

An aerial photograph of Salt Lake City, Utah, showing a dense urban landscape. In the background, the city's skyline is visible with several tall skyscrapers. The middle ground is filled with a variety of residential and commercial buildings, including multi-story apartment complexes and smaller structures. A major highway runs diagonally through the scene, with cars and a truck visible. The foreground shows more detailed views of buildings and parking lots. The overall scene is a mix of modern and older architecture, set against a backdrop of a hilly, residential area.

Permanent Supportive Housing at 273 E 800 S

Shawn McMillen, First Step House
Harold Woodruff, Woodruff Architect
November 6, 2024

About First Step House

- Founded in 1958 to help people build lives of meaning, purpose, and recovery
- Today, we are a behavioral health provider and housing developer with accreditation by the Joint Commission
- We have developed and operated housing properties since 1998:
 - Recovery transitional housing since 1998
 - Veterans transitional housing since 2002
 - Permanent supportive housing since 2017



About Permanent Supportive Housing

- Long-term housing for people with disabilities – intended to meet their needs for the rest of their lives
- First Step House specializes in working with people with disabilities including mental illness and substance use disorder, which made it a natural fit to develop such housing
- With safe, stable housing and on-site support, tenants thrive:
 - Gain access to appropriate medical and behavioral health care referrals
 - Develop self-determination
 - Reconnect with families
 - Reduce hospitalizations and crime
 - Avoid future homelessness



Proposed new building at 273 East 800 South

- Apartment building, not a treatment or recovery services building
- 34 one-bedroom units of permanent supportive housing
- 4-story building with programmatic space
- On-site property management and maintenance
- 24/7 support staff and enhanced services for tenants
- Target population:
 - Single adults with a disability (mental illness)
 - Homeless or at-risk of homelessness



439 South Denver Street, 84111



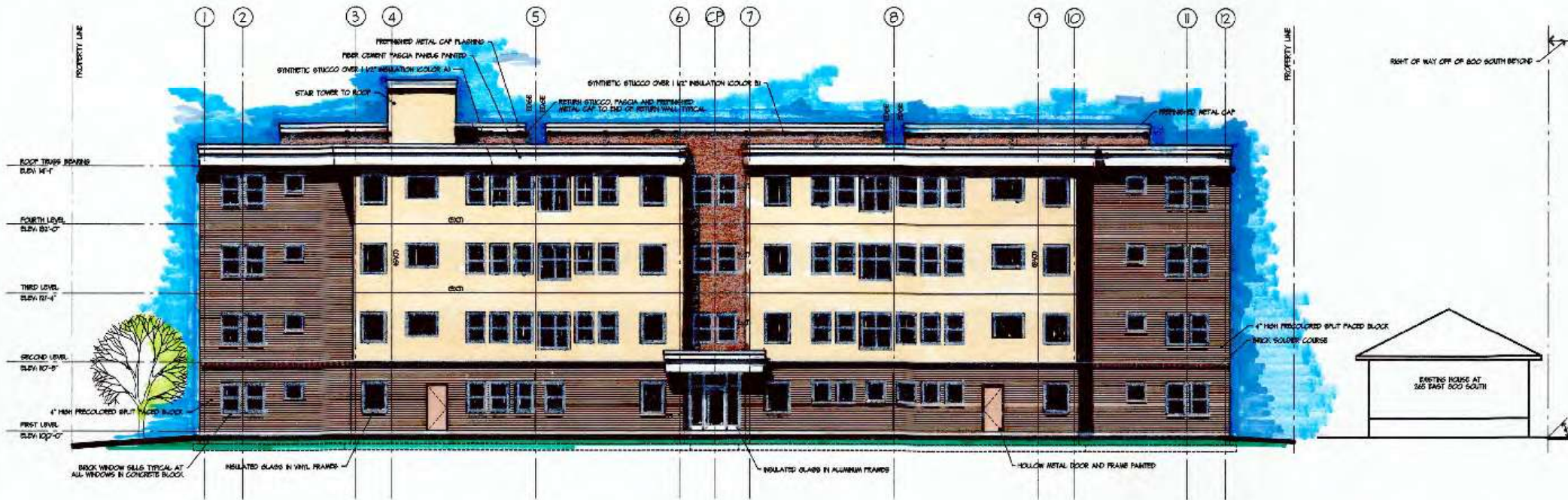
- Central City Apartments: similar FSH permanent supportive housing property
- Impact to the neighborhood has been minimal since it opened in 2020
- Building is attractive and fits with neighborhood aesthetics
- History of responsiveness to neighborhood needs

Proposed Development Timeline at 273 East

- Fall 2024: Application to rezone for moderate/high-density residential
- Summer 2025: Application for low-income housing tax credits
- Fall 2025: Investment partner selection and due diligence
- Spring 2026: Tear down existing structure
- Summer 2026: Construction begins
- Fall 2027: New apartment building opens



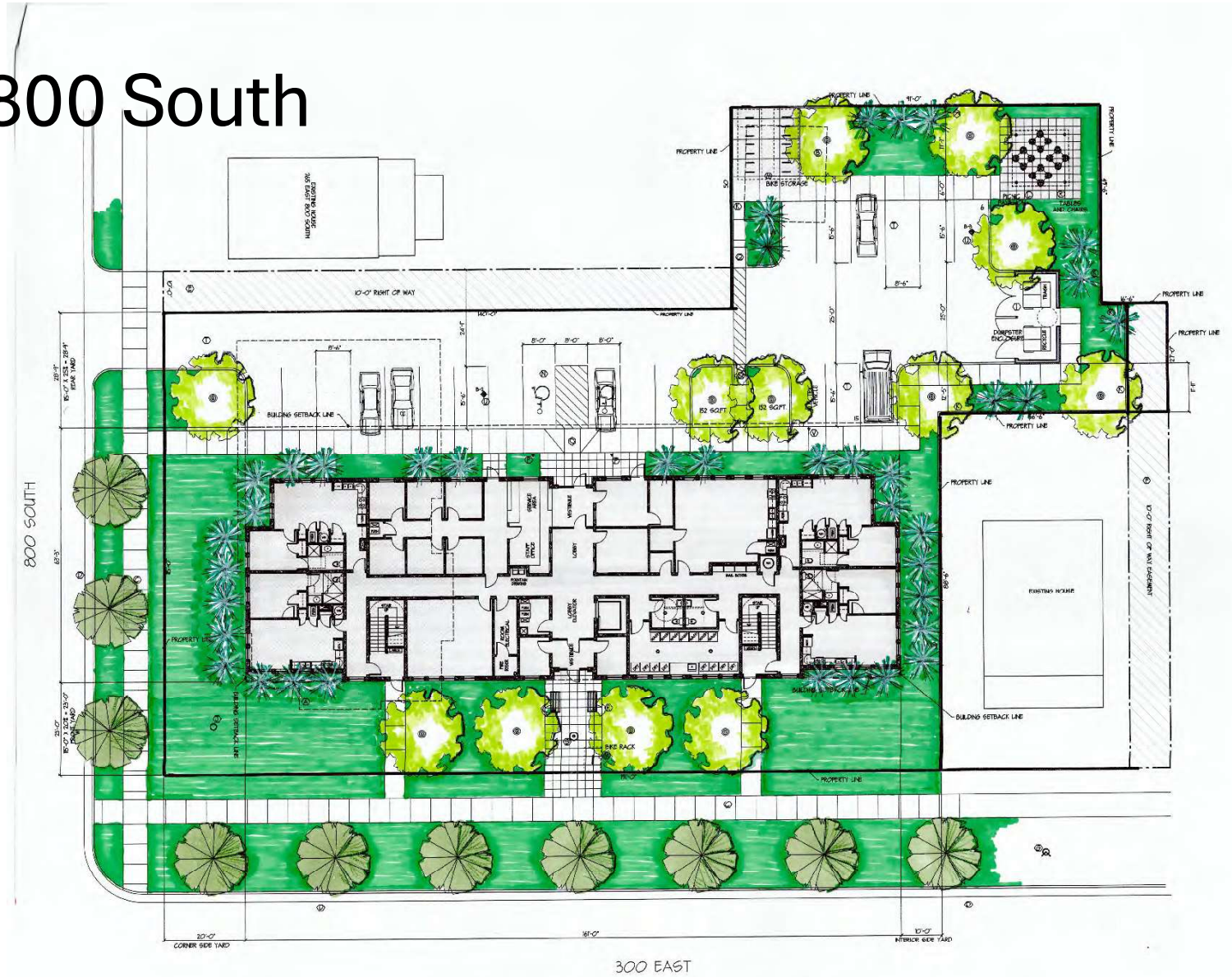
273 East 800 South



EAST ELEVATION

SCALE: 1/8"=1'-0"

273 East 800 South



Benefits to the Neighborhood

- Investment in the Central City neighborhood
 - An unattractive, unsafe, abandoned institutional building will be replaced with an attractive new apartment building and landscaping
 - Reduction in street homelessness
 - Reduction in crime
 - Studies have shown that urban LIHTC developments have positive effects on surrounding house prices (Voith et al., *Journal of Housing Economics* Volume 56, June 2022)
- Investment in neighbors who need help
 - Safe, lifelong housing for people who might otherwise be homeless

