



**HOUSING
CONNECT**

Annual Report 2019-2020



Mission:

Our mission is to connect people and communities to quality affordable housing opportunities 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 growth and welfare.
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 help create and the housing we build and manage.
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 throughout the evolution of their life circumstances.
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 everyone associated with our efforts.



Message from the Chair and Chief Executive Officer

On behalf of the Housing Connect Board of Commissioners, we are pleased to present our annual report for the year ending June 30, 2020. We are proud of our dedicated staff, and we appreciate their efforts to serve our clients through this unusual year of earthquakes, windstorms, and civil unrest, not to mention a worldwide pandemic.

More than ever, this year has made all of us realize how important our homes are to our safety, our ability to work, and our health. This year has also highlighted the importance of our mission.

In 2020, we adapted to all of these challenges by adjusting for safety while continuing to offer housing and supportive services. In addition to keeping our existing programs going, we opened The Hub of Opportunity and Central City, two properties we manage with our community partners that added 181 new housing units at a crucial time. In partnership with Salt Lake County, Housing Connect provided just under \$500,000 in emergency rent assistance in five months. We grew our Section 8 Housing Choice Voucher program by 85 vouchers and started the Housing Connect Fund, a new non-profit organization that will increase our ability to provide services to those in need.

As we lean into our mission, carrying forward the lessons of this past year, we affirm the critical role quality affordable housing plays in our community to ensure safety, stability, and opportunity.

Warm Regards,



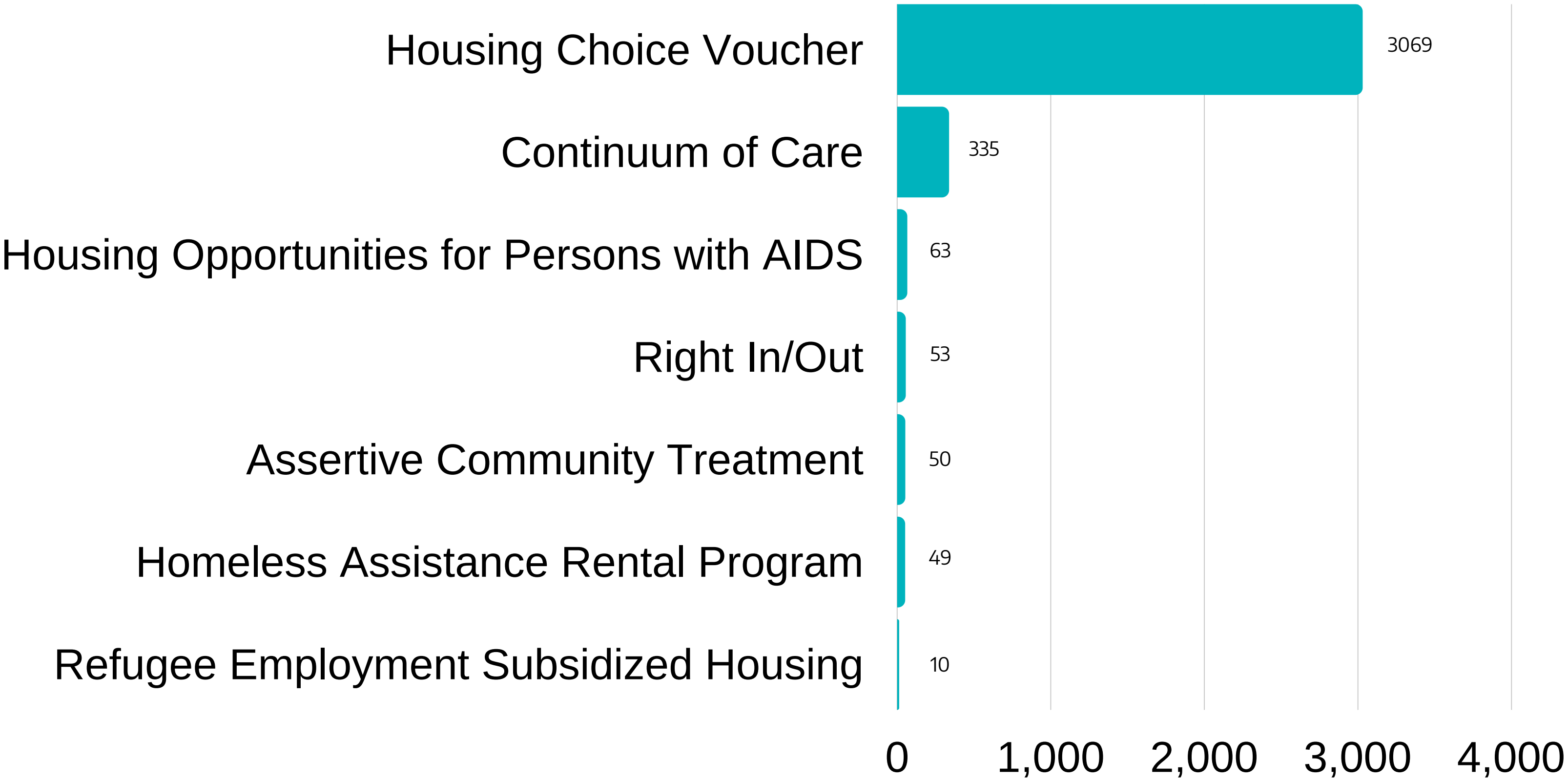
Jennifer Jolley Johnston
Chair, Board of Commissioners



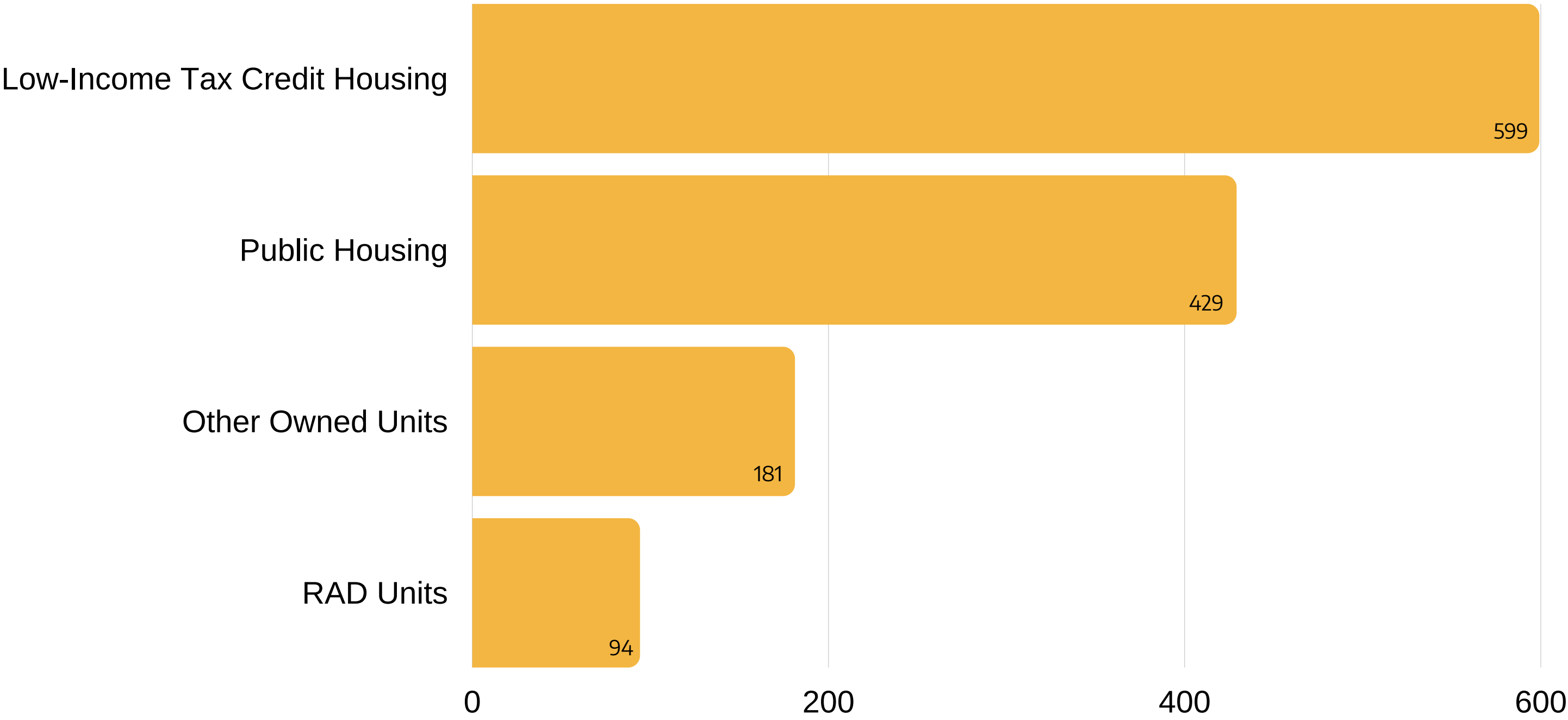
Janice Kimball
Chief Executive Officer

Households Served

Total Vouchers 3,629

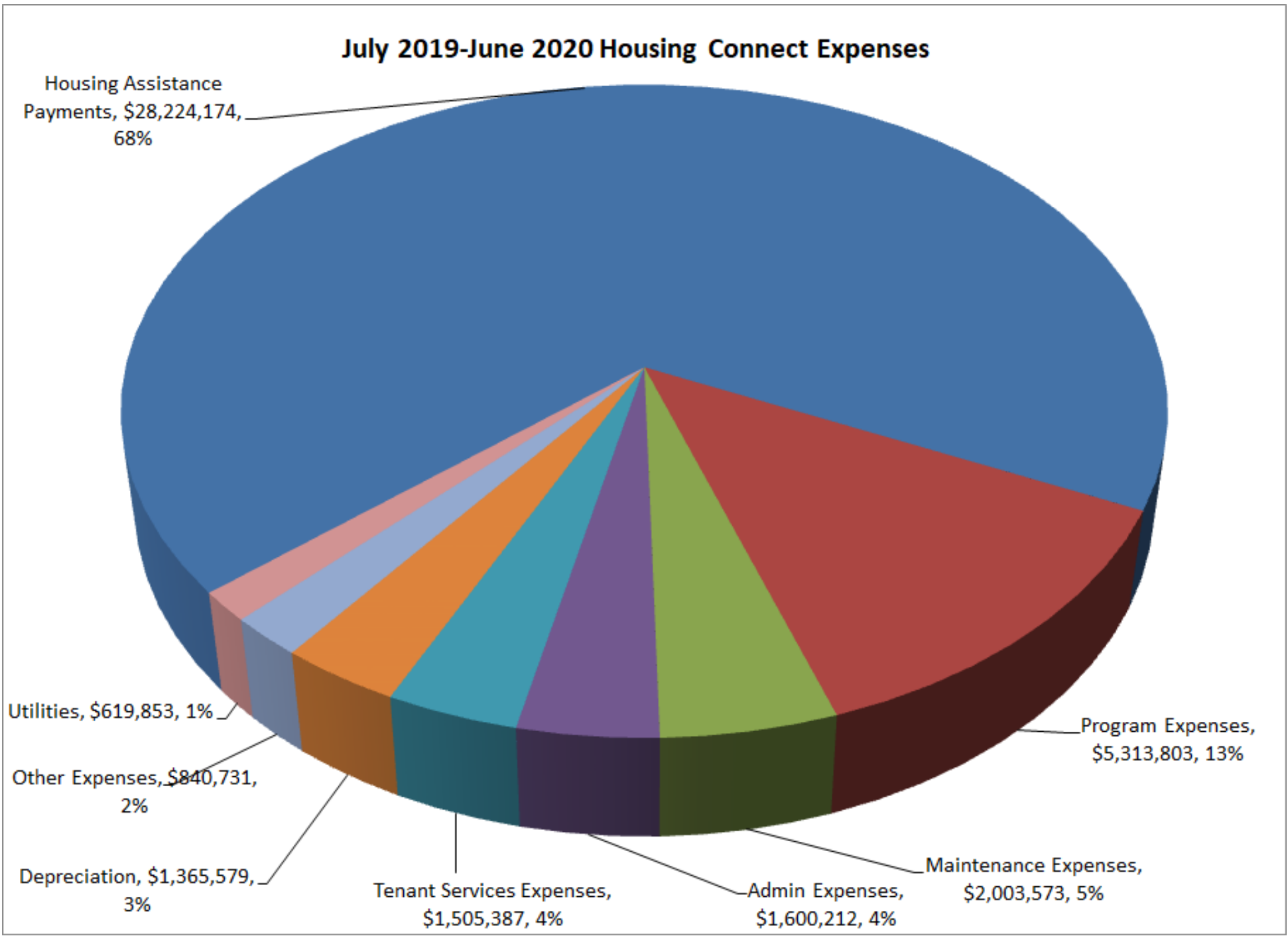


Total Physical Units 1,303

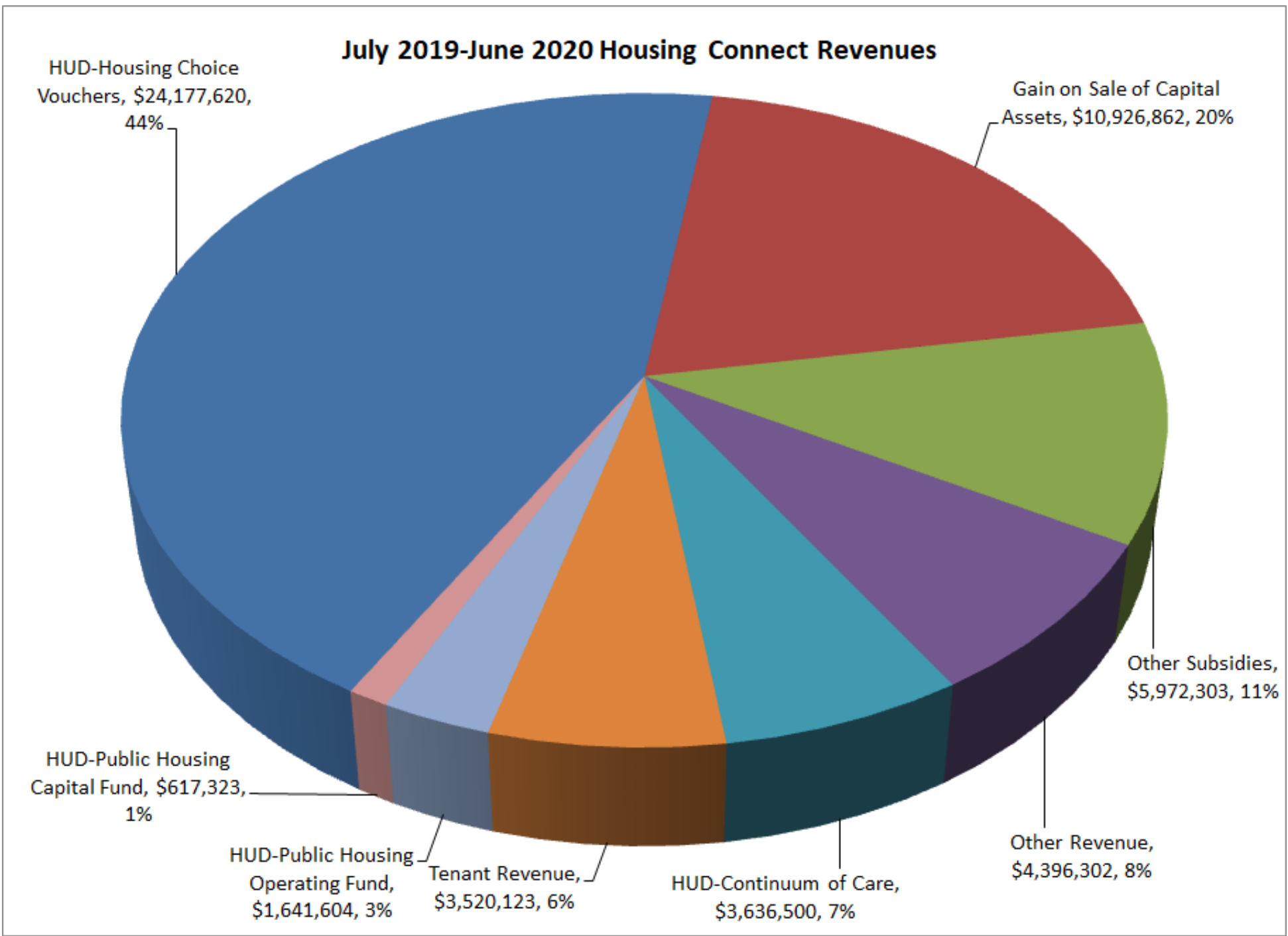


Statement of Financial Activities

Total Expenses
\$41,473,312



Total Revenue
\$54,888,637



Housing & Resident Demographics



Average Income of all families served:

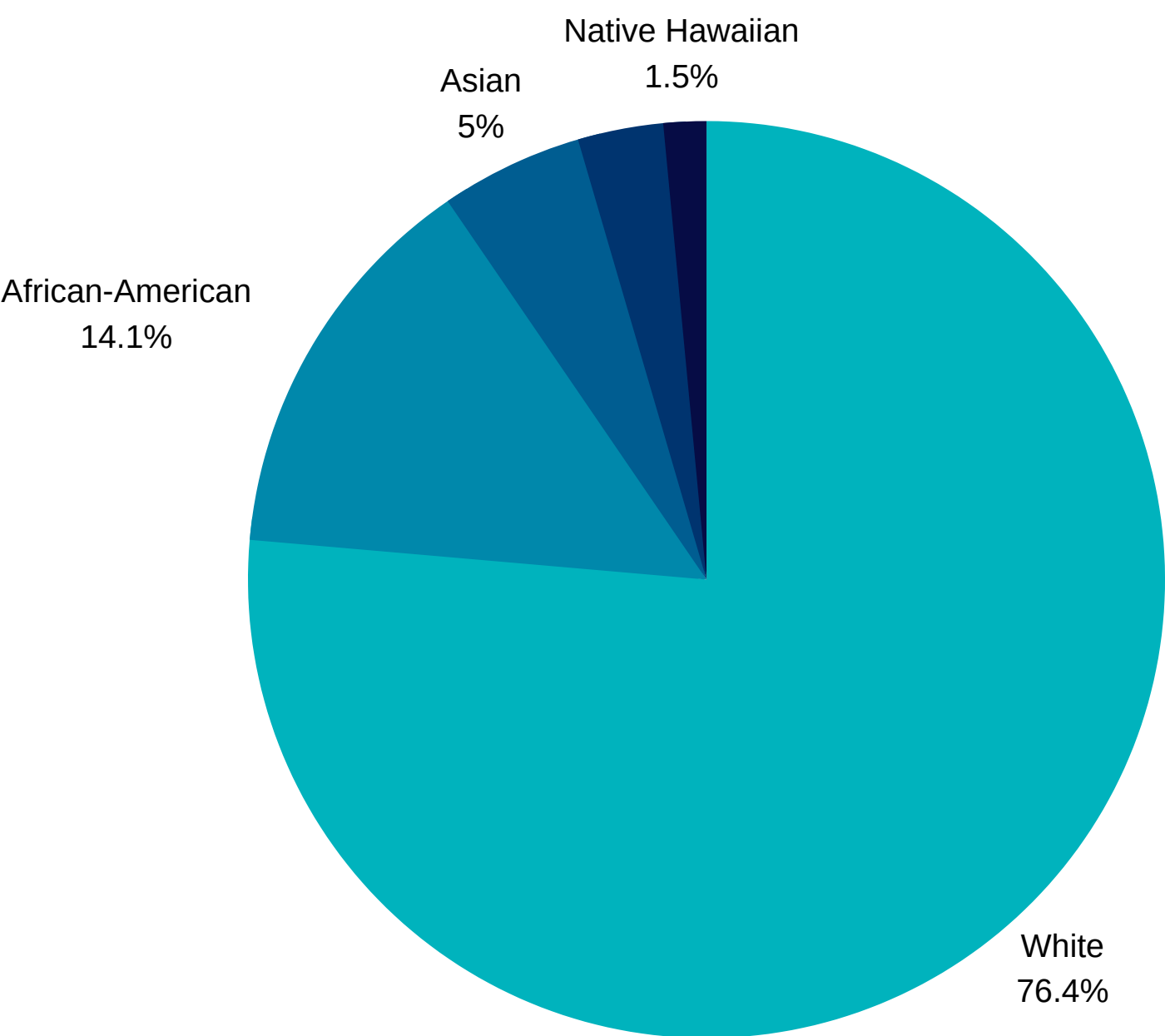
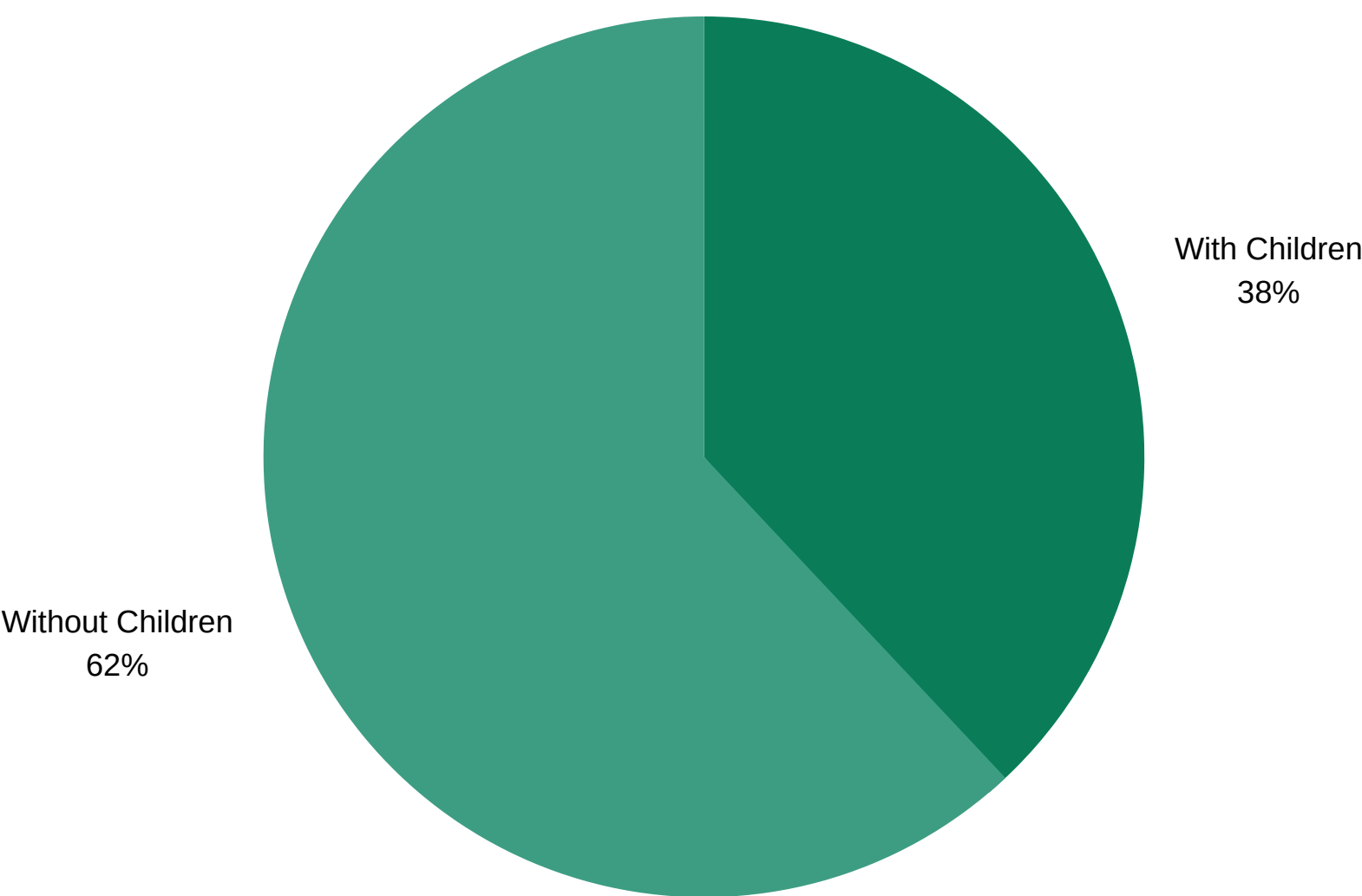
\$13,402

Head of Household

62% Female
38% Male

17% of Residents are Elderly
18% of Residents enter from Homelessness
28% of Residents have Earned Income
54% of Residents are Disabled

Household Composition



White 76%
African-American 14%
Asian 5%
American Indian 3%
Native Hawaiian 1.5%
Unknown 1%

16% of Total Residents Served are Hispanic

Highlights

COVID-19 RENTAL ASSISTANCE

Salt Lake County turned to Housing Connect to implement a COVID-19 Rental Assistance relief program. Carried out quickly, Housing Connect helped 205 households with short-term rental assistance. The program provided assistance to families and individuals, 60% AMI or lower, whose income was directly impacted due to COVID-19. Over the course of the project, Housing Connect provided \$489,457 in rental assistance to families and individuals.

FOOD ASSISTANCE

Dasks Greek Grill generously donated and delivered over 340 hot, fresh meals to residents of Housing Connect at the beginning of the pandemic. In addition, Nourish to Flourish provided restaurant meals daily to residents at the Hub, Harmony Park, Valley Fair Village, Bud Bailey Apt Community, and more. Housing Connect is especially thankful for partners such as Dasks Greek Grill and Nourish to Flourish who respond to the current need in creative ways.



PRESERVING AFFORDABLE HOUSING

Housing Connect began building public housing in 1973 to meet the needs of lower income families and individuals who are at or below 30% AMI. Due to chronic underfunding, much of this housing has deferred maintenance and capital needs. In FY 2020, Housing Connect disposed of 127 units of scattered site public housing under the HUD Section 18 disposition program. Housing Connect transferred 28 units to Housing Opportunities Inc., and sold 54 units to a non-profit housing provider. In partnership with Community Development Corporation of Utah, the remaining 44 units are single family homes which will be sold to first time homeowners who earn 80% AMI or below.

Housing Connect also transitioned three properties from Public Housing to Rental Assistance Demonstration (RAD): Academy Park, Cyprus Park, and Kearns Mountain View; thus, preserving their affordability for the foreseeable future.

FAMILY SELF-SUFFICIENCY

Family Self-Sufficiency (FSS) is an employment-focused program available to individuals and families receiving Housing Choice Voucher or Public Housing assistance through Housing Connect. While enrolled in FSS, a participant works towards education and employment related goals that will increase their independence and reduce their need for government assistance.

Number of Individuals Served: 162

Number of Individuals Who Completed FSS: 18

Total Escrow Amount Disbursed: \$114,281.64

Highlights



HUB OF OPPORTUNITY

Created in partnership with both the Columbus Community Center and Housing Connect, the Hub of Opportunity is now open as Salt Lake's newest, transit-oriented commercial and residential development for accessible and affordable housing. The project brings together a unique combination of community services, workforce development opportunities, and community living. The 200,000 square-foot building is located adjacent to the UTA Meadowbrook TRAX station in South Salt Lake City.

The 157-unit project is a labor of love designed to enhance visitability for residents, families, and visitors while also increasing access to the community. This dedicated focus on inclusion is particularly important for individuals with disabilities, who will now have the opportunity to be fully integrated into community living side-by-side with neighbors that reflect the demographics of the community.

In early development stages, The Columbus Community Center looked to Housing Connect for its expertise in real estate development and property management to begin planning. Housing Connect served as the development consultant, leading the process to obtain and structure the multiple funding sources through to successful completion of construction. The Hub is one of only a handful of projects across the country that have utilized the 9% and 4% Low Income Housing Tax Credits, as well as New Market Tax Credits.

CENTRAL CITY

Housing Connect partnered with First Step House to support the development of Central City Apartments, a 75-unit project located in Salt Lake City. The property was designed as Permanent Supportive Housing (PSH) to house low-income individuals who struggle with homelessness, or near homelessness, persons with disabilities, or disabling conditions, and those suffering from a serious mental illness. The project was developed to respond to the significant gaps in housing and behavioral health services, in particular for individuals experiencing homelessness.

As part of this process, partnerships with Salt Lake County Division of Behavioral Health Services, Optum, Housing Authority of Salt Lake City, and Housing Connect were formed to bring necessary expertise and resources to the table. Central City targets households that are at 30% area median income (AMI).





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 Housing Connect.

Jennifer Jolley Johnston - Chair

Mark Johnston - Vice Chair

Philip Bernal

Dr. Roderic Land
Term Completed Jan. 2020

Erin Litvack

Spencer Moffat

Gwen White

Christine Nguyen
Term Began Jan. 2020

Resident Advisory Board

The Resident Advisory Board consists of seven to nine members and serves as the committee that works with Housing Connect 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.

Mary Ann Ericksen - Chair

Kathy Larsen - Vice Chair

Laura Allred - Treasurer

Gwen White

Royal Miller

Carl Schettler

Daniel Hacking

Melody Allen

Jamie Ramos

Housing Connect is able to leverage its financial resources through community partnerships and in-kind donated services.

Longtime partners include:

Catholic Community Services, the Columbus Community Center, Community Development Corporation of Utah, Department of Child and Family Services, Department, of Workforce Services, First Step House, Fourth Street Clinic, Housing Authority of Salt Lake City, International Rescue Committee, Odyssey House, Optum, Refugee & Immigration Center -Asian Association of Utah, The Road Home, Salt Lake City, Salt Lake Community College, Salt Lake County, South Valley Services, State of Utah, University of Utah, U of U Infectious Disease Clinic, US. Department of Housing and Urban Development, Utah AIDS Foundation, Utah Community Action, Utah Non Profit Housing Corporation, Utah State University, Valley Behavioral Health, Vecino Group, Veterans Administration, Volunteers of America, Utah, West Valley City, West Valley Housing Authority, and YWCA