



Inside this issue:

Happy 2007!	1
Thank You!!	1
Fair Housing & Accessibility in UT	2
Board of Directors	3
Low Income Programs Given Gift	4
OWHLF Implements New Program	5
Multi-Agency Housing Effort	6
UTAH ASHRAE	7
Candlelight Vigil Honors Deceased Homeless	8
Rental Housing Crisis in UT Confirmed by National Study	9

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Happy 2007 to our Housing Community!

A message from UHC Chair, Claudia O’Grady

May this year bring an abundance of success to all of our endeavors.

2006 was an interesting year in housing. All kinds of housing records were broken everyday, it seemed. Nationally and locally we saw housing prices soar in all but the most over inflated markets. Each quarter of last year OFHEO reported double digit increases in the housing price index for Utah statewide. Some areas in Salt Lake City and St. George saw increases upwards of 35%.

We also saw a corresponding rise in energy costs and interest rates. These factors only seemed to weigh modestly on Utah’s housing market, where sales were robust and prices remained high. While these were good times to be a homeowner, the purchase of a first home moved beyond reach for many middle income Utahns.

Continued on page 3

Thank You Jennifer!!

The Coalition would like to thank Jennifer Schreiter for all she has done for the Coalition past 5 years. Coalition 5 years consultant to help Conference, Newsletters, and to As the years went Jennifer has been are today. It is not with a volunteer volunteers having Jennifer always the whip to get Jennifer will be truly missed. We wish her luck and cannot thank her enough. We also would like to congratulate her family on the new addition coming in May!!



and their members for the Jennifer joined the ago as a private organize the Annual Monthly Meetings, maintain the database. by so did her to-do list. instrumental to where we always easy working board due to the their own fires to put out. knew just when to crack things to the end product.

Fair Housing and Accessibility in Utah



At the request of the Division of Housing and Community Development, the U. S. Department of Housing and Urban Development (HUD), Office of Fair Housing and Equal Opportunity, conducted a training session on the Fair Housing Amendment Act requirements and Section 504 Accessibility Guidelines on October 12, 2006 at the USU Utah House in Kaysville.

The training focused on the requirements for multi-family new construction and clarified the distinction between the application of FHAA Architect Design Requirements (FHAA) and Section 504 Accessibility Guidelines (Section 504). In general, new multifamily developments of four or more units – built with or without federal funds – must meet FHAA Architect Design Requirements.

Section 504 goes beyond the need for architectural accessibility and protects people with disabilities from discrimination in programs and activities that receive federal financial assistance. This Section applies to all new multifamily construction of 5 units or more and rehabilitation of projects of at least 15 units where the cost of alterations is 75% or more of the replacement cost of the completed facility.

During the training, HUD's Michele Hutchins used features of the Utah House to illustrate conformance to accessibility requirements.

Utah took accessibility to a new dimension in a single-family project recently completed in Price. Both occupants of the home live in wheelchairs. This required design considerations beyond those of FHAA and Section 504.

Nancy, a quadriplegic is confined to a mechanized wheelchair that is operated by her husband, Steve from his manually operated wheelchair. The wheelchairs move in tandem, Steve either behind or beside Nancy everywhere they go.

Some of the design modifications incorporated into their new 1,024 square feet home include half inch thresholds at entry doors with coded door locks and light sensors to turn lights on or off when exterior doors are opened or closed. A 20 foot wide attached carport accommodates their van with extended lift. All of the doors are hung with offset hinges to provide 36" clear width (an extra four inch clearance over FHAA requirements) to ease maneuverability of the two wheelchairs.

The floor plan minimized the need for hallways. Lowered countertops with roll-under sinks and pullout shelves in bottom cabinets were installed in the kitchen and bathroom. All appliances have front controls. A side-by-side refrigerator/freezer gives access to both compartments and both garbage disposal and exhaust fan switches are located on the cabinet face.

Special features include an electric lift and track attached to ceiling that allows Steve to move Nancy from the bed to the toilet or into a customized roll-in shower. Another lift in the living room allows Nancy the opportunity to move from her wheelchair to furniture.

Commercial grade smooth floor coverings were selected for ease of mobility and durability with the heavy mechanical wheelchair. Clothes rods are lowered in all of the closets and the furnace filter is located on main floor to ease replacement.

The home was built to Energy Star Guidelines to reduce energy consumption and enhance affordability over time. Heating costs will be approximately 60 - 75% lower than their former residence.

The project was managed by Marilyn Vogrinec, Housing Specialist with the Southeastern Utah Association of Local Governments, and funded by numerous sources including USDA, CDBG, ADDI, Olene Walker Housing Loan Fund, Active Re-entry, Price City and Rocky Mountain Power.

Many individuals and local businesses made generous contributions to the project including, site excavation, fill dirt, and installation of the lift system. Additionally, the City of Price waived connection and permit fees and the title company reduced their title fees.



2006-2007

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If you have anything you would like to share with our members, please contact one of us.

Complete contact information can also be found on our website “Contact Us” page.

www.utahhousing.org

Happy 2007...continued from page 1

The rental housing market saw its share of challenges as well. Construction costs remained high, land costs jumped, and the increase in operating expenses far outpaced the increase in area median incomes. More projects competed for fewer resources. And in some communities, particularly in the Uintah Basin, there simply was no housing available, affordable or otherwise.

Those of us working to provide more and better affordable housing will be challenged this year to get creative. We have to find new ways to partner. Each of us must scrutinize our old paradigms and advance new ideas. It is too easy to become complacent with the work we do, especially if we’ve had success. But the shifting landscape of federal programs and financing will force us to move our feet, like it or not.

Usually I shy away from New Years resolutions because they start with a bang and go out with a very sad whimper before they’re completely forgotten. But this year, this will be my mantra: I will embrace the challenges that come my way. I will meet them head on, with all the energy I can muster. I figure I can’t fail because I will be dragging you all along with me. May we all do more, do better, and rise to our challenges together. If you didn’t already have a resolution, now you do.

Cheers to the New Year, Claudia.

Low-Income Programs Given Early Gift

Submitted by Heather Tritten

Governor Huntsman released his budget last month, giving many low-income programs a pre-holiday gift. The Governor's proposal for housing and homelessness programs includes a \$750,000 ongoing increase in both the Olene Walker Housing Loan Fund and the Pamela Atkinson Homeless Trust Fund. He has also proposed that the Legislature appropriate \$1 million one-time to the Pamela Atkinson Homeless Trust Fund to be used on Housing First projects. We hope that the Legislature will follow his lead and make the investment in families that will allow all Utahns to participate in economic development.



Utah's investment in families has fallen since the 1990's. Despite last year's growth in spending, Utah has still not recovered from the recent recession and the spending cuts that were necessary at that time. The State's investment in families is at a lower level than it was in 2000 -- prior to the recession. The governor's budget makes great strides in helping Utah catch up to where it was just a few years ago.

Census Bureau data released in August show that although 2005 marked the fourth full year of growth in the national economy since the end of the 2001 recession, poverty in Utah did not significantly decline.

The percent of children in poverty has also not significantly declined.

Utah has seen a significant increase in the numbers without health insurance.

Median Household Income has not changed significantly.

The cost of housing continues to increase.

Not all Utahns are benefiting from the current surge in economic development.

The state's legislative spending limit will prevent the state from translating this time of outstanding economic development into equivalent gains for the most vulnerable Utahns. Those who support the spending limit offer tales of caution because of the program cuts that were required during the recent recession. A balanced approach to such cautionary tales would include limiting spending and tax cuts.

Both sides of the ledger must be considered if we truly want to be fiscally conservative.

Utah has an historic opportunity to translate the economic boom into gains for all Utahns, including those families who continue to struggle; the Governor has risen to that challenge.

VOLUNTEERS NEEDED!!

Volunteer Income Tax Assistance (VITA)

Help low and moderate income households keep the money they have earned by volunteering to prepare and electronically file income tax returns. The service you provide saves hard working families hundreds of dollars in preparation fees and ensures they receive the credits they deserve while bringing millions of dollars into our economy. Self-paced on-line training with supplemental classroom training provided. Orientation classes are being held to answer all your questions. Register on-line at www.utahtaxvolunteer.org or Dial 2-1-1.

Olene Walker Housing Loan Fund Implements Outcome Based Performance Measurement Program



The Olene Walker Housing Loan Fund will now be collecting and reporting on the performance of the fund based on a new HUD outcome based performance measurement program. The Council of State Community Development Agencies (COSFDA), of which the State of Utah is a member, has proposed an outcome based performance measurement program rather than having HUD dictate a federal standard that may not work for states. COSFDA would like to use data already being collected while at the same time being able to demonstrate to Congress the value and accomplishments of HUD programs, including CDBG (Community Development Block Grant), HOME, ESG (Emergency Shelter Grant) and HOPWA (Housing Opportunities for People with AIDS and AIDS related diseases).

The principals followed in the development of the program include:

- Preserve program flexibility
- Capture multiple outcomes
- Recognition that similar projects are funded for different purposes.
- Emphasize readily available data

Focus on the data for outcomes that can be presented nationally

Based on ebbing congressional support for these programs, there is a need to tell our story in a more compelling way to show how these appropriated dollars actually benefit lower income people! The new system is based on the creation of objectives with outcomes and with indicators to demonstrate that objectives were met and outcomes realized. Congress will then have information about the number of people actually helped and what was actually accomplished. Hopefully, Congress will feel more inclined to provide adequate funding, insuring that the outcomes continue well into the future.

The three objectives for this process include; 1- creating a more suitable living environment, 2- creating decent housing, and 3 - creating economic opportunity. There are three outcomes used to demonstrate the actual benefits received by the recipients within these objectives. The outcomes are; 1- to improve availability or accessibility to improved infrastructure, housing or employment, 2- to increase the affordability of these elements, 3- to increase the sustainability of these elements.

Reporting of these accomplishments will be made in terms of the number of persons/families assisted through these projects, including the number of low income, minority, or disabled persons or families assisted. Housing related reporting will also list among other things, the number of housing units created or preserved, and number of years of affordability guaranteed for assisted housing units. Economic development will report on the number of businesses assisted with loan funds and jobs created.

It is hoped that this outcome based performance measurement program will not require recipients to have extensive new record keeping systems. Most information is already being collected. Recipients are required to anticipate compliance with these requirements during the application process. The official reporting of outcomes will be occur in the closeout process.

MULTI-AGENCY HOUSING EFFORT PROVES SUCCESSFUL

“Agreeing that a situation is unacceptable, then banding together to do something about it will most often lead to success,” according to Mayor Kelvyn Cullimore, Cottonwood Heights City, in reference to the multi-agency effort to assist the residents of The Meadows Mobile Home Park with their need to find new housing. The mayor stated further, “Most people are now aware that over 150 families are being arbitrarily forced to move from their mobile homes, and to find new affordable housing. This is an impossible task for many of these folk, most of who are on fixed incomes and believed they had a place to live for the remainder of their lives. This proved to not be true when the property was sold for development and they were given until March 31, 2007 to be out.”

The mayor’s comments were made in reference to a committee of social service agencies enlisted to help the city find assistance for residents of The Meadows.

Representatives of Salt Lake Community Action Program, Utah Housing Coalition, Salt Lake County Aging Services, and Cottonwood Heights City have donated countless hours during the past six months as counselors, fund raisers, negotiators, consultants, and even TLC providers. Additional assistance has been provided by neighboring LDS wards who have mobilized to help with moving efforts. These groups have assisted nearly 120 families with counsel for planning and finding housing, and with dollars to re-locate mobile homes or to acquire new housing and get out from under the debt of a no longer usable mobile home.

The remaining residents are now being helped with resources to make their moves early next year.

Mayor Cullimore also stated. “Through the generosity of the developer, Arbor Development, and the Sorenson Legacy Foundation, in addition to numerous private donors, we hope to raise more than \$900,000 to be used in the relocation of these residents of our city. All are receiving \$2,000 grants to help with their moves. Supplemental funds have also been made available, based on circumstances.

In addition to acquiring direct financial assistance, mortgage intervention efforts are being undertaken. To keep people up to date on progress, numerous hearings and informational meetings have been held allowing the residents to ask questions, explain their needs, and express their frustrations; also, five informational newsletters have been distributed to all who are being impacted. Each of these efforts has helped in the overall project designed to make the best of a bad situation.”



If you would like to make a donation please Send to:

Community Action Program
764 South 200 West
SLC, UT 84101
Attn: Sheila Walsh McDonald

Your donation will be tax deductible and will be matched.

Utah ASHRAE Joins the Utah Housing Coalition

The Utah Chapter of ASHRAE has recently joined the Utah Housing Coalition to help provide information regarding heating, cooling, energy efficiency, and indoor air quality in your home.

ASHRAE stands for the American Society of Heating Refrigerating and Air Conditioning Engineers. ASHRAE, founded in 1894, is an international organization of 55,000 persons. ASHRAE fulfills its mission of advancing heating, ventilation, air conditioning, and refrigeration to serve humanity and promote a sustainable world through research, standards writing, publishing, and continuing education.

ASHRAE provides research grants for individuals and teams to perform critical research projects to find the most efficient methods and materials to achieve the most comfortable indoor environments. The results of those research projects often become published ASHRAE Standards and those Standards are frequently adopted in state building and energy codes.

ASHRAE is most widely recognized in the commercial and industrial construction and operations market. ASHRAE is striving more than ever to become the world leader in providing information for sustainable building environments. ASHRAE is proposing that by the year 2020 that all new buildings should have a “net zero” energy use balance. Personally I have been a member of ASHRAE for about 20 years. Right now ASHRAE is experiencing the most positive changes and growth than I have ever seen before.

ASHRAE’s website is www.ashrae.org. There you can learn about ASHRAE’s proposed “net zero” energy goals for the future. The Utah Chapter of ASHRAE also has a local website at www.utahashrae.org. The local Utah Chapter has about 140 active members who meet each month to provide an educational presentation relating to the latest HVAC developments.

ASHRAE is also striving to become more and more accessible to homeowners and home builders. ASHRAE has several published standards with respect to residential energy efficient building materials, HVAC equipment & controls, and home safety features. Look for local ASHRAE members to be involved and providing information at the next Utah Housing Coalition Conference.

ASHRAE also provides a number of educational opportunities for aspiring young engineers to get involved in the HVAC industry. ASHRAE provides contests, projects, scholarships, and a wide variety of career options for all ages. Come and check us out.

Thank you very much, Dan Rollins, PE; 2006-7 President of the Utah Chapter of ASHRAE

Affordable Housing Day on the Hill
January 19, 2007
Go to www.utahcap.org to register

Candlelight Vigil Honors Deceased Homeless

In 2006 42 homeless people died In Utah

The Salt Lake County Homeless Coordinating Council honored 42 deceased homeless on the longest night of the year with a candlelight vigil at the Bishop Weigand Resource Center. The ceremony was very moving, many knew the victims, but many did not. They participated out of the respect of the cause. Pamela Atkinson welcomed everyone with opening remarks. Pamela has been a long time advocate and very well known among the homeless. At one point during the ceremony a homeless man went over to Pamela and gave her a huge hug to show his respect for her. Arnold Thomas, VOA Circle of Hope gave a very moving Native American Invocation and Prayer Song accompanied by drums. As you looked around the crowd many were in tears. Kaylynn Boone read each deceased name paused for a moment of silence and everyone sang Amazing Grace.

*Amazing Grace by Jon Newton
Amazing grace! How sweet the sound
That saved a wretch like me!
I once was lost, but now am found;
Was blind, but now I see.*

*'Twas grace that taught my heart to fear,
And grace my fears relieved;
How precious did that grace appear
The hour I first believed!*

*Amazing grace! How sweet the sound
That saved a wretch like me!
I once was lost, but now am found;
Was blind, but now I see.*

Mayor Corroon declared December 21st to be Homeless Memorial Day, and spoke a few words of the important work that still needs to be done to decrease the homeless. Arnold Thomas gave the Native American Closing Prayer.

42 Utahns died while living on Utah's streets in 2006

- * Median age was 48
- * The oldest was 66
- * The youngest was 32
- * Eight were women
- * Four were in their 30s

The main causes of homelessness are under educated, loss of job, death or abandonment by breadwinner, lack of health care coverage, and lack of affordable housing.

- * Homelessness dramatically increases one's risk of illness, injury and death.
- * People who are homeless are three times more likely to die than someone who has a home.
- * Difficulty getting rest, maintaining medications, eating well and staying clean and warm prolong and exacerbate illnesses.
- * With increased affordable health care and housing services, these tragic deaths can be prevented.

Rental Housing Crisis in Utah is Confirmed by National Study



A family in Utah must earn \$27,130 annually to be able to afford a modest two-bedroom rental Fair Market Rent apartment at \$678, according to a report released today by Utah Housing Coalition. The report, prepared by the Washington, DC-based National Low Income Housing Coalition, analyzes the relationship between rental housing costs and the minimum wage.

The hourly income needed to afford a two-bedroom apartment in Utah (known as the Housing Wage) is \$13.04 an hour. Minimum wage has not changed from \$5.15 since 1997.

Out of Reach backs with concrete data what the daily experience of low-income people tells us is true: Housing costs continue to rise to levels far beyond the reach of low-income workers. Without assistance, the gap between what people in low-wage jobs earn and what rental housing costs here is simply unbridgeable.

Quick facts about Utah.

The housing wage in Utah is \$13.04 per hour. That is, to afford a modest two-bedroom unit (i.e., a unit at HUD's Fair Market Rent for the region), a renter must earn an hourly wage of \$13.04, which is 253% of the minimum wage.

In Utah, the estimated mean (average) wage is \$9.92 an hour or \$20,633 annually. In order to afford the FMR for a two-bedroom apartment at this wage, a renter must work 53 hours per week, 52 weeks per year.

Minimum wage workers must work 101 hours per week to afford a two-bedroom unit.

An extremely low-income household (earning \$17,341 or 30% of Utah's median income of \$57,804 can afford a monthly rent of no more than \$434, while the Fair Market Rent for a two-bedroom unit is \$678.

A person living on Supplemental Security Income (SSI) in Utah receives \$603 a month. This means that they should not be paying more than \$181 a month for rent and utilities.

Supplemental Security Income (SSI) Have an affordability gap of \$497 per month, minimum wage workers a gap of \$410, extremely low income households a gap of \$245, and mean wage earners (making \$9.92 an hour) have a gap of \$162 a month. This breaks down differently by county.

The housing wage in Summit County is \$19.58 per hour. That is, to afford \$1,018, a modest two-bedroom unit (i.e., a unit at HUD's Fair Market Rent for the region), a renter must earn an hourly wage of \$19.58, which is 380% of the minimum wage.

In Summit County, the estimated mean (average) wage is \$8.71 an hour or \$18,116 annually. In order to afford the FMR for a two-bedroom apartment at this wage, a renter must work 88 hours per week, 52 weeks per year.

Utah Ranked 24th out of 51 jurisdictions in terms of affordability. Moving up one spot this year.

For the entire report visit the National Low Income Housing Coalition's website www.nlihc.org or our website www.utahhousing.org



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Calendar of Affordable Housing Events

Log on to
www.utahhousing.org
and see what we have in store for you! The website contains information about our membership, upcoming events, helpful links, reports, legislative updates, our annual conference, quarterly newsletters (in case you missed one) and how to contact the board of directors.

January 19, 2007	Affordable Housing Day on the Hill	8:00am to 2pm
February 7, 2007	Regular UHC Monthly Meeting	11:00 a.m.
March 7, 2007	Regular UHC Monthly Meeting	11:00 a.m.
April 4, 2007	Regular UHC Monthly Meeting	11:00 a.m.
May 2, 2007	Regular UHC Monthly Meeting	11:00 a.m.
June 6, 2007	Regular UHC Monthly Meeting	11:00 a.m.
June 6-8, 2007	NAHRO Regional Conference (St. George)—all day	
July 4, 2007	Regular meeting pending date change	11:00 a.m.

We're planning some great events for this year. Look for our exciting monthly meetings the first Wednesday of every month. If you have a topic of interest, please email trollins@xmission.com.