



**HOUSING TASK FORCE MEETING
14 DECEMBER 2011**

Attendees:

Gary Ashby	Resident/Granite Park Stake
Benjamin Baird	Architect
Kerry Bate	Housing Authority of the County of Salt Lake
Roger Borgenicht	ASSIST
Darin Brush	Community Development Corporation of Utah
Steven Cornell	South Salt Lake Planning Commission
Kari Cutler	South Salt Lake City
Brandon Dalton	Resident
Rick Davidson	NAI West
Sharen Hauri	South Salt Lake City Urban Design Director
Francis Lilly	South Salt Lake City Housing Administrator
Ben Massimino	SEEC, LLC
Christie Oostema	Envision Utah
Alan Urie	GE Capital
Harold Woodruff	Architect

1. South Salt Lake City's Past and Current Housing Programs

The task force reviewed the City's past and current housing programs:

CROWN homes – South Salt Lake City has four homes that were built using LIHTC, and were financed by the occupants through a 15-year lease purchase agreement. Those agreements are maturing this year. South Salt Lake City contributed roughly \$100,000 toward the projects, and will recover those costs when titles are transferred to the occupants. Utah Housing Corporation has been working with the Housing Authority and CDCU on getting the families ready to assume ownership of the homes.

South Salt Lake Works – Southgate PUD – South Salt Lake Works is a nonprofit entity that was created to negotiate and facilitate real estate transactions to enhance the City's housing stock. South Salt Lake Works constructed a handful of houses, and began developing a planned-unit development off 2700 South near Main Street. The Southgate PUD struggled in challenging market conditions, but Habitat for Humanity finished a handful of homes, and a developer recently purchased the remaining undeveloped parcels. South Salt Lake Works exists on paper, but is currently inactive. South Salt Lake Works could add value in future redevelopment efforts, but may not be effective as a standard nonprofit

dedicated to fundraising. The Housing Task Force will be asked to make a recommendation on the future of South Salt Lake Works.

CDBG Rehabilitation Loan Program – CDCU administers a revolving loan program on behalf of South Salt Lake City, where qualified low income homeowners can obtain a low- or no-interest loan for significant upgrades and rehabilitation projects. Loans depend on creditworthiness and loan-to-value ratios. Some loans are offered on a deferred payment plan. CDCU typically processes 4 to 6 applications a year. The loan program could be better promoted but, if it is to be, it is probably undercapitalized. The loan program was established with \$400,000 and currently \$300,000 remains.

ASSIST – Minor Rehabilitation – ASSIST also uses City CDBG funds to conduct small household repairs, mostly for emergency or critical life safety issues. The maximum grant amount is \$2,000. ASSIST conducts 40 to 45 projects per year, and the average income of their clients is less than \$15,000 per year. Additionally, City CDBG funds are available through a County program that provides very small repairs and handyman service as needed.

Community Connection – The Community Connection program is the City’s latest housing effort: CDBG funds are directed to qualifying single-family homeowners for yard and structural repairs, repainting, and landscaping. The City leverages a small amount of CDBG funds with significant volunteer support. The Community Connection program will continue in 2012, and will likely be expanded to include a Neighbor Outreach Fair, which will include opportunities for health and service providers to make direct contact with residents in dire need of services.

2. Housing Plan Draft Outline

The task force discussed elements that were missing from the Housing Plan Draft Outline that Frank Lilly presented them. The task force recommended that we consider the following in drafting our housing plan:

- Design guidelines for new housing.
- Education and support for refugee populations.
- Senior citizens.
- Opportunities for student housing.
- A commitment to ensuring that low-income housing is **available** and **done well**.
- A discussion on parking demand, to inform an update of parking standards.
- A narrative on the successes of the Good Landlord Program, and recommendations for improvement.
- The lifecycle needs of households change, sometimes necessitating a change in housing type. South Salt Lake City should have housing available for every stage of life. Currently, there is a lack of variety.
- Commit to maintaining housing affordability.

- Clarify that Granite School District is a partner.
- The plan should be comprehensive. Don't neglect existing neighborhoods in order to pursue a handful of prominent projects.

The Housing Plan should include the following elements:

- Recreation and public amenities – including an asset map.
- Interface with neighboring cities and with Salt Lake County.
- Rehabilitation and code enforcement policies.

The task force was asked to consider inviting new people as partners.

3. Future Meeting Organization and Schedule

The task force agreed that future meetings should be structured to emphasize the diverse populations in South Salt Lake. Frank will propose a meeting schedule that will focus on:

- Seniors.
- Specialized populations, including the disabled, immigrants and refugees.
- Families – young, established, and empty nesters.
- Lifestyle renters.
- Low income residents.
- Students.
- DINKs.
- Planning for evolving demographics.
- Who do we want to market our community to? Who do we want to attract?

Frank will put together a meeting schedule that will include discussions on each of these groups.

The task force also discussed the possibility of holding stakeholder meetings with local realtors, minority groups, etc., in the evenings after 5:00 pm.

The task force was informed about the Community Conversations series of public workshops at the Columbus Center, starting 4 January at 6:00 pm.

The next meeting will be scheduled for **Tuesday 10 January** and every two weeks thereafter.