



**HOUSING
CONNECT**

AGENCY REPORT

2025

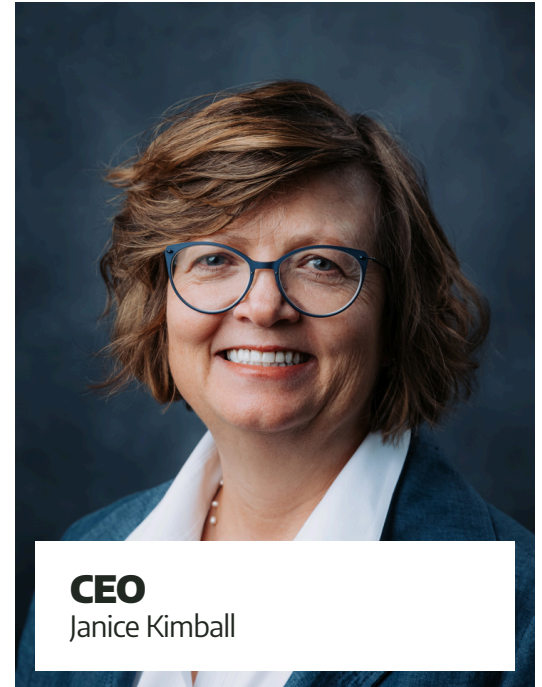


OUR MISSION

To connect people and communities to quality affordable housing opportunities while promoting self-sufficiency and neighborhood revitalization.

A MESSAGE FROM THE CEO JANICE KIMBALL

The accomplishments of 2025 reflect our unwavering dedication to expanding affordable housing and creating brighter futures for the people we serve. This past year, we preserved deeply affordable homes, expanded housing opportunities, and strengthened the supports that help families thrive. In total, we served 5,815 households, each one at the heart of our mission.



As we look ahead, the demand for bold and creative housing solutions remains urgent. Housing Connect remains steadfast in our commitment to building a community where everyone has a safe, stable, and affordable place to call home.

On a personal note, I continue to be inspired by the resilience of our residents, the dedication of our staff, and the partnership of our community. Every day, I am reminded that our work is not just about buildings, it is about people, their stories, and the futures they build. Thank you for being part of this mission and for believing, as I do, that everyone deserves the dignity of a home.

Together, we will continue advancing meaningful progress. One home, one family, and one community at a time.

All my Best,

A handwritten signature in blue ink that reads "Janice Kimball". The signature is written in a cursive, flowing style.

Janice Kimball, CEO of Housing Connect

STRENGTHENING COMMUNITIES

\$59.5 Million

Rental Assistance Payments
to Community Landlords (12-months)

12,637

Individuals
Served

5,815

Total Households
Served

98.8%

Households with
Less Than 50% AMI



\$13,718

Average Income of
All Families Served

18.2%

Entered from
Homelessness

3.64 Years

Average Length
Receiving Assistance

PARTNERING TO EXPAND PERMANENT SUPPORTIVE HOUSING OPPORTUNITIES

Housing Connect, in partnership with First Step House and TCM as the development consultant, began the construction phase of 44 North. This five-story, **67-unit** project is a Permanent Supportive Housing (PSH) development in Salt Lake City, Utah. The model is evidence-based and combines affordable, permanent housing with voluntary, coordinated support services to address the needs of the target population. 44 North will serve individuals experiencing homelessness, with a focus on those with disabling conditions such as serious mental illness and earning 30% of the Area Median Income (AMI) or below.

The partnership structure leverages Housing Connect's property management expertise, with First Step House's specialized supportive service experience. The project, designed by Method Studios and constructed by Bonneville Builders, will yield 63 one-bedroom and 4 two-bedroom apartments. First Step House will operate an on-site service office to provide residents with consistent access to case management, mental health care, and other resources. The development is scheduled to open in summer 2026.



WELCOMING WEST VALLEY CITY INTO THE HOUSING CONNECT PORTFOLIO

On July 1, 2025, Housing Connect officially welcomed the West Valley City Public Housing Authority through a voluntary consolidation expanding our reach and strengthening our impact across the region. As a result, HUD has designated us as a Regional Moving to Work (MTW) Agency, giving us greater flexibility to address housing challenges in more coordinated and innovative ways.

This transition has significantly increased our capacity to serve the community. We have integrated West Valley City's voucher programs into our portfolio, adding:

- 437 Housing Choice Vouchers
- 100 Non-Elderly Disabled (NED) Vouchers

By bringing together resources, expertise, and programs, we are better positioned to deliver effective solutions and expand access to safe, affordable housing throughout Salt Lake County.



GRANGER APARTMENTS REHABILITATION RECEIVES NAHRO COMMUNITY INNOVATION AWARD

With preservation at the forefront, Housing Connect transformed the aging public housing development, Granger Apartments, into a revitalized, modern community. Using Rental Assistance Demonstration (RAD), Housing Connect is safeguarding these deeply affordable units for households earning 30% of the Area Median Income or less.

The renewed property now offers residents upgraded, energy-efficient homes and open floor plans. This project stands as a testament to our proactive strategy of modernizing our portfolio, ensuring that essential affordable housing not only endures but thrives for generations to come.

Housing Connect is proud to have received a **Community Innovation Award of Merit** from the National Association of Housing & Redevelopment Officials (NAHRO) for the Project Design of Granger Apartments.



SUPPORTING RESIDENTS



Financial Wellness Case Management

**\$25,887.22
Saved**

Provides 150 participants an opportunity to learn financial skills, moving them closer to financial self-sufficiency.

Housing Support Specialist

202 Households

Assists households with high barriers to housing in assessing their needs and navigating housing applications and rental assistance programs.

On-Site Family Services

**50 Community
Events**

Hosted resource and self-sufficiency focused events with a total of 643 attendees among 50 events.

Permanent Supportive Housing

**97% Maintained
Housing**

Residents receive on-site supportive services through individualized case management and resource connection.



RENT REPORTING - EMPOWERING RESIDENTS FOR LONG-TERM STABILITY

Housing Connect launched a strategic pilot program in partnership with Boom Pay, reporting on-time rent payments to the major credit bureaus. Residents living at 3 Housing Connect owned properties were able to voluntarily opt-in to the rent reporting program. This initiative transforms a monthly rent obligation into a powerful tool for financial inclusion and creates a pathway for residents to establish and strengthen their credit histories.

By incentivizing on-time payments, the initiative promotes greater resident financial engagement and contributes to a more stable, reliable housing environment for entire communities. Housing Connect was awarded additional funding to expand the rent reporting program to include more properties and households in 2026.