AGENDA FOR THE SALT LAKE CITY
HOUSING ADVISORY AND APPEALS BOARD MEETING
In the Conference Room 349 S 200 E Suite 400 and held online from various locations
Wednesday June 14, 2023, at 1:00 pm.

All attendees will join the hybrid meeting in person or by Zoom meeting hosted by Civil Enforcement staff. Contact **Corey Christensen at 801-535-7965** with any problems or concerns connecting to the meeting.

The following portions of the meeting are open to the public for observation.

If you are interested in participating during the Public Hearing portion of the meeting or would like to provide general comments, email: HAAB@slcgov.com or connect by phone: +1-669-900-6833 United States Toll.
Meeting ID: 886 7051 2682, Meeting passcode (access code): 690973

1:00 pm

POLICY MEETING:

A. APPROVAL OF MINUTES:

1. HAAB will approve minutes from its meeting held Wednesday, June 8, 2022

B. NON-PROFIT FEE WAIVER REQUEST:

1. Non-profit Fee Waiver Request at 1512 South 300 West, Salt Lake City, Utah
(Case No. HAZ2023-01446; Arlie Green), Council District D5 – Darin Mano

APPEALS HEARING:

A. CONSIDERATION OF RESIDENTIAL HOUSING CODE VIOLATIONS:

1. Request for Consideration of Residential Housing Code Violations at 1229 East 1700 South
(Case No. HAZ2023-00483Yingying Zhang), Council District 7 – Amy Fowler
a. Appeal deficient egress window size.

2. Request for Consideration of Residential Housing Code Violations at 954 East Lowell Avenue
(Case No. HAZ2023-00482Yingying Zhang), Council District 4 – Analia Valdemoros
b. Appeal deficient egress window size.

C. OTHER BUSINESS:

D. ADJOURN

Salt Lake City Corporation complies will all ADA guidelines. People with disabilities may make requests for reasonable accommodation no later than 48 hours in advance in order to attend this meeting. Accommodations may include alternate formats, interpreters, and other auxiliary aids. This is an accessible facility. For questions, requests, or additional information, please contact Civil Enforcement at 801-535-7225; TDD 801-535-6220.

On June 5, 2023, I personally posted a copy of the foregoing notice on the Utah Public Notice Website.

Signed: Kory Solorio
Kory Solorio

STATE OF UTAH)
:SS
COUNTY OF SALT LAKE)

SUBSCRIBED AND SWORN to before me this 5th day June 2023.

MARGO L RUIZ
Notary Public State of Utah
My Commission Expires on:
February 23, 2027
Comm. Number: 729612

POLICY MEETING MINUTES
SALT LAKE CITY HOUSING ADVISORY AND APPEALS BOARD MEETING
Teleconference meeting to be held online from various locations
Wednesday June 8, 2022, 1:00 pm.

The following members participated at the panel hearings: John Morgan, Johnnae Nardone, Daniel Gaffin, William Littig, Katie Sims, Sara Hart

Staff Members: Ken Anderson, Corey Christensen, Craig Weinheimer, Elaine Carter

Guests: Troy Hart & Kirk Moorhead

POLICY MEETING:

APPROVAL OF MINUTES for the April 13, 2022, HAAB Meeting
Motion by Katie Sims to approve the minutes from April 13, 2022. Second by William Littig. Johnnae Nardone, Daniel Gaffin, William Littig, Katie Sims and Sara Hart voted in favor of the motion. None opposed.

NON-PROFIT FEE WAIVER REQUEST:

1. Non-profit Fee Waiver Request at 1992 South 200 East
   (Case No. HAZ2022-01630; Janice Kimball), Council District D5 – Darin Mano

Motion by William Littig to approve the Non-profit Fee Waiver Request at 1992 South 200 East. Second by Katie Sims. Johnnae Nardone, Daniel Gaffin, William Littig, Katie Sims and Sara Hart voted in favor of the motion. None opposed.

OTHER BUSINESS: None.

ADJOURN
Motion by Daniel Gaffin to adjourn. Second by Johnnae Nardone. Johnnae Nardone, Daniel Gaffin, William Littig, Katie Sims and Sara Hart voted in favor of the motion. None opposed.

_____
John Morgan, Chair

_____
Elaine Carter, Secretary

NONPROFIT CONSTRUCTION PERMIT
FEE WAIVER REQUEST FORM

DATE: 5/22/2023

NAME OF ORGANIZATION: Western Region Nonprofit Housing Corporation

ADDRESS: 223 W. 700 S., SLC, UT 84101

CONTACT PERSON: Arlie Green PHONE NUMBER:

NAME AND LOCATION OF PROJECT: Platform 1500, 1512 S. 300 W., SLC, UT 84115

THE PROJECT IS : (PLEASE CHECK APPROPRIATE BOX)

☐ DETACHED SINGLE FAMILY DWELLING ■ MULTIPLE UNITS

TOTAL NUMBER OF DWELLING UNITS: 60.

INCOME GROUP SERVING: (PLEASE CHECK APPROPRIATE BOX)

☐ LOW INCOME (51% TO 80% MEDIUM INCOME)

■ VERY LOW INCOME (31% TO 50% MEDIUM INCOME)

■ EXTREMELY LOW INCOME (30% BELOW MEDIUM INCOME)

THIS REQUEST IS FOR: ☐ REHABILITATION ■ NEW CONSTRUCTION ☐ BOTH

IF REHABILITATION WORK, PLEASE DESCRIBE:

TOTAL PROJECT COST: $19,389,436. **DOLLAR AMOUNT OF FEE WAIVED:** $ 292,682.26

LIST FUNDING SOURCE(S) OF PROJECT (PROVIDE SOURCE INCOME, PERCENTAGE OF TOTAL PROJECT COST AND PERSON AT LENDING INSTITUTION: $14,398,560 - 9% Tax Credit Equity, The Richman Group, Terry Gentry, $2,750,000 - First Mortgage, NewWest Community Capital; $1,800,000 - Second Mortgage, OWHLF

REASON FOR REQUEST: Fully Affordable deal with 50 year deed restriction; avg. AMI is 43%

PROJECT WILL BE OWNED BY: Majority owned nonprofit partnership. Western Region Nonprofit Housing Corp

ANTICIPATED CONSTRUCTION START DATE: April 1, 2023

LIST WHO AUDITS THE PROJECT TO ENSURE COMPLIANCE WITH LOW INCOME GUIDELINES:

NAME: Utah Housing Corporation PHONE NUMBER: 801-902-8200

INCOME ELIGIBILITY VERIFIED BY: **AUDIT PERIOD (YEAR):**

ADDITIONAL COMMENTS: Deeply affordable complex close to downtown and in new Ballpark District. 5 units at 25% AMI and average AMI at 43%. Highly valuable new construction affordable in growing area. Will greatly benefit community and all savings go to a better product for low-income tenants.

HAAB RECOMMENDATION: ☐ APPROVE ☐ DENY **DATE OF ACTION:**

COMMENTS:

FORWARDED TO COMMUNITY DEVELOPMENT DIRECTOR FOR DECISION **DATE:**

☐ APPROVED ☐ DENIED **BY:** **DATE:**

COMMENTS:

Administrative Hearing Officer's Appeal Log

Property Address: 1229 E 1700 S

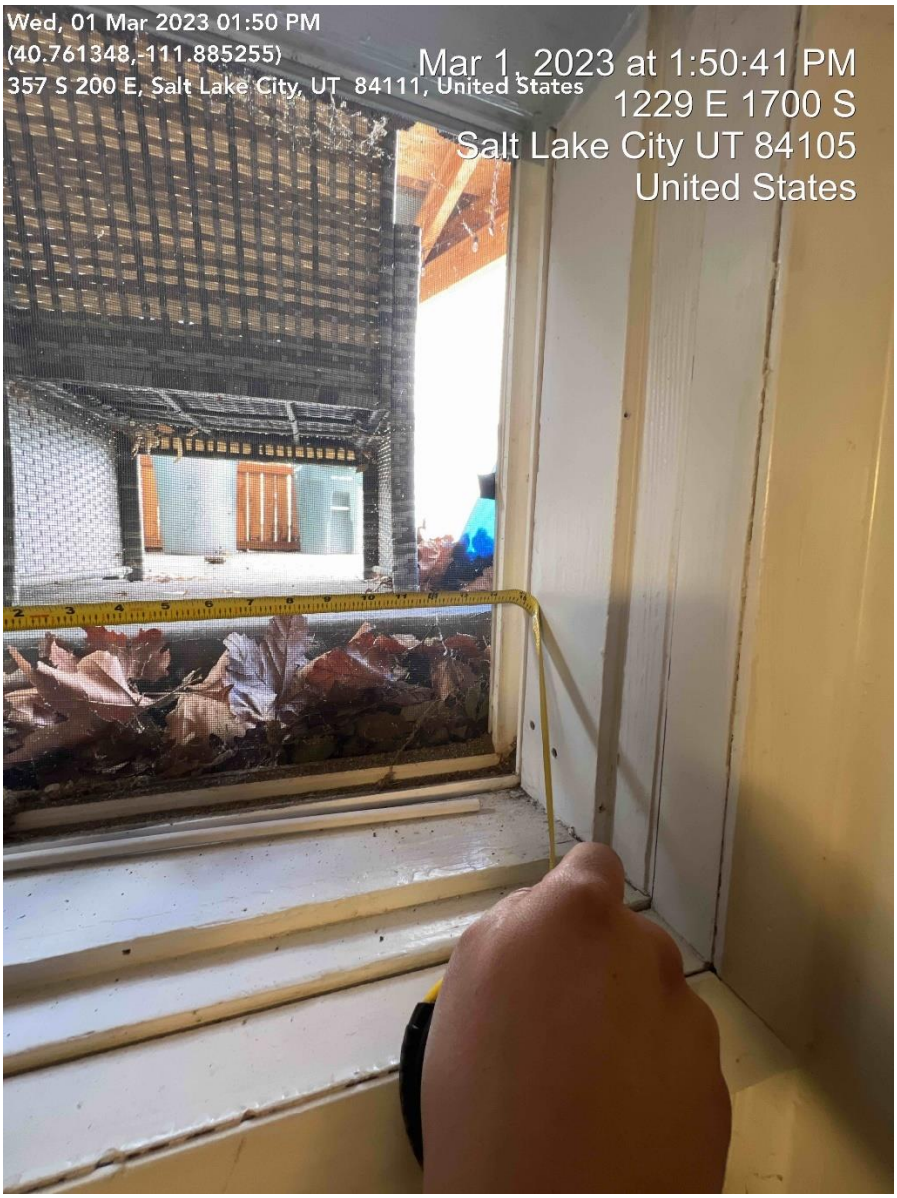
Appellant: Yinying Zang

Civil Enforcement Officer: Jorge Zavala / Corey Christensen Date of hearing: 06-14-2023

Date: 06-05-2023 Case No. HAZ2023-00483

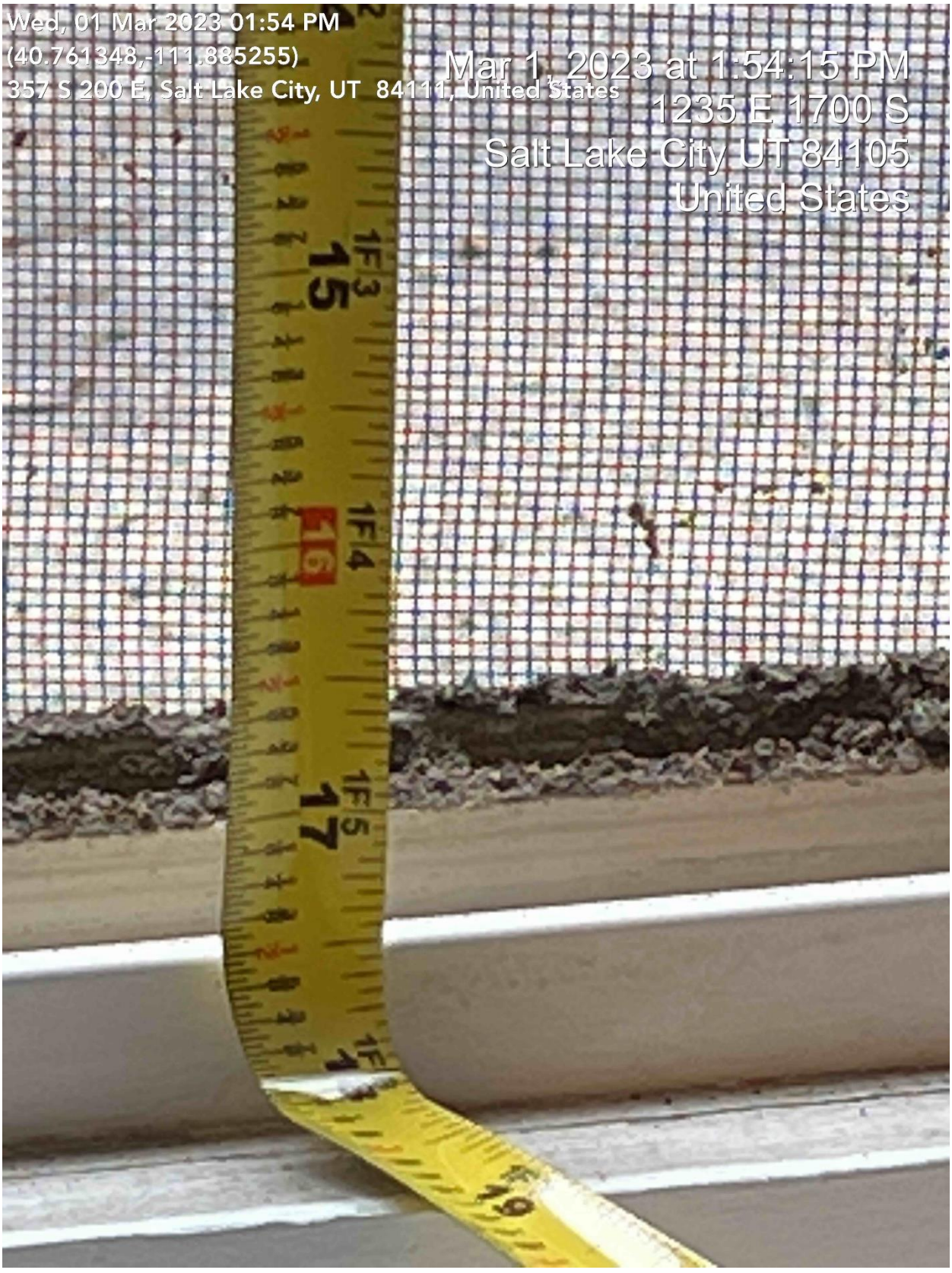
A) Appealed Deficiency: Window opening in basement windows. Current opening is 15" W x 20" H and 15" W x 17.5". Full space openings are approx. 33" x 20".

B) Findings:




Wed, 01 Mar 2023 01:50 PM
(40.761348,-111.885255)
357 S 200 E, Salt Lake City, UT 84111, United States
Mar 1, 2023 at 1:50:49 PM
1229 E 1700 S
Salt Lake City UT 84105
United States


Wed, 01 Mar 2023 01:54 PM
(40.761348, -111.885255)
357 S 200 E, Salt Lake City, UT 84111, United States
Mar 1, 2023 at 1:54:08 PM
1229 E 1700 S
Salt Lake City UT 84105
United States


Wed, 01 Mar 2023 01:54 PM
(40.761348,-111.885255)
357 S 200 E, Salt Lake City, UT 84111, United States
Mar 1, 2023 at 1:54:15 PM
1235 E 1700 S
Salt Lake City UT 84105
United States

C) Standard required:

18.50.200: FIRE SAFETY; EGRESS:

B. Exit And Emergency Egress:

2. Every sleeping room located below the fourth story shall have at least one openable window or exterior door approved for emergency egress or rescue. The opening shall have a minimum of three and one-half (31/2) square feet of openable space and clear opening dimensions of at least twenty inches (20") in one dimension and twenty-four inches (24") in the other dimension. The escape window must open directly into a yard or exit court, or into a public street or alley. When windows are provided as a means of emergency egress or rescue, they shall have a finished sill height of not more than forty-eight inches (48"). If the distance from the floor to the windowsill is more than forty-eight inches (48"), a permanent ladder or platform attached to the wall or floor may be installed to meet the maximum height requirement. The ladder or platform must be approved by the city.

D) Staff Recommendation:

Installation of fully openable windows in conjunction with hard-wired smoke detectors inside of the sleeping room and directly outside of the sleeping room.

Administrative Hearing Officer's Appeal Log

Property Address: 954 East Lowell

Appellant: Yinying Zang

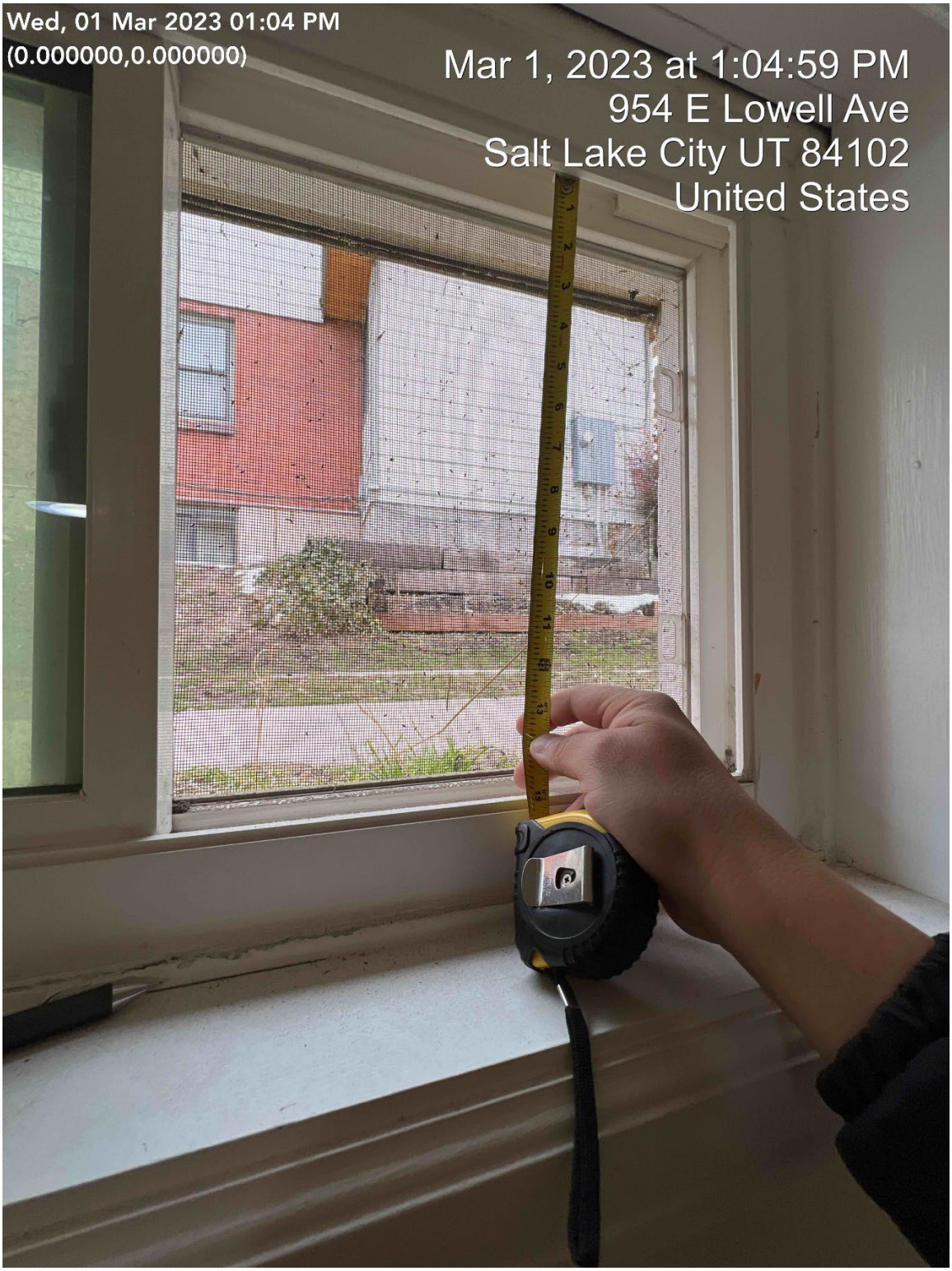
Civil Enforcement Officer: Jorge Zavala / Corey Christensen Date of hearing: 06-14-2023

Date: 06-05-2023 Case No. HAZ2023-00482

A) Appealed Deficiency: Window opening in basement windows. Current opening is 13.5" W x 15" H Full space opening is 36" x 20".

B) Findings:




Wed, 01 Mar 2023 01:04 PM
(0.000000,0.000000)
Mar 1, 2023 at 1:04:59 PM
954 E Lowell Ave
Salt Lake City UT 84102
United States

C) Standard required:

18.50.200: FIRE SAFETY; EGRESS:

B. Exit And Emergency Egress:

2. Every sleeping room located below the fourth story shall have at least one openable window or exterior door approved for emergency egress or rescue. The opening shall have a minimum of three and one-half (31/2) square feet of openable space and clear opening dimensions of at least twenty inches (20") in one dimension and twenty-four inches (24") in the other dimension. The escape window must open directly into a yard or exit court, or into a public street or alley. When windows are provided as a means of emergency egress or rescue, they shall have a finished sill height of not more than forty-eight inches (48"). If the distance from the floor to the windowsill is more than forty-eight inches (48"), a permanent ladder or platform attached to the wall or floor may be installed to meet the maximum height requirement. The ladder or platform must be approved by the city.

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