
SALT LAKE CITY COUNCIL STAFF REPORT

DATE: November 20, 2007

SUBJECT: The Road Home request for \$200,000 loan from CDBG Housing Match funds for construction of the Palmer Court project, located at 999 South Main St.

STAFF REPORT BY: Jennifer Bruno, Policy Analyst

AFFECTED COUNCIL DISTRICTS: n/a

ADMINISTRATIVE DEPT:

AND CONTACT PERSON: LuAnn Clark, Housing and Neighborhood Development Director

POTENTIAL MOTIONS:

1. **["I move that the Council"]** Adopt a resolution authorizing a cash flow loan from Salt Lake City's Community Development Block Grant (CDBG) Housing Match Fund to The Road Home, for the "Palmer Court" housing project for the chronically homeless, located at 999 South Main Street.
 2. **["I move that the Council"]** Not adopt a resolution authorizing a cash flow loan from Salt Lake City's Community Development Block Grant (CDBG) Housing Match Fund to The Road Home, for the "Palmer Court" housing project for the chronically homeless, located at 999 South Main Street..
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The following information was provided previously for the Council Work Session on November 13, 2007. It is provided again for your reference.

KEY ELEMENTS:

- A. The Road Home is requesting a loan of \$200,000 from the City's CDBG Housing Match funds in order to construct the "Palmer Court" project at 999 South Main Street in Salt Lake City.
 1. The project will provide 211 single and family apartments for those who have experienced chronic homelessness. There will be 150-175 studio apartments for single men and women, and 25-60 one and two bedroom apartments for families.
 2. The Road Home anticipates that this project, with turnover and permanent housing placement could accommodate 325 people throughout the course of a year.
 3. The location is a former Holiday Inn, which was in the process of closing when acquired by The Road Home. The Road Home will renovate the building, rather than demolish and re-build, to create the 211 units.
 4. The Road Home will provide on-site property management services, and will also arrange for on-side supportive services such as employment resources, mental health services, health care providers, child care programs, and others.
 5. The total construction costs (not including land acquisition) are anticipated to be \$10 million.

6. Of that \$10 million figure, the Road Home has assigned a line item of \$357,757 for “overhead and profit.” This represents 3.6% of the total project cost.
7. The funding sources for construction are as follows:

Funding Sources

Tax Credits	\$ 5,250,000
Olene Walker	\$ 1,500,000
LDS Church	\$ 1,000,000
Federal Home Loan Bank	\$ 400,000
Eccles Foundation	\$ 750,000
Crusade for Homeless	\$ 400,000
Salt Lake County	\$ 500,000
Salt Lake City	\$ 200,000
Total Funding Sources	\$ 10,000,000

- B. The request is for a \$200,000 loan from the CDBG Housing Match Funds line item.
 - a. Typically the administration requests \$100,000 every year from CDBG to contribute to this fund. They have not forwarded these requests in the last two to three years as there have not been many applications for use of these funds.
 - b. The current balance of this fund is **\$339,236**. If this request is granted, the balance would be \$139,236. It should be noted that the Council is considering an additional request for use of these funds in the amount of \$50,000, which would bring the balance down to \$89,236.
 - c. The resolution for the loan calls for a 30 year term with a 0% annual interest rate. The resolution allows for the agreement to be renegotiated by both parties at the end of the 30 year term. (*Staff note: If the Council were to apply a 3% interest rate to the loan, the total interest earned over the life of the loan would be \$106,116*)
 - d. Because there are two applications this year which could deplete the fund if granted, the Administration has indicated they are forwarding a request for \$100,000 in the FY 2009 cycle of CDBG to replenish this fund.
- C. In April of 2007, the Board of Directors of the Redevelopment Agency, committed \$3 million in RDA assistance towards land acquisition for this project.
- D. On September 10, 2007, the Community Development Capital Improvement Programs (CDCIP) board voted unanimously to support the approval of a loan to this project from the City’s CDBG Housing Match Fund.
- E. On September 14, 2007, Mayor Anderson reviewed the request and gave his approval.

OPTIONS:

The Council may wish to consider the following options:

1. Forward the resolution to the next Council Meeting for consideration.
2. Request additional information.
3. Defer consideration of the request until after the Council has reviewed and adopted the Salt Lake City Housing Policy.

MASTER PLAN AND POLICY CONSIDERATIONS:

- A. The Council is continuing to finalize revisions to the Housing Policy before adoption.
- B. The Council’s current adopted Housing Policy (1999) states the following:

I. Affordable and Transitional Housing

The City Council supports:

1. Salt Lake City residents having access to housing that does not consume more than 30 percent of their gross income.

2. The analysis of the impacts of fees and current zoning on affordable housing.
3. The type of business growth that is compatible with affordable housing needs in the City.
4. Development of programs to meet the housing needs of all individuals employed by and working or living within Salt Lake City.
5. Policies and programs that encourage home ownership without jeopardizing an adequate supply of affordable rental housing.
6. The dispersal of affordable and transitional housing Citywide and valley-wide. In particular, the Council supports the establishment of smaller transitional housing programs, with a minimum of one four-plex per Council District.
7. The citywide development of single room occupancy housing (SROs).
8. The City providing examples of how affordable housing can be built, offering incentives for innovative projects that developers may not initially be willing to undertake and serving as a facilitator/partner to maximize housing opportunities.

II. Citywide Cross Section of Housing

The City Council supports:

1. A citywide variety of residential housing units, including affordable housing.
2. Accommodating different types and intensities of residential development.

III. Housing Stock Preservation, Rehabilitation and Replacement

The City Council advocates:

1. Policies and programs that preserve or replace the City's housing stock including, the requirement of, at a minimum, a unit-for-unit replacement or a monetary contribution by developers to the City's Housing Trust Fund in lieu of replacement.
2. The City promoting housing safety and quality through adequately funding by fees the City's apartment inspection program and programs that assist home and apartment owners in rehabilitating and maintaining housing units.

IV. Funding Mechanisms

The City Council supports:

1. Increasing the housing stock via public-nonprofit and/or for profit partnerships.
2. Establishing a public document that outlines annual sources and uses of funds for housing and housing programs.
3. Maximizing public reviews and input relating to use of City housing monies.

- C. The Council's statement on maintaining a residential base includes the following:
 " The Council supports using its zoning power to maintain the residential population base within the city, and to encourage population expansion."
- D. The Council's growth policy notes that growth in Salt Lake City will be deemed the most desirable if it meets the following criteria:
 1. Is aesthetically pleasing;
 2. Contributes to a livable community environment;
 3. Yields no negative net fiscal impact unless an overriding public purpose is served; and
 4. Forestalls negative impacts associated with inactivity.
- E. The City's 1990 Urban Design Element includes statements that emphasize preserving the City's image, neighborhood character and maintaining livability while being sensitive to social and economic realities.

A. LOUIS ZUNGUZE
DIRECTOR

BRENT B. WILDE
DEPUTY DIRECTOR

SALT LAKE CITY CORPORATION
DEPT. OF COMMUNITY DEVELOPMENT
OFFICE OF THE DIRECTOR

ROSS C. "ROCKY" ANDERSON
MAYOR

CITY COUNCIL TRANSMITTAL

TO: Lyn Creswell, Chief Administrative Officer **DATE:** October 9, 2007
FROM: Louis Zunguze, Community Development Director
SUBJECT: A request from The Road Home, a nonprofit organization, requesting a cash flow loan from CDBG Housing Match funds in the amount of \$200,000 for acquisition and/or renovation of a permanent supportive housing project, consisting of 211 housing units for formerly homeless individuals and families

STAFF CONTACTS: LuAnn Clark, Housing & Neighborhood Development Director, at 535-6136 or luann.clark@slcgov.com

ACTION REQUIRED: Adoption of the Resolution by the City Council

DOCUMENT TYPE: Resolution

BUDGET IMPACT: None

DISCUSSION:

Issue Origin: The Road Home is requesting a cash flow loan from CDBG Housing Match funds in the amount of \$200,000 for acquisition and/or renovation of a permanent supportive housing project, consisting of 211 housing units for formerly homeless individuals and families. The purpose of project is to purchase and rehabilitate a 291-room hotel, located at 999 South Main Street, in order to create 211 units of single and family apartments for those who have experienced chronic homelessness.

Analysis: The Road Home will provide on-site property management services for the project 24 hours per day, seven days per week. Supportive services, including employment resources, federal benefits, substance abuse services, mental health services, health care providers, clothing assistance programs, and child care programs, will be available to all tenants who choose to utilize those services.

Other funding sources for the project's rehabilitation include the following:

LDS Church	\$1,000,000
Federal Home Loan Bank	400,000
Eccles Foundation	750,000
Crusade for the Homeless	400,000

Salt Lake County	500,000
Olene Walker Housing Loan Fund	1,500,000
Tax Credits	5,250,000

Total project costs are anticipated to be \$10,000,000. Funds from Salt Lake City will be used for acquisition and/or rehabilitation costs of the project. Construction completion is anticipated in October 2008.

The City currently has \$289,326 in the Housing Match fund from past years that is available for these kinds of projects. Funding this project would leave the fund balance at \$89,326.

Recommendation: Mayor Anderson reviewed this request on September 14, 2007 and gave his approval for the project.

PUBLIC PROCESS:

The CD/CIP Board voted unanimously to support the approval of this project from the City's CDBG Housing Match Fund on September 10, 2007.

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ATTACHMENT A
Resolution

RESOLUTION NO. _____ OF 2007
AUTHORIZING A CASH FLOW LOAN FROM
SALT LAKE CITY'S COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG)
HOUSING MATCH FUND TO THE ROAD HOME FOR
THE PERMANENT HOUSING PROJECT FOR THE CHRONICALLY HOMELESS

WHEREAS, Salt Lake City Corporation (the City) has a Community Development Block Grant, (CDBG) Housing Match Fund to encourage affordable housing development within the City; and

WHEREAS, The Road Home, a Utah nonprofit organization, has applied to the City for a cash flow loan from the City's CDBG Housing Match Fund for acquisition and/or rehabilitation of the Holiday Inn development located at 999 South Main Street in Salt Lake City, in order to provide 211 units of permanent, supportive housing to chronically homeless individuals and families.

THEREFORE, BE IT RESOLVED by the City Council of Salt Lake City, Utah:

1. It does hereby approve Salt Lake City to enter into a cash flow loan agreement with The Road Home, from the City's CDBG Housing Match Fund for \$200,000.00, with a zero percent (0%) annual interest rate over thirty (30) years with terms of the agreement to be renegotiated by both parties at the end of the thirty (30) year term.

2. The Road Home will use the loan funds for acquisition and/or rehabilitation of the Holiday Inn development located at 999 South Main Street in Salt Lake City. The loan requested from the City's CDBG Housing Match Fund will be leveraged with funds provided by the Church of Jesus Christ of Latter Day Saints, the Crusade for the Homeless, the Eccles Foundation, Federal Home Loan Bank, Salt Lake County, the Olene Walker Housing Loan Fund, and tax credits. It is anticipated the total cost of the project will be \$10,000,000.00.

3. Ross C. Anderson, Mayor of Salt Lake City, Utah, following approval of the City Attorney, is hereby authorized to execute the requisite cash flow loan agreement documents on behalf of Salt Lake City Corporation and to act in accordance with their terms.

Passed by the City Council of Salt Lake City, Utah, this _____ day of _____, 2007.

SALT LAKE CITY COUNCIL

By: _____
CHAIR

ATTEST:

CHIEF DEPUTY CITY RECORDER

APPROVED AS TO FORM
SALT LAKE CITY ATTORNEY'S OFFICE
BY: Melany J. [Signature]
DATE: September 18, 2007

ATTACHMENT B
Application

August 24, 2007

LuAnn Clark
SLC Housing and Neighborhood Development Division
451 South State Street, Room 406
P.O. Box 145488
Salt Lake City, UT 84114-5488

Dear LuAnn,

On behalf of The Road Home, I am would like to request \$200,000 in CDBG Housing Match Funds from Salt Lake City for acquisition and/or renovation of our new 211-unit permanent supportive housing development. This new program will focus on individuals and families experiencing chronic homelessness. If awarded, these funds will be used to help purchase or renovate the current building and convert it from a hotel to an apartment complex.

New Housing Development Located at 999 S. Main Street

The purpose of this project is to rehabilitate a 291-room hotel located in downtown Salt Lake City to create approximately 211 units of single and family apartments for individuals and families who were formerly homeless. Our goal is to create long-term housing with a preference for those who have turned to the sheltering system as their permanent housing destination. Our agency will work beside the tenants to help improve their quality of life by connecting them to existing community resources, and helping them to achieve stability.

Program Beneficiaries

The new housing facility will contain approximately 211 apartments including 150 to 175 studio apartments for single men and women, and 25 to 60 one- or two-bedroom apartments for families. These housing units will accommodate approximately 325 people in the course of a year. This project will qualitatively improve the lives of these individuals and families by providing them a personal apartment with supportive services on site.

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SECRETARY

C.A. Bud Bailey

TREASURER

Steve Eliason

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EXECUTIVE DIRECTOR

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Support and
Shelter for
Overcoming
Homelessness



210 S. Rio Grande Street
Salt Lake City, UT 84101

TEL Administration: 801.359.4142 TEL Development & PR: 801.355.1433
FAX: 801.359.4178 www.theroadhome.org



Project Timetable

We anticipate that the renovation of this site will begin in October 2007 and take approximately one year. We can begin leasing the housing units to residents immediately after renovation is complete.

The initial phase of this project will be considered complete and successful if the purchase and renovation have been completed on time, within budget, in compliance with all laws and regulations, and meeting a generally accepted standard of high quality.

We have assembled a facility development team of board members and other interested parties to evaluate the effectiveness of this project on an ongoing basis. Our team is currently meeting weekly and will continue to meet regularly to assess progress. This team includes:

- Walker and Associates (real estate agency)
- Parsons Behle Latimer (legal oversight)
- Stoel Rives (legal oversight)
- Bud Bailey (construction oversight)
- Steve Crane, VCBO Architecture (architectural oversight)
- Ed McCartney, Fidelity Investments (fiscal oversight)
- Julie Kilgore, Wasatch Environmental (environmental oversight)
- The Road Home Board of Trustees, including executive staff: Matthew Minkevitch, Michelle Flynn, and Larry Kupfer (evaluation of program goals and objectives, service delivery, and operating budget post-construction)

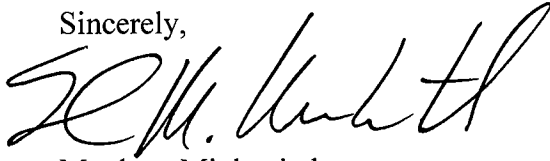
When the project is operating at its full capacity, we will use the following tools to evaluate the effectiveness of the project:

- Analyzing the change in demand patterns as a result of this new housing innovation (we anticipate that there will be a decrease in shelter need in the overflow program).
- Tracking length of stay and destination after leaving the project.
- Analyzing our effectiveness at placing long-term shelter stayers into the housing program.
- Monitoring occupancy levels in the housing units.

Please find attached a proposed renovation budget, preliminary pro forma estimate, and program overview for this project. The attached estimate is our original estimate, and we are currently working with our architect and facility team to refine and update the numbers.

If you have any further questions or need additional information please call me at 364-7643. We appreciate the past support of Salt Lake City, and we look forward to a continued relationship. Thank you for your thoughtful consideration of this request.

Sincerely,

A handwritten signature in black ink, appearing to read "M. Minkevitch", written in a cursive style.

Matthew Minkevitch
Executive Director

THE ROAD HOME

HOLIDAY INN DEVELOPMENT

PROJECT RENOVATION

RENOVATION FUNDS

Church of Jesus Christ of Latter-day Saints	1,000,000	
Federal Home Loan Bank	400,000	
George S. and Dolores Doré Eccles Foundation	750,000	
Crusade For The Homeless	400,000	
Salt Lake County General Fund	500,000	
Olene Walker Housing Loan Fund	1,500,000	
Salt Lake City CDBG	200,000	200,000
Tax Credits	5,250,000	
TOTAL RENOVATION FUNDS	10,000,000	200,000

RENOVATION COST

Sitework and Demolition	427,004	
Concrete	12,713	
Metals	58,256	
Woods and Plastics	904,551	
Thermal/Moisture Protection	484,471	
Doors and windows	181,265	
Finishes	788,651	
Equipment	250,063	
Mechanical	3,277,022	200,000
Electrical	771,131	
Energy Star	1,049,526	
Professional Fees	149,668	

SUBTOTAL	8,354,321	200,000
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General Conditions	572,411	
Overhead and Profit	357,757	
Contingency	715,512	

TOTAL RENOVATION	10,000,000	200,000
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* PRELIMINARY *

PROJECT ESTIMATE		CONSTRUCTION CONTROL CORPORATION		3/16/2007	
PROJECT NAME.....GARDEN PARK IMPROVEMENTS					
LOCATION.....SALT LAKE CITY, UT					
ARCHITECT.....VCBO		SF		158000	
STAGE OF DESIGN.....FEASIBILITY STUDY					
CSI #	DESCRIPTION	UNIT	QTY	UNIT COST	
BUILDING COST SUMMARY					
02	SITEWORK & DEMOLITION	\$	2.19	\$	346,640
03	CONCRETE	\$	0.07	\$	10,320
04	MASONRY	\$	-	\$	-
05	METALS	\$	0.30	\$	47,292
06	WOODS & PLASTICS	\$	4.65	\$	734,310
07	THERMAL & MOISTURE PROTECTION	\$	2.49	\$	393,291
08	DOORS & WINDOWS	\$	0.93	\$	147,150
09	FINISHES	\$	4.05	\$	640,223
10	SPECIALTIES	\$	-	\$	-
11	EQUIPMENT	\$	1.28	\$	203,000
12	FURNISHINGS	\$	-	\$	-
14	CONVEYING SYSTEM	\$	-	\$	-
15	MECHANICAL	\$	16.84	\$	2,660,270
16	ELECTRICAL	\$	3.96	\$	626,000
SUBTOTAL		\$	36.76	\$	5,808,495
GENERAL CONDITIONS		8%	\$	2.94	464,680
OVERHEAD & PROFIT		5%	\$	1.84	290,425
CONTINGENCY		10%	\$	3.68	580,849
TOTALS		\$	45.22	\$	7,144,449
<p>** ITEMS WITH ASTERIKS ARE CONSIDER DEFICIENT FOR USE AND MUST BE DONE</p>					

PROJECT ESTIMATE CONSTRUCTION CONTROL CORPORATION	3/16/2007
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PROJECT NAME.....GARDEN PARK IMPROVEMENTS

LOCATION.....SALT LAKE CITY, UT

ARCHITECT.....VCBO

SF 158000

STAGE OF DESIGN.....FEASIBILITY STUDY

CSI #	DESCRIPTION	UNIT QTY	UNIT COST	
02	<u>SITEWORK & DEMOLITION</u>			
	Demolition			
	Selective Interior Demolition	158000 SF	\$ 0.19	\$ 30,020
	Remove Existing Flooring	158000 LF	\$ 0.19	\$ 30,020
	Demo Interior Walls	12600 SF	\$ 0.89	\$ 11,214
	Cut opening in CMU wall at new door	16 EA	\$ 550.00	\$ 8,800
	Demo Existing Landscape	35400 SF	\$ 0.29	\$ 10,266
	Demo Pool	11210 SF	\$ 2.00	\$ 22,420
	Wall Sawcutting	272 LF	\$ 19.65	\$ 5,345
	Subtotal for Demolition			\$ 118,085
	Earthwork			
	Excavation	1 LS	\$ 30,000.00	\$ 30,000
	Site Grading	35400 SF	\$ 0.39	\$ 13,806
	Subtotal for Earthwork			\$ 43,806
	Asphalt Paving			
	Asphalt Overlay	116888 SF	\$ 0.95	\$ 111,044
	Asphalt Striping	116888 SF	\$ 0.04	\$ 4,676
	Subtotal for Site Concrete			\$ 115,719
	New Landscaping	35400 SF	\$ 1.95	\$ 69,030
	TOTAL SITEWORK & DEMOLITION			\$ 346,640
03	<u>CONCRETE</u>			
	Floor Patch	158000 SF	\$ 0.04	\$ 6,320
	Footings at new Archway	10 CY	\$ 400.00	\$ 4,000
	TOTAL CONCRETE			\$ 10,320
04	<u>MASONRY</u>			
	TOTAL MASONRY			\$ -
05	<u>METALS</u>			

PROJECT ESTIMATE	CONSTRUCTION CONTROL CORPORATION	3/16/2007
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PROJECT NAME.....GARDEN PARK IMPROVEMENTS
 LOCATION.....SALT LAKE CITY, UT
 ARCHITECT.....VCBO
 STAGE OF DESIGN.....FEASIBILITY STUDY

SF 158000

CSI #	DESCRIPTION	UNIT	QTY	UNIT COST	
	Tube Steel Structure	9500 LB		\$ 3.65	\$ 34,675
	Miscellaneous Metals	1000 LB		\$ 4.65	\$ 4,650
	Metal Roof Deck	2897 SF		\$ 2.75	\$ 7,967
	TOTAL METALS				\$ 47,292
06	<u>WOOD & PLASTICS</u>				
	Carpentry:				
	Wood Plates & Blocking	5000 BF		\$ 3.68	\$ 18,400
	Subtotal for Carpentry				\$ 18,400
	Millwork:				
	Closet Shelving	355 LF		\$ 16.00	\$ 5,680
	Wall Hung Cabinet	1850 LF		\$ 110.00	\$ 203,500
	Base Cabinet w/ Plam top	2315 LF		\$ 154.00	\$ 356,510
	Full Height Cabinet	812 LF		\$ 185.00	\$ 150,220
	Subtotal for Millwork				\$ 715,910
	TOTAL WOOD & PLASTICS				\$ 734,310
07	<u>THERMAL & MOISTURE PROTECTION</u>				
	Standing Seam Metal Roof at new archways	2897 SF		\$ 9.65	\$ 27,956
	Sound Batt	9172 SF		\$ 0.46	\$ 4,219
	Remove & Replace Existing Roof	52667 SF		\$ 3.25	\$ 171,167
	Exterior Sheathing	10966 SF		\$ 2.25	\$ 24,674
	Stucco at new Canopies	10966 LF		\$ 8.00	\$ 87,728
	Stucco at Existing Canopies	6696 SF		\$ 8.00	\$ 53,568
	Stucco Cornice at new canopies	918 LF		\$ 9.65	\$ 8,859
	Decorative Stucco Areas	800 SF		\$ 12.65	\$ 10,120
	Caulking & Sealants	1 LS		\$ 5,000.00	\$ 5,000
	TOTAL THERMAL & MOISTURE PROTECTION				\$ 393,291
08	<u>DOORS & WINDOWS</u>				

PROJECT ESTIMATE CONSTRUCTION CONTROL CORPORATION	3/16/2007
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PROJECT NAME.....GARDEN PARK IMPROVEMENTS	
LOCATION.....SALT LAKE CITY, UT	
ARCHITECT.....VCBO	SF 158000
STAGE OF DESIGN.....FEASIBILITY STUDY	

CSI #	DESCRIPTION	UNIT	QTY	UNIT COST	
	Renovate Existing Doors	779 EA		\$ 100.00	\$ 77,900
	Double Interior Wood Doors	60 EA		\$ 850.00	\$ 51,000
	Sliding Closet Doors	50 EA		\$ 365.00	\$ 18,250
	TOTAL DOORS & WINDOWS				\$ 147,150
09	<u>FINISHES</u>				
	Interior Partitions with 5/8" Gyp Each Side	9172 SF		\$ 7.65	\$ 70,166
	Metal Stud Framing at new Exterior archways	9326 SF		\$ 7.65	\$ 71,344
	Metal Stud Framing at existing columns/ Canopies	1640 SF		\$ 7.65	\$ 12,546
	Patch and Repair	1 Allow		\$ 50,000.00	\$ 50,000
	Shelled Space	21090 SF		\$ -	\$ -
	Carpet (assume 2/3 being replaced)	10192 SY		\$ 17.00	\$ 173,267
	Rubber Base	1834 LF		\$ 1.45	\$ 2,660
	Paint/ Stain Doors & Frames	839 EA		\$ 65.00	\$ 54,535
	Paint New walls	18344 SF		\$ 0.42	\$ 7,704
	Paint Existing Walls	328000 SF		\$ 0.42	\$ 137,760
	Paint Existing Ceiling	136910 SF		\$ 0.44	\$ 60,240
	TOTAL FINISHES				\$ 640,223
10	<u>SPECIALTIES</u>				
	TOTAL SPECIALTIES				\$ -
11	<u>EQUIPMENT</u>				
	Underer counter Refridgerator	203 EA		\$ 550.00	\$ 111,650
	2 Burner Cook top w/ residential hood	203 EA		\$ 450.00	\$ 91,350
	TOTAL EQUIPMENT				\$ 203,000
12	<u>FURNISHINGS</u>				
	TOTAL FURNISHINGS				\$ -
14	<u>CONVEYING SYSTEMS</u>				
	TOTAL CONVEYING SYSTEMS				\$ -

PROJECT ESTIMATE		CONSTRUCTION CONTROL CORPORATION		3/16/2007
PROJECT NAME.....GARDEN PARK IMPROVEMENTS				
LOCATION.....SALT LAKE CITY, UT				
ARCHITECT.....VCBO		SF	158000	
STAGE OF DESIGN.....FEASIBILITY STUDY				
CSI #	DESCRIPTION	UNIT QTY	UNIT COST	
15	MECHANICAL			
	HVAC			
	Remove & Replace Window Units **	300 EA	\$ 3,000.00	\$ 900,000
	Modifications for Suite Conversions	50 EA	\$ 3,000.00	\$ 150,000
	Replace Heating Lines in Kitchen **	1 LS	\$ 50,000.00	\$ 50,000
	Replace Storage Tank **	1 LS	\$ 10,000.00	\$ 10,000
	Replace Chiller, Cooling Tower & Pumps **	1 LS	\$ 150,000.00	\$ 150,000
	Replace Boiler & Pumps	1 LS	\$ 100,000.00	
	Total HVAC			\$ 1,260,000
	Fire Sprinkler **	158000 SF	\$ 5.00	\$ 790,000
	Plumbing			
	Two compartment sink	50 EA	\$ 500.00	\$ 25,000
	Replace Guest Room Plumbing Fixtures	158 EA	\$ 650.00	\$ 102,700
	One Compartment Sink	153 EA	\$ 480.00	\$ 73,440
	Supply Piping	8120 LF	\$ 10.65	\$ 86,478
	Waste/Vent Piping	5440 LF	\$ 14.65	\$ 79,702
	Replace Guest Room Plumbing Fixtures	213 EA	\$ 950.00	\$ 202,350
	Connections to Existing	203 EA	\$ 200.00	\$ 40,600
	Subtotal for Plumbing			\$ 610,270
	TOTAL MECHANICAL			\$ 2,660,270
16	ELECTRICAL			
	New Electrical Switchgear **	1 LS	\$ 200,000.00	\$ 200,000
	Lighting Changes	213 EA	\$ 500.00	\$ 106,500
	Fire Alarm Modification	213 EA	\$ 350.00	\$ 74,550
	Power Additions & Modifications	213 EA	\$ 950.00	\$ 202,350
	Miscellaneous Electrical	213 EA	\$ 200.00	\$ 42,600
	TOTAL ELECTRICAL			\$ 626,000

The Road Home Hotel Housing Development Overview

Purpose: The purpose of this development is to help individuals and families attain affordable and appropriate long term housing.

We will work beside the tenants to help improve their quality of life by connecting them to existing community resources, and helping them to achieve stability.

Units: This development will contain approximately 200 to 215 rental apartments for individuals and families. We are working with the architect and a Development Design Committee to develop a renovation plan which assures apartments for families and single women will be kept separate and secure from individual studios.

Rent Structure: A portion of the apartments will be rented by the week/month at a fixed rate. Another portion will be rented monthly with tenants paying 30% of their income toward rent. There will be no maximum time limit in any of the units. Each unit will provide a permanent housing option. The majority of the apartments will have some sort of rental subsidy. We are seeking non-traditional sources of funding for rental subsidies to provide us with the most flexibility.

Tenants: A preference will be given for individuals and families referred by The Road Home shelter. A preference will be given to current tenants at the Regis/Cambridge SRO apartments.

Office Space: Some meeting rooms will be renovated into office space and rented out. Office tenants will be sought from partner agencies that could provide services to tenants; however, services provided by these agencies will be available to any of their clients and have no connection to the housing requirements of apartment tenants. Office space could also be rented by a variety of useful retailers of benefit to the neighborhood.

Operations: The Road Home will provide property management on-site 24 hours per day/ seven days per week. We are looking to partner agencies for contracting of grounds upkeep and maintenance.

Supportive Services: Supportive services are not a requirement of housing, but an amenity to for the tenants. The Road Home will have supportive services available on-site for those tenants who wish to utilize them. This will be an optional service and not a requirement for tenants of the apartments. For tenants who select to access these services, we will help connect them with resources in the community relating to increased income, employment, federal benefits, referrals to treatment for substance abuse and mental health, food and clothing assistance and more. Supportive service team members will work closely with the school district, health care providers, child care programs and other child support organizations.

The development will not serve as a shelter, transitional housing, treatment home or group home. Rather it will serve as a permanent apartment facility with a preference for those referred by The Road Home and the current tenants of the Regis & Cambridge Hotels who wish to relocate.

Community: The Road Home staff and Board are reaching out to a variety of community members including the Salt Lake City Police, Salt Lake City School District, Community Councils, local businesses and neighbors. We have formed a Development Design Advisory Committee (DDAC) to solicit input from these partners as we proceed with the renovation and design of this development.

Funding: We are securing a majority of private funding as well as funding from the Redevelopment Agency of Salt Lake City for the purchase and renovation of the building.