



SALT LAKE CITY HRC TARGETED RESIDENTIAL AND COMMERCIAL PROGRAMS

Targeting Businesses and Residences surrounding the Homeless Resource Centers

Program Guidelines and Application



Applications open on October 1 and will remain open until all funds have been awarded/expended.

PROGRAM OVERVIEW

The HRC Targeted Residential and Commercial Programs (HRCTRCP) are resources offered by Salt Lake City's Division of Housing and Neighborhood Development (HAND) to support and strengthen the City's neighborhoods. In 2017, the Salt Lake City Mayor and City Council identified two sites for future Homeless Resource Centers (HRCs). These centers are located at 131 E 700 S ("the Geraldine") and 242 W Paramount/275 W High Avenue ("the Gail Miller"). The HRCTRCP is a tool for the City to implement specific economic development goals of City Masterplans. This program is intended to revitalize neighborhoods and commercial areas, enhance the livability of adjacent communities, and support local safety concerns.

There are **two** separate grants. The total grant amount for these programs is \$92,010 of Salt Lake City General Fund resources. Through a prioritized application process, \$46,000 of the grant funding will be available to the 358 residential parcels identified in the map around both HRCs (map below, Exhibit A). The rest of the funding, \$46,010, is available for the 938 commercial parcels in the attached map.

These funds can be deployed, along with additional Salt Lake City funding already available to assist property owners. These other programs include the Neighborhood Building Improvement Program for commercial businesses and the Housing Rehabilitation Program and Housing Handyman Program for residences. Please contact Salt Lake City Housing and Neighborhood Development for more information.

AMOUNT & TYPE OF ASSISTANCE

Residential parcels may receive up to \$500. This can be used for general property improvements such as improved exterior lighting, motion sensors, fencing, and other Crime Prevention Through Environmental Design (CPTED) principles which encourages signage, landscaping and lighting to help prevent crime. Anticipated number of households to benefit is a minimum of 92.

Commercial parcels may be eligible to receive up to \$1,000 in general property improvements such as exterior lighting, motion sensors, fencing, and other Crime Prevention Through Environmental Design (CPTED) design features like encourage signage, landscaping, and lighting to help prevent crime. Applications for Salt Lake City's HRCTRCP will be available as funding allows.

DESCRIPTION OF ELIGIBLE WORK

Salt Lake City's HRCTRCP is funded with City General Fund dollars and must comply with City requirements.

Eligible use of funds include the following façade improvements:

- Exterior lighting
- Fencing
- Motion sensors
- Signage
- Landscaping/planter boxes
- Security system
- Labor, materials and fixtures
- Windows
- Cameras and other security devices
- Enhanced locks
- Other security features

Ineligible uses of funds include the following:

- Public sidewalks
- New construction

- Property acquisition
- Other activities specifically prohibited

***Note: Eligible activities must occur after the contract between Salt Lake City and the business/homeowner has been executed to qualify for reimbursement. Items and/or services purchased prior to contract execution are not eligible.**

PROGRAM ELIGIBILITY & REQUIREMENTS

TARGET AREA REQUIREMENTS

The project must be located in the HRC target areas provided on the map.

RESIDENTIAL HOUSING & INCOME REQUIREMENTS

Improvements to residential parcels are specifically targeted for **single family households** with incomes less than 80% AMI. Income Guidelines are included in Exhibit B. To ensure the greatest impact with our most financially insecure households, HAND will first evaluate all applications for compatibility with and eligibility for the existing housing programs. Those not eligible for our existing programs will be evaluated for this program. Priority will be scored/tiered with highest priority given to households with the lowest reported incomes and single-family owner-occupied homes.

COMMERCIAL BUSINESS REQUIREMENTS

Commercial businesses will be evaluated for compatibility with and eligibility for the existing Neighborhood Building Improvement Program. HAND will prioritize businesses that are local, small businesses. Eligible businesses are ones that produce goods/services that serve the surrounding neighborhood and encourage patronage from the surrounding neighborhood.

If you have any further questions, please contact Rawleigh Greenhalgh at Rawleigh.Greenhalgh@slcgov.com.

OWNERSHIP REQUIREMENTS

The applicant must own the property where program funding will be utilized, or obtain written permission from the owner if the applicant is a tenant.

OTHER PROGRAM REQUIREMENTS

- Applications will not be accepted for improvements already underway.
- All work must be in compliance with applicable permitting and code requirements, zoning, ordinances, and standard engineering practices.
- **Construction cannot begin until the project has received clearance and approval in writing.**

APPLICATION & PROJECT COMPLETION PROCESS

1. APPLICATION & SUPPORTING DOCUMENTATION SUBMISSION

Please provide a complete application. Incomplete applications will not be reviewed. Applications will be deemed complete upon submission of the following requirements:

- Project details and supporting documentations including (additional sheet if necessary):
 - Identified areas of the building or yard to be improved (both in photo and description)
 - If doing signage, it may not be a mural, religious, or political, and must be allowed according to the zoning ordinance.
- Photographs of the building's current condition, including:
 - The front of the building
 - Specific areas where improvements will be made.
- Estimated budget:
 - Cite a source from a professional who has expertise in construction cost estimates.

- Use the “Sources and Uses” sheet to create an itemized list of all cost associated with your project.
 - Please indicate additional funds which would be used in case the project exceeds the maximum available grant, and/or if the grant award is less than the grant request.
- If the applicant is a tenant, a letter of support from the property owner must be included.
- All documentation or clarifications as requested by City staff.

2. APPLICATION REVIEW

City staff will screen to ensure proposed uses are allowable, potentially including referral to city’s Design Review Team (DRT) for further review. If required, applicant may need to complete a DRT process/meeting before proceeding with their application.

The HRC Targeted Residential and Commercial Programs team will evaluate all applications and grant awards to the proposed projects that are determined to have the greatest impact within the targeted areas. The applicant will be notified of the status of the application throughout the review process.

3. GRANT AGREEMENT

Following approval, the applicant will be required to enter into and execute a written agreement with the City to establish terms, conditions, and requirements for program participation. **Any work completed prior to the issuance of the Grant Agreement will not be eligible for reimbursement.**

4. CONSTRUCTION

Work shall commence once all approvals have been received. All work is to be completed within six (6) months of the date of recordation of the grant agreement.

5. GRANT DISBURSEMENT

Salt Lake City will reimburse applicants as work and required documents are completed. The reimbursement process can take up to two weeks from the time all required documents are received.

6. REPORTING

After the construction is completed, the applicant will be asked to submit a review survey, a testimonial, and submit a final picture of the work completed.

DISCLAIMER

Funding cannot be obligated or promised to a contractor, architect, etc. prior to an award taking place. Work cannot start and be reimbursed until an agreement has been signed. If applicant has any questions, please ask before proceeding.

Exhibits A (Maps)

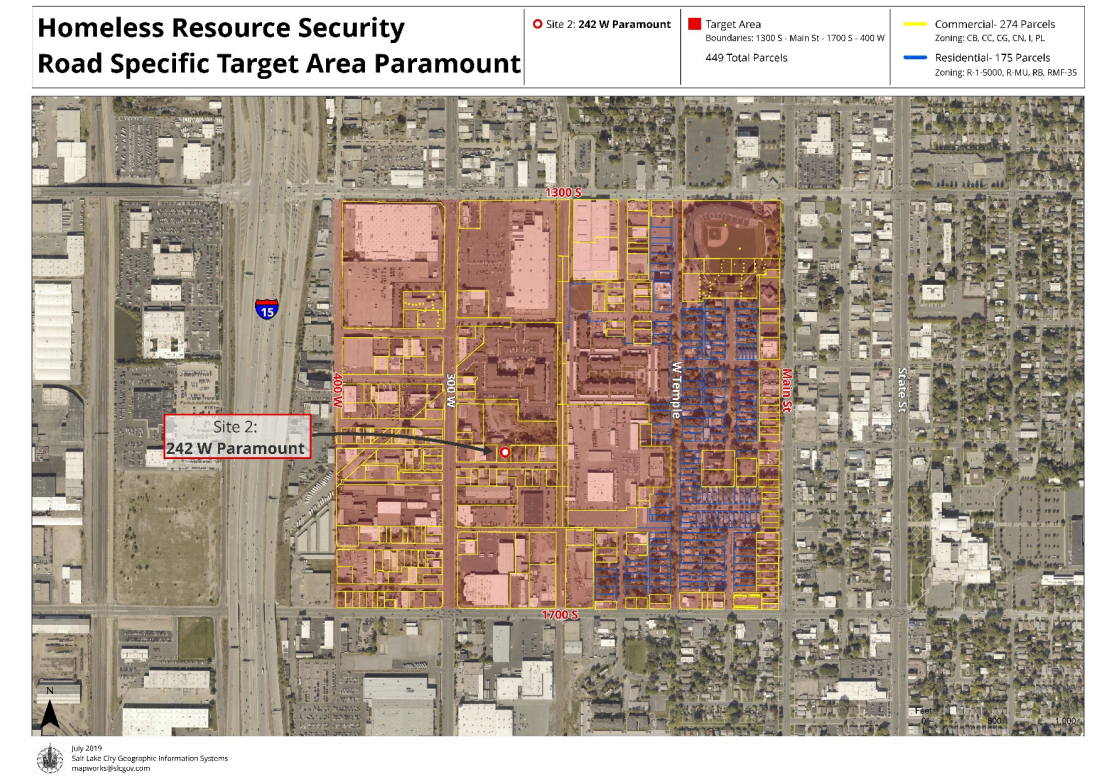
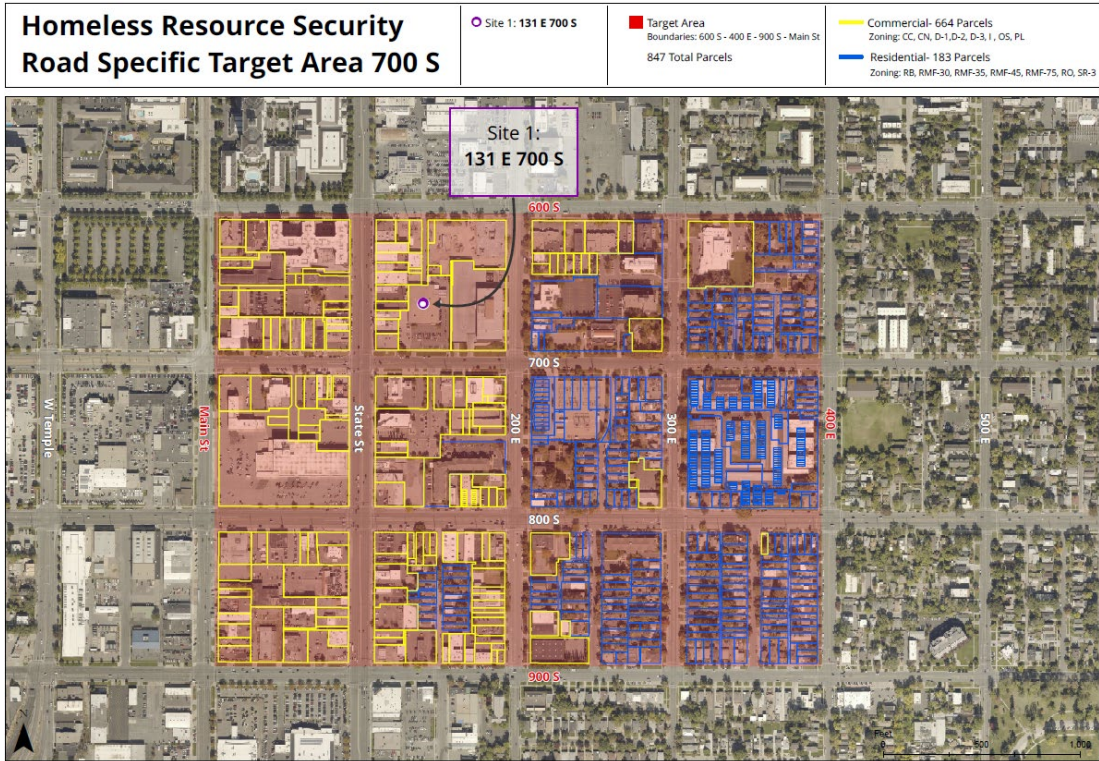


Exhibit B

FEDERAL HOME INCOME GUIDELINES FOR SALT LAKE CITY MSA Salt Lake County FY 2019 Median Family Income: \$ 82,700

HOME Income Guidelines Effective Date: June 29, 2019							
Number of Persons	Extremely				Median		
	Low Income 30%	Very Low Income 50%	Moderately Low Income 60%	Low Income 80%	Family Income 100%	120% Above MFI 120%	
1 Person	\$ 17,400	\$ 28,950	\$ 34,734	\$ 46,350	\$ 57,890	\$ 69,468	
2 Persons	\$ 19,850	\$ 33,100	\$ 39,720	\$ 52,950	\$ 66,160	\$ 79,392	
3 Persons	\$ 22,350	\$ 37,250	\$ 44,700	\$ 59,550	\$ 74,430	\$ 89,316	
4 Persons	\$ 24,800	\$ 41,350	\$ 49,620	\$ 66,150	\$ 82,700	\$ 99,240	
5 Persons	\$ 26,800	\$ 44,700	\$ 53,640	\$ 71,450	\$ 89,316	\$ 107,179	
6 Persons	\$ 28,800	\$ 48,000	\$ 57,600	\$ 76,750	\$ 95,932	\$ 115,118	
7 Persons	\$ 30,800	\$ 51,300	\$ 61,560	\$ 82,050	\$ 102,548	\$ 123,058	
8 Persons	\$ 32,750	\$ 54,600	\$ 65,520	\$ 87,350	\$ 109,164	\$ 130,997	

