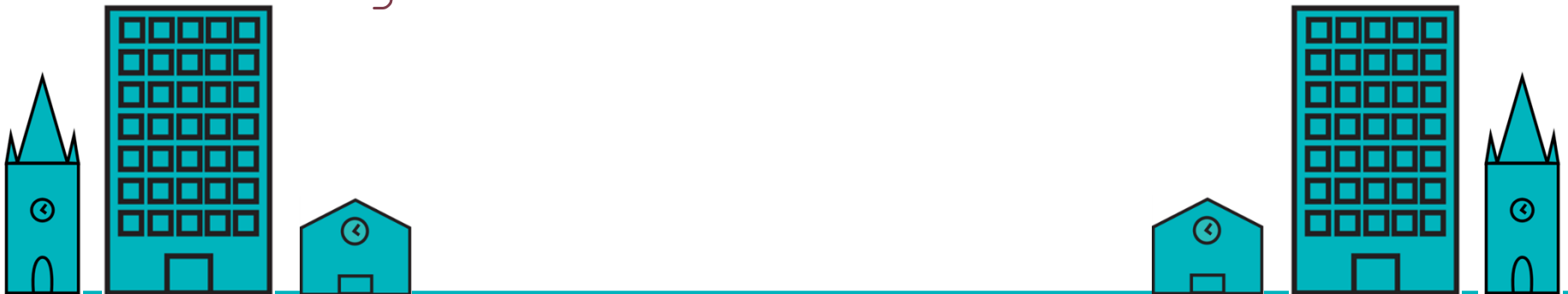
Health Outcomes

Mortality, Morbidity, Life expectancy, Health care expenditures, Health status, Functional limitations

Moving To Work

- 2021 awarded MTW status from HUD through a competitive application
 - 1 of 10 awards
- Participate in national research study on rent reform
- Status gives Housing Connect regulatory and financial flexibility to better meet community needs
- Goals: Cost effective/reduce administrative burdens, promote self-sufficiency and increase housing choice

neighborhood revitalization.



Our Goals

- Reposition and secure long-term viability of Public Housing properties
- Create new affordable housing physical units by 350 by 2025
- Increase rental subsidies by 300 by 2025
- Enhance and grow supportive services to maintain housing assistance and promote self-sufficiency



Our Property:
New City Plaza 1966 South 200 East



Housing Connect has a long history working in Salt Lake County to:

- ▶ leverage our housing expertise to meet the housing needs of individuals receiving behavioral health treatment (examples: HARP, State Hospital Diversion, RIO / Master leasing program)
- ▶ provide long-term housing solutions to reduce homelessness (examples: Grace Mary Manor, Kelly Benson)
- ▶ Successful track record developing LIHTC / affordable and deeply affordable housing projects
- ▶ 3rd-party property management (First Step House, Valley Behavioral Health, YWCA)
- ▶ housing provide for the lowest income households in Salt Lake County – Average household income = ~\$14k
- ▶ Expertise in the three critical areas of successful affordable housing = property management, rental subsidy and services

Questions

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