



South Salt Lake City Council & Planning Commission SPECIAL MEETING AGENDA

Pursuant to Order of Special Meeting signed by two members of the South Salt Lake City Council on August 15, 2024, notice is hereby given that the South Salt Lake City Council will hold a Special Meeting on **Wednesday, August 21, 2024**, in the City Council Chambers at 220 East Morris Avenue, commencing at 6:00 p.m.

To watch the meeting live click the link below to join:

<https://zoom.us/j/93438486912>

Watch recorded meetings at: [youtube.com/@SouthSaltLakeCity](https://www.youtube.com/@SouthSaltLakeCity)

Conducting: Sharla Bynum, Council Chair

Items for Discussion:

1. Presentation on Proposed Non-Congregate Family Temporary Housing Facility
Jonathan Weidenhamer and Applicant Shelter the Homeless
2. Public Comments/Questions
 - a. Response to Comments/Questions (at the discretion of the Council Chair)
3. City Council and Planning Commission Discussion

Posted August 16, 2024

Those needing auxiliary communicative aids or other services for this meeting should contact Ariel Andrus at 801-483-6019, giving at least 24 hours' notice.

In accordance with State Statute and Council Policy, one or more Council Members may be connected electronically.

Have a question or concern? Call the connect line 801-464-6757 or email connect@sslc.gov

Public Comments/Question Policy

Time is made available for anyone in the audience to address the Council and/or Mayor concerning matters pertaining to City business. When a member of the audience addresses the Council and/or Mayor, they will come to the podium and state their name and City they reside in. The Public will be asked to limit their remarks/questions to three (3) minutes each. The conducting Council Member shall have discretion as to who will respond to a comment/question. In all cases the criteria for response will be that comments/questions must be pertinent to City business, that there are no argumentative questions and no personal attacks. Some comments/questions may have to wait for a response until the next regular council meeting. The conducting Council Member will inform a citizen when they have used the allotted time. Grievances by City employees must be processed in accordance with adopted personnel rules.

CITY COUNCIL

MEMBERS:

LEANNE HUFF
COREY THOMAS
SHARLA BYNUM
NICK MITCHELL
PAUL SANCHEZ
NATALIE PINKNEY
CLARISSA WILLIAMS

ARIEL ANDRUS
CITY RECORDER
220 E MORRIS AVE
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COUNCIL MEETING Wednesday August 21, 2024
6:00 p.m.

CITY OFFICES 220 East Morris Avenue
South Salt Lake, Utah 84115

PRESIDING: Council Chair Sharla Bynum

CONDUCTING: Council Chair Sharla Bynum

COUNCIL MEMBERS PRESENT:
LeAnne Huff, Corey Thomas, Sharla Bynum, Nick Mitchell,
Paul Sanchez (Zoom), Clarissa Williams, and Natalie Pinkney

COUNCIL MEMBERS EXCUSED:
None

PLANNING COMMISSION MEMBERS PRESENT:
Chad Ewell, Suzanne Slifka, Mary Anna Southey,
Stacey Holscher, Jeremy Carter, Olivia Spencer, George Pechmann

PLANNING COMMISSION MEMBERS EXCUSED:
Christy Dahlberg

STAFF PRESENT:
Mayor Cherie Wood
Josh Collins, City Attorney
Danielle Croyle, Police Chief
Terry Addison, Fire Chief
Jonathan Weidenhamer,
Crystal Makin, Finance Director
Julie Taylor, Deputy Neighborhoods Director
Eliza Ungricht, Deputy Community Development Director
Ariel Andrus, City Recorder
Sara Ramirez, Deputy City Recorder
Yasmin Abbyad, Emergency Management Coordinator
Joseph Dane, Communications Manager
Carson Aprato, Police Officer
David Wirthlin, Police Officer
Natalie Molino, Paralegal
Mayra Serna, Legal Assistant

Items for Discussion and Vote:

1. Presentation on Proposed Non-Congregate Family Temporary Housing Facility

Community and Economic Development Director, Jonathan Weidenhamer, introduced the agenda item and said that the presentation by the applicant was intended to provide information and explain how it will work.

Shelter the Homeless Executive Director, Laurie Hopkins, and The Road Home representatives, Michelle Flynn, Lindsey Hector, and Sarah Strang, introduced themselves and gave a presentation that demonstrated the community support, overview of who the facility would serve, launch timeline, program structure, facility details, and data that showed the need for this Family Interim Housing facility that would take place in the former Motel 6 on 300 West and 3300 South.

Ms. Flynn spoke about the support from local groups like the Salt Lake Valley Coalition to End Homelessness, Utah Homeless Services Board, and South Salt Lake and how they have teamed up with them to work on this project.

Ms. Hector spoke about how they began to look for a property that would meet the needs of families in the valley around a year and a half ago. The facility would need to be designed to expand services for families with young children.

The property was purchased in April of 2023 and will be operated by The Road Home. The facility will accommodate 70-85 families across four two-story buildings that cover approximately 53,000 square feet.

Since its purchase they have been working to ensure its code compliance and have also identified several necessary security enhancements that include an 8-foot perimeter fence.

Ms. Strang spoke about why this program has been needed and how they have seen a shift in families' needs since the pandemic. In typical congregate-based shelters there is a large dormitory area that everyone shares. As the pandemic went on, they observed the impact on families when they were able to have a private space. Families with newborns or young children have very different needs than families with children that are in their teens.

Since 2020, Utah has seen a 27% increase in families that are experiencing homelessness. In congruence, the rental rate has risen 54% over the past five years, while wage increases have not kept up with the same pace. Inflation on essential goods like groceries, healthcare, and transportation have also impacted everyday families who were already struggling to keep up. Pandemic programs and emergency aid funds have also seen a rollback and have cut back on the support and services that many families were receiving.

In the 2024 fiscal year, The Road Home's Street Outreach team served 86 households and 270 individuals that were living somewhere not meant for human habitation. These included things like living in a camp, vehicles, the outside of building with overhangs, etc. Of those served, 180 were children. During the last year, the Midvale shelter had to turn 834 down households and 3,107 people away due to the lack of space. Around two-thirds of those individuals were children.

The way that this proposed interim facility will work to prioritize families will be based on the age of their youngest child, family size, school district they belong to, and medical considerations. The goal is to make a family's stay there short, brief, and non-recurring.

Additionally, families will be connected with medical, educational, and community resources and be provided with daily meals, weekly visits with a medical provider, and 24-hour staff that will be onsite. The plan for internal and external security was also reviewed.

A copy of the presentation is attached and incorporated by this reference.

2. Public Comments/Questions

a. Response to Comments/Questions (at the discretion of the Council Chair)

Council Chair Bynum read a letter of support for the interim facility that was written and signed by nine clergy from around the county. A copy of the letter is attached and incorporated by this reference.

Business owner, Derek Mortensen, shared concerns about the interim housing facility.

Jordan River Commission Director, Soren Simonsen, shared support for the interim housing facility.

South Salt Lake resident, Kevin Miller, shared support for the interim housing facility.

Crossroads Urban Center Deputy Director, Bill Tibbitts, shared support for the interim housing facility.

West Valley resident, Maia Bishop, shared support for the interim housing facility.

Nomad Alliance Founder, Kseniya Kniazeva, shared support for the interim housing facility.

South Salt Lake resident, Irvin Jones, shared concerns about the interim housing facility.

3. City Council and Planning Commission Discussion

Commissioner Pechmann asked what the future of the Midvale shelter was or if it remain operational.

The project representatives answered that it would remain open.

Commissioner Carter asked if they had used this model of taking an existing structure and using it for this purpose in the past and what its success rates have been.

The project representatives said that The Road Home has been using scattered site hotels as additional shelter options for families for a number of years.

Commissioner Holscher asked what 'short-term' meant.

The project representatives answered that it ideally means 60-80 days but as the rental rates have continued to increase that it can mean longer.

Commissioner Spencer asked if the meals would be prepared on site or be brought in.

The project representatives said that they are partnering with Catholic Community Services to provide hot meals delivered in to-go containers two times a day.

Commissioner Southey asked about South Salt Lake's burdened ability to take on another facility that impacts its small population of residents and businesses and if there were other cities where this is also happening.

The project representatives said that they have worked closely with the local government and council of governments to continue to address issues like the winter overflow shelter and have more cities participate.

Commissioner Slifka asked about the facility's security measures and if it would be limited to the South Salt Lake police department.

The project representatives said that they would have two security officers onsite from Premier Security 24/7.

Council Member Thomas asked if they had searched other cities to purchase property in or if South Salt Lake was the first or only city they looked at.

The project representatives answered that they went through a lengthy process that included 11 motels in 7 cities to find Class C motels within their price point throughout the County.

Council Member Williams asked if any of the representatives have done any ride alongs with any of the City's police officers.

The project representatives said that they have participated in ride alongs and have worked closely with Lieutenant Coggle from the men's shelter in weekly meetings.

Council Member Huff asked where families will primarily go to see if they qualify to stay at the interim facility.

The project representatives said that all their facilities go through the Salt Lake Valley Coalition to End Homelessness' coordinated entry system so that they can identify individuals that are on the lesser or higher risk levels and work with availability.

Council Member Sanchez asked about parking and how it would accommodate employees, clients, and the traffic on surrounding streets.

The project representatives answered that they are still working on finalizing the conditional use permit details but that they will prioritize onsite parking for clients, staff, and any spaces for police or emergency responders.

Council Member Pinkney asked what the strategies are to ensure that families don't return to interim housing.

The project representatives said that their facilities have a strong housing-focused approach and work to assess the supports that each family needs or has.

Council Member Mitchell asked what the costs would be to the City and if it would be limited to police and fire.

City Attorney, Josh Collins, said that there would be more costs than just police and fire and that it's part of the process of how the City will continue to work with Shelter the Homeless and The Road Home to require certain things.

Council Chair Bynum asked if most of the families that have been turned away have happened during the winter months.

The project representatives said that it varies but that they have always seen spikes in July and August and see some spikes throughout the fall.

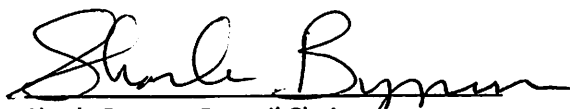
Council Chair Bynum said that while she is supportive of this because of the need and the ability of South Salt Lake to provide resources that the City has also done its share of opening its doors and taking on the burden with its little resources and small population.

Mayor Wood shared a statement that reflected on both the support from the City for the facility because of its own built-in programs like Promise South Salt Lake, and the concerns from residents about the load that the City bears as it houses the Salt Lake County Jail, Youth Detention Center, Men's Resource Center, Granite School District, and now the family interim housing facility, all of which are tax exempt entities and as regional facilities, should be spread out. Mayor Wood noted that during her time as Mayor she has tried to get PILT (Payments in Lieu of Taxes) and hopes that the state and county can help the City get those things across the line.

Salt Lake County Associate Deputy Mayor, Katheine Fife, shared a statement that expressed gratitude for the City's support and hearing the questions and concerns of those that attended while noting that the county is committed to finding solutions and resources for issues.

Council Chair Bynum adjourned the meeting.

The meeting was adjourned at 7:40 p.m.



Sharla Bynum, Council Chair



Ariel Andrus, City Recorder

21-Aug-24

COUNCIL MEETING - SPECIAL MEETING
LIST OF ATTENDEES

<u>NAME</u>	<u>CITY/TOWN</u>	<u>REPRESENTING</u>
Kevin Miller	SSL	Self
Andrea Wild	SLCo	SLCo
Derek Mortensen	SSLC	self : others
Christine Nebeker	SSLC	self : others
Morika Mason	SSLC	the road home
Claudia Payor	SSLC	The Road Home
Rob Hughes	S. Jordan	Shelter the Homeless
Mindy Kidd	Pleasant Grove	Shelter the Homeless
Kathy Self	SSL	self
Leslie Jones	SSL	self
Irvin Jones	SSL	self
Julie Taylor	SSL	City.
Joseph Dane	SSL	city
Aiza Ungriaht	SSL	city
Tessa Nicolaydes	SSL	The Road Home
Luke Gustafson	SSL	Self + others
Bill Tibbitt	Millcreek	Crossroads Urban 10-15
Angel Magdalen	SSIC	self
Sarah Montes	SSL	Self
Desiree Bishop (Maia)	Salt Lake/Millcreek	Self
Katherine Fife	SLCo	self.
Soren Simonsen	Jordan River Commission Salt Lake City	Jordan River Commission

21-Aug-24

COUNCIL MEETING - SPECIAL MEETING LIST OF ATTENDEES

[illegible]

Family Interim Housing

Expanding resources to improve housing and health outcomes for families and children experiencing homelessness



INTRODUCTIONS



LAURIE HOPKINS
Shelter the Homeless

MICHELLE FLYNN
The Road Home

Community Support

Salt Lake Valley Coalition to End Homelessness

The local homelessness coordinating council leadership prioritized this project to target underserved segments of the homeless population and provide ongoing relief of system capacity and housing affordability constraints.

Utah Homeless Services Board

Staffed by the Office of Homeless Services awarded significant funding for acquisition and launch of the project, a commitment to supporting long-term solutions that will prevent and end family homelessness.

South Salt Lake

Mayor Wood and the South Salt Lake City Council have engaged in solutions to decrease homelessness in our communities.

Committed Partners

The Road Home

A 501(c)(3) nonprofit organization, with a mission to help people step out of homelessness and back into our community. Serving as the lead agency in Salt Lake County helping families to end homelessness by providing housing-focused, crisis services and supportive housing.

Shelter the Homeless

A 501(c)(3) nonprofit organization dedicated to serving individuals and families experiencing homelessness and working with partners to develop safe facilities and expand solutions to prevent and end homelessness in Utah.

State of Utah Office of Homeless Services

A division of the Department of Workforce Services with a mission to address homelessness through partnerships and collaborative initiatives with state and local leaders, philanthropic partners, service providers, and individuals with lived experience.

Overview

Who will the facility serve?

- Families with a Head of Household over 18 with a minor child

When will it open?

- South Salt Lake City Planning and Council approval timeline begins August 2024
- Targeting program launch late 2024

What is the program structure?

- The former motel property at 315 West 3300 South
- Acquired by Shelter the Homeless April 2023
- Operated by The Road Home

What is the program?

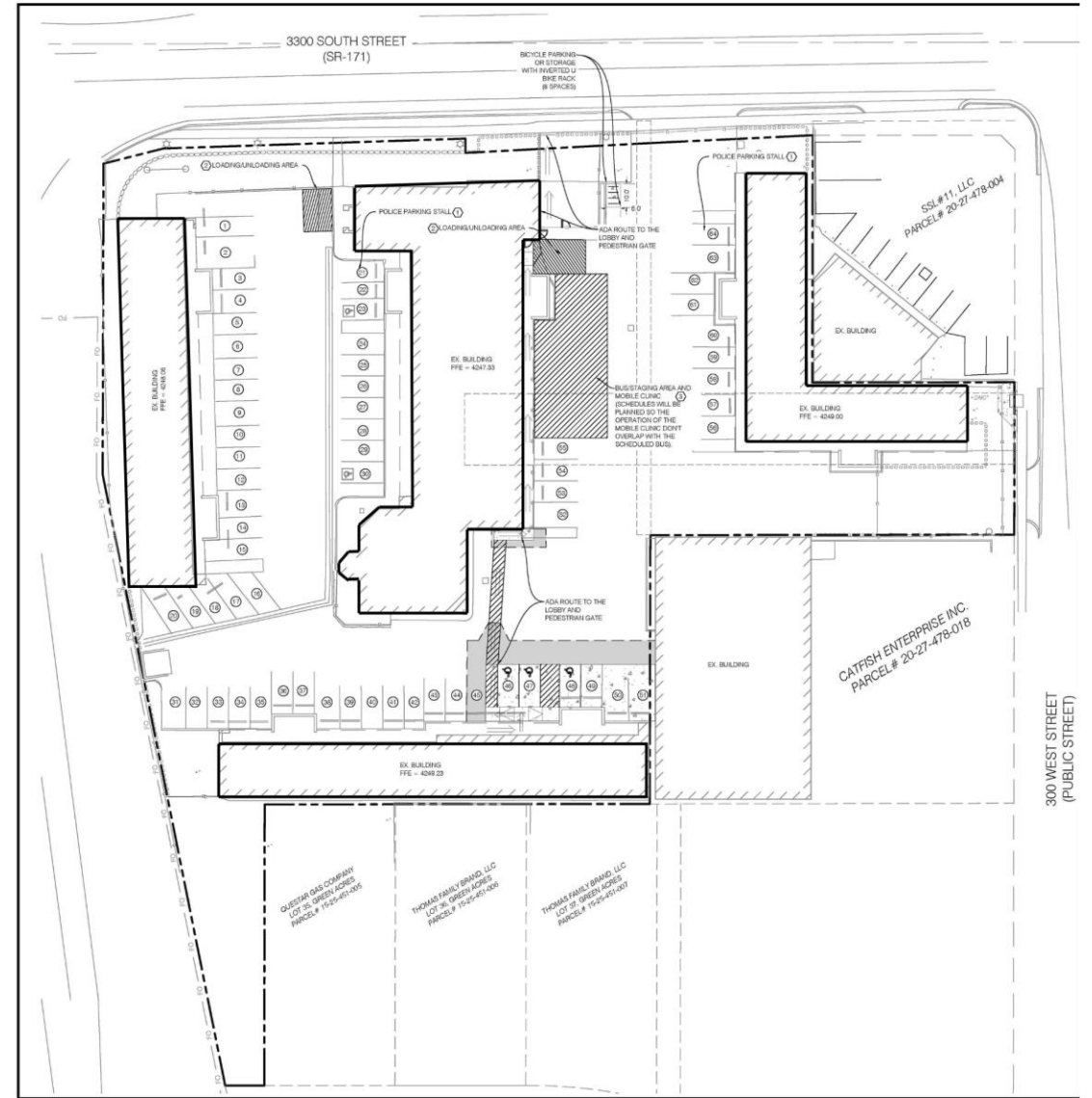
- Housing-focused
- Short-term
- Referrals from the Coordinated Entry system
- Part of the Salt Lake Valley Coalition to End Homelessness

South Salt Lake

Interstate 15

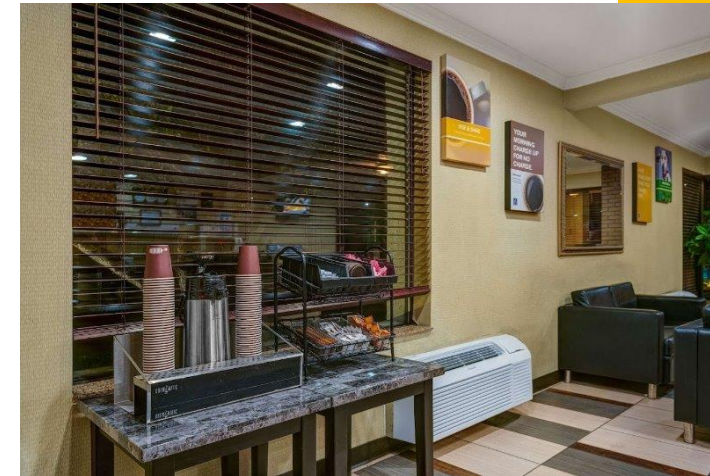
3300 South

300 West



Facility Details

- 4 Buildings on 1.88 acres
- Serving 70 - 85 families plus staff, security and partners
- 52,795 sq ft of usable space
- 2 Floors, exterior access from street or stairwell (no elevators)
- Security screening area/offices
- Large Common Room and Program Rooms
- Dining Area
- Small Conference Room
- Commercial and participant laundry facilities
- ADA compliant rooms
- Future Refurbishments



Why is this program needed?



Number of families experiencing homelessness is rising and there is not enough emergency shelter to meet the need



Families experiencing **homelessness** are best served with a private space for their family



Housing and connection to services, like a child's school or daycare, **help** families to **prevent a return to homelessness**



Shelter with private spaces reduce the spread of illnesses; especially for families with medical conditions or young children

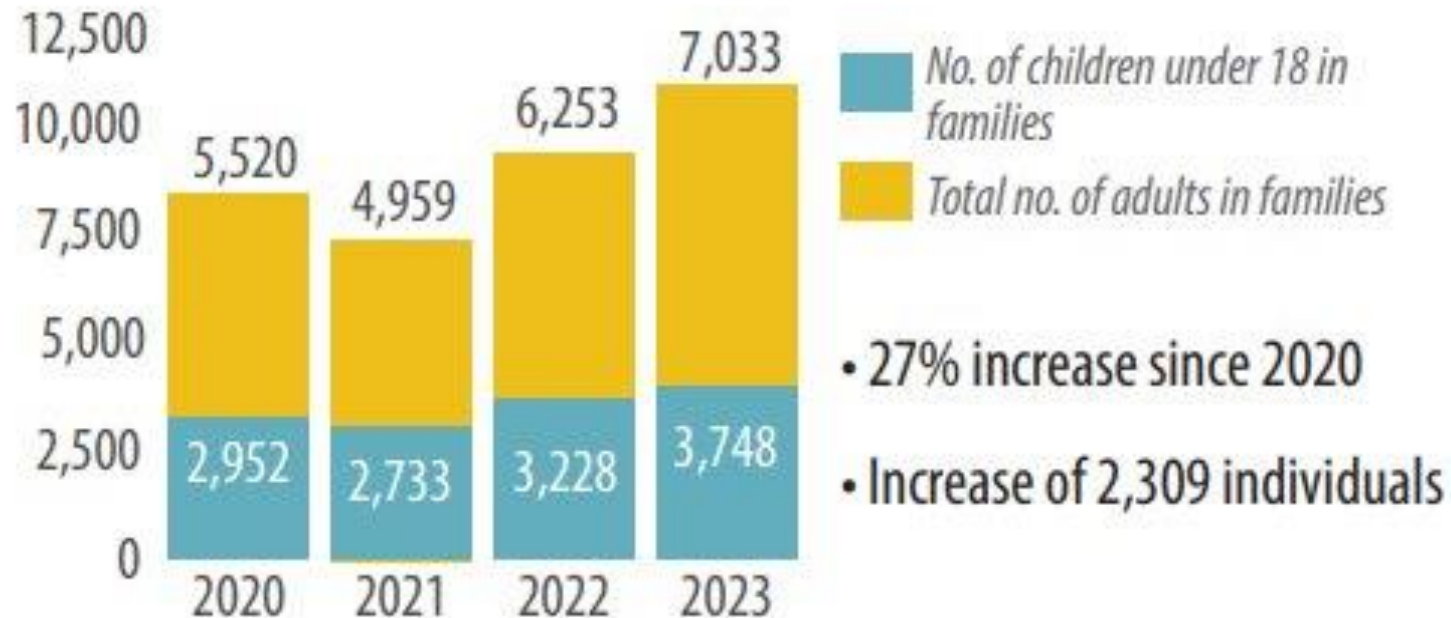


Address an immediate gap of supportive care for this vulnerable population



Community Data – Family Homelessness

Family Homelessness is Increasing



**2020 and 2021 – ARPA Emergency Rental Assistance was available*

- 27% increase since 2020
- Increase of 2,309 individuals

Key Impacts:

- Over the past five years the average rental rate has risen 54%.
- Inflation on essential goods and services such as food, healthcare, transportation, etc.
- Post pandemic rollback of emergency family aid programs.

Data Source: End Homelessness Utah

Community Data – Outreach & Unmet Need

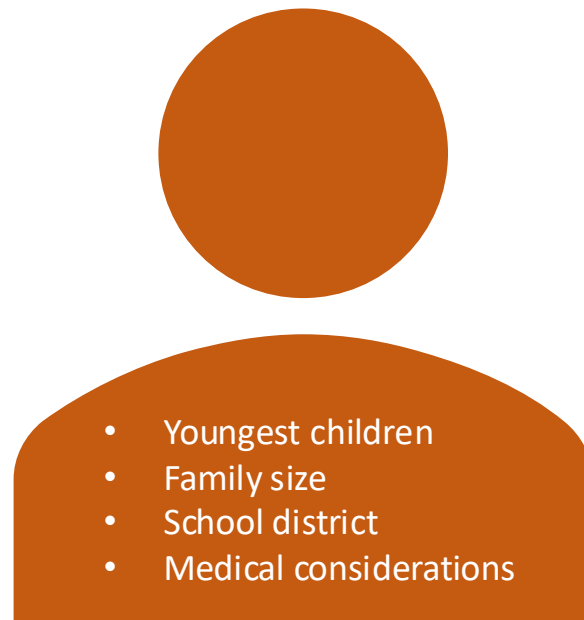
TRH Family Street Outreach – FY24

Category	Number of Clients or Households
Total Number of Households Served	86 Households
Total Number of Persons Served	270

Midvale Family Resource Center Unmet Need – FY24

Category	Number of Clients or Households
Total Number of Households Turned Away	834 Households
Total Number of Persons Turned Away	3,107

Eligibility



Referral from community



Services



Private rooms



Weekly visit opportunities with a medical provider



Referrals to community services such as day care.



K-12 school access



Housing Case Management



24-hour staff



Daily meals



Onsite security

Safety Plan - Internal

Check-in area in lobby staffed 24/7

Security guards onsite 24/7

Collaboration with South Salt Lake public safety services

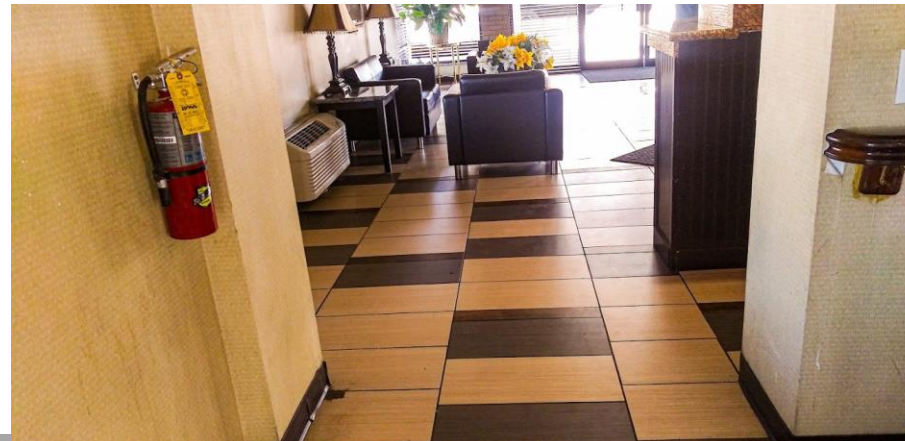
Only enrolled families are allowed on-site

Interior and exterior building rounds

Facility is equipped with cameras to ensure all common areas are viewable

Key punch system or key locks on all doors

Coat and bag searches upon entry and security wand for metal detection



Safety Plan – External



Working with South Salt Lake Police, Fire and Building Depts on Safety Plans

Building is equipped with pedestrian security gate on 3300 S and has ample exterior lighting on poles

Exterior cameras to monitor outside activity and security officers conduct regular external security patrols

Transportation support – private van, public transportation, cab vouchers

Exterior 8' Fencing to be completed around entire facility, mainly impermeable for privacy and safety

Vehicular gate monitored by security, intercom to gain access, assigned parking for residents

Family Example #1

A family size of three with a child receiving chemotherapy



Family Example #2

A family size of four with children already enrolled in Granite School District



Family Example #3

A family size of three with a newborn infant



Partnerships



- South Salt Lake City Police Department
- South Salt Lake City Fire Department
- Granite School District
- Salt Lake City School District
- Canyons School District
- Promise South Salt Lake

How can I help?

- Talk to friends & neighbors
- Volunteer activities & donations
 - ✓ volunteer@theroadhome.org





Thank you.

Facility Contact:

Lindsey Hector, STH, 801-359-0698;
info@homelessutah.org

Program Contact:

Sarah Strang, TRH, 801-819-7367;
sstrang@theroadhome.org

Media Contacts:

Laurie Hopkins, 801-359-0698; info@homelessutah.org
Kat Kahn, 801-819-7291; kkahn@theroadhome.org

South Salt Lake

- **Public Process**
 - **Zone Change**
 - **Ordinance Amendment**
 - **Conditional Use Permit**
 - **Subdivision Plat**

Agendas and Meeting dates are found at: sslc.gov

WHAT IS THE FAMILY INTERIM HOUSING FACILITY?

The facility will provide safe, stable, **interim housing** with onsite support services for 70–80 families. It will be an additional program to provide capacity to meet the current need and help avoid turning families away due to lack of space as has been the case for over a year.

WHAT IT IS



A facility for families with a Head of Household 18+ with a minor child



A facility where children receive supportive services including connection to area schools

A facility that admits families through the County-wide coordinated intake process



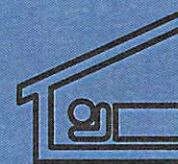
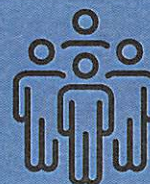
A facility with private rooms for families



A facility that provides families a safe place to stay while finding stable housing

WHAT IT'S NOT

NOT a shelter for the general population



NOT an overflow or winter-only shelter



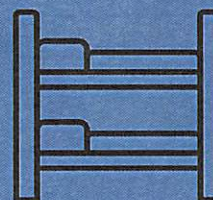
NOT a domestic violence or women's only shelter

NOT a faith-based shelter



NOT a permanent housing setting

NOT an open dorm-style facility



shelter the
HOMELESS



FOR MORE INFORMATION

Facility Contact

Lindsey Hector
Shelter The Homeless
801-359-0698
info@homelessutah.org

Media Contact

Kat Kahn
801-819-7291
kkahn@theroadhome.org

Program Contact

Sarah Strang
The Road Home
801-819-7367
sstrang@theroadhome.org



August 20, 2024

re: Multi-Faith support for Family Interim Housing Program

Dear Mayor Wood, South Salt Lake City Council Members and Planning Commission Members:

We are writing to you as clergy from a variety of faith traditions to express our support for the swift approval of the Family Interim Housing Program in South Salt Lake City so that it can be open and available for homeless families with children this winter. Despite theological and ethical differences in other areas, we share a commitment to ensuring that children have a safe and warm place to sleep at night. Due to a surge in need that began in the summer of 2022, existing beds at the Family Resource Center in Midvale are no longer adequate and families with children have been turned away for the first time in many years.

Our congregations have members all over Salt Lake County so we are grateful that a site has been found where up to 80 families with children can receive services and stable interim housing for this winter and in future years. If there is a way that we can support efforts to expedite the approval of this important project please let us know by contacting Bill Tibbitts at Crossroads Urban Center via email at bill@crossroadsurbancenter.org.

Thank you for being willing to serve in public office and for your willingness to lead on important issues like this one.

Sincerely,

Rev. Monica Dobbins
First Unitarian Church

Rev. Doug Gray
First Congregational Church of Salt Lake City

Rev. Brent Gundlah (he/him)
Senior Pastor, Holladay United Church of Christ

Rev. Olga Hard
Retired, United Methodist Church

Rev. Christine Higuera-Street she/her/hers
Mt. Tabor Lutheran Church

Rev. Dr. Curtis Price, (he/him/his) Pastor,
First Baptist Church of Salt Lake City

Reverend Philip M. Rogers II
Mountain Vista United Methodist Church

Rev. Nathan Sautter
Cottonwood Presbyterian Church

Rev. Lora Young
South Valley Unitarian
Universalist Society



*The Faith and Advocacy Coalition to End Hunger and Homelessness is a project
of Crossroads Urban Center: www.crossroadsurbancenter.org/face*