



20th Annual

Utah Housing Matters  
Awards



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## **UHC Members of the Year**

*GIV Group*

## **Agency of the Year**

*The INN Between*

## **Project of the Year**

*The Toolkit - American Express, Housing & Community Development,  
Enterprise & LaBeau Development*

## **Urban Project of the Year**

*VOA Youth Resource Center and Shelter*

## **Person of the Year**

*Steve Erickson*

## **Housing Leader on the Hill of the Year**

*Representative Francis Gibson*

## **Jack Gallivan Legacy Award**

*Dell Vaughn McDonald*

J.W. Gallivan  
1655 White Pine Canyon Road  
Park City, Utah 84060

Tara Rollins, Executive Director  
Utah Housing Coalition  
230 S. 500 W, Ste 260  
Salt Lake City, UT 84101

November 25, 2009

My deepest thanks, Tara --

to you and to the entire Utah Housing Coalition for creating the "Jack Gallivan Legacy Award" in my name. I am embarrassed but greatly flattered to be the first recipient. My cup overflows.

In accepting the award for me, my son, Mickey, expressed my belief that permanent housing is such a logical start in helping the chronically homeless find their own dignity. I believe there is no greater gift. It is the gift that each member of the Utah Housing Coalition delivers every day.

For that gift of love, and for connecting my name to those who receive recognition for their gifts, you have my heart-felt thanks.



Best wishes,

*Jack Gallivan /bb*

J.W. Gallivan

# Member of the Year

## GIV Group

Though a relative newcomer to community development in Utah, Giv Group has made a big impression in Ogden. Several years ago, Chris Parker and Paige Pitcher showed up at a housing meeting and said, “We’re here to combat urban neglect” and they meant it.

With no experience in housing development Giv set its sights on the urban core in Ogden, recognizing that while the area was resurging, not all residents were experiencing the rising tide. Giv set out to build affordable housing combined with retail and community space on Jefferson Street, an area particularly plagued by crime and neglect. Targeting young, energetic millennials to be the pioneers, Giv was able to attract a dynamic group of artists, craftspeople, and makers to Imagine Jefferson I. An adaptive reuse of the historic Weber Academy Gymnasium building provided for ample community uses such as space for free art classes where residents can learn printmaking and book illustration, and a yoga studio where residents can participate in accessible, affordable yoga.

Giv’s commitment to urban renewal and community development continued with Imagine Jefferson II, Start Up Crossing in Provo, North 6th and North 4<sup>th</sup> along the North Temple corridor on Salt Lake City’s west side. These projects offer more than just affordable rental housing. The Giv Group is working on developing programs for sustainable food solutions within each project, solutions that include a community garden, a cold storage area for food delivery, and community kitchens for shared meal preparation.

For its dedication to revitalizing neglected areas, and for crafting community solutions to persistent poverty, Utah Housing Coalition recognizes the Giv Group as the UHC Member of the Year.



**This award is given to a member organization of the Utah Housing Coalition that has gone above and beyond their call of duty to help advance our mission.**

# Agency of the Year

## The INN Between

The INN Between is the first hospice for homeless persons to open in Utah. The INN Between provides a safe, comfortable place where Utah's terminally ill homeless men and women can experience the end of life with dignity, receive professional hospice services, and be surrounded by compassion.

In the works since 2010, staff was hired and a site located in 2014. The INN Between opened in August of 2015 thanks to all the donations and volunteered professional hours such as:

Ken Millo, architect who donated hundreds of hours; Kent Mann of Fire Engineering Company who donated the fire suppression and alarm system; and Brent Willis of Home Inn transitional housing who provided leadership and elbow grease.

Today the INN Between has already helped 10 people to die with dignity, provided more than 4,000 days of housing to 60 people and four dogs. The program has also reconnected many people to their estranged family and three "miracles" have also occurred. People who arrived with only a few weeks left to live began to heal through the compassionate, healing care of the INN Between staff. They have successfully moved on to stable housing.

The INN Between achieves their program success through a network of more than 400 volunteers who helped to renovate the building and 50 on-going program volunteers. Partnerships with other agencies also ensure success such as the Utah Food Bank, the 4<sup>th</sup> Street Clinic and church networks.

For the creative thinking, problem solving and development of compassionate services... For their leadership in addressing an incredibly complex issue....for all these reasons and more, Utah Housing Coalition is proud to present the INN Between with the 2016 Agency of the Year award.



**This award is presented to an agency that best exemplifies ways of dealing with the affordable housing community and serves as a model for how to accomplish goals in an efficient, professional and unique manner.**

**Project of the Year  
American Express  
Utah - Housing & Community Development  
Enterprise  
LaBeau Development**

A collaboration of four entities, the Utah Supportive Housing Toolkit is a series of innovative, technical assistance and peer learning sessions designed to help non-profits, housing authorities and service providers increase the number of Permanent Supportive Housing units in their community. These toolkits bring together developers, supportive service providers, and property managers working together through an intensive series of trainings, project planning and development working alongside supportive resources from all disciplines that have the skills and expertise to be mentors throughout the process.

This project is a collaboration between the Department of Workforce Services (DWS), American Express, LeBeau Development LLC, and Enterprise.

The first round of toolkit training sessions was held in 2015 with 5 teams completing the work. Several of these teams expect to be ready to apply for tax credits this year. The 2016 toolkit has just completed their 2<sup>nd</sup> training session with seven highly engaged teams looking to gain the skills needed to successfully create future supportive housing projects in our state.

Zoe LeBeau from LeBeau Development, LLC, an expert on permanent supportive housing, completed the development of the structure for the toolkit. Great success is already being seen following trainings in Colorado. The first successful project coming out of the toolkit in CO recently completed construction, held a ribbon cutting and officially opened their doors fully leased in August of this year. Zoe worked closely with DWS and other partners across the state to tailor the toolkits to meet the needs of Utah development teams and communities.

For the creativity, commitment of the four partners and passion for looking at new ways of addressing affordable housing needs, UHC is proud to award the multi-member team that developed Utah Supportive Housing Toolkit the 2016 project of the year award.

**This award is given to an urban project that demonstrates great leadership in financing, targeting, and building design.**

# Urban Project of the Year

## VOA Youth Resource Center and Shelter

Volunteers of America, Utah's (VOA) Youth Resource Center and Shelter opened in May of 2016 to provide a safe place for homeless youth to meet their basic needs. The new facility, the first shelter in Utah specifically for homeless youth, is open 24 hours a day, 7 days a week and serves youth ages 15 through 22, many of whom are living on the streets.

In addition to meeting basic needs, the staff provides referrals to other services in order to move toward more stable lives. These include health resources, temporary housing and tutoring in preparation for school completion.

VOA's former Youth Resource Center was inadequate to serve the over 900 individual homeless youth who sought assistance each year. Additionally, before completion of this project, the community had no shelter beds specifically for youth. Youth slept on the streets, in abandoned buildings, under parking structures, in tents or on someone's couch. Youth often won't go to the adult shelters because they don't feel safe. Therefore, VOA developed the Youth Resource Center and Shelter to provide a critical service to the community.



The new facility includes: a 30-bed emergency shelter; offices for case managers to provide education, employment, and housing referrals; classrooms to provide continuing education, GED certification, job training, and classes; community gardens; an industrial kitchen serving three meals a day and providing training to the youth; and laundry and shower facilities.

The new facility has allowed VOA to expand their services and provide homeless youth with access to the enhanced resources they need to begin the process of moving off the streets and into self-sufficiency. Over 1,000 youth are expected to be served at the center annually.

For their years of dedication to reach and uplift those in greatest need, we are proud to name Volunteers of America's Youth Resource Center and Shelter the 2016 Utah Housing Coalition Project of the year.

**This award is given to an urban project that demonstrates great leadership in financing, targeting, and building design.**

# Person of the Year

## Steve Erickson

Over the years, Steve Erickson has played important advocacy roles for Utah's homeless populations as well as those needing decent, affordable housing. His work spans a number of fields, from registering low-income voters, to anti-poverty work, to tax policy and technical assistance, and to regulatory matters as they affect the development of more affordable housing in urban areas.

Working with Crossroads Urban Center, Steve has brought the faces of poverty to the State Legislature and helped many Senators and Representatives understand the environmental and housing related issues of low-income families. His talent is in relating to a variety of audiences as well as communicating with decision-makers regarding poverty and affordable housing issues. He is also one of the first people to focus on the needs of homeless youth.

Steve's success is the passage of state low-income housing tax credit legislation, the creation of housing trust funds at various levels of government and identifying creative and new sources of revenue for housing development.

Steve has worked tirelessly to defeat legislation that would negatively affect low income people and is an expert in landlord/tenant law.

For his perseverance and commitment to changing policies so that people live out their lives in decent, safe and affordable housing. For his steadfast commitment to his work and for the demonstrated ease with which he works with a diversity of partners, UHC is honored to present Steve Erickson with the Person of the Year award.



**This award is presented to an individual in our community who has shown leadership and innovation in their field or who has gone beyond their call of service to advocate for, preserve and grow the affordable housing inventory in our state.**



## UHC Housing Leader on the Hill Representative Francis Gibson



In 2016, Majority Whip Representative Francis Gibson, R-Mapleton, sponsored historic legislation that is being called a "once-in-a-generation opportunity" to reform statewide efforts to house, shelter and serve people experiencing or at risk for homelessness. Led by Representative Gibson, HB436 passed both houses of the Utah Legislature and appropriated \$9.25 million in state and federal funds for the Housing and Homeless Reform Initiative, the first installment of a proposed \$27 million, three-year funding plan.

As sponsor, Representative Gibson sat alongside Salt Lake City Mayor Jackie Biskupski, Salt Lake County Mayor Ben McAdams, community advocates Pamela Atkinson and Gail Miller, and dozens of others to speak on behalf of the legislation, which represented the collaborative efforts of more than 40 different organizational and agency partners who spent almost two years studying homeless services in Salt Lake County. HB436 supported a full set of their recommendations, which included a scattered site approach to emergency housing and service facilities that serve people experiencing homelessness and separate facilities and programs to address different populations and causes of homelessness. The bill also allocated specific ongoing funding for case management and for housing-based prevention efforts statewide. All projects funded through the initiative require two levels of accountability.

It took courage to sponsor a major spending bill like HB436 and real political skill and expertise to successfully lead the bill to pass with such consensus support on both sides. It also took compassion. Through his hard work and dedication, Representative Gibson has created opportunities for individuals and families across the state to avoid crisis, secure safe and healthy housing, regain self-sufficiency, and lead better lives.

For his leadership, humanity, and the straightforward, no-nonsense manner in which he worked to generate broad bipartisan support for the Housing and Homeless Reform Initiative, we are honored to recognize Representative Gibson with this award. In our book, he is a hero.

**This award is presented to an individual who works as part of the State Legislature to advance housing resources and legislation that benefits housing and homeless programs in Utah. This person demonstrates leadership beyond the norm, advocates for those who have no or very poor housing and shelter and works tirelessly for all of Utah's citizens.**

# Vaughn McDonald

## Jack Gallivan Legacy Award

The John (Jack) Gallivan Legacy Award recognizes and celebrates the sustained work of exceptional contributions, vision, and unwavering commitment to promoting affordable housing and community development in the state of Utah. The award is named after John (Jack) Gallivan, a long-time advocate for homeless individuals in our state and who has worked tirelessly to raise the awareness and an endowment to further provide ongoing needed resources to help house the homeless. The fruits of these efforts have helped with the creation of four major housing developments in the Salt Lake County area serving the chronically homeless individuals and families.

### Criteria

Criteria for Nominees for the John (Jack) Gallivan Legacy Award includes significant achievements and/or contributions over a sustained period of time in any of the following areas: Demonstrating an extraordinary vision for affordable housing and/or community development; Demonstrating extraordinary leadership in affordable housing and/or community development; Coalition and advocacy building; Engaged political and business leaders to have a positive impact on legislation; Enduring service towards improving conditions of the ill-housed poor; Other specific and significant contributions toward the provision of affordable housing and/or community development.

### **This year's recipient of the Jack Gallivan Legacy Award is: Vaughn McDonald**

No one better exemplifies the vision and ideals of Jack Gallivan than Dell Vaughn McDonald, whom Jack selected as the volunteer director of Crusade for the Homeless in 2002. In 2012, as the Crusade closed its doors, the landscape for addressing housing needs of the chronic homeless in Utah had changed so radically as to be unrecognizable.

Vaughn's task was daunting: the strategy known as Housing First was little understood when he took the reins of the Crusade but with his background in development at Southern Utah University, his passion for serving the less fortunate, and his extensive study of the issues he was quickly chosen by the state to serve on the State Homeless Coordinating Committee (18 April 2003) and followed that up by attending a strategy session with Salt Lake City Council on 14 May 2003 where he offered the resources of the Crusade to develop housing for single homeless persons. Unfortunately, this was not a vision widely shared, and he was informed by the then Salt Lake City Redevelopment Agency director that the city would never support this and the Crusade's money was turned down.



**The Jack Gallivan Legacy Award is given to a person who has had a tremendous positive impact on affordable housing and community issues in our state, just as Mr. Gallivan did throughout his life.**

# Vaughn McDonald

## Jack Gallivan Legacy Award

Vaughn was undaunted, and after a Utah team attended a Policy Academy on Chronic Homelessness in Chicago 19-23 May 2003, Vaughn convened a meeting of key players on 5 June 2003. Thus was born Utah's Housing First initiative. The initial buy-in was limited to a small number of players and only the Crusade brought cash to the table. The Crusade committed \$600,000 each to the first new housing projects for the chronically homeless, Sunrise Metro (100 units) and Grace Mary Manor (84 units). Because of this commitment, the George S. and Dolores Doré Eccles Foundation matched those grants, bringing \$2.4 million in private dollars to the table. This subsidy jump-started implementation by giving the initial housing authority developers the resources to take down the parcels of land needed to turn this dream into bricks and mortar.

The Crusade continued to fund initiatives to provide housing for the homeless, culminating in a large capital commitment to Palmer Court's 201 units developed by The Road Home.

During the course of changing the paradigm in Utah to Housing First, the Crusade, in the person of Vaughn McDonald, has been at the table time after time after time. Vaughn has served with honor on the State Homeless Coordinating Committee, Continuum of Care Prioritization Committee, as director of the Crusade for the Homeless, and provided technical support and his writing skills to innumerable projects, all as a volunteer. He also participated on the State Allocation Committee for many years, helping to prioritize funding for non-profit service providers across the entire state and was always willing to help coordinate these issues across multiple funding sources.

Vaughn has made an extraordinary achievement over a sustained period of time, providing visionary leadership as Utah nears its goal of ending chronic homelessness; he has engaged with and built coalitions across a very wide spectrum, from the Utah State legislature to our vigorous advocacy community; he has worked closely with political and business leaders and been responsible for raising millions of dollars. For those reasons and many more, UHC is proud to award the John (Jack) Gallivan Legacy Award to Dell Vaughn McDonald.



**The Jack Gallivan Legacy Award is given to a person who has had a tremendous positive impact on affordable housing and community issues in our state, just as Mr. Gallivan did throughout his life.**



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## UTAH HOUSING MATTERS

*Building Our Rural Communities*



*The mission of the Utah Housing Coalition is to be the leader in housing issues and to promote the increase of accessible, affordable housing statewide. We will achieve our mission through education, advocacy, and cooperative partnerships.*