



# THE MAGNOLIA

165 South 300 East



# EXTERIOR — SOUTH-WEST CORNER

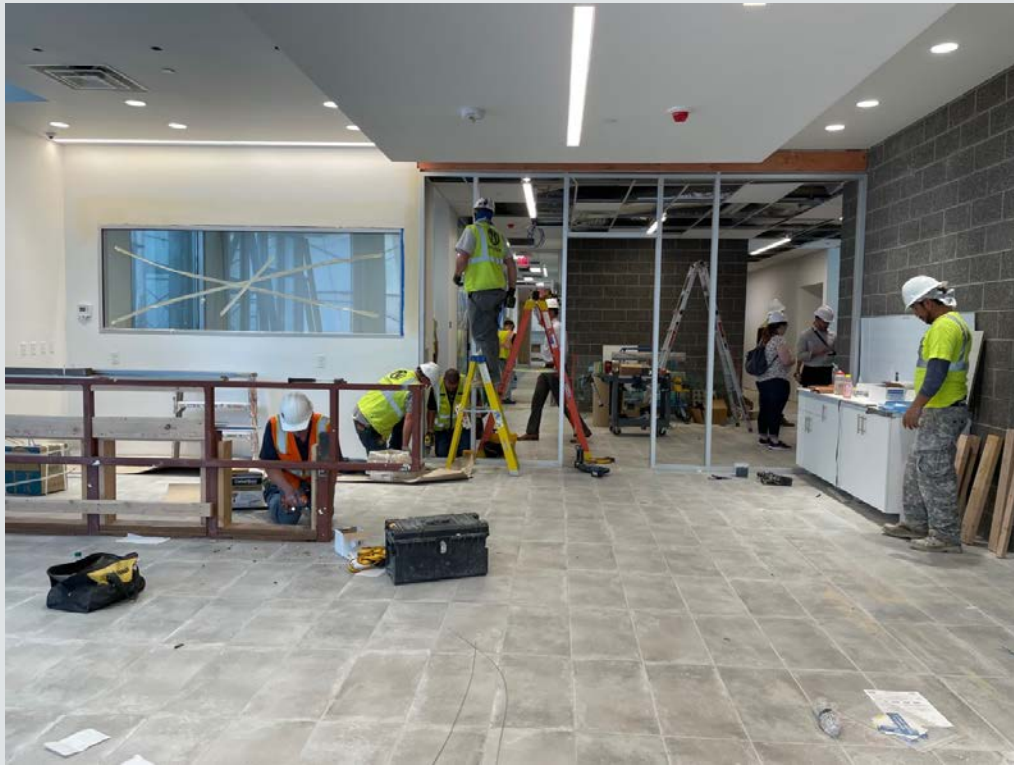




# EXTERIOR — EAST SIDE & GENERATOR



# GROUND FLOOR LOBBY COMMERCIAL LAUNDRY PUBLIC BATHROOM



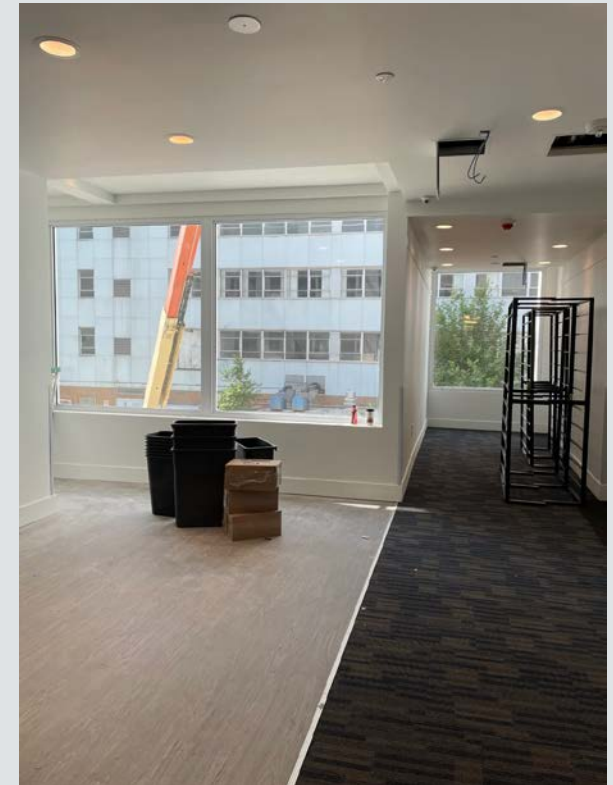


# BOARD ROOM OFFICE AREA KITCHEN



# COMMON SPACES - GROUND FLOOR

## ELEVATOR LOBBY - 1<sup>ST</sup> FLOOR



# 1<sup>ST</sup> FLOOR UNIT





# 1<sup>ST</sup> FLOOR UNIT





# PROJECT COSTS & FUNDING

<b>Total Project Costs</b>	<b>\$16,435,806</b>	<b>Remaining Sources</b>	
		AHP Grant	\$750,000
<b>Total Costs to Date</b>	<b>\$10,716,422</b>	OWHTF Loan	\$100,000
		GS Equity (Less GS Loan)	\$4,187,526
<b>Funding sources to Date</b>			<b>\$5,037,526</b>
HTF Loan	\$1,500,000		
OWHTF Loan	\$1,900,000	Enterprise Rm Buildout	?
County HOME Loan	\$1,000,000	Shortfall	(\$681,858)
GS Construction Loan	\$2,395,378		
GS Tax Credit Equity	\$3,151,185	Contingency Savings?	
	<b>\$9,946,563</b>	Remaining Contingency	\$589,198
		Deferred Developer Fee?	
Remaining Costs	\$5,719,384	(Dev. Fee \$1,104,526)	

Cost per unit

- Hard costs = \$194,710
- Total cost = \$252,858

# APPLY NOW!



Opening early Summer 2021!

## MAGNOLIA APARTMENTS

165 S. 300 E. | Salt Lake City

### What is the Magnolia?



65 newly constructed  
studio apartments



onsite property management  
& supportive services



fully furnished units



close to grocery stores, the City  
Library, theatres & restaurants



onsite laundry facilities,  
community spaces & coffee bar



centrally located & close to  
transportation

### Who should apply?



individuals with a history of  
chronic homelessness &  
a disabling condition



individuals who make less  
than \$19,380 per year  
(30% AMI)



Welcome Home!

### Looking for more info?



385.256.5077



[magnolia@theroadhome.org](mailto:magnolia@theroadhome.org)





# PERMANENT SUPPORTIVE HOUSING

- 12-month lease
- Reserved for the most vulnerable (10-13%)
  - Chronic homelessness
  - Disabling condition
- On-site services and supports
- Services are voluntary, focused on stability
- Evictions are a last resort

# COORDINATED ENTRY CRITERIA

- **rehouses**
- **shelter nights/length of homelessness** → 700+ nights spent homeless
- **chronic homelessness status**
- **VI-SPDAT assessment**
- **at-risk for COVID-19**
- **other vulnerability factors**
- tax credit requirements
- eligible for Section 8 voucher
- Magnolia services interview

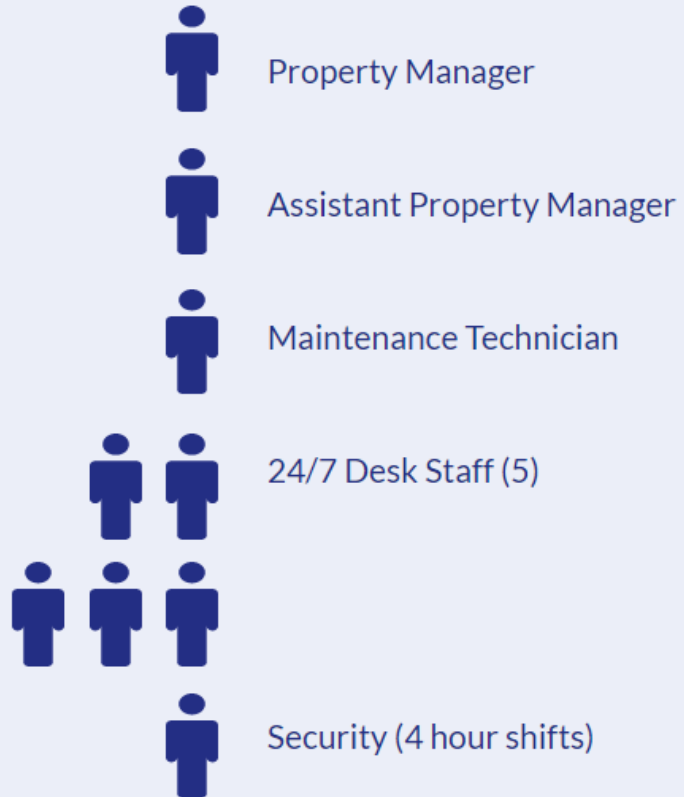


# LEASE UP & RECRUITMENT TIMELINE



# ONSITE SERVICES

## Property Management



## Supportive Services

