

HOUSING AUTHORITY OF SALT LAKE CITY

Housing Authority of Salt Lake City
1776 South West Temple
Executive Director Bill Nighswonger



Board Members

Dave Mansell, Board Chair
Mary Green, Commissioner

Doug Sterling, Vice Chair
Phil Bernal, Commissioner

Buzz Welch, Commissioner
Julie Schleck, Commissioner

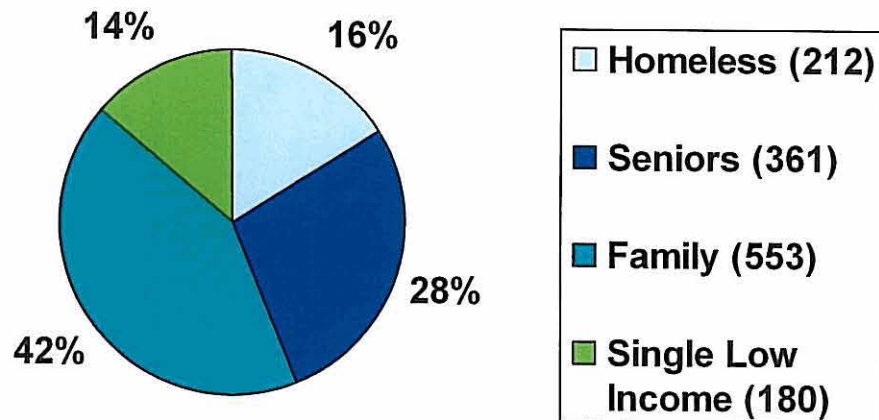
The Housing Authority of Salt Lake City is committed to our Mission:
To provide affordable housing opportunities for our community.

CITY COUNCIL REPORT TALKING POINTS

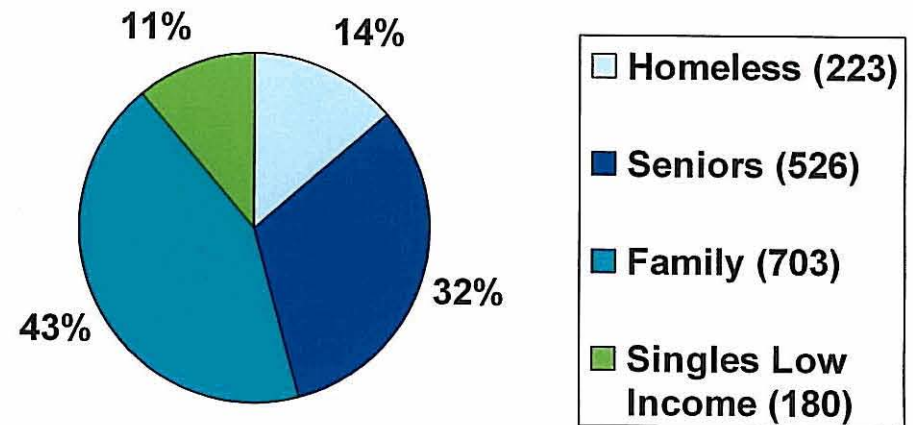
March 3, 2009 3:00 p.m.

1. Public Housing Disposition Update
2. HUD Audits
3. Financials
4. Development Plans
 - Valor House
 - Taylor Springs
 - Rendon Terrace
 - Mill Square
5. Increased Housing Opportunities
6. Sunrise Metro (2 Years Later)

Current Housing Stock Percentages



Future Housing Stock Percentages



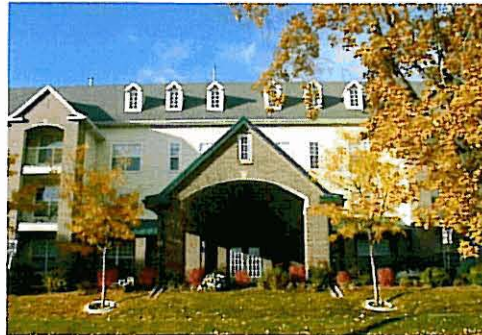
Non-Profit

HAME & HDC

The Housing Development Corporation (HDC) and the Housing Assistance Management Enterprise (HAME) are two non-profit subsidiaries of the Housing Authority of Salt Lake City. The HDC was formed in 1982 and was created to fully utilize bond programs in the pre-1985 years. HAME was created in 1991 to produce affordable housing using tax credits, conventional financing, City, County, State, and other funds. HAME is also charged with finding all resources and partnerships feasible for its purpose. All properties managed by our non-profits consistently perform above the local market standards of occupancy, curb appeal and customer satisfaction.



Jefferson School Apartments
1099 South West Temple



Hawthorne Court
727 East 600 South



Riverside
610 South 900 West

Pauline Downs Apartments

Preserving a Part of Salt Lake History

The Pauline Downs Apartments, located in a historic area of downtown Salt Lake, are a quartet of buildings that are owned by the Housing Authority and managed by the non-profit division. The oldest of the buildings was built in 1882 and is the second apartment building built in the Salt Lake Valley. Another of the buildings, built in the roaring 20's, is reported to have housed a bordello. It has beautiful leaded stained glass in the apartments that is stunning to this day. The 136 or "Downing" building is said to have been the home of world heavy weight boxing champ Jack Dempsey.

These beautiful and culturally important buildings were acquired in 1992 by the Housing Authority for housing low income individuals and families through the IRS Section 42 Tax Credit program. Many upgrades were performed at the acquisition and investments in the capital improvements of the building continue to this day. \$135,000 in capital improvements are underway and will help this historic property be a useful asset for low income residents for years to come.



Pauline Downs 110 South 300 East: Present



Pauline Downs 110 South 300 East: Back in 1911

Federal Programs

Public Housing

Public Housing was established to provide decent and safe rental housing for eligible low-income residents at rents they can afford. The Housing Authority of Salt Lake City owns and operates 319 public housing units for seniors. Several units in each of our senior buildings were built specifically for, and are used by persons with disabilities.

The Housing Authority makes every effort to provide a comfortable living environment for our seniors. By combining modernization with preventative maintenance, we are able to provide residents with well maintained, energy efficient units.



Romney Plaza 900 South 475 East

Philips Plaza 660 South 300 East

City Plaza 1992 South 200 East

Section 8 Housing Choice Voucher Program

The Section 8 Housing Choice Voucher (HCV) Program is a federal program that provides rental assistance to very low-income families (families with incomes below 50 percent of area median income). The HCV program is funded by the Department of Housing and Urban Development (HUD) and is administered by a public housing authority, such as the Housing Authority of Salt Lake City.

Under the Section 8 Program we provide a variety of housing subsidy options, they are as follows:

- 2,471 Housing Choice Vouchers** – Very popular with participants because it gives them the opportunity to choose where they want to live within the Salt Lake Valley. The rental subsidy remains with the program participant.
- 194 Mod-Rehab Units** – These units are located in Salt Lake City, they are privately owned and the rental subsidy remains with the unit.
- 20 Section 8 New Construction Units** – All two bedroom apartment units owned by the Housing Authority of Salt Lake City. The rental subsidy remains with the unit.
- 85 Shelter Plus Care** – This program is for person(s) with disabilities which provides rental subsidy and case management. Our case management partner is Valley Mental Health. Valley Mental Health provides us with eligible referrals to this program.
- 23 Housing Opportunity for People With AIDS (HOPWA)** – These vouchers provide rental assistance to person(s) with HIV/AIDS. The rental subsidy stays with the participant and they can choose where they want to live within the Salt Lake Valley.
- 41 Tenant Based Rental Assistance (TBRA)** – These vouchers are provided to chronically homeless, victims of domestic violence, youth transitioning out of foster care, and to those exiting incarceration.

In total these listed programs offer 2,834 very low-income individuals/families safe, decent, affordable housing.

The Housing Authority of Salt Lake City is very proud of our Section 8 HCV Program. Due to excellent staff and program administration, we continue to be classified a Top Performing Agency by HUD through their Section 8 Management Assessment.

Federal Programs

HOUSING ASSISTANCE MANAGEMENT ENTERPRISE (HAME) MULTI-FAMILY

The Housing Authority of Salt Lake City (HASLC) determined that due to the funding cuts in the Public Housing Program and the continued operating deficit the program was in, it would benefit the agency and our residents to dispose of some of our properties. Once our Disposition Plan was approved by HUD, we applied for and were approved to receive Housing Choice Vouchers as replacement subsidy for the residents affected by the disposition.

Proceeds from the sale of our public housing single family houses are being used to develop new affordable housing in Salt Lake City. HAME, a non-profit subsidiary of the HASLC purchased all 141 units of the public housing multi-family properties. The properties provide spacious 2, 3, 4, and 5 bedroom units located in various areas of Salt Lake City. These units remain affordable serving families at or below 80% of the area median income. Many of the existing public housing residents remained in their unit utilizing their voucher for the subsidy.

The disposition of public housing has provided the HASLC to more than double affordable housing in Salt Lake City.



330 North Redwood Rd.



257 North Redwood Rd.



640 South 400 East



430 Pacific Ave.

Homeless Programs

Sunrise Metro Apartments



Sunrise Metro Apartments 580 South 500 West.



Sunrise residents cut ribbon at grand opening ceremony



Homeless Programs Director Marka Turner visits with residents at Sunrise's one year anniversary celebration.



Residents celebrate the one year anniversary of Sunrise Metro Apartments.

Sunrise Metro is the first in the State of Utah to change how our community deals with the homeless population. Sunrise Metro is a beautifully built apartment complex consistent with the State of Utah and Salt Lake County's "Ten Year Plan to End Chronic Homelessness".

Sunrise is a collaborative effort of many partners including: The Crusade for the Homeless, George S. and Delores Doré Eccles Foundation, Salt Lake City Redevelopment Agency, Salt Lake City's Departments of Planning, Building and Housing, HAND, the State of Utah, Salt Lake County, HUD, the Veteran's Administration, Utah Housing Corporation, Enterprise Social Investment Corporation, American Express Centurion Bank, UBS, Zion's Bank, local businesses, the Housing Authority of the County of Salt Lake, advocates, The Road Home, Volunteers of America, Valley Mental Health, 4th Street Clinic, First Step House, People's Freeway Community Council, the Church of Jesus Christ of Latter Day Saints, Calvary Baptist Church, Salt Lake City Police and Fire Departments, Olene Walker Housing Trust Fund, Pamela Atkinson Housing Trust Fund and many others.

The entire community continues to embrace Sunrise Metro by providing support through the first year of operations. Sunrise Metro has shown that permanent supportive housing is successful in helping solve the issues of chronically homeless individuals, saving taxpayers money and providing dignified housing with services to an ignored population. The first residents of Sunrise Metro moved in on April 5, 2007. All 100 apartments were filled by the end of June and occupancy continues to be at capacity. On average, income has increased by over \$500 per year, fifteen residents have received mainstream benefits such as Social Security and Veteran pensions and another fifteen have tapped into medical benefits through Medicaid or the VA Health Care System. Eighteen residents have chosen to move on, most finding housing with a significant other or re-uniting with family. There have been no evictions at Sunrise Metro! Additionally, 86% of the residents have lived at Sunrise longer than six months and the average length of occupancy is 10 months.

Sunrise has provided positive changes for other organizations who serve the chronically homeless as well, including: When 45 long-term homeless individuals left The Road Home to live at Sunrise, 111 people, with less frequent needs, were served in their place. In addition, the 19 individuals sent to Sunrise by Volunteers of America have cut the cost of their use of VOA's adult detoxification center by thousands, making those services available to others in need. Two original Sunrise residents have "graduated" into their own apartments and as of the end of January, residents' average annual income had increased almost 10%.

Valor House, Valor Apartments and Supportive Housing Programs

The transitional housing programs supported by the Housing Authority of Salt Lake City continue to be successful. Our dedicated staff and partnerships with Volunteers of America, The Road Home, and the Veterans Administration helped to serve over 150 homeless veterans, families and single men and women in 2008. Our efforts lead to assist many into permanent housing and back into the community. Partners such as American Express continue to support our programs through grants to provide gifts at Christmas and support annual events for those veterans living on the streets.



Sunrise residents participate in a Valentines Day activity.



A resident poses with the Utah Blaze Dog during a Super Bowl Party.