

Housing Authority of the County of the Salt Lake



Annual Report 2017-2018



Mission:
Our mission is to develop quality affordable housing opportunities for individuals and families while promoting self-sufficiency and neighborhood revitalization.

Agency Values

1. We believe that housing is a basic right and a foundation for success in life. All of us benefit when our citizens have a safe place to call home.
2. While housing is a foundation, it is not enough to simply have a roof over one's head. We support to the best of our abilities, the lives of our residents with excellent programs for their individual
3. We create communities that are safe and peaceful. Our residents are part of their neighborhood and society as a whole. We are proud of the communities we
4. We believe that people should be able to choose the housing that best meets their individual needs, and that those needs evolve and change. We work hard to appreciate and support our residents
5. We understand that resources are finite and our programs and services must be energy efficient, sustainable, and economically viable.
6. We respect and celebrate the whole person, whether the resident or employee. Our work culture responds to individual needs and benefits the whole. We are fair. We listen to

Message from the Chair and Executive Director

The Housing Authority of the County of Salt Lake has always known that building a better life and strong community begins with having a stable home. This year, we have seen more community deliberation around homelessness and the lack of affordable housing than ever before. An initiative to revamp the community sheltering system has resulted in the slated construction of three new shelters and closure of the main shelter in downtown Salt Lake City in 2019. A 2018 study in the Gardner Business Review states that all segments of Utah's housing market are stressed, resulting in housing prices and rents increasing. The study indicates that there is a 20,860 unit shortfall in affordable housing units in Salt Lake County alone. Local and State governments have begun to prioritize housing affordability, and business leaders have expressed concerns that the lack of affordable housing will negatively impact economic growth. We are encouraged to see our work identified as a community priority and know it will take investment at all levels to fully address the needs.

Last year, we provided housing assistance to almost 4,300 households serving over 10,000 individuals. We continued our history of coupling housing with services geared to promote self-sufficiency and housing stability.

Our core HUD Public Housing and Section 8 programs both received high performer status, and we had a clean audit showing a strong organization.

Core to our value of forming strong partnerships, we opened Bodhi apartments with Vecino Group and, in partnership with Columbus Community Center, broke ground on The Hub of Opportunity, two multi-family developments adding over 200 new apartments for low-income individuals and families. Both properties are located near TRAX stations and provide on-site access to supportive services.

We launched a pilot program with the State of Utah to provide housing to homeless individuals living near Salt Lake's Pioneer Park and the Rio Grande area. To date, 72 individuals have received housing assistance.

Our success and progress are due in great part to our excellent staff. We thank them for their hard work, compassion, and dedication. While we were able to increase housing options last year, it was not enough to address the needs we see daily. We are excited to be part of the discussions on housing affordability and will work with stakeholders to identify concrete ways to increase affordable housing that is an asset to the community.

We hope you enjoy this report highlighting this year's achievements,



Jennifer R. Johnston
Board of Commissioners



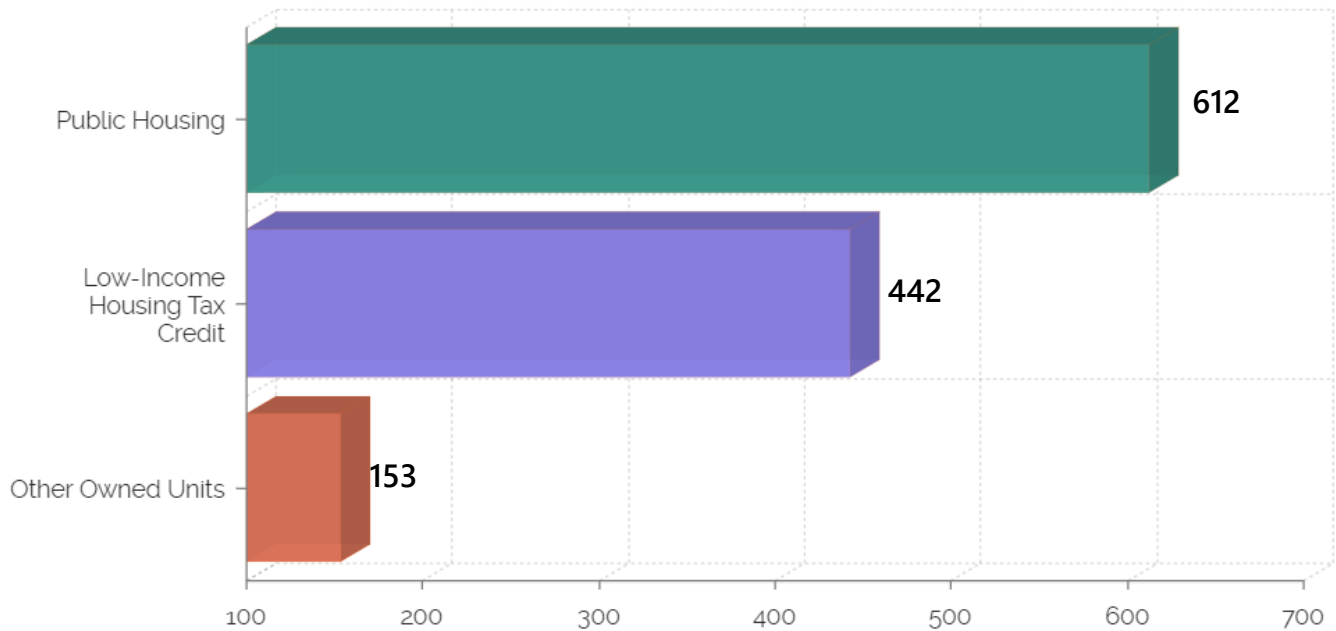
Janice Kimball
Executive
Director



Unit Count & Voucher Count

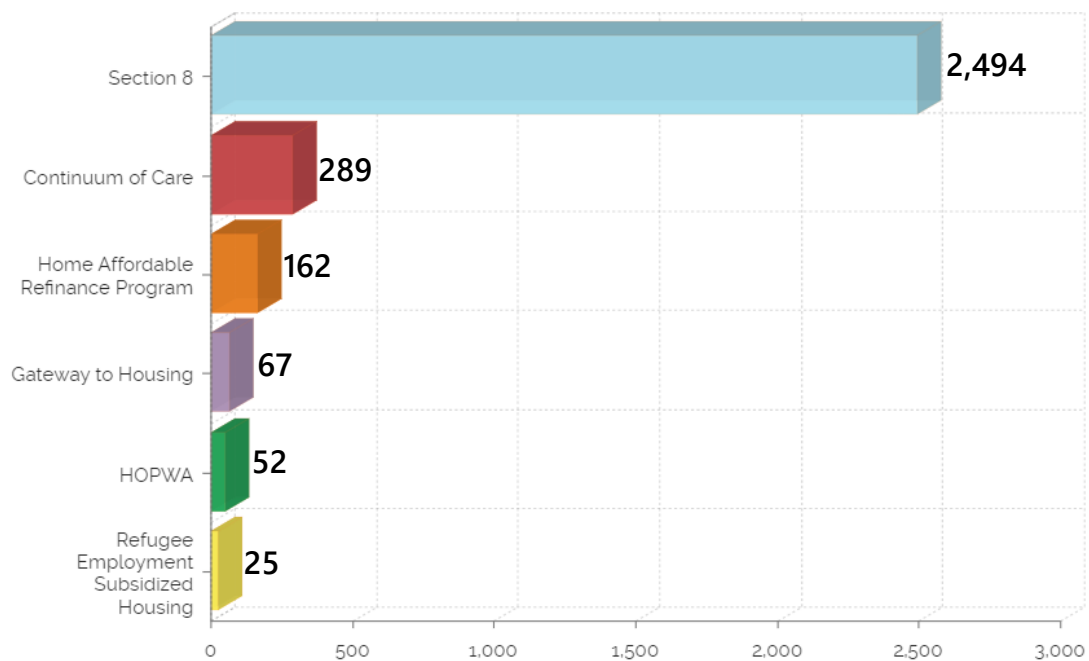
Total Physical Units

1, 207



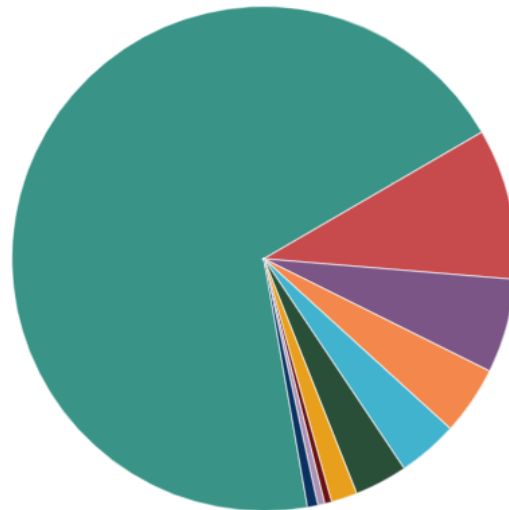
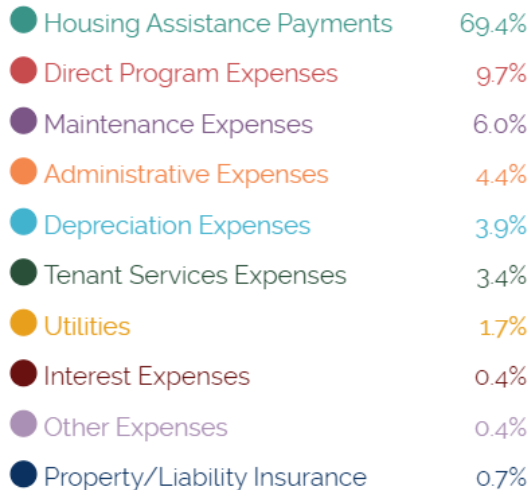
Total Vouchers

3, 089

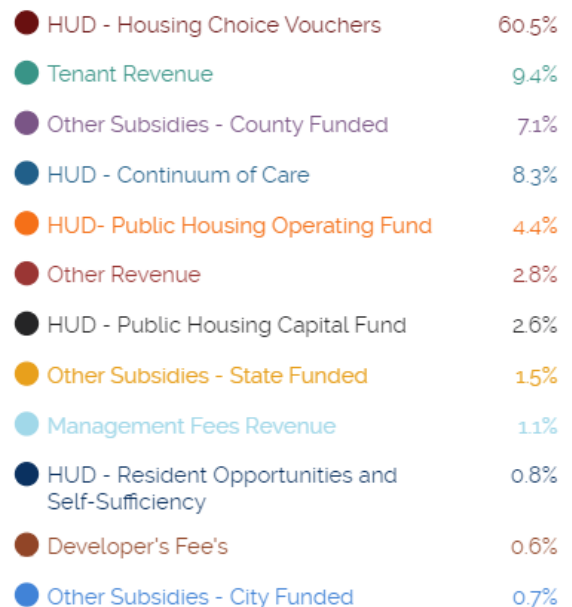
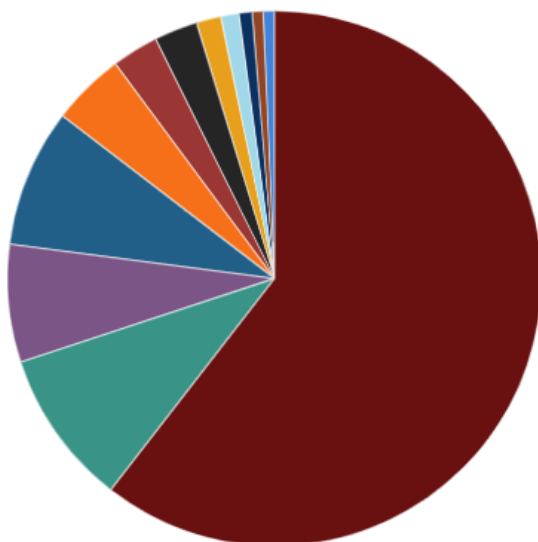


Statement of Financial Activities

Total Expenses
\$34,540,778

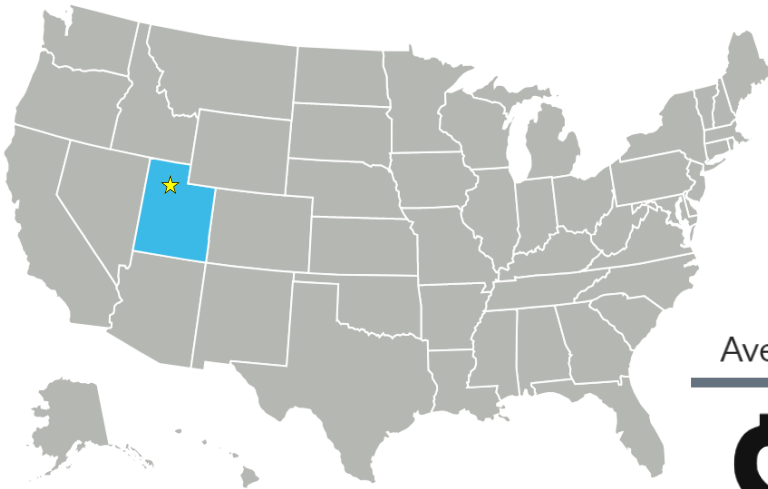


Total Revenue
Total: \$33,856,480



HACSL:

Housing and Resident Demographics



Average income of **all** families served:

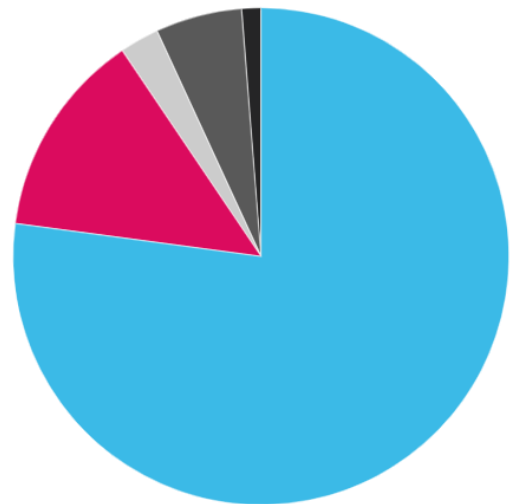
\$13, 157

Head of Household



38% Male - 65% Female

White	77.1%
African-American	13.4%
Native-American	2.6%
Asian	5.6%
Native Hawaiian	1.3%



16.35% of Residents We Serve Are Hispanic.

75% of adults without children are elderly or disabled.



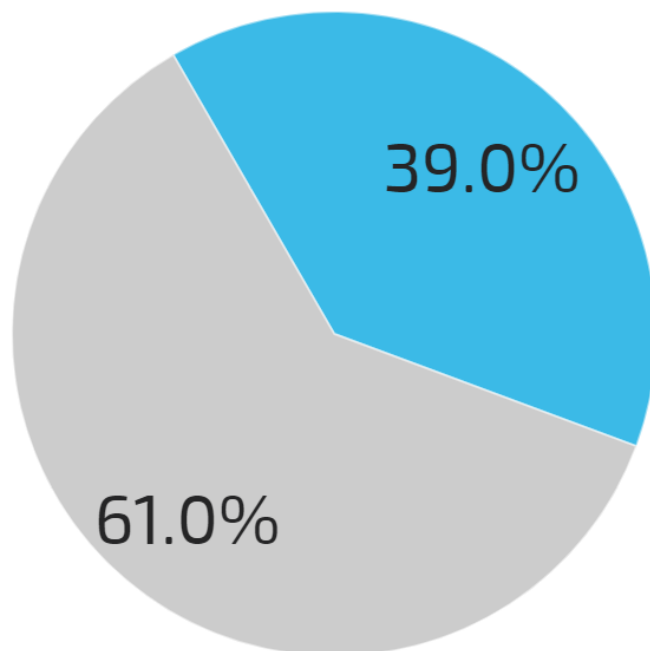
Average income of families with children: \$15,687



Average income of families without children: \$11,699

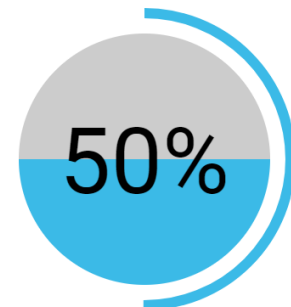
The Housing Authority of the County of Salt Lake is committed to providing affordable housing opportunities for any qualifying family, which means that we serve an incredibly diverse population. While some families receive housing assistance for years, others only receive assistance for a short time before they transition off.

Household Composition

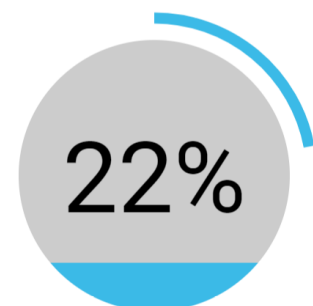


● With Children 39.0%
● Without Children 61.0%

Families **with** children who have earned income:



Families **without** children who have earned income:



Although families with children often have employment and higher income than families without children, they also have higher housing costs and additional child-related expenses. Families without children are less likely to be employed and most are elderly or disabled. They often receive a fixed income such as Social Security, which does not provide enough income to pay rent.

Highlights



With the 2017-2018 year came many new and exciting projects, including the opening of Bodhi apartments in downtown Salt Lake City. The five-story, multi-family community consists of 80 total units and also provides supportive services for tenants. The property has a unit mix of 20 market rate units, 5 units for those who are chronically homeless, 9 units for those diagnosed with severe

mental health disorders, and 9 units for those with long term mobility disabilities.

HACSL and the Vecino Group, a developer whose national focus is housing for the greater good, teamed up to take the property from an idea to a reality for residents. In addition to providing a safe and peaceful haven for those who live there, Bodhi also offers services from the Salt Lake

Community Action Program (SLCAP) on site. SLCAP has a proven record of providing quality housing services throughout the area, and are an active member of Continuum of Care.

In addition to SLCAP services, Bodhi will also offer life skills classes, a wellness room, community space, and an exercise facility.



HACSL Happenings!



In February of 2018, Grace Mary Manor celebrated its 10th year of providing permanent supportive housing to the community's most vulnerable chronically homeless population. Since 2008, Grace Mary has provided safe and affordable housing to over 300 individuals!



Gateway to Housing

In 2017, HACSL was awarded a Housing Support contract to support the effort of housing individuals involved in Operation Rio Grande. The newly created Gateway to Housing (G2H) seeks to house individuals who are currently homeless and staying either at The Road Home shelter or living on the streets in the Rio Grande area. HACSL is partnering with Valley Behavioral Health, The Road Home, First Step House, Community Connection Center,

Volunteers of America, and Optum Utah to provide the supportive services necessary to help individuals transition from homelessness into stable housing. In July 2018 the program successfully housed its 50th participant and has an additional 50 individuals in the process of moving into housing.

Family Self-Sufficiency



Faces of Success

As a part of HACSL's mission; the Family Self-Sufficiency Program (FSS) aims to strengthen the local community, starting with the people. Case managers work one on one with clients to help them find employment that will allow them to reduce or eliminate the need for government

assistance. While enrolled in FSS, participants work to achieve specific goals that could include repairing credit, learning how to better budget finances, further their education, and improve job skills. 2017-2018 was extremely productive for the program with 9 participants

enrolling in job prep/counselling, 24 getting promotions or new jobs resulting in higher wages, 26 working with financial coaches, 38 obtaining employment, and 62 maintaining a year of more of steady employment.

PUBLIC HOUSING

Effective April 1st, 2018, all public housing units adopted a smoke-free policy, which created a healthier and safer living environment for residents. Benefits include reduced risks of fire and smoke-related property damage, as well as lower turnover and insurance rates!



This year provided many exciting opportunities for young people to grow and become more involved in what happens where they live. Teenagers in the Leadership and Resiliency Program at Bud Bailey worked with the Center for the Living City in a pilot program called Observe!. During the Observe! program, participants had the chance to take a closer look at the area they live in, pose questions, and brainstorm about areas that could be improved upon within their community. They provided input on how to help their neighborhood, from improving lighting at the local park to installing new sidewalks to get safely to and from school. They then compiled their findings and submitted them to the Millcreek City Council for review.

Moving Forward : The HUB



Columbus Community
Services



Housing Authority of
the County of Salt
Lake



For three decades, Columbus and HACSL have collaborated to operate residential sites in Murray, Millcreek, and Holladay. In 2015, Columbus partnered with HACSL again to look forward to the need of future generations as well as address the lack of community-based affordable housing for individuals with disabilities.

Taking into account the master urban planning for the Wasatch Front around transit-oriented neighborhoods, Columbus and HACSL began planning a project on a much larger scale--the Hub of Opportunity.

The Hub is a 156-unit, mixed-use, transit-oriented development located in South Salt Lake adjacent to the Meadowbrook TRAX station at 3900 South West Temple. U.S. Census data indicate that 18% of the population has a disability; however, no mixed-use development has ever been built to reflect this statistic.

Approximately 20% of the individuals in the Hub will have a disability and receive some level of residential and/or vocational support. This is one of the first projects in the country to provide accessible, deeply affordable housing and service options for individuals with disabilities where they can live in a vibrant, inclusive neighborhood side-by-side with families and young professionals.

As part of this project, Columbus will also be launching the NextWork Autism Center and Transition Academy, which will target young adults with autism spectrum disorder (ASD) who face the highest unemployment rate, social isolation, and poverty of any demographic group.

The life-skills and employment programs provided within the NextWork center will support young adults with ASD so they can prepare for and find employment and learn the social skills they need to live independently. The Hub is scheduled to open December 2019.

Board of Commissioners

The Board of Commissioners consists of seven members. Board members are recognized leaders in the community who use their varied areas of expertise to formulate policies and approve programs for the Housing Authority of the County of Salt Lake.

Jennifer Johnston
Chair

Mark Johnston
Vice-Chair

Phil Bernal
Commissioner

Roderic Land
Commissioner

Erin Litvack
Commissioner

Spencer Moffat
Commissioner

Gwen White
Commissioner



Housing Authority of
the County of Salt
Lake

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Resident Advisory Board

The Resident Advisory Board consists of seven to nine members and serves as a committee that works with the Housing Authority of the County of Salt Lake on programmatic and policy areas of concern to its residents. Its mission and purpose is to represent the needs and interest of residents receiving housing assistance.

Maria Jacobs
Chair

Mary Ann Ericksen
Vice-Chair

Laura Allred
Treasurer

Cathy Larsen

Royal Miller

Carl Schettler

Gwen White

The Housing Authority is able to leverage its financial resources through community partnerships and in-kind donated services. Longtime partners include:

The Asian Association of Utah, Catholic Community Services, Department of Child and Family Services, Department of Workforce Services, Family Promise, First Step House, Fourth Street Clinic, Housing and Urban Development, International Rescue Committee, The Road Home, Salt Lake City, Salt Lake Community College, Salt Lake County, State of Utah, University of Utah, Utah State University, Valley Behavioral Health, Vecino Group, Veterans Administration, and Volunteers of America, Utah.

Housing Opportunities, Inc.

Mission:

To provide housing and supportive services to low-income individuals and families across Salt Lake County.

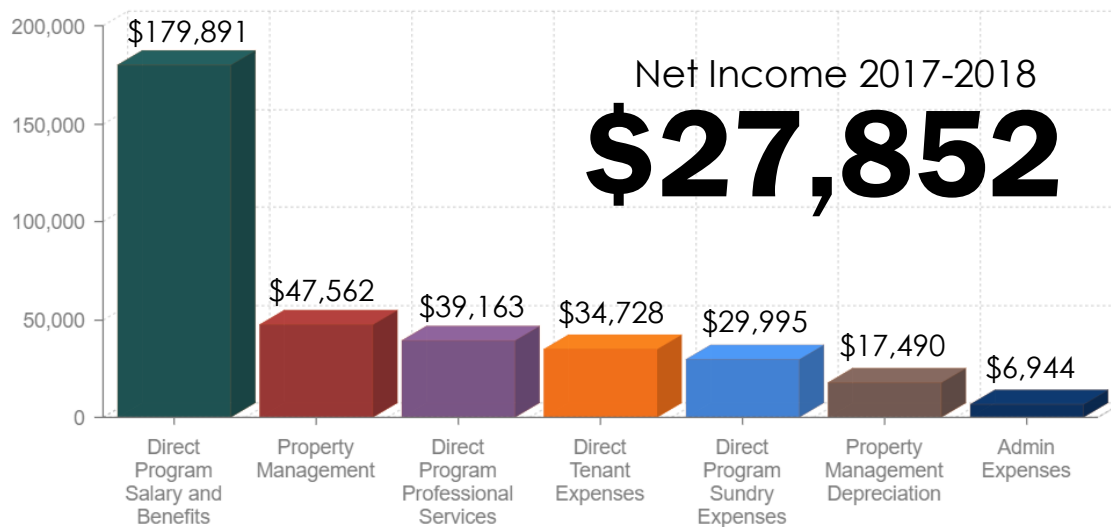
Purpose:

To increase stability of households receiving housing assistance in partnership with HACSL to address the growing need for safe, affordable housing facing low-income individuals and families in our community.

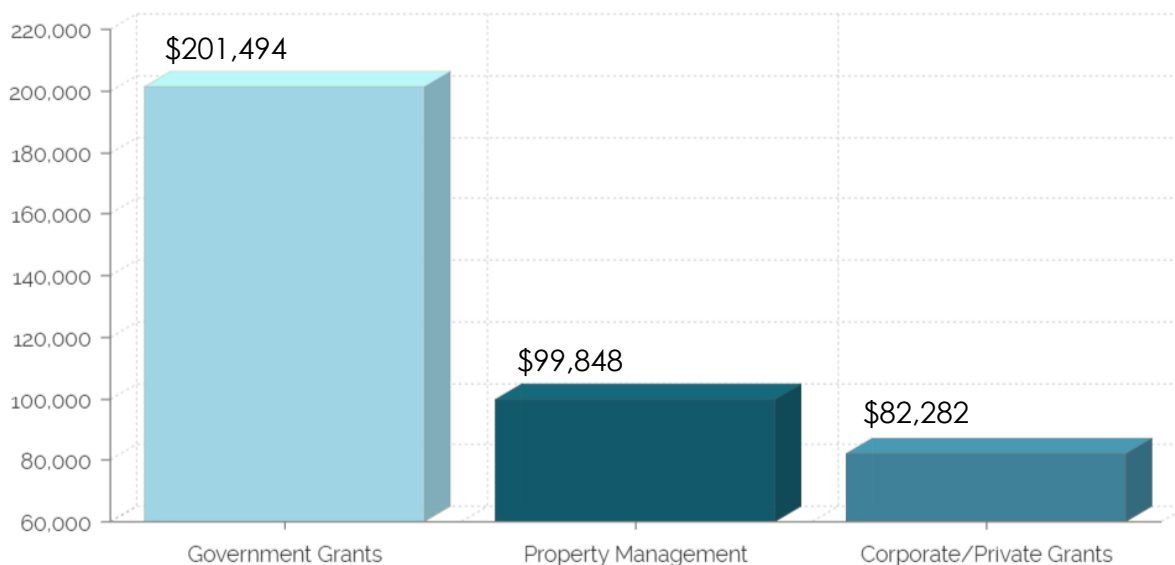
Housing Opportunities, Inc. was founded in 1994.

Total Expenses

\$355,772

**Total Revenue**

\$383,624



Our Many Thanks

Our programs could not be provided without the generosity of our donors and volunteers.

Airport Inn
 Ally Bank
 American Express
 BMW Bank
 Brent and Susan Cameron
 Charsti Merrill and Vinson Johnson
 Chase Bank
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