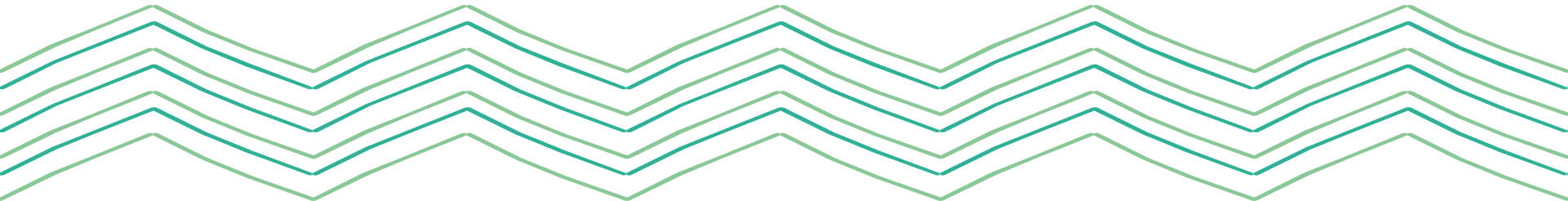


# Salt Lake County Case Manager Summit

September 10, 2009

Janice Kimball  
801-284-4423  
[jjkimball@hacsl.org](mailto:jjkimball@hacsl.org)





# Housing Authority Facts



- Established by National Housing Act of 1937
- 17 Housing Authorities in Utah
- 3 Housing Authorities in Salt Lake County
  - Housing Authority of the County of Salt Lake
  - Housing Authority of Salt Lake City
  - West Valley City Housing Authority



# Housing Authority Facts



- Each Housing Authority is a separate entity and may operate differently based on perceived community needs and resources
- Governed by a seven member Board
- Funding comes from rents, subsidies from the federal, state and local government, and grants.



# Housing Authority Facts



- Guiding Documents
  - Public Housing Agency Plan
  - Program regulations
  - Section 8 Administrative Plan
  - Public Housing Admissions and Continued Occupancy Plan

# West Valley City Housing Authority Overview

New address

4522 West 3500 South

West Valley City, UT 84120

Phone 801-936-3320

Fax 801-963-3518

TDD 801-936-3418

Apply in person or  
download application at  
[www.west-valley.ut.us](http://www.west-valley.ut.us)

- 513 Housing Choice Section 8 Vouchers
- Tenant-Base Rental Assistance – operates in conjunction with S8 waiting list
- HOPWA – referrals from CAP
- Shelter Plus Care – referrals from Valley Mental Health
- Waiting list for S8 1500 or 4 to 5 years
- Plans to close wait list end of September

# Housing Authority of Salt Lake City

## Overview

1776 South West Temple  
Salt Lake City, UT 84115

Phone 801-487-2161  
Fax 801-487-3641  
TTD 801-487-3361

Applications online at  
[www.haslc.org/eligibility](http://www.haslc.org/eligibility)

- 2474 Housing Choice Section 8 Vouchers
- 348 Public Housing units
- Shelter Plus Care
- Tenant-Base Rental Assistance
- 680 Owned Units
- Mod Rehab
- Homeless programs
  - Sunrise Metro
  - VASH
- Waitlist for S8 8500 or 3 to 4 years
- Currently the S8 wait list is closed. All others are open

# Housing Authority of County of Salt Lake (HACSL) Facts

3595 South Main Street  
Salt Lake City, UT 84115

Phone 801-284-4400

TTD 801-284-4407

Fax 801-284-4406

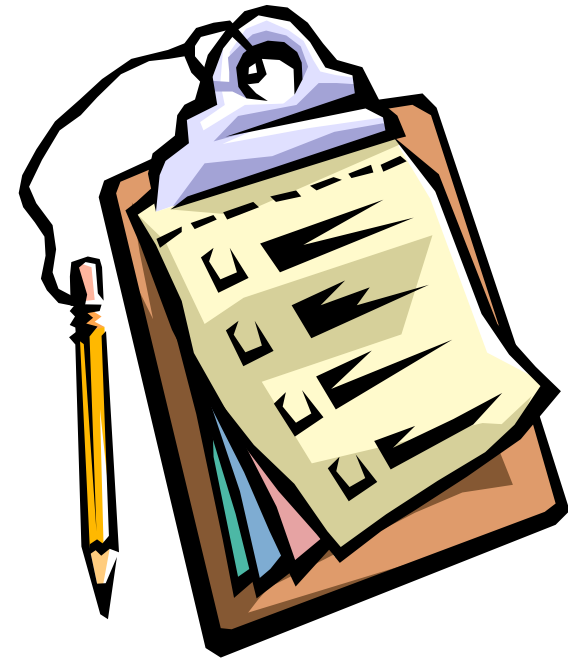
Applications online at

[www.hacsl.org](http://www.hacsl.org)

- 2145 Housing Choice Section 8 Vouchers
- 626 Public Housing units
- 155 Shelter Plus Care
- 40 Tenant-Base Rental Assistance
- 75 HARP
- 200 Owned Units
- Homeless programs
- Waitlist for
  - Section 8 is 6981 or approximately 3 years
  - Public Housing is 4744 or 8 months to 2 years

# Process to Receive Public Housing or Section 8 Assistance

- Application
- Maintain place on wait list
- Eligibility
- Orientation
- Housing Offer - Public Housing
- Housing Search & Inspection – Section 8



# Maintain Wait List

- Report all household income, composition and address changes in writing
- Keep dated copies of information turned in
- Respond to all correspondence within stated timeframe
- Call or visit agency to check status regularly
- Housing Authorities update wait lists annually
  - 75% of households do not respond to update requests and are removed from the list



# Eligibility



- Must be low-income
  - HUD establishes income guidelines
  - 50% of AMI
- Verification of identity, income, citizenship
- Pass criminal background check
- Cannot serve
  - Owes any housing authority money
  - Convicted of meth lab
  - Sex Offender- required to register for life time

# Orientation

- Voucher Issued
- Program paperwork
- Explain program rules
- Explain participant responsibilities
- Establishes timeframe



# Housing Search and Inspection

- Client will be given paperwork for landlord to complete
- Once client has found an apartment and completed **all** paperwork they need to make an appointment to turn in paperwork
- Housing Authority determines if client qualifies for the unit and determines client's portion of rent
- Housing Authority will not pay for an apartment prior to it passing Housing and Quality Standards inspections
- Inspection makes sure the apartment meets health and safety standards
- Inspections can take up to 10 days to schedule and complete
- Housing payment begins which ever is later
  - the of day of the inspection or
  - the date of the lease

# **HACSL Rental Assistance**

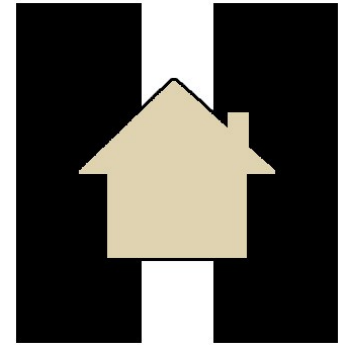
**Section 8 Housing Choice Voucher Program**

**Low Income Public Housing**

**Affordable Housing**

**Special Population / Homeless Programs**

# HACSL Housing Choice Voucher Program



- Referred to as Section 8
- Allows families an opportunity to find housing anywhere in Salt Lake County.
- Income limits and rents are determined by HUD.
- Subsidy is paid to the landlord directly by the PHA on behalf of the participating family. The family then pays the difference between the actual rent charged by the landlord and the amount subsidized by the program.
- Clients pay approximately 30% of income towards rent.
- Clients are responsible for any security deposits and utilities that the landlord requires.
- Special programs
  - 100 vouchers for families referred by DCFS
  - 25 vouchers for people with disabilities
  - 50 vouchers for homeless Veterans

# HACSL Project-Based Vouchers

**HACSL has designated Section 8 Vouchers to be used for Chronically Homeless individuals and families who have a disabling condition. To qualify for these voucher you must agree to live a specific location and provide third party documentation that you meet the qualifications.**

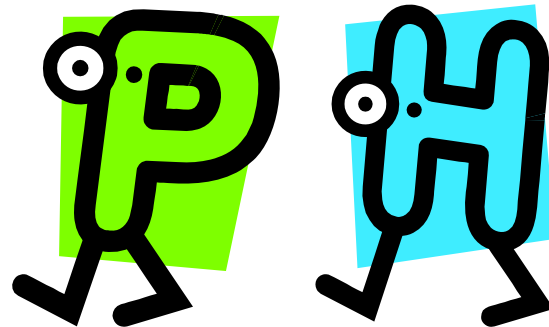
## **Properties**

- **Grace Mary Manor-** Single Person unit (one person)
- **Kelly Benson-** Disabled Senior Housing (55+ age)\*
- **Palmer Court-** 1&2 Bedroom Households (2 to 4 persons)
- **Life Start Village-** 1 & 2 Bedroom Households (2 to 4 persons)

\*to open June 2010

# HACSL Public Housing

- Units owned by the Housing Authority.
- Located from 2100 South to 9400 South on both the East and West sides of the Valley.
- Clients are notified when vacancies arise.
- Clients pay approximately 30% of income towards rent.
- Requires \$300.00 deposit and must be able to put utilities in their name.
- 250 elderly units.





# HACSL Special Programs

## **Shelter Plus Care**

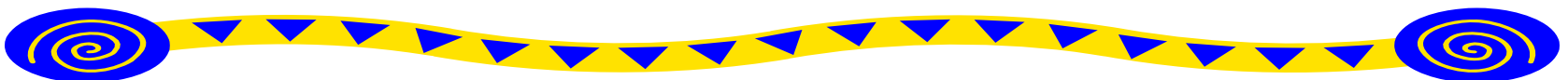
- Provides rental and deposit assistance for hard-to-serve homeless persons with disabilities in connection with supportive services funded from private sources.
- Supportive services must be in an amount equal to or greater than the total rental assistance.
- Referring Partners included; VMH, VOA, TRH and 4<sup>th</sup> Street Clinic

## **Tenant- Based Rental Assistance**

- 24-months rental assistance to homeless individuals and families
- Referring Partners included; TRH and VOA

## **Homeless Assistance Rental Program (HARP)**

- 24- months rental assistance to homeless individuals and families
- Referring Partners include; County Divisions of mental health substance abuse, Mental Health, Substance Abuse Treatment, Criminal Justice and Youth services.





# HACSL Special Programs continued

## **Women in Successful Housing (WISH)**

- Clients have been referred by Orange Street and discharged from prison

## **Housing for People With AIDS (HOPWA)**

- Clients are referred by CAP

## **Family Employment & Housing Program**

Must have refugee status, Referrals come from; International Rescue Committee, Asian Association, and Catholic Community Services

## **Frontier**

- 14 units for homeless individuals and families located in South Salt Lake
- The Road Home screens and referral tenants

## **Gregson**

- 16 2 bedroom units for homeless disabled and low income individuals in South Salt Lake

## **Grace Mary Manor**

- 84 unit community for chronically homeless individuals located in South Salt Lake
- 

# HACSL Affordable Housing

- Villa Charmant – 54 unit Low-Income Tax Credit community (to apply call 801-284-4488)
- Pleasant Green Villa – 10 unit Section 811 community (apply online)
  - Serves individuals with disabilities
- Covewood – 98 unit market-rate community (to apply call 801-486-0262)
- Parkhill – 30 mobile homes for low-income seniors

# TIPS

- Everything in writing and ask for dated copies for your own records
- Make sure your information is up to date and current
- Contact Eligibility Department for all wait list questions

