

**DEVELOPERS // HOMEOWNERS // RENTERS //
TRANSITIONAL & SPECIAL-NEEDS HOUSING**

AFFORDABLE HOUSING REFERENCE GUIDE

**5000
DOORS**



A FIVE-YEAR
HOUSING INITIATIVE
for SALT LAKE CITY



SALT LAKE CITY HOUSING AND NEIGHBORHOOD DEVELOPMENT
SLCGOV.COM/HAND // TEL 801-535-7712 // FAX 801-535-6078



5000 DOORS

The 5000 Doors Affordable Housing Reference Guide was developed by Salt Lake City Housing & Neighborhood Development as a tool for developers of affordable housing; homeowners looking to purchase or preserve their home; and renters looking for affordable housing options.

One of the most important outcomes of the 5000 Doors initiative is to strengthen the relationships between partners providing affordable housing. This collaboration is an ongoing effort making an all encompassing reference guide an evolving document that will be updated on a regular basis at the 5000 Doors website, slc5000doors.com.

For additional information on any of the organizations listed here or if your organization would like to be included in this guide please contact the Salt Lake City Division of Housing & Neighborhood Development.

Michael Akerlow, Director
Housing & Neighborhood Development
Michael.Akerlow@slcgov.com

Nichol Bourdeaux, Deputy Director
Housing & Neighborhood Development
Nichol.Bourdeaux@slcgov.com

CONTACT

Todd Reeder
Housing Development Programs Specialist
todd.reeder@slcgov.com
801-535-7115
slc5000doors.com



1

DEVELOPERS

Developing affordable housing can be a very complex endeavor as it often requires several layers of financing and a unique operating model. The organizations listed in this section can assist in financial analysis, affordable housing development subsidies, tax credits, development education and policy.

- > Finance
- > Development
- > Technical Assistance

2

HOMEOWNERS

Homeownership can be a challenge whether you are considering homeownership for the first time, looking to find an affordable home, or simply want to preserve and rehabilitate your current home. The organizations listed in this section can help with technical assistance, down payment assistance and attractive loan programs.

3

RENTERS

Finding an affordable place to live can be difficult and time consuming. No more than 30% of your monthly income should go towards your housing expense, yet people are often paying upwards of 50% or more for home rents. The organizations listed in this section can assist with financial education, renter assistance, access to housing vouchers and offer discrimination protection through the Fair Housing Program.

4

TRANSITIONAL AND SPECIAL NEEDS HOUSING

Transitional and special needs housing provides a cost-effective solution to help people lead stable and productive lives. The organizations in this section provide housing and supportive services to homeless persons and other special needs populations including individuals with substance abuse disorders, physical disabilities, mental illness, refugees and victims of domestic violence.



DEVELOPERS

FINANCE

ENTERPRISE COMMUNITY PARTNERS

Affordable Housing Financing, Development and Consulting

> www.enterprisecommunity.com

Enterprise Community Partners create opportunity for low- and moderate income people through affordable housing in diverse, thriving communities.

MUNICIPAL BOND CONSULTING, INC

Affordable Housing Finance Consultant

(801) 486-2005

Municipal Bond Consulting assists developers with bond financial for affordable housing projects.

SALT LAKE CITY HOUSING & NEIGHBORHOOD DEVELOPMENT

Salt Lake City Housing Trust Fund

> www.slcgov.com/hand

451 South State St, Room 445

Salt Lake City, Utah 84111

(801) 535-7115

The Salt Lake City Housing Trust Fund provides financial assistance to support the development and preservation of affordable and special needs housing in Salt Lake City. Eligible activities include acquisition, new construction, and rehabilitation of both multifamily rental properties and single family homeownership.

STATE OF UTAH

Olene Walker Housing Loan Fund

1385 South State Street

Salt Lake City, Utah 84115

(801) 468-0042

> www.jobs.utah.gov/housing/owhlf/programs.html

The Olene Walker Housing Loan Fund's Multi-Family Program provides financial assistance for the acquisition, construction, or rehabilitation of affordable rental housing of five or more units.

UTAH CENTER FOR NEIGHBORHOOD STABILIZATION

Transit-Oriented Development (TOD) Loan Program

2200 Highland Drive

Salt Lake City, Utah 84106

(801) 464-2292

The Utah Center for Neighborhood Stabilization administers the TOD Loan Program to provide financing for projects near major bus routes, light rail stops, and TRAX stops for the mixed-use development of affordable workforce housing and commercial space.



FINANCE

UTAH COMMUNITY REINVESTMENT CORPORATION

Affordable Housing Financing

1165 East Wilmington Ave, Suite 200
Salt Lake City, Utah 84106
(801) 366-0400

> www.ucrc.biz

Through its twenty-five member bank network, Utah Community Reinvestment Corporation (UCRC) provides financial products for developers and service providers.

UTAH HOUSING CORPORATION

Multifamily Financing

2479 South Lake Park Blvd
West Valley City, Utah 84120
(801) 902-8200

> utahhousingcorp.org

The Utah Housing Corporation's Multifamily Finance Department is committed to partnering with developers and investors to utilize State and Federal Tax Credits and bond financing. These resources facilitate the development of new and rehabilitated apartments to provide housing for low-income families, senior citizens, and more.

DEVELOPMENT

ARTSPACE

Mixed-Use Affordable Housing Development and Management

> www.artspaceutah.org

230 South 500 West, Suite 235
Salt Lake City, Utah 84101
(801) 531-9378

Artspace develops and manages affordable, mixed-use projects that act as a catalyst for revitalizing neighborhoods and spurring further positive development.

COWBOY PARTNERS

Affordable, Mixed-Income and Mixed-Use Development and Management

> www.cowboy.us

6440 South Wasatch Blvd., Suite 100
Salt Lake City, Utah 84121
(801) 424-4400

Cowboy Partners develop and manage affordable, mixed-income, and mixed use projects to foster innovative, imaginative, and inviting residential communities and mixed-use neighborhoods.



DEVELOPMENT

GIV DEVELOPMENT

Affordable, Mixed-Income and Mixed-Use Development

2604 Jefferson Ave, Ogden, Utah 84401
(801) 917-4484

> www.givgroup.org

Giv Development creates mixed-use, catalytic developments in urban corridors.

HOUSING AUTHORITY OF THE COUNTY OF SALT LAKE

Affordable Housing Development and Management

3595 South Main St
Salt Lake City, Utah 84115
(801) 284-4400

> www.hacsl.org

The Housing Authority of the County of Salt Lake (HACSL) is a full service housing authority that assists individuals, families, elderly, physically and mentally disabled residents who are low income. HACSL has constructed or acquired 626 public housing units serving over 1,300 individuals and families in Salt Lake County.

HOUSING DEVELOPMENT CORPORATION – HOUSING AUTHORITY OF SALT LAKE CITY

Affordable Housing Development and Management

1099 South West Temple
Salt Lake City, Utah 84101

> www.housingdevelopmentcorp.com

The Housing Development Corporation undertakes affordable housing development and management for properties located in downtown Salt Lake City and surrounding areas.

NEIGHBORWORKS SALT LAKE

Affordable Housing Development and Rehabilitation

622 West 500 North
Salt Lake City, Utah 84116
(801) 539-1590

> www.nwsaltlake.org

NeighborWorks Salt Lake provides new and rehabilitated housing units for a mixed income population increasing the number of owner-occupied units in its service areas. New and rehabilitated housing serves as a foundation and catalyst for neighborhood revitalization and increased stability.

SALT LAKE CITY HOUSING & NEIGHBORHOOD DEVELOPMENT

Affordable and Mixed-Income Housing Development

451 South State St, Room 445
Salt Lake City, Utah 84111
(801) 535-7712

> www.slcgov.com/hand

Salt Lake City's Division of Housing and Neighborhood Development (HAND) develops affordable and mixed-income housing to foster economically diverse neighborhoods and expand housing opportunities throughout Salt Lake City.



DEVELOPMENT

UTAH NON-PROFIT HOUSING CORPORATION

Affordable Housing Development and Management

223 West 700 South, Suite C

Salt Lake City, Utah 84101

(801) 364-6117

> www.utahnonprofithousing.org

Utah Non-Profit Housing Corporation develops affordable multi-family housing, provides property management, and offers technical assistance to other nonprofit organizations looking to develop affordable housing.

WASATCH ADVANTAGE GROUP

Affordable Housing Development

299 South Main Street, Suite 2400

Salt Lake City, Utah 84111

(801) 961-1000

> www.wasatchgroup.com/devcon-r.html

Wasatch Advantage Group's affordable housing acquisitions/rehabilitation initiatives provide a pathway to immediately deploy capital into growing marketplaces, by repositioning existing communities through affordable rents and allowing investors to receive the benefits of Low Income Housing Tax Credits.

TECHNICAL ASSISTANCE

NATIONAL ASSOCIATION OF HOUSING AND REDEVELOPMENT OFFICIALS

Housing and Community Development Professional Membership Organization

> www.utahnahro.org

The National Association of Housing and Redevelopment (NAHRO) ensures low- and moderate-income citizens can acquire affordable, decent, and safe housing in a viable community.

NATIONAL DEVELOPMENT COUNCIL

Community Development Organization

(801) 557-1537

> www.nationaldevelopmentcouncil.org

The National Development Council is a non-profit community and economic development organization with access to capital and bond financing. They also provide technical assistance to developers of affordable housing.



HOMEOWNERS

AAA FAIR CREDIT FOUNDATION

Housing Counseling and Education

230 West 200 South
Salt Lake City, Utah 84101
(800) 351-4195

> www.faircredit.com

AAA Fair Credit Foundation provides various housing programs, including foreclosure prevention and home buyer education courses.

ASSIST INC.

Housing Repair and Accessibility Modifications

218 East 500 South
Salt Lake City, Utah 84111
(801) 355-7085

> www.assistutah.org

Assist provides emergency home repairs and accessibility design assistance to low-income households or persons with disabilities.

COMMUNITY DEVELOPMENT CORPORATION OF UTAH

Homebuyer and Homeowner Services

501 East 1700 South
Salt Lake City, Utah 84105
(801) 994-7222

> www.cdcutah.org

The Community Development Corporation of Utah specializes in the construction of new affordable homes. Programs include down payment assistance, construction funding, and rehabilitation of homes for low- to moderate-income families. Eligibility is dependent on family size and income.

HABITAT FOR HUMANITY

Homeownership Program

1276 South 500 West
Salt Lake City, Utah 84101
(801) 263-0136

> www.habitatsaltlake.com

Habitat for Humanity builds and renovates housing in partnership with prospective homeowners and volunteers. Homeowner families are selected on the basis of need, lack of access to conventional financing, and willingness to assist in the construction of their home. Volunteer labor, donated materials, and no-profit credit terms result in affordable homeownership.

NEIGHBORWORKS SALT LAKE

Homeownership Promotion Services

Neighborhood LIFT

622 West 500 North
Salt Lake City, Utah 84116
(801) 539-1590

> www.nwsaltlake.org

NeighborWorks Salt Lake revitalizes declining neighborhoods and provides housing for low- and moderate-income families. Comprehensive community development and rehabilitation programs are available to address housing needs, including a first-time homebuyers program. Applicants must prequalify and take a pre-purchase counseling class.



SALT LAKE CITY HOUSING & NEIGHBORHOOD DEVELOPMENT

Home Repair and First Time Home Buyer Programs

451 South State St, Room 406
Salt Lake City, Utah 84111
(801) 535-7228

> www.slcgov.com/hand

Salt Lake City's Division of Housing and Neighborhood Development (HAND) seeks to preserve housing stock, make homeownership more affordable and eliminate substandard housing through the First-Time Home Buyer and Home Repair programs.

SALT LAKE COMMUNITY ACTION PROGRAM

Weatherization Program

764 South 200 West
Salt Lake City, Utah 84101
(801) 359-2444

> www.slcap.org

Salt Lake Community Action Program's Weatherization Program improves the energy efficiency of homes and replaces non-functioning furnaces for people who would be unable to afford to replace malfunctioning units. The weatherization program also provides savings in the form of energy fixes to fix leaky windows, doors, and walls.

UTAH HOUSING CORPORATION

Homebuyer Programs

2479 South Lake Park Blvd
West Valley City, Utah 84120
(801) 902-8200

> www.utahhousingcorp.org

The Utah Housing Corporation offers a variety of programs including loan programs for first-time and low- or moderate-income homebuyers. FirstHome, FirstHome Plus, Single Parent FirstHome, and Single Parent FirstHome Plus offer below-market, fixed interest rates on 30-year loans.



RENTERS

ARTSPACE

Mixed-Use Affordable Housing Development and Management

230 South 500 West, Suite 235
Salt Lake City, Utah 84101
(801) 531-9378

> www.artspaceutah.org

Artspace develops and manages affordable, mixed-use projects that act as a catalyst for revitalizing neighborhoods and spurring further positive development.

COWBOY PARTNERS

Affordable, Mixed-Income and Mixed-Use Development and Management

6440 South Wasatch Blvd., Suite 100
Salt Lake City, Utah 84121
(801) 424-4400

> www.cowboy.us

Cowboy Partners develop and manage affordable, mixed-income, and mixed use projects to foster innovative, imaginative, and inviting residential communities and mixed-use neighborhoods.

DISABILITY LAW CENTER

Fair Housing Program

205 North 400 West
Salt Lake City, Utah 84103
(801) 363-1347

> www.disabilitylawcenter.org/housing

The Fair Housing Program at the Disability Law Center services people from all protected classes (race, color, ethnicity, sex/gender, religion, disability and familial status), not just people with disabilities.

HOMEINN

Single Occupancy Rooms

428 West 300 South
Salt Lake City, Utah 84101
(801) 965-8628

> www.homeinnusa.com

HomeInn offers furnished clean single occupancy rooms.

HOUSING AUTHORITY OF SALT LAKE CITY

Rental Assistance

1776 South West Temple
Salt Lake City, Utah 84115
(801) 487-2161

> www.haslcutah.org

The Housing Authority of Salt Lake City offers various rental assistance programs to low-income and no-income individuals including Section 8, public housing, affordable housing and housing for special populations.

HOUSING AUTHORITY OF THE COUNTY OF SALT LAKE

Rental Assistance

3595 South Main St
Salt Lake City, Utah 84115
(801) 284-4400

> www.hacsl.org

The Housing Authority of the County of Salt Lake offers four different affordable housing programs to low-income and no-income individuals and families: Section 8, public housing, affordable housing, and supportive housing programs.



HOUSING DEVELOPMENT CORPORATION

Affordable Housing Development and Management

1099 South West Temple
Salt Lake City, Utah 84101

> www.housingdevelopmentcorp.com

The Housing Development Corporation undertakes affordable housing development and management for properties located in downtown Salt Lake City and surrounding areas.

SALT LAKE COMMUNITY ACTION PROGRAM

Housing Stabilization and Case Management

764 South 200 West
Salt Lake City, Utah 84101
(801) 359-2444

> www.slcap.org

Salt Lake Community Action Program facilitates housing stability by empowering those in poverty to find their path to self-sufficiency. This process includes assessing need, providing timely interventions and resources, empowering families and individuals with transferable skills and knowledge, and reducing intergenerational poverty.

SARAH DAFT HOME

Affordable Senior Housing

737 South 1300 East
Salt Lake City, Utah 84102
(801) 582-5104

> www.sarahdafthome.org

The Sarah Daft Home provides subsidized assisted living for very low- to moderate income senior citizens of the greater Salt Lake area.

UTAH ANTIDISCRIMINATION & LABOR DIVISION

Fair Housing Unit

160 East 300 South, 3rd Floor
Salt Lake City, Utah 84114
(801) 530-6800

> www.laborcommission.utah.gov/divisions/AntidiscriminationAndLabor/fair_housing.html

The Utah Antidiscrimination and Labor Division administers and enforces the Utah Fair Housing Act, which prohibits discrimination on the basis of race, religion, color, sex, national origin, familial status, disability or source of income.

UTAH NON-PROFIT HOUSING CORPORATION

Affordable Housing Development and Management

223 West 700 South, Suite C
Salt Lake City, Utah 84101
(801) 364-6117

> utahnonprofithousing.org

Utah Non-Profit Housing Corporation develops affordable multi-family housing, provides property management, and offers technical assistance to other nonprofit organizations looking to develop affordable housing.



TRANSITIONAL AND SPECIAL-NEEDS HOUSING

ALLIANCE HOUSE

Transitional Housing

1724 South Main Street
Salt Lake City, Utah 84115
(801) 486-5012

> www.alliancehouse.com

Alliance House provides transitional housing opportunities for adults with severe mental illness. Residents are given the tools to build self-confidence and self-esteem, reintegrate into their community, and lead independent and productive lives.

CATHOLIC COMMUNITY SERVICES

Immigration & Refugee Resettlement Program

745 East 300 South
Salt Lake City, Utah 84102
(801) 977-9119

> www.ccsutah.org

Catholic Community Service's Refugee Resettlement Program provides comprehensive resettlement services to refugees from various regions of the world.

CATHOLIC COMMUNITY SERVICES

St. Mary's Center for Recovery

745 East 300 South, Salt Lake City, Utah 84102
(801) 977-9119

> www.ccsutah.org

Catholic Community Service's St. Mary's Center for Recovery is a residential substance abuse treatment facility designed to help clients overcome addictions and transition to independence, security, and good health.

FIRST STEP HOUSE

Residential Treatment and Services

411 North Grant Street
Salt Lake City, Utah 84116
(801) 359-8862

> www.firststephouse.org

First Step House helps people who are struggling with substance use and behavioral health disorders. Their services include residential treatment, outpatient treatment, long-term recovery management, transitional housing, case management, and evidence-based therapies.

THE HAVEN

Transitional Housing Program

974 E. South Temple
Salt Lake City, Utah 84102
(801) 533-0079

> www.havenhelps.com

The Haven offers both residential program and transitional housing programs to men and women who suffer from addiction.



HOUSING AUTHORITY OF SALT LAKE CITY

Transitional Housing Programs

1776 South West Temple
Salt Lake City, Utah 84115
(801) 487-2161

> www.haslcutah.org

The Housing Authority of Salt Lake City provides transitional housing programs to homeless veterans and other special populations.

HOUSING AUTHORITY OF THE COUNTY OF SALT LAKE

Transitional Housing Programs

3595 South Main St
Salt Lake City, Utah 84115
(801) 284-4400

> www.hacsl.org

The Housing Authority of the County of Salt Lake provides housing assistance to over 150 households of recently homeless individuals and families through a variety of transitional housing programs. In addition to transitional housing, participants also receive case management through HACSL partners.

INTERNATIONAL RESCUE COMMITTEE

Refugee Resettlement Program

221 South 400 West
Salt Lake City, Utah 84110
(801) 328-1091

> www.rescue.org/us-program/us-salt-lake-city-ut

The International Rescue Committee helps people whose lives and livelihoods are shattered by conflict and disaster to survive, recover, and gain control of their future.

ODYSSEY HOUSE OF UTAH

Residential Treatment and Sober Living Programs

344 East 100 South, Suite 301
Salt Lake City, Utah 84111
(801) 322-3222

> www.odysseyhouse.org

Odyssey House's Adult Residential substance abuse program serves men and women ages 18 and up, with a moderate to severe drug or alcohol addiction problem. The Sober Living program consists of an apartment community of individuals and families recovering from addiction.

PALMER COURT

Permanent Supportive Housing

999 South Main Street
Salt Lake City, Utah 84111
(801) 505-7777

> www.theroadhome.org

Palmer Court is The Road Home's permanent supportive housing development for men, women and families. Residents at Palmer Court work closely with a team of case managers and volunteers to fully transition back into housing and the community.

SAFE HAVEN

Transitional Housing

550 West 700 South
Salt Lake City, Utah 84102
(801) 537-7537

> www.valleymentalhealth.org

Valley Behavioral Health's Safe Haven program provides transitional housing for homeless individuals with mental health issues.



TURN COMMUNITY SERVICES, INC.

Residential Services for People with Disabilities

423 West 800 South, Suite A200
Salt Lake City, Utah 84101
(801) 359-8876

> www.turncommunityservices.com

Turn Community Services provides quality services for people with disabilities. Services include supporting people in residential settings that are customized to provide the exact level of services that the individual needs or desires.

VOLUNTEERS OF AMERICA

Young Men's and Young Women's Transitional Home

435 W. Bearcat Drive
Salt Lake City, Utah 84115
(801) 363-9414

> www.voaut.org

Volunteers of America Utah's transitional housing programs provide a supportive path from the street to self-sufficiency so young adults experiencing homelessness do not become homeless adults.

YWCA

Residential Self Sufficiency Program

322 East 300 South
Salt Lake City, Utah 84111
(801) 537-8604

> www.ywca.com

The YWCA provides transitional housing programs for single women and women with dependent children in their care. Eligibility prioritizes women who have experienced intimate partner violence within the last year, and can income qualify.

For references to homeless services, please see the [Salt Lake City Homeless Services Resource Guide: www.slcdocs.com/hand/Homeless_Services_Resource_Guide.pdf](#).



5000 DOORS



A FIVE-YEAR
HOUSING INITIATIVE
for SALT LAKE CITY

1315

slc5000doors.com



**SALT LAKE CITY HOUSING AND
NEIGHBORHOOD DEVELOPMENT**
451 SOUTH STATE STREET, ROOM 406
PO Box 145480
Salt Lake City, UT 84114-5480



SLCGOV.COM/HAND
TEL 801-535-7712
FAX 801-535-6078