

# Utah Homelessness Council (UHC)

## Agenda Item - Executive Summary

### Purpose:

- Decision
  - Informational
- 

**Meeting Date:** September 21, 2023

**Subject:** Deeply Affordable Housing Funding (DAHF) - Ville 3306  
Recommendation

**Submitted by:** Office of Homeless Services (OHS)

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### FUNDING SOURCE INFORMATION

<https://le.utah.gov/xcode/Title35A/Chapter16/35A-16-S602>

### SUMMARY

In the 2023 General Session, the Legislature of the State of Utah allocated \$47,738,855 of Federal American Rescue Plan Act (ARPA), Emergency Rental Assistance (ERA), and State funds to the Office of Homeless Services Deeply Affordable Housing Fund (DAHF). This competitive grant program will support the acquisition, construction, and rehabilitation of projects that serve households whose income is no more than 30% of the area median income.

At the previous UHC meeting, 14 of the 15 projects were awarded through DAHF as recommended by the review committee. Ogden City was approved for a 30-day extension to have further discussion on the remaining project, Ville 3306, to address their concerns. Per UHC's recommendation, OHS had a meeting with Ogden City during this time period. Ogden City stated that the project does not comply established zoning.

Ville 3306 is a hotel conversion project that will create 100 affordable, low barrier, studio units for families in Ogden. The property is currently owned by the applicant, renovations are set to begin in November of 2023, and the project is set to be operational by May 2024. This project would include on-site case management, as well collaboration with other agencies to provide medical, mental, and physical health services. Ville 3306 will be fully funded if awarded as recommended by the reviewing committee.

Please see Attachment B: Mayor Caldwell Ville 3306 Response for additional details. Please see Attachment C: 2023 DAHF Final Recommendations for an outline of recommended projects to be awarded.

## **STAFF RECOMMENDATIONS**

OHS DAHF awards, contracts and funding are conditional upon satisfying city approval, zoning and permitting. The grant review committee made the recommendations for all projects with this understanding.

- OHS staff recommend the Council base their decision on the attached documents and information provided in the executive summary.



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September 18, 2023

Utah Homelessness Council  
L. Whitney Clayton, Co-Chair  
Gail Miller, Co-Chair

Dear Co-Chairs Clayton and Miller, and Members of the Council:

During the August 10, 2023 meeting, I moved to table consideration of deeply affordable housing funding for the Ville Project, located at 3306 Washington Blvd., Ogden, to allow Ogden City the opportunity to review the Ville Project application for funding.

After reviewing the application, Ogden City has determined that the proposed project does not comply with Ogden City Zoning Code, as I further explain below. For this reason, I am requesting that consideration of funding for this project be denied.

The location of the proposed project is in a CP-3 zone. The application states the intent to create 100 studio units at this location. However, this proposal is not compliant with Ogden Municipal Code §15-13-22A, which requires 15% one-bedroom units and 10% two-bedroom units.

The project proposal also states the intent to operate a daycare center on site. A daycare center is not a permitted or conditional use in the CP-3 zone.

In addition, the project proposal states that OWCAP will operate a Head Start facility on site. Such a facility is not a permitted or conditional use in the CP-3 zone.

Because of the inconsistencies between the project proposal and Ogden City zoning code, I respectfully request that the Ville Project application for funding be denied.

Thank you for taking this additional information into consideration.

Sincerely,

A handwritten signature in blue ink, appearing to read "Mike Caldwell".

Mike Caldwell  
Mayor of Ogden

2023 Final Recommendations Summary - Deeply Affordable Housing Fund Round 2

Agency	Project	Recommended Amount	Source	% of Request Provided	County	Total Units	Affordable Housing Units	Deeply Affordable Units	Homeless Dedicated Units
Alliance House	1805 S Main Street Rebuild	\$2,000,000.00	Matching	100.00%	Salt Lake	16	16	16	16
Boys & Girls Club of Utah County	Affordable Housing for Families Initiative	\$991,950.00	ERA	100.00%	Utah	4	4	4	0
Canyon Creek Women's Crisis Center	Eleos Legacy Project	\$8,047,771.00	ARPA	93.53%	Iron	53	43	27	14
Davis Behavioral Health	DBH Permanent Supportive Housing	\$4,817,707.00	ARPA	35.34%	Davis	60	60	31	15
First Step House	44 North Apartments	\$5,000,000.00	ARPA and Matching	100.00%	Salt Lake	60	60	60	48
Friends of Switchpoint, Inc.	The Point at Jordan River Trail	\$3,969,427.00	Matching	88.21%	Salt Lake	26	26	26	8
Housing Authority of the City of Ogden	Ogden Youth PSH	\$717,000.00	ARPA	100.00%	Weber	12	12	12	12
SLC Rotary Foundation	Rotary Youth Transitional Housing Project	\$2,900,000.00	ARPA	100.00%	Salt Lake	8	8	8	8
The Other Side Academy	The Other Side Village Prep School	\$6,000,000.00	Matching	100.00%	Salt Lake	60	56	56	56
The Other Side Academy	The Other Side Village Phase II	\$3,000,000.00	ARPA	60.00%	Salt Lake	38	38	38	38
TWG Development, LLC	Residences at Fireclay Phase II	\$1,000,000.00	ARPA	100.00%	Salt Lake	30	30	5	5
Uintah Basin Tri-County Mental Health & Substance Abuse Local Authority	NCC Transitional Housing	\$1,500,000.00	ARPA	100.00%	Uintah	8	8	8	0
Utah Regional Housing	Bonneville Apartments	\$3,245,000.00	ERA and Matching	100.00%	Utah	27	27	27	27
Ville Property Management	Ville 3306	\$4,150,000.00	ARPA	100.00%	Weber	100	60	40	50
YCC Family Crisis Center	Safe Home, Secure Future	\$400,000.00	ARPA	100.00%	Weber	14	5	5	14
<b>Totals</b>		<b>\$47,738,855.00</b>				<b>516</b>	<b>453</b>	<b>363</b>	<b>311</b>
<b>Funding Sources Breakdown</b>									
Federal ARPA - \$31,000,000									
H2H Matching Funds - \$13,312,500									
ERA 2 - \$3,426,355.69									