

# Housing Authority

{ Housing Authority of Salt Lake City (HASLC)

- & Quick Overview of HASLC
- & HASLC Affordable Housing
- & HASLC Homeless Response
- & HASLC Help to “the City”
- & HASLC Needs

# CONTENTS



- ⌘ 3,200 HA's in U.S. HASLC Medium Sized. 85% Federal \$
- ⌘ HUD funded – Public Housing and Section 8 (30% rent)
- ⌘ House almost 9,000 people! 1,600 Direct Units plus 2,700 Section 8 and Related...
- ⌘ Arms-length but City-appointed Commission
- ⌘ \$36 Million Budget (\$7.6 reserves)
- ⌘ 2016: \$800 k decrease in revenues – HUD pattern for 8 years
- ⌘ 107 Employees – All Major Systems (Finance, HR, IS, Maintenance, “Public Works”)
- ⌘ Key Program Areas: PH, S8, S + C, VASH, Capital Fund, HOPWA, Non-Profits
- ⌘ HASLC unusual: Real estate development, non-profits (HAME and HDC), recent homeless veterans & senior housing...

# OVERVIEW

& It's Our Primary Mission

& Public Housing

& Housing Choice Vouchers

& Non-HUD and Tax Credit  
Housing

& Special Needs/Hard-to-House  
Housing

# AFFORDABLE HOUSING



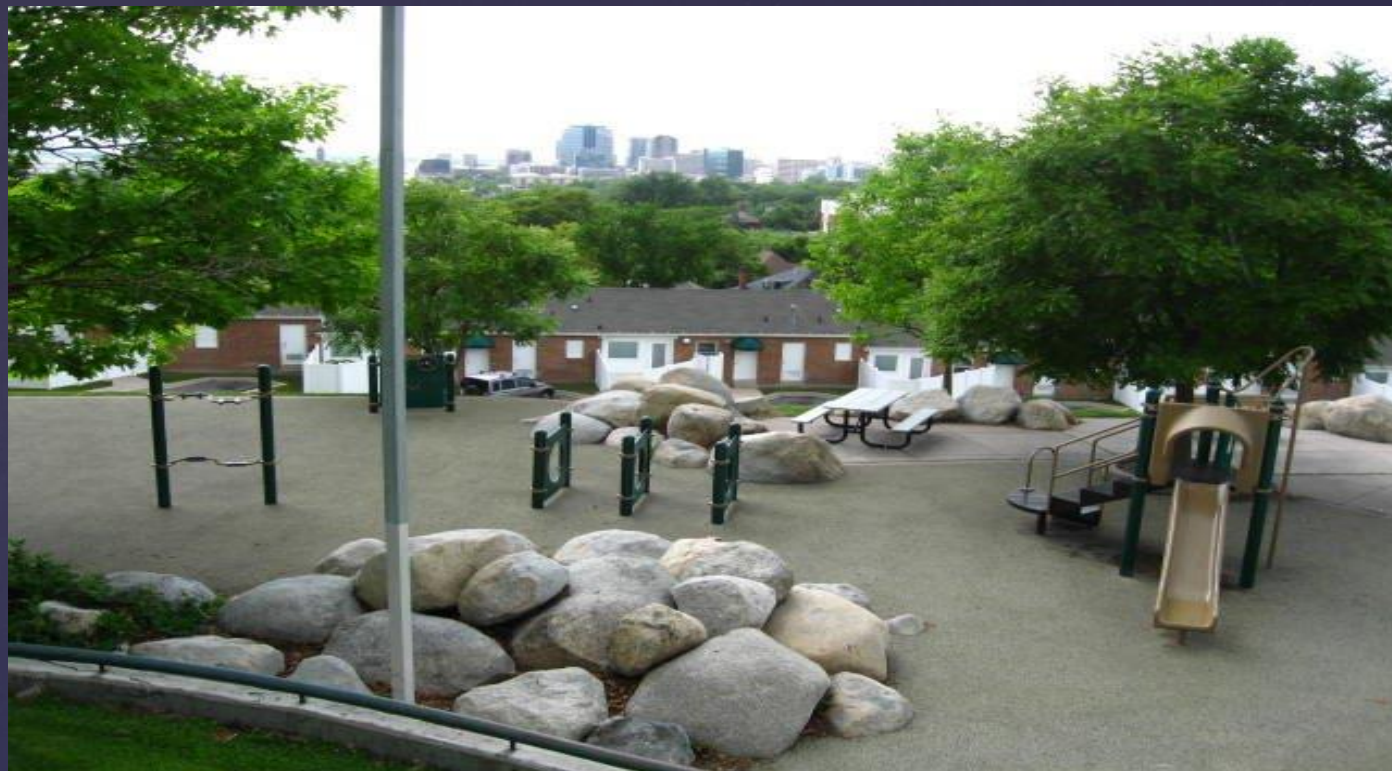
Rendon Terrace-70 Units  
Public Housing/LIHTC  
62 and over with homeless set asides



Coming Soon: 9<sup>th</sup> East Lofts- 68 Units  
LIHTC Family Mixed



Taylor Gardens- 112 Units  
Senior LIHTC Affordable



Faultline- 8 Units  
Family Affordable, 80% Below AMI



Jefferson School Apartments I- 84 Units  
LIHTC Family Mixed



Taylor Springs- 95 Units  
LIHTC Senior Housing



## Housing Authority of Salt Lake City Properties

#	Name	Units	Address	Age	Type	AMI
1	Phillips Plaza	99	660 S. 300 East	1979	Senior Public	80% & Below
2	Romney Plaza	70	475 E. 900 South	1983	Senior Public	80% & Below
3	City Plaza	150	1992 S. 200 East	1975	Senior Public	80% & Below
4	Rendon Terrace	70	158 N. 600 West	2012	Senior Public	1B = 9@ 49% 38@ 43%, 10@ 35%, 5@ 25% 2B = 2@ 49% 4@
5	Cedar Crest	12	1926 S. West Temple	1967	VASH/Affordable	1B = 1@ 50%; 2B = 11@ 51%
6	Sunrise Metro	100	580 S. 500 West	2006	LIHTC Homeless	60% (with 16 COC, 64 PBV, 20 GPD)
7	Valor Apts	14	715 E. 700 South	1962	Vet. Homeless	100% GPD
8	Valor House	72	VA Campus	2013	Vet. Homeless	100% GPD (with HOME & AHP)
9	Freedom Landing	109	1900 W. North Temple	1984	Vet. Homeless w/Rehab in 2010	61 GPD, 48 VASH
10	Jefferson Circle	20	1750 S. Jefferson Circle	1983	Section 8 Multi-Family	New admissions = 35% After move-in = 50% and below
11	Faultline	8	1025 E. 400 South	1940	Family Affordable	80% & Below
12	Redwood Road	22	257 N. Redwood Road	1974	Family Affordable	80% & Below
13	330 North	25	330 N. 800 West	1973	Family Affordable	80% & Below
14	Pacific Ave	25	1411-1473 Pacific Ave	1975	Family Affordable	80% & Below
14	Pacific Heights	22	1420-1464 W. 500 South	1987	Family Affordable	80% & Below
15	Central City	17	640 S. 400 East	1976	Family Affordable	80% & Below
16	Denver	12	770 S. Denver St.	1976	Family Affordable	80% & Below
17	771	17	771 S. 200 East	1976	Family Affordable	80% & Below

## Property Listings, continued

18	Jefferson School I	84	1099 S. West Temple	2001	LIHTC Family Mixed	1B= 5@44%, 2@ 35% 2B= 3@34%, 26@53%
18	Jefferson School II	84	1099 S. West Temple	2005	LIHTC Family Mixed	1B= 2@ 35%, 22@ 60% 2B= 2@ 40%, 22@ 60%
19	Taylor Springs	95	1812 S. West Temple	2010	Senior LIHTC Affordable	1B= 62@ 45%, 26@ 25% 2B= 6@48%, 1@ 25%
19	Taylor Gardens	112	17918210 S. West Temple	2016	Senior LIHTC Affordable	
20	9th East Lofts	68	444 South 900 East		LIHTC Family Mixed	estimated completion 10/2016
21	Four Plex	4	846 E. Fairmont Circle	1960	Family Affordable	
22	Two Duplexes	4	1588-94 S. West Temple	1932	Family Affordable	
23	Riverside	41	610 S. 900 West	1990	Senior Affordable	80% & Below
24	Ben Albert	68	139-140 S. 500 East	1950	Family Affordable	80% & Below
25	Canterbury	77	1841 W. Morton Drive	1985	Family Affordable	2/3 B= 80% & Below
26	Cambridge Cove	71	1720-1768 W. 1300 North	1985	Family Affordable	80% & Below
	Total:	1572				

## ❧ PROGRAMS

- ❧ VASH
- ❧ Shelter Plus Care
- ❧ HOPWA
- ❧ FUP
- ❧ PBV's
- ❧ FSS

## ❧ PROPERTIES

- ❧ Sunrise Metro 100
- ❧ Freedom Landing 109
- ❧ Valor House 72
- ❧ Valor Apartments 14
- ❧ Cedar Crest 12
- ❧ Misc. Properties 90 +/-



# HOMELESS RESPONSE



Sunrise Metro Apartments-100 Units  
Chronic Homeless Supportive Housing



# Valor House- 72 Units Veteran Chronic Homeless Permanent Supportive Housing



Freedom Landing- 109 Units  
Veteran Chronic Homeless Permanent  
Supportive Housing

& Real Estate  
Development

& VA Assistance/\$

& Section 8  
Generally

& PBV's

& Replacement of  
GDP

& Coordinating w/  
County HA

& "Permanent  
Supportive"

& RDA Assistance

& Unified Leaders

# WHAT'S WORKING

## ⌘ Modest Funding Support

- ⌘ Housing Navigators = Better Success Rates
- ⌘ Fund Modest Services Where Missing = Change Lives
- ⌘ Fund Landlord Incentives = Help with HTH
- ⌘ Fund Pre-Development Pool = Faster Results
- ⌘ Fund Housing Ombudsman = Quality of Life
- ⌘ Fund Marketing for Inclusionary Zoning
- ⌘ Fund Federal Reps for MTW Inclusion
- ⌘ Fund Start-up of Community Land Trust
- ⌘ Waive City Fees for HASLC
- ⌘ Fund Rent Premiums for HTH

# BUDGET IDEAS

⌘ Large Funding Support

⌘ Fund Local Voucher Program

⌘ Fund or Donate Land

⌘ Fund Gaps in 4% and 9%  
Projects!

⌘ Fund Small  
Acquisition/Development

⌘ Direct Fund HASLC as  
Developer for Shelter(s)

# BUDGET IDEAS

- & You Have a Major Partner
- & Proven Trends in More  
Homeless, Veterans and Senior  
Housing
- & Very Exciting Times
- & We are Ready, Willing and  
Able...

# CONCLUSION

