

ERIN MENDENHALL
Mayor



DEPARTMENT of COMMUNITY
and NEIGHBORHOODS
Blake Thomas
Director

CITY COUNCIL TRANSMITTAL


Rachel Otto (Dec 12, 2023 11:48 MST)
Rachel Otto, Chief of Staff

Date Received: 12/12/2023
Date sent to Council: 12/12/2023

TO: Salt Lake City Council
Darin Mano, Chair

DATE: December 12, 2023

FROM: Blake Thomas, Director, Department of Community & Neighborhoods



SUBJECT: Resolution allowing the Housing Authority of the County of Salt Lake, dba Housing Connect, to exercise its powers within the boundaries of Salt Lake City.

STAFF CONTACT:
Tony Milner, Director, Housing Stability Division, 801-535-6168

DOCUMENT TYPE: Resolution

RECOMMENDATION: Adopt Resolution declaring a need for the Housing Authority of the County of Salt Lake, dba Housing Connect, to exercise its powers within the boundaries of Salt Lake City. The Resolution would allow Housing Connect, in partnership with First Step House, to develop an affordable housing project, 44 North Apartments, located at 44 and 48 North 1000 West, Salt Lake City, Utah 84116.

BUDGET IMPACT: None.

BACKGROUND/DISCUSSION: The U.S. Department of Housing and Urban Development (HUD) defines housing authority jurisdiction as the area in which a Public Housing Authority (PHA) has authority under state and local law to administer programs. The same regulations also apply to project-based voucher programs and other housing authority activities (24 C.F.R. § 982.4(b) and 24 C.F.R. § 983.2).

Housing Connect requires the authorization of the governing body of Salt Lake City to prepare, carry out, and operate projects and provide for the acquisition, construction, reconstruction,

rehabilitation, improvement, extension, alteration, or repair of any project within Salt Lake City boundaries (see Exhibit 1 in the Resolution).

The last occurrence of the City authorizing Housing Connect to exercise its powers within the boundaries of the city was the Bodhi Apartments affordable housing project, through Resolution 8 of 2016.

It is the City's understanding that the developers, Housing Connect and First Step House, are proposing a new permanent supportive housing (PSH) complex, referred to as 44 North Apartments, located at 44 and 48 North 1000 West. The project intends to create 67 new units of deeply affordable, low barrier housing for disabled individuals experiencing homelessness and chronic homelessness. Tenants will have incomes at or below 35% Area Median Income (AMI) and will meet the criteria for disability, including behavioral health conditions. A subset of residents will be medically frail. First Step House will provide optional case management and supportive services to the residents on site. The project sits on a 0.33-acre site that has by-right, high density zoning.

Unit Mix:

- Total Units: 67
- 1 Bed Units: 63
- 2 Bed Units: 4
- Fully Accessible Units: 9

AMI Targeting:

- 100% Deeply Affordable Project
- 25% AMI Units: 5
- 30% AMI Units: 55
- 35% AMI Units: 7

This project aligns with the goals of the City's Moderate Income Housing Plan, referred to as *Housing SLC: 2023-2027*, to increase deeply affordable housing. The 44 North Apartments would help advance the housing affordability goals of Salt Lake City and provide increased housing options to residents of the Fairpark neighborhood.

Allowing Housing Connect to exercise its powers within the boundaries of the city would provide additional affordable housing options, in addition to the affordable housing resources provided by the Housing Authority of Salt Lake City.

PUBLIC PROCESS: Hold a public comment opportunity to collect feedback.

EXHIBITS:

- 1) Resolution

RESOLUTION NO. ____ OF 2023

A resolution declaring there is a need for the Housing Connect to exercise its powers within the boundaries of Salt Lake City.

WHEREAS, the Housing Authority of the County of Salt Lake dba Housing Connect (“Housing Connect”) was created pursuant to the provisions of Title 35A, Chapter 8, Part 4, Utah Code Annotated (the “Act”); and

WHEREAS, the Act authorizes Housing Connect to prepare, carry out, and operate projects and provide for the acquisition, construction, reconstruction, rehabilitation, improvement, extension, alteration or repair of any project within its area of operation; and

WHEREAS, the Act provides that Housing Connect’s area of operation shall include Salt Lake City only if a resolution has been adopted by the governing body of Salt Lake City Corporation (the “City”) declaring that there is need for Housing Connect to exercise its powers within the boundaries of the City; and

WHEREAS, there is a presently a need for Housing Connect to exercise its powers at a specific location also known as the 44 North Apartments located at 44 and 48 North 1000 West, Salt Lake City (the “Project”).

NOW, THEREFORE, be it resolved by the City Council of Salt Lake City, Utah, as follows:

Section 1. The City Council hereby declares that there is a need for Housing Connect to exercise its powers within the boundaries of Salt Lake City for Housing Connect to prepare, carry out, and operate projects and provide for the acquisition, construction, reconstruction, rehabilitation, improvement, extension, alteration or repair of the Project, including the provision of rental assistance.

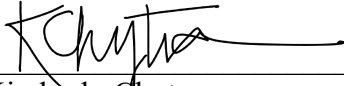
Section 2. This resolution shall become effective immediately upon its adoption.

[Remainder of the page intentionally left blank.]

Passed by the City Council of Salt Lake City, Utah, this day of _____, 2023.

SALT LAKE CITY COUNCIL

By _____
CHAIR

Approved as to form: 

Kimberly Chytraus
Salt Lake City Attorney's Office
Date: December 8, 2023

ATTEST:

CITY RECORDER