2021
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HOUSING
COALITION
AWARDS

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We are grateful to the Gallivan Family for their generous donation to the 2021 Utah Housing Coalition Awards

The John (Jack) Gallivan Legacy Award is named for John (Jack) Gallivan, a long-time advocate for homeless individuals in our state. Jack worked tirelessly to raise general awareness. Mr. Gallivan also established an endowment to further provide resources to house the homeless. The fruits of these efforts are four major housing developments in the Salt Lake County area serving chronically homeless individuals and families.

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2021 Award Categories

The John (Jack) Gallivan Legacy Award

The John (Jack) Gallivan Legacy Award recognizes and celebrates the sustained work of exceptional contributions, vision, and unwavering commitment to promoting affordable housing and community development in the state of Utah. The award is named for John (Jack) Gallivan, a long-time advocate for homeless individuals in our state. Jack worked tirelessly to raise general awareness. The purpose of this award is to recognize outstanding businesses, organizations, or individuals engaged in making a significant contribution and or benefit to the community in the field of affordable housing and community development.

Member of the Year

Presented to a member organization of the Utah Housing Coalition that went above and beyond the call of duty to help further our mission.

Agency of the Year

Recognizes a non-profit, for-profit, or local government agency that makes significant contributions to the community through their leadership and innovations serving people in unique and/or different ways, going above and beyond what is normal for the agency (out of the box), equitable treatment of their employees, involvement in the community and a marked spirit of volunteerism.

Projects of the Year: Urban & Rural

Awarded to projects that demonstrate leadership in one or more of the following areas: Financing: Demonstrates innovation by using multiple funding sources or one unusual source, particularly from sources not commonly used in similar projects and demonstrates creativity with the financial structure of the deal. Also exemplifies creative and sustainable ways in crafting loans and funding that can be replicated by others. Targeting: Exemplifies unique population targeting or meets an unanswered community need that goes beyond basic affordability. Design: Demonstrates creative use of sustainable materials, innovative energy efficiency, and unique design features targeted to the specific resident population.

Person of the Year

Recognizes individuals who have demonstrated leadership, and innovation, and have gone beyond their job description or call of service to advocate for, preserve or increase affordable housing capacity. Individuals of a diversity of professions are encouraged.
For many years, Steve Erickson played important advocacy roles for Utah’s homeless populations as well as those needing decent, affordable housing. His work spans a number of fields, from registering low-income voters, to anti-poverty work, to tax policy and technical assistance, and to regulatory matters as they affect the development of more affordable housing in urban areas.

Working with Crossroads Urban Center, Erickson brought the faces of poverty to the State Legislature and made the environmental and housing related issues of low-income families understandable to Senators and Representatives. His talent is in relating to a variety of audiences as well as communicating with decision-makers on poverty and affordable housing issues. He is also one of the first people to focus on the needs of homeless youth.

Erickson has served as the lobbyist for Utah NAHRO for more than 10 years. Through his guidance, Utah NAHRO has become an effective in advocacy, support and implementation of housing solutions for low-income households throughout Utah. His innovative efforts have ensured that the Utah NAHRO board and members have the education they need to promote their work to end homelessness and expand housing affordability. Erickson’s expertise and guidance has been incredibly beneficial, and Utah NAHRO is grateful that he is willing to advocate on their behalf. His dedication and compassion are inspiring, and he is always willing to support policy that ensures protections for low-income households.

A number of successes can be attributed to Erickson’s work. These include the passage of state low-income housing tax credit legislation, the creation of housing trust funds at various levels of government, identifying new, creative sources of revenue for housing development, and the creation of the Utah Commission on Housing Affordability. He has also worked hard to defeat legislation that would negatively affect low-income people. He is an expert on landlord/tenant law. Erickson’s expertise on land use regulations and RDA/CRAs is a benefit to all the members of the Utah Housing Coalition. His tireless work, advocacy, and institutional knowledge is a force to be reckoned with in this state.

For his perseverance and commitment to changing policies so that people live out their lives in decent, safe, and affordable housing. For his steadfast commitment to his work and for the demonstrated ease with which he works with a diversity of partners, the Utah Housing Coalition is Proud to award Steve Erickson the 2021 John (Jack) Gallivan Legacy Award.
As a private developer, **Keith Warburton** has created a business model that meets the housing needs of homeless populations while utilizing abandoned properties. It also meets HUD’s fair housing rules. He purchased an old motel in Logan with numerous issues including fire damage. The property has been renovated into studio and one-bedroom apartments. Warburton is working with Bear River Association of Governments’ (BRAG) human services department to ensure that participants receive rental assistance. Ville Property Management employees coordinate with case managers to address any additional needs as well as assist participants to transition to permanent solutions.

Valle Property Management does not do credit checks or criminal background checks. Past evictions won’t hinder participants from renting at Ville 364. Managerial staff live on-site and case managers from BRAG and other agencies help maintain the facility while assuaging any safety concerns.

The first property purchased in March 2020, was a West Haven Hotel and Mr. Warburton now operates similar properties throughout Utah. All properties are at 100 percent occupancy. The properties are proving fruitful — both business-wise and for the tenants who’ve come to appreciate the opportunity for housing, Warburton said. It’s also a boon for cities that would spend an estimated $10 million and three years of work to build a similar location from scratch.

Warburton heaps praise on local veterans groups, churches and government agencies for their efforts. “All of Cache County should be proud of their organizations — they were good before we showed up.”
Since 1994, Safe Harbor has served the Davis County community, providing safe shelter for families impacted by domestic abuse. The organization has grown exponentially over the years including expansion of their services. One of the critical services that was expanded is a “housing-first” model. Safe Harbor built a transitional housing apartment complex where advocates could work with families to transition back into safe, permanent housing. The program allows residents to stay up to 24 months while working on the challenges that contributed to homelessness for them.

During 2020, the organization once again took it upon themselves to seek out additional ways to provide affordable and accessible housing options. They developed a housing program outside of the regular transitional housing units. The Hope Housing program now includes transitional housing options as well as help to find permanent housing, including financial assistance to establish the home and pay a portion of the rent. This program allows people to stay in their homes or immediately move to permanent housing with added support in overcoming barriers.

COVID-19 presented new housing issues that allowed the organization to expand their services even further. To date, the organization has provided over 4,000 incidences of housing services to individuals in need. There is a continued focus and collaboration with the community to keep housing on the forefront until the impacts of housing challenges can be reduced.
The Capitol Homes Apartments are located on the 1700 South block of State Street. Completed units will be Energy and Enterprise Green Community certified with a mix of 40 studio, 60 one-bedroom and eight two-bedroom apartments, 67 percent of which will be income-restricted. The project will also include 1,030 square feet of ground-floor commercial space that would initially be used as community space but later converted to commercial use as the demand for commercial increases in the area. Twelve units are fully accessible: two for hearing impaired, five for previously homeless, five for victims of domestic violence, and four for veterans. The building seamlessly integrates these populations into the family-design of the property with amazing materials, amenities and support services.

Special care was taken during design to produce a highly efficient building that would ultimately help combat global warming and reduce the burden on the end-users by reducing their utility bills by 20%-30% over a typical code-compliant building.

Land Cost:
$4,125,000

Land Acquisition funding:
$2,700,000 SLC RDA
$1,425,000 HAME

Special Populations set asides:
12 ADA units is more than twice the required amount by code.
5 units serving previously homeless
5 units serving victims of domestic violence
4 units for veterans

Interior and Outdoor Activity Spaces for Children and Adults

The Designs provides an on-site dedicated recreation space with exercise and play opportunities for adults and children that is open and accessible to all residents. It has a kitchen great room that includes a full accessible kitchen, fireplace, and game area. An indoor secure bike storage was added with a bike wash, and tool area for maintenance. A computer room with two computers and a printer are always available at no cost to the residents.

The outside includes a space to BBQ and entertain, with a direct connection between the indoor kitchen and outdoor BBQ area. The area affords direct visibility to the children’s tot lot/play area, dog park and raised planter beds. A yoga/fitness room with a full-size roll-up door has been added to bring in fresh air as well as extend workouts outside when weather permits. A wellness room has been included so that staff can schedule yearly checkups.
Urban Project: Capitol Homes Apartments, SLC
Rural Project of the Year Award

In 2018 Community Rebuilds set a goal to build the first affordable single-family homes to be certified as Living buildings by the Living Futures Institute. Having recently built a new intern bunkhouse, there was an opportunity to transform an old intern housing into four affordable homes. The existing building was deconstructed, and a vast majority of materials were salvaged and reused, donated, or recycled. With partner, Architectural Nexus, Community Rebuilds began the challenge of building their most sustainable homes yet.

To earn the Living Certification the project needed to fulfill a long list of criteria, including net positive water, net positive energy, non-toxic materials, low-carbon construction, and biophilic design, all while retaining the affordability of the homes. A living building must be self-sufficient, collecting more energy and water than it uses, and must be deeply tied to place and built from simple, natural, local, and non-toxic materials. These buildings connect occupants with light, air, food, nature, beauty, and community. Though the project has proved challenging the project proves that healthy and regenerative buildings can and should be affordable for everyone. The Living Homes on Mill Creek received the first permitted residential composting toilets in the state of Utah. The embodied carbon emissions are 75% less than conventional buildings, and the solar arrays and passive solar design allow the homes to create more energy than they consume. The hope for this project is that it redefines conceptions of affordable housing and the capabilities of equitable design and supports the idea that buildings have the capability to positively impact both the environment and society as a whole.

Project Area: 23,741 SF
Gross Building Area: 4,474 SF
Number of Units: 4
Location: Moab, Utah Affordability: 50 - 80% AMI
Rural Project: Living Homes in Mill Creek, Moab
Daneen Adams is the Assistant Executive Director at Open Doors. Seldom have we seen someone with more drive to make things happen alongside community members.

As an agency, Open Doors focuses on housing and homelessness, and staff recognizes that to solve the issues surrounding homelessness, there is a need to be involved in more than one aspect of the struggles faced by homeless individuals. One of the ways Adams has taken the lead is by exploring innovative ways to help bring more affordable housing to Davis County.

Adams attends all UHC meetings to ensure that she stays up to date on all initiatives and information regarding affordable housing. She works hard to find ways for Davis County to implement more affordable housing.

Open Doors’ Executive Director recognizes just how important it is to become involved in affordable housing, and as such, has given Adams the liberty to go above and beyond her normal job duties. Her job description has also been modified including her daily to-dos. She has taken the opportunity and run with it, leading the charge in discovering outside-the-box solutions and opportunities to involve Open Doors in bringing affordable housing to Davis County including involvement with Eco Box.

Adams has spearheaded events to get elected officials, community agencies, and the public community more involved in the fight to end homelessness. She has hosted luncheons and tours of Open Doors food bank for elected officials at city, county, and state levels to help them recognize the real problems faced by community members. She also includes information about potential resources that can be tapped to help make a difference. Adams is helping to keep the conversation about affordable housing rolling.

While she does not personally have a job that would allow her to order the construction of affordable housing in Davis County, Adams has been a fierce advocate for the community and affordable housing and is constantly seeking ways to connect with those who can bring affordable homes to Davis County.
2020 and 2021 have been very challenging years for our state and nation. But with challenges come opportunities.

Due to the pandemic, unprecedented financial support from the federal government has given our state a once in a lifetime opportunity to invest in our community members with housing assistance and discretionary funding that could be used for brick and mortar for affordable housing.

That’s why we are calling on all of you to be a leader by being proactive in advocacy for additional funds through the Build Back Better Act.

The Build Back Better Act is awaiting a Senate vote. It's imperative to contact Senator Mitt Romney and Senator Mike Lee NOW to support this crucial federal legislation.

The bill includes $150 BILLION for affordable housing:
- $65B Public Housing Preservation
- $25B Rental Assistance
- $15B National Housing Trust Fund

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The 2022 Utah General Legislative Session will start on January 18, 2022. Among legislative bills we will advocate for, we will be advocating for a $200 million allocation from ARPA funds to be allocated to deeply affordable housing.

We will share with you all our advocacy campaign in the weeks to come. It is really important that our elected officials hear from YOU, the Utah Housing Coalition members and partners. Stay tuned!
CRIMINAL JUSTICE ADVOCATES ARE HOUSING ADVOCATES

Every year, over 600,000 people return to their communities from prison and face myriad challenges — primarily, profound housing insecurity (Prison Policy Initiative, 2018). Decarceration, and efforts to address the mass criminalization of low-income and Black and brown communities, have the potential to worsen this crisis if the structural inequalities that leave people without housing go unaddressed. This means that we must invest more resources in basic necessities that ensure stability for individuals, families, and their communities. Affordable and safe housing is one of these necessities. It is critical for creating a society wherein people who have been directly affected by the criminal legal system can thrive.

While ensuring people have the means to access long-term, stable, well-resourced housing is an absolute necessity for all people, it is particularly important for people with criminal records and their families given the barriers these records create (Reentry and Housing Coalition). The neighborhoods that people return home to after prison are often the same neighborhoods that have been subject to generational divestment, over-policing, and the trauma that results from a lack of public goods and services - including safe, affordable housing (Newkirk, 2018).

Research shows that there is a shortage of available affordable housing; a criminal record only compounds this problem by further limiting the few available options that do exist (NLIHC, 2018). As research has also shown, rates of homelessness for formerly incarcerated people far exceed the rates observed across the general population (Prison Policy Initiative, 2018). According to a 2017 study from the US Interagency Council, roughly 48,000 people entering shelters every year recently left prisons or jail incarceration (US Interagency Council, 2017). This disparity is particularly pronounced for Black and brown people, which further exacerbates the already disparate impact that the criminal legal system has on Black and brown communities.

Studies have shown that formerly incarcerated individuals experience HIGH RATES of homelessness AND in some urban areas an estimated 30% to 50% of people on parole have no place to call home. (Source: Reentry and Housing Coalition)

The causality between justice involvement and housing inaccessibility is the result of legal and extralegal barriers that prevent people coming home from obtaining access to safe homes. As the Prison Policy Institute explains: “People who have been incarcerated multiple times are twice as likely to be homeless
DOMESTIC VIOLENCE CAN CAUSE HOUSING INSTABILITY AND HOMELESSNESS FOR WOMEN AND THEIR CHILDREN.

“Victims of domestic violence struggle to find permanent housing after fleeing abusive relationships. Many have left in the middle of the night with nothing but the clothes on their backs, and now must entirely rebuild their lives. As long-term housing options become scarcer, victims are staying longer in emergency domestic violence shelters. As a result, shelters are frequently full and must turn families away.” Quoted from National Network to End Domestic Violence

“Among homeless mothers with children, more than 80 percent previously experienced domestic violence.” (Aratani, 2009)

In a study examining housing problems and homelessness after separation in a sample of 110 women who had experienced domestic violence, 38% reported homelessness (Baker, Cook & Norris 2003).

“Finding housing I can afford” as a need. This was second only to safety for myself.”

“A victim of domestic violence will often leave an abuser multiple times before finally escaping the violence, therefore, experiencing multiple periods of homelessness” (Browne & Bussuk, 1997). “ Quoted from National Network to End Domestic Violence

Survivors report that, if a domestic violence shelter did not exist, the consequences would have been severe: becoming homeless; losing everything (including children); taking desperate actions; or continued abuse/risk of death. (Lyon, Lane & Menard, 2008).
2021-22 Utah Housing Coalition Members

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Ally Bank
American Express Center for Community Dev.
Arrive Utah
Artspace Inc
ASSIST Inc
Bear River Association of Governments
Beaver Housing Authority
Blanc Family
Canyon School District
Cedar City Housing Authority
Churchill Stateside Group
Columbus Community Center
Community Action Partnership
Community Action Services & Food Bank
Community Development Finance Alliance
Community Housing Services
Community Rebuild
Crossroads Urban Center
Danville Development
Davis Co. Housing Authority
Dominum Inc
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Enterprise
Epicenter
Family Support Center
Federal Home Loan Bank of Des Moines
First Step House
Habitat for Humanity of Summit and Wasatch Co
Harold P. Woodruff Architect
Housing and Neighborhoods Division -SLC
Housing Authority of Salt Lake City
Housing Authority of Southeastern Utah
Housing Authority of Utah County
Housing Stability of Salt Lake City
Iron County Care & Share
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Key Bank
Method Studio

Midwest Housing Equity Group, Inc
Morgan Stanley
Mountainlands Community Housing Assoc.
Neighborhood House
Neighborhood Nonprofit Housing Corp
NeighborWorks Mountain Country Home
NeighborWorks Salt Lake
Ogden City
Park City Municipal Corp
Peggy Hostetter
PNC Bank
Provo City Housing Authority
Raymond James Tax Credit Funds, Inc
Redevelopment Agency of SLC
Restore Utah
Rocky Mountain CRC
Salt Lake County
Salt Lake County Aging Services
Scott Bird
Self-Help Homes
Sellers Management & Development
South Valley Sanctuary
Southeastern Utah AOG
Stoel Rives
Susan Olson
The INN Between
The Richman Group Affordable Housing Corp
The Road Home
Tooele County Housing Authority
Triio Group
Turn Community Services
Uintah Basin AOG
Utah Clean Energy
Utah Housing Corporation
Utah League of Cities & Towns
Utah Nonprofit Housing Corporation
Utah Pride Center
Ville Property Management
Weber County Housing Authority
Work Activity Center