

ERIN MENDENHALL
Mayor



DEPARTMENT of COMMUNITY
and NEIGHBORHOODS

Blake Thomas
Director

CITY COUNCIL TRANSMITTAL

Lisa Shaffer, Chief Administrative Officer

Date Received: _____
Date sent to Council: _____

TO: Salt Lake City Council
Darin Mano, Chair

DATE:

FROM: Blake Thomas, Director, Department of Community & Neighborhoods

SUBJECT: Substantial Amendments to the Salt Lake City five-year 2020-2024 Consolidated Plan, and one-year 2023-2024 Annual Action Plan to recognize and utilize U.S. Department of Housing and Urban Development (HUD) Community Development Block Grant (CDBG) and HOME Investment Partnership (HOME) generated Program Income.

STAFF CONTACT: Tony Milner, Director of Housing Stability
801-535-6168, tony.milner@slcgov.com

Heather Royall, Deputy Director of Housing Stability
801-535-7273, heather.royall@slcgov.com

DOCUMENT TYPE: Resolution

RECOMMENDATION: Approve the Substantial Amendments and appropriate the associated funding. Per the regulatory requirements outlined in HUD's Substantial Amendment Section in 24 CFR 91.505 (b), HOME Program Income requirements in 24 CFR 92.503, CDBG Program Income requirements in 24 CFR 570.504, and the City's approved 2020-2024 Citizen Participation Plan, Salt Lake City must request Substantial Amendments to:

- The five-year 2020-2024 Consolidated Plan
- The one-year 2023-2024 Annual Action Plan

These amendments are required to recognize additional funds, for utilization of previously unallocated HUD CDBG and HOME Program Income.

BUDGET IMPACT: \$16,073,221 of program income generated from HUD program funding. Part of these funds have been recognized through previous budget action and the remainder will need to be recognized through a forthcoming budget amendment. Funding allocations and programmatic expenses will not impact the City’s General Fund or future annual HUD allocations.

BACKGROUND/DISCUSSION: On an annual basis, the Division of Housing Stability (“Housing Stability”) deploys millions of dollars to address the critical needs of residents and neighborhoods. Funding is ultimately provided to a variety of City departments, agencies, and outside organizations to implement projects and programs. Some of these projects and programs generate revenue, known as program income (“PI”). PI generated as a result of activities originally funded through the U.S. Department of Housing and Urban Development (“HUD”) Community Development Block Grant (“CDBG”) and Home Investment Partnership Program (“HOME”) programs retain their federal identity in perpetuity and are subject to all federal requirements.

The Administration and Council have been working toward the recognition and allocation of HUD PI that has been received and retained by the City and is available for housing and community development activities. While previous briefings have also considered PI generated from non-HUD sources, this transmittal focuses solely on the unallocated HUD PI, which is subject to federal requirements and needs to be formally recognized through the HUD Consolidated Plan (“Con Plan”) framework. To formally recognize these funds, substantial amendments to the City’s 2020-2024 Con Plan and 2023-2024 Annual Action Plan (“Substantial Amendments”) need to be adopted by the City Council and approved by HUD. A status update is as follows:

Complete:

- February 7, 2023: The Department of Community and Neighborhoods (“CAN”) and Housing Stability briefed the City Council on unallocated HUD PI, and the City Council provided policy direction on the utilization and allocation of these funds.
- June 13, 2023: The City Council adopted the Fiscal Year 2024 (“FY 24”) budget, which includes the following HUD PI appropriations:
 - Revenue: The HUD PI balance as of April 30, 2023.
 - Expenditures: \$6,476,014 of PI to the RDA’s Housing Development Loan Program (“HDLP”) to be administered through a notice of Funding Availability (“NOFA”).
- August 15, 2023: CAN and Housing Stability briefed the City Council on the Administration’s proposed funding allocations for the HUD PI revenue that is not appropriated to a program, activity, or project in the FY 24 budget.

Current:

- This transmittal will initiate the process with the City Council to adopt the Substantial Amendments.
- Upon submittal of this transmittal to the City Council, Housing Stability will commence the required 30-day minimum public comment period that includes various noticing and outreach requirements.

Next Steps:

- The City Council holds a public hearing to be scheduled anytime within the public comment period.
- After the public hearing, the City Council considers and adopts a resolution approving the Substantial Amendments and corresponding budget allocations – refer to *Exhibit 6: Resolution*. Prior to adoption, modifications can be made to the resolution to incorporate feedback from the Council or the public.
- Once approved by the City Council, Housing Stability will submit the Substantial Amendments to HUD. HUD has 30-days to approve the amendments.
- A FY 24 budget amendment will be required for the following:
 - Revenue True Up: The substantial amendments are based on the HUD PI balance as of June 30, 2023, however the FY 24 revenue appropriations are based on the HUD PI balance as of April 30, 2023. As such, a budget amendment will be required to true up the budget revenues to reflect the June 30 balances.
 - Funding Expenditures: A budget amendment will be required to appropriate and clarify the expenditures identified through the substantial amendments in the FY 24 budget.

Available Funds

PI is gross income received by the recipient or a subrecipient directly generated from the use of CDBG or HOME funds. This may include, but is not limited to, proceeds from the disposition or sale of real property purchased or improved with CDBG or HOME funds; income from the use or rental of real property acquired, constructed, or improved with CDBG or HOME funds; and payments of principal and interest on loans made using CDBG or HOME funds. Since the June 2023 transmittal, the unallocated HUD PI has continued to generate new revenue with the following balances as of June 30, 2023, at the close of the Fiscal Year:

PROGRAM INCOME SOURCE	6/30/2023 BALANCE
CDBG	\$6,133,510.71
HOME	\$9,890,743.13
American Dream Downpayment Initiative (ADDI)*	\$ 48,967.10
TOTAL	\$16,073,220.94

**Note: ADDI is a discontinued HUD initiative that was provided through the HOME program. As such, the ADDI Program Income is treated as HOME Program Income and used in accordance with HOME regulations.*

Proposed Allocations

The Administration proposes the following funding allocations, considering the various eligible uses and timeliness requirements of the different funding sources:

TYPE	PROJECT/PROGRAM	CDBG	HOME/ADDI
DEVELOPMENT	RDA NOFA		\$6,939,710.23*
	1159 West Temple (Book Cliffs)		\$3,000,000.00
ACQUISITION	Strategic, Opportunity Area, or CLT Property Acquisition	\$5,633,510.71	

NEIGHBORHOOD IMPROVEMENTS	Neighborhood Business Improvement Program (NBIP)	\$250,000.00	
	Westside Sidewalk/Infrastructure Improvements	\$250,000.00	
TOTAL		\$6,133,510.71	\$9,939,710.23

**Note: An RDA NOFA allocation of \$6,476,014.00 in HOME PI has been formally approved by City Council and budgeted for expenditures as part of the FY24 budget process. The additional \$463,696.23 in proposed funding allocation to the RDA NOFA accounts for additional HOME PI received through June 30, 2023.*

Additional information on the proposed projects and activities is as follows:

1. DEVELOPMENT

RDA NOFA, \$6,939,710.23

1159 S West Temple, up to \$3,000,000.00

- RDA NOFA

Funding will be allocated to specific projects via a competitive Notice of Funding Availability (“NOFA”) through the RDA’s Housing Development Loan Program (“HDLP”).

- 1159 S West Temple (Book Cliffs Lodge)

Due to the inter-governmental relationship between the City and the Housing Authority of Salt Lake City (“HASLC”), the Administration inquired with HASLC on development projects that, once a funding gap is filled, are shovel-ready and would be on a development schedule that would meet HUD’s timeliness requirements. The project, located at 1159 S West Temple and known as Book Cliffs Lodge continues to have a funding gap. Up to \$3,000,000.00 is proposed to be combined with the funding already allocated by the RDA to provide construction financing for the project. Funding would be allocated subject to the underwriting and lending standards outlined in the RDA’s HDLP policy. The project is adjacent to City-owned property by Smith’s Ballpark and will include ~55 units ranging from approximately 30% to 60% of the area median income (“AMI”).

2. ACQUISITION

Strategic, East Side, and/or CLT Property Acquisition, \$5,633,510.71

- Due to strict timeliness requirements for CDBG, the acquisition of property is the likeliest way for the City to meet spend down requirements. As such, the Administration recommends allocating the majority of CDBG PI for the acquisition of property, as follows:

- A partnership between CAN, RDA, and/or the HASLC to identify and purchase property that is either located in a strategic location or in a high opportunity area for development of affordable housing; or
- Single-family homes and/or missing middle typology housing that will be incorporated into to the City’s CLT, with the City retaining ownership of the land in perpetuity and homeowners purchasing the housing units.

3. NEIGHBORHOOD IMPROVEMENTS

Neighborhood Building Improvement Program, \$250,000

Sidewalk/Infrastructure Improvements, \$250,000

- Neighborhood Business Improvement Program (“NBIP”)

The Council has expressed interest in committing a portion of CDBG PI to the NBIP, aka the façade program. The Administration recommends allocating \$250,000 to the NBIP, which would be combined with the \$925,000 already allocated through the FY24 HUD funding process. This will bring the FY24 total to \$1,175,000, which is almost double that of the previous fiscal year’s budget. Housing Stability has already issued a competitive application process and will increase the number of projects awarded funded if the Council appropriates these additional funds.

- Sidewalk/Infrastructure Improvements

The Council has expressed interest in committing a portion of CDBG PI to sidewalk and/or infrastructure improvements, with a focus on the City’s west side. The Administration recommends allocating \$250,000 to this initiative, to be combined with other CDBG infrastructure funds that are unexpended and continue to be factored into the CDBG timeliness ratio, including:

- o \$322,000, FY 21-22 bus stop improvements
- o \$92,789, FY 22-23 bus stop improvements
- o \$550,000, FY 22-23 Ballpark TRAX pedestrian crossing

PROPOSED SUBSTANTIAL AMENDMENTS:

Due to the City’s unallocated HUD PI funding, which has not previously been formally allocated by Council action to projects and recognized in our five-year Consolidated Plan or any subsequent one-year Annual Action Plans to HUD, Substantial Amendments are required for both the 2020-2024 Consolidated Plan, and the 2023-2024 Annual Action Plan.

HUD REQUIREMENTS

HUD’s Substantial Amendment Section 24 CFR 91.505 (b), outlines the criteria for Substantial Amendment and states “the jurisdiction shall identify in its Citizen Participation Plan the criteria it will use for determining what constitutes a Substantial Amendment. It is these Substantial Amendments that are subject to a citizen participation process, in accordance with the jurisdiction’s citizen participation plan.”

SALT LAKE CITY 2020-2024 CONSOLIDATED PLAN REQUIREMENTS

Salt Lake City’s Consolidated Plan for 2020-2024 Citizen Participation Plan defines a Substantial Amendment as:

1. A proposed use of funds that does not address a goal or underlying strategy already identified in the governing Consolidated Plan or Annual Action Plan; or
2. Increasing funding levels for a given project by 100% or more of the previously adopted amount; or
3. Decreasing funding levels for a given project by 100% AND pivoting impacted funds to another approved use during an action plan period; or

4. A change to a regulatory requirement or additional allocated funding from the US Department of Housing & Urban Development that defines that a Substantial Amendment must be completed.

Substantial Amendment to 2020-2024 Consolidated Plan:

#1 Recognize Additional Allocations of Funding

Section SP-35, The Strategic Plan, Anticipated Resources. HUD 24 CFR 91.215 (a)(4), 91.220 (c)(1,2). Located on page 148 of the 2020-2024 Consolidated Plan.

The HUD PI represents additional allocations of funding, in excess of 100% of previously adopted amounts, for projects in Salt Lake City's 2020-2024 Consolidated Plan, thus requiring a Substantial Amendment.

With Council's adoption of the resolution the City's current 2020-2024 Consolidated Plan will be amended to reflect the additional funding available.

#2 Add New Goals Eligible for Funding Considerations

Section SP-45, The Strategic Plan, Goals. HUD 24 CFR 91.215(a). Located on page 159 of the 2020-2024 Consolidated Plan.

An allocation of funding for Neighborhood Improvements, to provide Westside Sidewalk/Infrastructure Improvements, would be an addition to the list of adopted goals, for projects considered under the 2020-2024 Consolidated Plan, thus requiring a Substantial Amendment.

With Council's adoption of the resolution the City's current 2020-2024 Consolidated Plan will be amended to reflect the addition of Neighborhood Improvements as an eligible goal.

(See Exhibit 4, Substantial Amendment to SP-35 Anticipated Resources and SP-45 Goals)

Substantial Amendment to 2023-2024 Annual Action Plan:

#1 Accept Additional Allocations of Funding

Section AP-15, Expected Resources. HUD 24 CFR 91.215 (a)(4), 91.220 (c)(1,2). Located on page 27 of the 2023-2024 Annual Action Plan.

A Substantial Amendment is required to recognize the unallocated HUD PI. These funds represent an additional allocation of funding, in excess of 100% of previously adopted amounts, 2023-2024 Annual Action Plan.

The City's current 2023-2024 Annual Action Plan will be amended to reflect the additional funding expected to be available during the program year.

With Council's adoption of the resolution the City's 2023-2024 Annual Action Plan will be amended to reflect the additional funding available.

#2 Add New Projects to be Funded Under the Annual Action Plan

Section AP-35, Projects. HUD 24 CFR 91.220(D). Located on page 35 of the 2023-2024 Annual Action Plan.

A Substantial Amendment is required to provide an allocation of funding for Neighborhood Improvements, to provide Westside Sidewalk/Infrastructure Improvements, as an eligible project to be funded under the 2023-2024 Annual Action Plan.

With Council's adoption of the resolution the City's 2023-2024 Annual Action Plan will be amended to reflect the addition of Neighborhood Improvements: Sidewalk & Infrastructure Improvements as an eligible project.

(See Exhibit 4, Substantial Amendment to AP-15 Expected Resources and AP-35 Projects)

PUBLIC PROCESS: A 30-day-minimum public comment period will begin following the submittal of this transmittal to the City Council and specifically for the above-mentioned Substantial Amendment components. The public comment period will be posted in English and Spanish. At a minimum the public comment period will be noticed through the following channels: a newspaper of general circulation, Housing Stability's comprehensive contact mailing/email list, Housing Stability's website, the State's Public Notice website, and provided to the Mayor's Office and the Council Office for dissemination on social media platforms and other applicable forms of electronic communication and noticing.

At least one public hearing, to be scheduled at City Council's discretion, will also be held during the 30-day-minimum public comment period.

EXHIBITS:

- 1) Eligible Uses of CDBG and HOME PI Funds
- 2) 2020-2024 Consolidated Plan and 2020-2024 Citizens Participation Plan (Appendix C of the 2020-2024 Consolidated Plan)
- 3) 2023-2024 Annual Action Plan
- 4) Substantial Amendments Regarding HUD Unallocated PI

- 5) Substantial Amendments to SP-35 Anticipated Resources, SP-45 Goals, AP-15 Expected Resources, and AP-35 Projects
- 6) Resolution

EXHIBIT 1

EXHIBIT B: ELIGIBLE USES of FUNDS - CDBG

ELIGIBLE ACTIVITIES	CON PLAN ELIGIBLE	TYPICAL NATIONAL OBJECTIVE	DETAILS
HOUSING			
Rehabilitation: Single and Multi-Unit Residential Construction of Housing (limited)	YES	LMI households; prevent or eliminate blight; meet unfunded, urgent local need	May rehabilitate or reconstruct or convert structures, provide homeownership assistance, and housing counseling. Includes all activity costs such as applicant intake, construction specs and procurement, and construction. All activities must result in achievement of a CDBG national objective, typically by providing housing to an LMI household.
Direct Homeownership Assistance	YES		
Housing Counseling	YES		
Public Housing Modernization	YES		
Energy Efficiency Improvements	YES		
Rehabilitation Administration	YES		
Lead-Based Paint/Lead Hazard Test/Abatement	YES		
Code Enforcement	YES		
PUBLIC IMPROVEMENTS & FACILITIES			
Senior Centers	NO	LMI households; prevent or eliminate blight; meet unfunded, urgent local need	May acquire, construct, reconstruct, or rehabilitate a public facility or improvement. All activities must result in achievement of a CDBG national objective, typically by providing access to a facility or improvement to an LMI clientele or to LMI persons residing in a qualified area.
Facility for Persons with Disabilities	NO		
Homeless Facilities (not operating costs)	NO		
Youth Centers/Facilities	NO		
Neighborhood Facilities	YES		
Parks, Recreational Facilities	YES		
Parking Facilities	YES		
Solid Waste Disposal Facilities	NO		
Flood and Drainage Facilities	NO		
Water/Sewer Improvements	NO		
Sidewalks	YES		
Child Care Centers	NO		
Fire Stations/Equipment	NO		
Health Facilities	NO		
Removal of Architectural Barriers	NO		
PROPERTY ACQUISITION			
Acquisition of Property		LMI persons, families, or area; prevent or eliminate blight; meet unfunded, urgent local need	May buy, clean up, demolish, dispose of, and relocate occupants from a property for a public purpose.
Disposition			
Clearance and Demolition			
Clean-up of Contaminated Sites/Brownfields			
Relocation			
ECONOMIC DEVELOPMENT			
Commercial/ Industrial Building Rehabilitation	YES	LMI persons, families, or area; businesses providing LMI jobs or services; prevent or eliminate blight; meet unfunded, urgent need	May assist commercial or industrial activities. All activities must result in achievement of a CDBG national objective, typically by creating or retaining permanent LMI jobs or serving an LMI area. Project examples range from working capital loans, to neighborhood store expansion.
Commercial/Industrial Land Acquisition/ Disposition	NO		
Commercial/Industrial Infrastructure Development	NO		
Commercial/Industrial Building Construction	NO		
Micro-Enterprise Assistance	NO		

Note: Public Services and Administration & Planning activities are not listed, as they cannot be funded with the Dormant PI.

Note: "LMI" is low and moderate-income, which is generally defined as 80% of the area median income (AMI) and below.

Note: CDBG funds for Housing activities must be utilized for permant housing and not transitional or emergency shelters. Housing activities for multifamily units are limited to new construction. Rehabilitation and new constuction activiteis are eligible for single-family and duplexes.

EXHIBIT B: ELIGIBLE USES of FUNDS - HOME

ELIGIBLE PROJECTS	CON PLAN ELIGIBLE	ELIGIBLE BENEFICIARIES	TYPES OF ASSISTANCE
TBRA	YES		
New Construction - Rental and Homeownership	YES	Rental Housing or Tenant-	HOME allows virtually any form of financial assistance, or
Rehabilitation	YES	Based Rental Assistance:	
Reconstruction	YES	60% AMI <	
Conversion (Adaptive Reuse to Housing)	YES		
Site Improvements & Infrastructure	YES	5 or > units: 20% of units	
Acquisition of Property or Vacant Land	YES	at 50% AMI <	
Demolition	YES		
Homeowner Refinancing (concurrent with Rehab)	YES	All funds must be for 80%	
Project Operating Reserve	YES	AMI and below.	
Project-Related Soft Costs			

Note: Administration & Planning activities are not listed, as they cannot be funded with the Dormant PI.

2020 - 2024

Salt Lake City Consolidated Plan

HUD PROGRAM YEARS 2020 - 2024
FISCAL YEARS 2021 - 2025





SALT LAKE CITY
2020-2024 **CONSOLIDATED PLAN**

MAYOR
ERIN MENDENHALL

CITY COUNCIL
JAMES ROGERS
ANDREW JOHNSTON
CHRIS WHARTON
ANA VALDEMOROS
DARIN MANO
DAN DUGAN
AMY FOWLER

Prepared by

S A L T L A K E C I T Y
HOUSING and NEIGHBORHOOD DEVELOPMENT DIVISION
DEPARTMENT of COMMUNITY and NEIGHBORHOODS



TABLE OF CONTENTS

I. Executive Summary (ES)	4
a. ES-05 Executive Summary – 24 CFR 91.200(c), 91.220(b)	5
II. The Process (PR)	10
a. PR-05 Lead & Responsible Agencies – 24 CFR 91.200(b)	11
b. PR-10 Consultation – 91.100, 91.200(b), 91.215(l)	11
c. PR-15 Citizen Participation	26
III. Needs Assessment (NA)	48
a. NA-05 Overview	49
b. NA-10 Needs Assessment – Housing Needs Assessment – 91.205 (a,b,c)	54
c. NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2)	70
d. NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205 (b)(2).....	73
e. NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2)	75
f. NA-30 Disproportionately Greater Need: Discussion – 91.205 (b)(2)	76
g. NA-35 Public Housing – 91.205 (b)	79
h. NA-40 Homeless Needs Assessment – 91.205 (c)	82
i. NA-45 Non-Homeless Special Needs Assessment – 91.205 (b,d)	85
j. NA-50 Non-Housing Community Development Needs – 91.215 (f)	93
IV. Housing Market Analysis (MA)	97
a. MA-Overview	98
b. MA-10 Number of Housing Units 91.120(a) & (b)(2)	100
c. MA-15 Housing Market Analysis: Cost of Housing – 91.210 (a)	104
d. MA-20 Housing Market Analysis: Condition of Housing – 91.210 (a)	107
e. MA-25 Public and Assisted Housing – 91.210 (b)	111
f. MA-30 Homeless Facilities and Services – 91.210 (c)	113
g. MA-35 Special Needs Facilities and Services – 91.210 (d)	116
h. MA-40 Barriers to Affordable Housing – 91.210 (e)	118
i. MA-45 Non-Housing Community Development Assets – 91.210 (f)	120
j. MA-50 Needs and Market Analysis: Discussion	128
k. MA-60 Broadband Needs of Housing Occupied by Low- and Moderate-Income Households – 91.210(a)(4), 91.310(a)(2)	132
l. MA-65 Hazard Mitigation – 91.210(a)(5), 91.310(a)(2)	133
V. Strategic Plan (SP)	135
a. SP-05 Overview	136
b. SP-10 Geographic Priorities – 91.215 (a)(1)	137
c. SP-25 Priority Needs – 91.215 (a)(2)	142
d. SP-30 Influence of Market Conditions – 91.215 (a)(2)	147
e. SP-35 Anticipated Resources – 91.215 (a)(4), 91.220 (c)(1,2)	149



f. SP-40 Institutional Delivery Structure – 91.215 (k)	154
g. SP-45 Goals	160
h. SP-50 Public Housing Accessibility and Involvement – 91.215 (c)	162
i. SP-55 Strategic Plan Barriers to Affordable Housing – 91.215 (h)	162
j. SP-60 Homelessness Strategy – 91.215 (h)	166
k. SP-65 Lead-based Paint Hazards – 91.215 (i)	170
l. SP-70 Anti-Poverty Strategy – 91.215 (j)	171
m. SP-80 Monitoring – 91.230	172
VI. Appendix A: 2020-2024 Fair Housing Action Plan.....	174
VII. Appendix B: Summary of Public Comment and Citizen Participation.....	186
VIII. Appendix C: 2020-2024 Citizen Participation Plan.....	286
IX. Appendix D: 2020-2021 Action Plan.....	296



EXECUTIVE SUMMARY

The Executive Summary serves as an introduction and summarizes the process of developing the plan, the key findings utilized to develop priorities, and how the proposed goals and objectives will address those priorities.



ES-05 EXECUTIVE SUMMARY 24 CFR 91.200(c), 91.220(b)

1. INTRODUCTION

Salt Lake City's 2020-2024 Consolidated Plan is the product of a collaborative process to identify housing and community development needs and to establish goals, priorities, and strategies to address those needs. This five-year plan provides a framework for maximizing and leveraging the city's block grant allocations to build healthy and sustainable communities that better focus funding from the U.S. Department of Housing and Urban Development (HUD) formula block grant programs. The entitlement grant programs guided by the Consolidated Plan are as follows:

- **Community Development Block Grant (CDBG)**
The CDBG program's primary objective is to promote the development of viable urban communities by providing decent housing, suitable living environments, and expanded economic activities to persons of low- and moderate-income.
- **Emergency Solutions Grant (ESG)**
The ESG program's primary objective is to assist individuals and families regain housing stability after experiencing a housing or homelessness crisis.
- **HOME Investment Partnership Program (HOME)**
The HOME program's primary objective is to create affordable housing opportunities for low-income households.
- **Housing Opportunities for Persons with AIDS (HOPWA)**
The HOPWA program's primary objective is to provide housing assistance and related supportive services to persons living with HIV/AIDS and their families.

Similar to cities across the country, Salt Lake City is faced with housing prices that are rising more rapidly than wages, resulting in a lack of affordable housing. This Consolidated Plan outlines a comprehensive set of policies that respond to the City's current challenges by utilizing new and collaborative strategies.

Affordable and safe housing serves as the foundation for individuals to move out of poverty and to avoid homelessness. However, it is increasingly recognized that housing must be connected to opportunities for education, transit, recreation, economic development, healthcare, and services. Instead of addressing these needs separately, Salt Lake City takes a comprehensive and geographic approach to community development by integrating these various aspects into its Consolidated Plan.

The 2020-2024 Consolidated Plan encourages investment in neighborhoods with concentrated poverty and supports at-risk populations by promoting goals that increase access to housing, transportation, economic development, and critical services. By building upon the growth and successes realized in the previous Consolidated Plan, Salt Lake City is continuing to work toward closing the gap in a number of socioeconomic indicators, such as improving housing affordability, job training, access to transportation for low-income households, homeless prevention services, and medical/dental/behavioral health services for at-risk populations.

In addition to expanding opportunity for low-income households living in concentrated areas of poverty, Salt Lake City will continue to support essential housing and supportive services for the City's most vulnerable populations, with focus on the chronically homeless, homeless families, disabled persons, victims of domestic violence, persons living with HIV/AIDS, and low-income elderly persons.

[Process & Overview](#)



The 2020-2024 Consolidated Plan is organized into four primary sections, as follows:

I. The Process

The Process section of the Plan outlines the development of the Plan, including citizen participation efforts and stakeholder involvement.

II. Needs Assessment (NA)

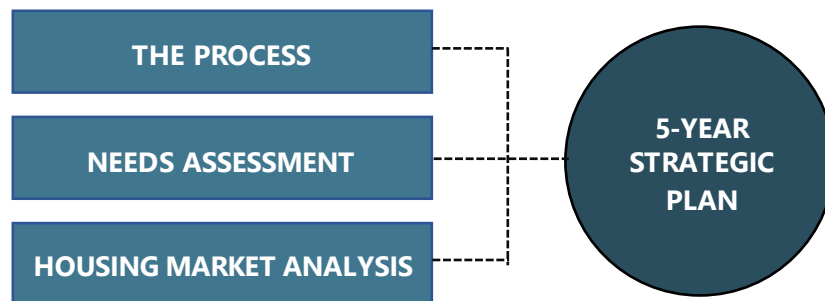
The Needs Assessment section provides an analysis of housing, homeless and community development needs, with focus on the needs of low-income households, racial and ethnic minorities, homeless persons, and non-homeless special needs populations.

III. Housing Market Analysis (MA)

The Housing Market Analysis section provides information and data on Salt Lake City's housing market, including an evaluation of local resources. The housing market analysis supplements information supplied by the needs assessment and establishes a framework for five-year goals and priorities to be developed.

IV. Five-Year Strategic Plan (SP)

Once community needs, market conditions, and resources are identified, program goals, specific strategies, and benchmarks for measuring progress are set forth in the Strategic Plan section of the Consolidated Plan. Efforts are prioritized to direct the allocation of federal funding to maximize impact within the community.



Throughout this Plan period, Salt Lake City will look to address strategies and funding resources that help address community responses to emergency need. This may include preparing for, responding to, and recovery from community wide emergencies. These emergencies would likely be identified through a national, state or local declaration of a state of emergency. Where appropriate, Salt Lake City will maximize all resources to address such instances.

The 2020-2024 Consolidated Plan planning process will conclude with the development of the City's First-Year Action Plan. The First-Year Action Plan will outline the activities and funding priorities for the first year of the Consolidated Plan, covering July 1, 2020 – June 30, 2021.

2. OBJECTIVES AND OUTCOMES IDENTIFIED IN THE PLAN



Salt Lake City's 2020-2024 Consolidated Plan is a strategic plan focused on building Neighborhoods of Opportunity to promote capacity in neighborhoods with concentrated poverty and to support the City's most vulnerable populations. Identified below are 5 goals with associated strategies to achieve the goals.

Housing

To provide expanded housing options for all economic and demographic segments of Salt Lake City's population while diversifying the housing stock within neighborhoods.

- Support housing programs that address the needs of aging housing stock through targeting rehabilitation efforts and diversifying the housing stock within neighborhoods
- Support affordable housing development that increases the number and types of units available for income eligible residents
- Support programs that provide access to home ownership via down payment assistance, and/or housing subsidy, and/or financing
- Support rent assistance programs to emphasize stable housing as a primary strategy to prevent and end homelessness
- Expand housing support for aging resident that ensure access to continued stable housing

Transportation

To promote accessibility and affordability of multimodal transportation options.

- Improve bus stop amenities as a way to encourage the accessibility of public transit and enhance the experience of public transit in target areas
- Support access to transportation prioritizing very low-income and vulnerable populations
- Expand and support the installation of bike racks, stations, and amenities as a way to encourage use of alternative modes of transportation in target areas

Build Community Resiliency

Build resiliency by providing tools to increase economic and/or housing stability.

- Provide job training/vocational training programs targeting low-income and vulnerable populations including, but not limited to; chronically homeless; those exiting treatment centers/programs and/or institutions; and persons with disabilities
- Economic Development efforts via supporting the improvement and visibility of small businesses through façade improvement programs
- Provide economic development support for microenterprise businesses
- Direct financial assistance to for-profit businesses
- Expand access to early childhood education to set the stage for academic achievement, social development, and change the cycle of poverty
- Promote digital inclusion through access to digital communication technologies and the internet
- Provide support for programs that reduce food insecurity for vulnerable population

Homeless Services

To expand access supportive programs that help ensure that homelessness is rare, brief, and non-recurring.

- Expand support for medical and dental care options for those experiencing homelessness
- Provide support for homeless services including Homeless Resource Center Operations and Emergency overflow operations
- Provide support for programs providing outreach services to address the needs of those living an unsheltered life
- Expand case management support as a way to connect those experiencing homelessness with permanent housing and supportive services



Behavioral Health

To provide support for low-income and vulnerable populations experiencing behavioral health concerns such as substance abuse disorders and mental health challenges.

- Expand treatment options, counseling support, and case management for those experiencing behavioral health crisis
- Support programs that provide connection to permanent housing upon exiting behavioral health programs. Support may include, but is not limited to supporting obtaining housing via deposit and rent assistance and barrier elimination to the extent allowable to regulation

3. EVALUATION OF PAST PERFORMANCE

In preparation for development of the 2020-2024 Consolidated Plan, Salt Lake City's Housing and Neighborhood Development Division reviewed Consolidated Annual Performance Reports (CAPERs) submitted to HUD under the 2015-2019 Consolidated Plan. The CAPERs provide an evaluation of past performance and accomplishments in relation to established goals and priorities. The City's program year 2016-2017 & 2017-2018 CAPER can be viewed at <https://www.hudexchange.info/programs/consolidated-plan/con-plans-aaps-capers/>.

During the course of the 2015-2019 Consolidated Plan, the City has been able to meet the vast majority of established goals and priorities. In addition, the City was able to comply with statutes and regulations set by HUD.

TABLE ES-05.1

SALT LAKE CITY 2015-2019 CONSOLIDATED PLAN ACCOMPLISHMENTS

Goal	Description	Estimated	Projected
1	Improve and Expand the Affordable Housing Stock	1,325	1,430
2	Expand Homeownership Opportunities	110	70
3	Provide Housing & Related Services to Persons with HIV/AIDS	725	925
4	Provide Housing for Homeless & At-Risk of Homeless Individuals and Families	965	3,217
5	Provide Day-to-Day Services for Homeless Individuals & Families	15,000	7,380
6	Provide Public Services to Expand Opportunity & Self-Sufficiency for At-Risk Populations	35,000	24,385
7	Revitalize Business Nodes in Target Areas	75	50
8	Improve the Quality of Public Facilities	1,093	1,344
9	Improve Infrastructure in Distressed Neighborhoods & Target Areas	100,000	139,112

4. SUMMARY OF CITIZEN PARTICIPATION PROCESS AND CONSULTATION PROCESS:

Citizen participation is an integral part of the Consolidated Plan planning process, as it ensures goals and priorities are defined in the context of community needs and preferences. In addition, the citizen participation process provides a format to educate the community about the City's federal grant programs. To this end, Salt Lake City solicited involvement from a diverse group of stakeholders and community members during the development of the 2020-2024 Consolidated Plan. A comprehensive public engagement process included a citywide survey (2,000+ respondents), public hearings, public meetings, one-on-one meetings, stakeholder committee meetings, task force meetings, internal technical committee meetings, and a public comment period. In total, over 4,000 residents participated in providing input into this plan.



The City received input and buy-in from residents, homeless service providers, low-income service providers, anti-poverty advocates, healthcare providers, housing advocates, housing developers, housing authorities, community development organizations, educational institutions, transit authority planners, City divisions and departments, among others. For more information on citizen participation efforts, refer to the *PR-15 Citizen Participation* section of this Plan.

5. PUBLIC COMMENTS:

A summary of public comments will be available in the appendix of the finalized Consolidated Plan.

6. SUMMARY OF COMMENTS OR VIEWS NOT ACCEPTED AND THE REASONS FOR NOT ACCEPTING THEM:

Comments received to date have been considered and utilized to inform the needs assessment, goal setting, and prioritization of funding.

7. SUMMARY:

The Salt Lake City Council is scheduled to adopt the 2020-2024 Consolidated Plan on April 21, 2020.



THE PROCESS

The Process section of the Consolidated Plan identifies the lead agencies responsible for the development of the plan and the administration of the grants. In addition, this section outlines the process of consulting with service providers and other stakeholders, as well as citizens participation efforts.



PR-05 LEAD & RESPONSIBLE AGENCIES - 24 CFR 91.200(b)

DESCRIBE AGENCY/ENTITY RESPONSIBLE FOR PREPARING THE CONSOLIDATED PLAN AND THOSE RESPONSIBLE FOR ADMINISTRATION OF EACH GRANT PROGRAM AND FUNDING SOURCE.

The following agencies/entities are responsible for preparing the Consolidated Plan and administering grant programs:

TABLE PR-05.1
LEAD AND RESPONSIBLE AGENCIES

Agency Role	Name	Department/Agency
CDBG Administrator	SALT LAKE CITY	Housing and Neighborhood Development Division
HOPWA Administrator	SALT LAKE CITY	Housing and Neighborhood Development Division
HOME Administrator	SALT LAKE CITY	Housing and Neighborhood Development Division
ESG Administrator	SALT LAKE CITY	Housing and Neighborhood Development Division

Salt Lake City is the Lead Agency for grant funds received from the United States Department of Housing and Urban Development (HUD) entitlement programs as listed above. The City's Housing and Neighborhood Development (HAND) Division in the Department of Community and Neighborhoods (CAN) is responsible for the administration of Housing and Urban Development (HUD) entitlement grants which includes the Community Development Block Grant (CDBG), the HOME Investment Partnerships Program (HOME), the Emergency Solutions Grants (ESG), and the Housing Opportunities for Persons with AIDS (HOPWA) program. HAND is also responsible for the preparation of the Consolidated Plan, Annual Action Plans, and Consolidated Annual Performance Evaluation Reports (CAPER).

Consolidated Plan Public Contact Information:

Salt Lake City welcomes questions or comments regarding the Consolidated Plan. Please contact the following:

Deputy Director of Housing and Neighborhood Development, Jennifer Schumann at Jennifer.Schumann@slcgov.com or (801) 535-7276.

PR- 10 CONSULTATION- 91.100, 91.200(B), 91.215(I)

INTRODUCTION:

The City conducted robust outreach with representatives of low-income neighborhoods, housing and social services providers, homeless shelter and homeless services providers, faith-based organizations, community stakeholders, City departments, and many others. In total, these comprehensive outreach efforts engaged over 4,000 stakeholders during a one-year period. The citizen participation process is described in greater detail in 'PR-15 Citizen Participation.'

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies. (91.215(I)).



The City led a proactive, community-based process to solicit public and stakeholder input for the development of the Consolidated Plan goals, strategies, and priorities. The City created a Stakeholder Advisory Committee that met three times during the planning process. In addition, the City worked directly with service providers and other government agencies to gather data used in the technical analysis for the Consolidated Plan.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness:

Salt Lake City representatives actively participated in the Salt Lake Valley Coalition to End Homelessness (SLVCEH), the entity responsible for oversight of the Continuum of Care (CoC). SLVCEH's primary goal is to end homelessness in Salt Lake Valley through a system-wide commitment of resources, services, data collection, analysis and coordination among all stakeholders. The Coalition gathers community consensus to create and fulfill established outcomes. Using these goals, the Coalition partners with key stakeholders to fill the needs of the Salt Lake County Valley community. City representatives served on the SLVCEH Steering Committee and actively participated in meetings and efforts.

Describe consultation with the Continuum of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards and evaluate outcomes, and develop funding, policies and procedures for the administration of HMIS:

Working closely with the other two CoCs in the state- Mountainlands and Balance of State, as well as other city, state, and county representatives, City representatives provided direction and support for how funding SLVCEH's priorities are considered in Emergency Solutions Grant (ESG) allocations. Utilizing data sources like the annual 'Point-in-Time Count' and Utah Homeless Management Information System (UHMIS) outputs, City representatives worked with other SLVCEH members to assess progress on shared metrics such as an individual's average length of homelessness, likelihood to return to homelessness, and the percentage of exits from emergency shelter, transitional housing, and rapid rehousing projects to permanent housing. The City has agreed to use common measures with other SLVCEH members to grade service providers.

City representatives also actively participated in meetings regarding the funding, policies and procedures for the administration of the UHMIS. UHMIS helps homeless providers coordinate care, manage operations, and better serve clients by tracking client service needs over time. All ESG-funded entities participate in UHMIS.

City representatives helped to develop consistent data standards and create a HMIS training manual. The manual provides guidance on HMIS data elements for CoCs, HMIS Lead Agencies, HMIS System Administrators, and users. City representatives helped to disseminate information regarding the accompanying HMIS Data Dictionary to define data elements and requirements for HMIS compliance for HMIS Vendors and System Administrators.

DESCRIBE AGENCIES, GROUPS, ORGANIZATIONS AND OTHERS WHO PARTICIPATED IN THE PROCESS AND DESCRIBE THE JURISDICTION'S CONSULTATIONS WITH HOUSING, SOCIAL SERVICE AGENCIES AND OTHER ENTITIES:

TABLE PR-10.1

CONSULTATION AND PUBLIC PARTICIPATION PARTICIPANTS

STAKEHOLDER ADVISORY COMMITTEE



1	Agency/Group/Organization	Refugee and Immigration Center - Asian Association of Utah
	Agency/Group/Organization Type	Services - Refugees
	What section of the Plan was addressed by consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Public Service Organization that assisted in identifying service gaps within the community. The collaborative effort allowed for discussion and feedback from the agencies that are the closest to those we are assisting. From these efforts, the City was able to determine the overarching priorities and goals of the Plan, including specific public service focus areas where funding will be targeted and leveraged community wide.
2	Agency/Group/Organization	ASSIST
	Agency/Group/Organization Type	Services - Persons with Disabilities, Housing
	What section of the Plan was addressed by consultation?	Housing Needs Assessment, Non-Homeless Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Public Service Organization that assisted in identifying service gaps within the community. The collaborative effort allowed for discussion and feedback from the agencies that are the closest to those we are assisting. From these efforts, the City was able to determine the overarching priorities and goals of the Plan, including specific public service focus areas where funding will be targeted and leveraged community wide.
3	Agency/Group/Organization	Columbus Community Center
	Agency/Group/Organization Type	Services - Employment, Persons with Disabilities
	What section of the Plan was addressed by consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Public Service Organization that assisted in identifying service gaps within the community. The collaborative effort allowed for discussion and feedback from the agencies that are the closest to those we are assisting. From these efforts, the City was able to determine the overarching priorities and goals of the Plan, including specific public service focus areas where funding will be targeted and leveraged community wide.
4	Agency/Group/Organization	Community Development Corporation, Utah
	Agency/Group/Organization Type	Services - Housing
	What section of the Plan was addressed by consultation?	Housing Needs Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated	Public Service Organization that assisted in identifying service gaps within the community. The collaborative effort allowed for discussion and feedback from the agencies that



	outcomes of the consultation or areas for improved coordination?	are the closest to those we are assisting. From these efforts, the City was able to determine the overarching priorities and goals of the Plan, including specific public service focus areas where funding will be targeted and leveraged community wide.
5	Agency/Group/Organization	Community Health Center of Utah
	Agency/Group/Organization Type	Services - Health
	What section of the Plan was addressed by consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Public Service Organization that assisted in identifying service gaps within the community. The collaborative effort allowed for discussion and feedback from the agencies that are the closest to those we are assisting. From these efforts, the City was able to determine the overarching priorities and goals of the Plan, including specific public service focus areas where funding will be targeted and leveraged community wide.
6	Agency/Group/Organization	Disability Law Center
	Agency/Group/Organization Type	Services - Law, Persons with Disabilities
	What section of the Plan was addressed by consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Public Service Organization that assisted in identifying service gaps within the community. The collaborative effort allowed for discussion and feedback from the agencies that are the closest to those we are assisting. From these efforts, the City was able to determine the overarching priorities and goals of the Plan, including specific public service focus areas where funding will be targeted and leveraged community wide.
7	Agency/Group/Organization	Donated Dental
	Agency/Group/Organization Type	Services - Health
	What section of the Plan was addressed by consultation?	Homeless Needs - Families with Children, Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Public Service Organization that assisted in identifying service gaps within the community. The collaborative effort allowed for discussion and feedback from the agencies that are the closest to those we are assisting. From these efforts, the City was able to determine the overarching priorities and goals of the Plan, including specific public service focus areas where funding will be targeted and leveraged community wide.
8	Agency/Group/Organization	First Step House
	Agency/Group/Organization Type	Services - Housing, Persons with Disabilities, Homeless, Health



	What section of the Plan was addressed by consultation?	Housing Need Assessment, Homeless Needs - Chronically Homeless, Homeless Needs - Veterans, Homeless Strategy, Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Public Service Organization that assisted in identifying service gaps within the community. The collaborative effort allowed for discussion and feedback from the agencies that are the closest to those we are assisting. From these efforts, the City was able to determine the overarching priorities and goals of the Plan, including specific public service focus areas where funding will be targeted and leveraged community wide.
9	Agency/Group/Organization	Habitat for Humanity
	Agency/Group/Organization Type	Services - Housing
	What section of the Plan was addressed by consultation?	Housing Need Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Public Service Organization that assisted in identifying service gaps within the community. The collaborative effort allowed for discussion and feedback from the agencies that are the closest to those we are assisting. From these efforts, the City was able to determine the overarching priorities and goals of the Plan, including specific public service focus areas where funding will be targeted and leveraged community wide.
10	Agency/Group/Organization	Salt Lake County Housing Authority DBA Housing Connect
	Agency/Group/Organization Type	Services - Housing, Homeless
	What section of the Plan was addressed by consultation?	Housing Need Assessment, Homeless Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Public Service Organization that assisted in identifying service gaps within the community. The collaborative effort allowed for discussion and feedback from the agencies that are the closest to those we are assisting. From these efforts, the City was able to determine the overarching priorities and goals of the Plan, including specific public service focus areas where funding will be targeted and leveraged community wide.
11	Agency/Group/Organization	Intermountain Healthcare
	Agency/Group/Organization Type	Services - Health, Impact Investment
	What section of the Plan was addressed by consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Public Service Organization that assisted in identifying service gaps within the community. The collaborative effort allowed for discussion and feedback from the agencies that are the closest to those we are assisting. From these efforts, the City was able to determine the overarching priorities and goals of the Plan, including specific public service focus



		areas where funding will be targeted and leveraged community wide.
12	Agency/Group/Organization	Maliheh Free Clinic
	Agency/Group/Organization Type	Services - Health, Refugess
	What section of the Plan was addressed by consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Public Service Organization that assisted in identifying service gaps within the community. The collaborative effort allowed for discussion and feedback from the agencies that are the closest to those we are assisting. From these efforts, the City was able to determine the overarching priorities and goals of the Plan, including specific public service focus areas where funding will be targeted and leveraged community wide.
13	Agency/Group/Organization	NeighborWorks Salt Lake
	Agency/Group/Organization Type	Services - Housing
	What section of the Plan was addressed by consultation?	Housing Needs Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Public Service Organization that assisted in identifying service gaps within the community. The collaborative effort allowed for discussion and feedback from the agencies that are the closest to those we are assisting. From these efforts, the City was able to determine the overarching priorities and goals of the Plan, including specific public service focus areas where funding will be targeted and leveraged community wide.
14	Agency/Group/Organization	Optum Health
	Agency/Group/Organization Type	Services - Health
	What section of the Plan was addressed by consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Public Service Organization that assisted in identifying service gaps within the community. The collaborative effort allowed for discussion and feedback from the agencies that are the closest to those we are assisting. From these efforts, the City was able to determine the overarching priorities and goals of the Plan, including specific public service focus areas where funding will be targeted and leveraged community wide.
15	Agency/Group/Organization	Salt Lake City Housing Authority
	Agency/Group/Organization Type	Services - Housing, Homeless
	What section of the Plan was addressed by consultation?	Housing Needs Assessment, Homeless Strategy



	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Public Service Organization that assisted in identifying service gaps within the community. The collaborative effort allowed for discussion and feedback from the agencies that are the closest to those we are assisting. From these efforts, the City was able to determine the overarching priorities and goals of the Plan, including specific public service focus areas where funding will be targeted and leveraged community wide.
16	Agency/Group/Organization	Salt Lake County Aging and Adult Services
	Agency/Group/Organization Type	Services - Seniors, Aging Services
	What section of the Plan was addressed by consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Public Service Organization that assisted in identifying service gaps within the community. The collaborative effort allowed for discussion and feedback from the agencies that are the closest to those we are assisting. From these efforts, the City was able to determine the overarching priorities and goals of the Plan, including specific public service focus areas where funding will be targeted and leveraged community wide.
17	Agency/Group/Organization	Shelter the Homeless
	Agency/Group/Organization Type	Services - Homeless
	What section of the Plan was addressed by consultation?	Housing Needs Assessment, Homeless Strategy, Homeless Needs - Chronically Homeless
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Public Service Organization that assisted in identifying service gaps within the community. The collaborative effort allowed for discussion and feedback from the agencies that are the closest to those we are assisting. From these efforts, the City was able to determine the overarching priorities and goals of the Plan, including specific public service focus areas where funding will be targeted and leveraged community wide.
18	Agency/Group/Organization	South Valley Services
	Agency/Group/Organization Type	Services - Domestic Violence
	What section of the Plan was addressed by consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Public Service Organization that assisted in identifying service gaps within the community. The collaborative effort allowed for discussion and feedback from the agencies that are the closest to those we are assisting. From these efforts, the City was able to determine the overarching priorities and goals of the Plan, including specific public service focus areas where funding will be targeted and leveraged community wide.
19	Agency/Group/Organization	Utah Community Action



	Agency/Group/Organization Type	Services - Housing, Food Bank, Early Education
	What section of the Plan was addressed by consultation?	Housing Needs Assessment, Homeless Strategy, Anti-Poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Public Service Organization that assisted in identifying service gaps within the community. The collaborative effort allowed for discussion and feedback from the agencies that are the closest to those we are assisting. From these efforts, the City was able to determine the overarching priorities and goals of the Plan, including specific public service focus areas where funding will be targeted and leveraged community wide.
20	Agency/Group/Organization	Utah Department of Workforce Services
	Agency/Group/Organization Type	Services - Medicaid, Food, Employment
	What section of the Plan was addressed by consultation?	Homeless Strategy, Economic Development, Anti-Poverty Strategy, Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Public Service Organization that assisted in identifying service gaps within the community. The collaborative effort allowed for discussion and feedback from the agencies that are the closest to those we are assisting. From these efforts, the City was able to determine the overarching priorities and goals of the Plan, including specific public service focus areas where funding will be targeted and leveraged community wide.
21	Agency/Group/Organization	Utah Health and Human Rights
	Agency/Group/Organization Type	Services - Mental Health
	What section of the Plan was addressed by consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Public Service Organization that assisted in identifying service gaps within the community. The collaborative effort allowed for discussion and feedback from the agencies that are the closest to those we are assisting. From these efforts, the City was able to determine the overarching priorities and goals of the Plan, including specific public service focus areas where funding will be targeted and leveraged community wide.
22	Agency/Group/Organization	Utah Transit Authority
	Agency/Group/Organization Type	Services - Transit, Transportation
	What section of the Plan was addressed by consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Public Service Organization that assisted in identifying service gaps within the community. The collaborative effort allowed for discussion and feedback from the agencies that are the closest to those we are assisting. From these efforts, the City was able to determine the overarching priorities



		and goals of the Plan, including specific public service focus areas where funding will be targeted and leveraged community wide.
23	Agency/Group/Organization	Volunteers of America - Utah
	Agency/Group/Organization Type	Services - Housing, Persons with Disabilities, Homeless, Health
	What section of the Plan was addressed by consultation?	Housing Needs Assessment, Homeless Needs - Chronically Homeless, Homeless Needs - Families with Children, Homeless Needs - Veterans, Homeless Needs - Unaccompanied Youth, Homeless Strategy, Anti-Poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Public Service Organization that assisted in identifying service gaps within the community. The collaborative effort allowed for discussion and feedback from the agencies that are the closest to those we are assisting. From these efforts, the City was able to determine the overarching priorities and goals of the Plan, including specific public service focus areas where funding will be targeted and leveraged community wide.
24	Agency/Group/Organization	Young Women's Christian Association
	Agency/Group/Organization Type	Services - Housing, Children, Victims of Domestic Violence, Homeless, Victims
	What section of the Plan was addressed by consultation?	Homeless Needs - Families with Children, Homeless Strategy, Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Public Service Organization that assisted in identifying service gaps within the community. The collaborative effort allowed for discussion and feedback from the agencies that are the closest to those we are assisting. From these efforts, the City was able to determine the overarching priorities and goals of the Plan, including specific public service focus areas where funding will be targeted and leveraged community wide.
INTERDEPARTMENTAL TECHNICAL ASSISTANCE GROUP		
25	Agency/Group/Organization	Salt Lake City Community and Neighborhoods Department
	Agency/Group/Organization Type	Other Governmental - Local, Planning Organization
	What section of the Plan was addressed by consultation?	City Infrastructure, Community Needs, Community Safety, Economic Development, Homeless Services, Housing Needs Assessment, Market Analysis, Non-Homeless Special Needs, Planning/Zoning/Land Use, Public Services
	How was the Agency/Group/Organization consulted and what are the anticipated	The City assembled an Interdepartmental Technical Committee to discuss the necessity of leveraging federal and non-federal funding opportunities. The Committee



	outcomes of the consultation or areas for improved coordination?	assisted in creating target areas to geographically focus city-wide efforts and discuss other funding tools that may be available. The group committed to working collaboratively to maximize resources. Collaborations will continue to occur on City infrastructure, economic development, and transportation efforts that are in a geographically focused area.
26	Agency/Group/Organization	Salt Lake City Council
	Agency/Group/Organization Type	Other Governmental - Local, Planning Organization
	What section of the Plan was addressed by consultation?	City Infrastructure, City Policy, Community Needs, Community Safety, Economic Development, Homeless Services, Housing Needs Assessment, Market Analysis, Non-Homeless Special Needs, Planning/Zoning/Land Use, Public Services
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The City assembled an Interdepartmental Technical Committee to discuss the necessity of leveraging federal and non-federal funding opportunities. The Committee assisted in creating target areas to geographically focus city-wide efforts and discuss other funding tools that may be available. The group committed to working collaboratively to maximize resources. Collaborations will continue to occur on City infrastructure, economic development, and transportation efforts that are in a geographically focused area.
27	Agency/Group/Organization	Salt Lake City Division of Economic Development
	Agency/Group/Organization Type	Other Governmental - Local, Planning Organization
	What section of the Plan was addressed by consultation?	City Infrastructure, Community Needs, Community Safety, Economic Development, Homeless Services, Housing Needs Assessment, Market Analysis, Non-Homeless Special Needs, Planning/Zoning/Land Use, Public Services
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The City assembled an Interdepartmental Technical Committee to discuss the necessity of leveraging federal and non-federal funding opportunities. The Committee assisted in creating target areas to geographically focus city-wide efforts and discuss other funding tools that may be available. The group committed to working collaboratively to maximize resources. Collaborations will continue to occur on City infrastructure, economic development, and transportation efforts that are in a geographically focused area.
28	Agency/Group/Organization	Salt Lake City Engineering Division
	Agency/Group/Organization Type	Other Governmental - Local, Planning Organization



	What section of the Plan was addressed by consultation?	City Infrastructure, Community Needs, Community Safety, Economic Development, Homeless Services, Housing Needs Assessment, Market Analysis, Non-Homeless Special Needs, Planning/Zoning/Land Use, Public Services
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The City assembled an Interdepartmental Technical Committee to discuss the necessity of leveraging federal and non-federal funding opportunities. The Committee assisted in creating target areas to geographically focus city-wide efforts and discuss other funding tools that may be available. The group committed to working collaboratively to maximize resources. Collaborations will continue to occur on City infrastructure, economic development, and transportation efforts that are in a geographically focused area.
29	Agency/Group/Organization	Salt Lake City Parks & Public Lands Division
	Agency/Group/Organization Type	Other Governmental - Local, Planning Organization
	What section of the Plan was addressed by consultation?	City Infrastructure, Community Needs, Community Safety, Economic Development, Homeless Services, Housing Needs Assessment, Market Analysis, Non-Homeless Special Needs, Planning/Zoning/Land Use, Public Services
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The City assembled an Interdepartmental Technical Committee to discuss the necessity of leveraging federal and non-federal funding opportunities. The Committee assisted in creating target areas to geographically focus city-wide efforts and discuss other funding tools that may be available. The group committed to working collaboratively to maximize resources. Collaborations will continue to occur on City infrastructure, economic development, and transportation efforts that are in a geographically focused area.
30	Agency/Group/Organization	Salt Lake City Redevelopment Agency
	Agency/Group/Organization Type	Other Governmental - Local, Planning Organization
	What section of the Plan was addressed by consultation?	City Infrastructure, Community Needs, Community Safety, Economic Development, Homeless Services, Housing Needs Assessment, Market Analysis, Non-Homeless Special Needs, Planning/Zoning/Land Use, Public Services
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The City assembled an Interdepartmental Technical Committee to discuss the necessity of leveraging federal and non-federal funding opportunities. The Committee assisted in creating target areas to geographically focus city-wide efforts and discuss other funding tools that may be available. The group committed to working



		collaboratively to maximize resources. Collaborations will continue to occur on City infrastructure, economic development, and transportation efforts that are in a geographically focused area.
31	Agency/Group/Organization	Salt Lake City Transportation Division
	Agency/Group/Organization Type	Other Governmental - Local, Planning Organization
	What section of the Plan was addressed by consultation?	City Infrastructure, Community Needs, Community Safety, Economic Development, Homeless Services, Housing Needs Assessment, Market Analysis, Non-Homeless Special Needs, Planning/Zoning/Land Use, Public Services
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The City assembled an Interdepartmental Technical Committee to discuss the necessity of leveraging federal and non-federal funding opportunities. The Committee assisted in creating target areas to geographically focus city-wide efforts and discuss other funding tools that may be available. The group committed to working collaboratively to maximize resources. Collaborations will continue to occur on City infrastructure, economic development, and transportation efforts that are in a geographically focused area.
32	Agency/Group/Organization	Salt Lake City Civic Engagement
	Agency/Group/Organization Type	Other Governmental – Local, Planning Organization
	What section of the Plan was addressed by consultation?	City Infrastructure, Community Needs, Community Safety, Economic Development, Homeless Services, Housing Needs Assessment, Market Analysis, Non-Homeless Special Needs, Planning/Zoning/Land Use, Public Services
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The City assembled an Interdepartmental Technical Committee to discuss the necessity of leveraging federal and non-federal funding opportunities. The Committee assisted in creating target areas to geographically focus city-wide efforts and discuss other funding tools that may be available. The group committed to working collaboratively to maximize resources. Collaborations will continue to occur on City infrastructure, economic development, and transportation efforts that are in a geographically focused area.
33	Agency/Group/Organization	Salt Lake City Police Department
	Agency/Group/Organization Type	Other Governmental - Local
	What section of the Plan was addressed by consultation?	Community Safety, Homeless Services, Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated	The City assembled an Interdepartmental Technical Committee to discuss the necessity of leveraging federal and non-federal funding opportunities. The Committee



	outcomes of the consultation or areas for improved coordination?	assisted in creating target areas to geographically focus city-wide efforts and discuss other funding tools that may be available. The group committed to working collaboratively to maximize resources. Collaborations will continue to occur on City infrastructure, economic development, and transportation efforts that are in a geographically focused area.
34	Agency/Group/Organization	Salt Lake City Sustainability Division
	Agency/Group/Organization Type	Other Governmental - Local Planning Organization
	What section of the Plan was addressed by consultation?	City Infrastructure, Community Needs, Community Safety, Economic Development, Homeless Services, Housing Needs Assessment, Market Analysis, Non-Homeless Special Needs, Planning/Zoning/Land Use, Public Services
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The City assembled an Interdepartmental Technical Committee to discuss the necessity of leveraging federal and non-federal funding opportunities. The Committee assisted in creating target areas to geographically focus city-wide efforts and discuss other funding tools that may be available. The group committed to working collaboratively to maximize resources. Collaborations will continue to occur on City infrastructure, economic development, and transportation efforts that are in a geographically focused area.
35	Agency/Group/Organization	Salt Lake City Planning Division
	Agency/Group/Organization Type	Other Governmental – Local Planning Organization
	What sections of the Plan was addressed by consultation?	City Infrastructure, Community Needs, Community Safety, Economic Development, Homeless Services, Housing Needs Assessment, Market Analysis, Non-Homeless Special Needs, Planning/Zoning/Land Use, Public Services
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The City assembled an Interdepartmental Technical Committee to discuss the necessity of leveraging federal and non-federal funding opportunities. The Committee assisted in creating target areas to geographically focus city-wide efforts and discuss other funding tools that may be available. The group committed to working collaboratively to maximize resources. Collaborations will continue to occur on City infrastructure, economic development, and transportation efforts that are in a geographically focused area.

TABLE PR-10.2
PLAN CONSULTATION

Community Plan Consultations



1	Name of Plan	10-Year Plan to End Chronic Homelessness
	Lead Organization	State of Utah
	How do the goals of your Strategic Plan overlap with the goals of each plan?	Created in 2004, updated in 2013, this plan highlights initiatives centered on using the Housing First Model to end chronic homelessness. This plan places minimal restriction on persons to place them into safe housing. Housing goals include promoting the construction of safe, decent, and affordable homes for all income levels and to put specific emphasis on housing homeless persons.
2	Name of Plan	Annual Point-in-Time Count
	Lead Organization	State of Utah
	How do the goals of your Strategic Plan overlap with the goals of each plan?	This plan highlights an initiative to find homeless persons living on the streets and gather information in order to connect them with available services. By doing so, this will help policymakers and program administrators set benchmarks to measure progress toward the goal of ending homelessness, help plan services and programs to appropriately address local needs, identify strengths and gaps in a community's current homelessness assistance system, inform public opinion, increase public awareness, attract resources, and create the most reliable estimate of people experiencing homelessness throughout Utah.
3	Name of Plan	Growing SLC
	Lead Organization	Salt Lake City
	How do the goals of your Strategic Plan overlap with the goals of each plan?	Policy solutions over the five year period of this plan will focus on: 1) updates to zoning code, 2) preservation of long-term affordable housing, 3) establishment of a significant funding source, 4) stabilizing low-income tenants, 5) innovation in design, 6) partnerships and collaboration in housing, and 7) equitability and fair housing.
4	Name of Plan	Salt Lake City Master Plans
	Lead Organization	Salt Lake City
	How do the goals of your Strategic Plan overlap with the goals of each plan?	Salt Lake City's master plans provide vision and goals for future development in the City. The plans guide the development and use of land, as well as provide recommendations for particular places within the City. HAND utilized the City's master plans to align policies, goals, and priorities.
5	Name of Plan	Salt Lake Valley Coalition to End Homelessness
	Lead Organization	Salt Lake County
	How do the goals of your Strategic Plan overlap with the goals of each plan?	This plan emphasizes the promotion of a community-wide commitment to the goal of ending homelessness, provide funding for efforts to quickly re-house individuals and families who are homeless, which minimizes the trauma and dislocation caused by homelessness, promote access to and effective use of mainstream programs, optimize self-sufficiency among individuals and families experiencing homelessness
6	Name of Plan	State of Utah Strategic Plan on Homelessness
	Lead Organization	State of Utah
	How do the goals of your Strategic Plan overlap with the goals of each plan?	The strategic plan establishes statewide goals and benchmarks on which to measure progress toward these goals. The plan recognizes that every community in Utah is different in their challenges, resources available, and needs of those who experience homelessness.
7	Name of Plan	Strategic Economic Development Plan



	Lead Organization	Salt Lake City Economic Development
	How do the goals of your Strategic Plan overlap with the goals of each plan?	The Strategic Plan establishes an assessment of existing economic conditions of Salt Lake City through analysis of quantitative and qualitative data. This information guided a strategic framework that builds on existing strengths and seeks to overcome identified challenges to ensure the City's fiscal health, enhance its business climate, and promote economic growth.
8	Name of Plan	Housing Gap Coalition Report
	Lead Organization	Salt Lake Chamber
	How do the goals of your Strategic Plan overlap with the goals of each plan?	Initiative that seeks to safeguard Utah's economic prosperity by ensuring home ownership is attainable and housing affordability is a priority, protecting Utahns quality of life and expanding opportunities for all.
9	Name of Plan	Housing Affordability Crisis
	Lead Organization	Kem C. Gardner Policy Institute
	How do the goals of your Strategic Plan overlap with the goals of each plan?	Policy brief regarding the current and projected state of rising housing prices in Utah and recommendations regarding what to do about it.
10	Name of Plan	Continuum of Care
	Lead Organization	Salt Lake County
	How do the goals of your Strategic Plan overlap with the goals of each plan?	Salt Lake County is responsible for coordinating the HUD Continuum of Care (CoC) grant application process and community-wide goals on ending homelessness for the Salt Lake County CoC (UT-500). The CoC provides annual funding for local homeless housing and service programs. Although Salt Lake County Government manages the local process, ultimate funding decisions are made at the national level by HUD. The Salt Lake Valley Coalition to End Homelessness is responsible for oversight of the CoC.

DESCRIBE COORDINATION AND COOPERATION WITH OTHER PUBLIC ENTITIES, INCLUDING THE STATE AND ANY ADJACENT UNITS OF GENERAL LOCAL GOVERNMENT, IN THE IMPLEMENTATION OF THE CONSOLIDATED PLAN: (91.215(I))

The City coordinated and cooperated with other public entities, including the State of Utah, Salt Lake County, and neighboring cities on the implementation of the Consolidated Plan. These coordination efforts included City representatives serving on the Commission on Housing Affordability, the Utah Lt. Governor's Affordable Housing Taskforce, the SLVCEH Steering Committee, and other State agencies. In addition, the City worked closely with Salt Lake County's Housing and Community Development Division to foster regional collaboration for implementation.

PR- 15 CITIZEN PARTICIPATION

SUMMARIZE CITIZEN PARTICIPATION PROCESS AND HOW IT IMPACTED GOAL SETTING.

The City seeks to develop and enhance livable, healthy, and sustainable neighborhoods through robust planning and actions that reflect the needs and values of the local community. The City has stayed true to its values of inclusiveness and innovation by embracing opportunities to provide equitable services, offer funding, and create housing opportunities that improve lives for individuals and families in underserved and under-resourced communities.



The City recognizes that citizen participation is critical for the development of a Consolidated Plan that reflects the needs of affected persons and residents. In accordance with 24 CFR 91.105, the City solicited robust citizen participation over the course of an entire year. Between May 2019 and May 2020, over 4,000 residents, stakeholders, agency partners, and City officials participated through proactive, community-based outreach, facilitated stakeholder engagement, and online surveys. The City involved affected persons and residents through stakeholder consultation, a community survey, community events, public meetings, public hearings, public comment periods, and one-on-one consultations. The following provides a synopsis of these efforts.

CONSOLIDATED PLAN SURVEY

The City created a survey to solicit feedback from residents regarding their priorities for the provision of housing, economic development, and public services in the most underserved and under-resourced areas of the community. The survey and all accompanying collateral material was translated into Spanish, with additional language translation services available upon request.

The survey was posted on the City website and social media platforms, third-party digital applications like Nextdoor and was distributed to thousands of residents through the City's email listserv. In addition, digital flyers with Quick Response (QR) codes were created and distributed to stakeholder advisory and interdepartmental working group members. Members of these groups were asked to distribute the flyer to their respective constituencies.

FIGURE PR-15.1
FLYER - ENGLISH





**HOUSING AND
NEIGHBORHOOD
DEVELOPMENT**

OUR MISSION:
To develop and enhance livable, healthy, sustainable neighborhoods.

WHAT WE DO:
We build neighborhoods by maximizing city-owned property, providing funding, and creating housing opportunities.

Help Us Create the Plan!

SLC 2020-2024 Consolidated Plan

Salt Lake City is in the process of creating the 2020-2024 Consolidated Plan. The Consolidated Plan will provide a framework for how certain federal funds are allocated to support our community's housing, infrastructure, and economic development needs. Your feedback will be instrumental in helping us identify priorities for this available funding.

Visit www.slc.gov/consolidated-plan or scan this QR code to take a brief survey.





FIGURE PR-15.2
FLYER - SPANISH



**HOUSING AND
NEIGHBORHOOD
DEVELOPMENT**

NUESTRA MISIÓN:
Desarrollar y mejorar vecindarios habitables, saludables y sostenibles.

QUE HACEMOS:
Construimos vecindarios maximizando la propiedad de la ciudad, brindando fondos y creando oportunidades de vivienda.

¡Ayúdenos a crear el Plan!

Salt Lake City esta en proceso de crear el Plan Consolidado 2020-2024 que proporcionará un marco para el uso de los fondos federales para servicios y programas esenciales que apoyan las necesidades de vivienda, infraestructura y desarrollo económico de la comunidad. Su retroalimentación será instrumental al ayudarnos a identificar las prioridades para estos fondos disponibles.

¡Por favor complete esta breve encuesta de 5 minutos para compartir sus comentarios!



www.slc.gov/consolidated-plan



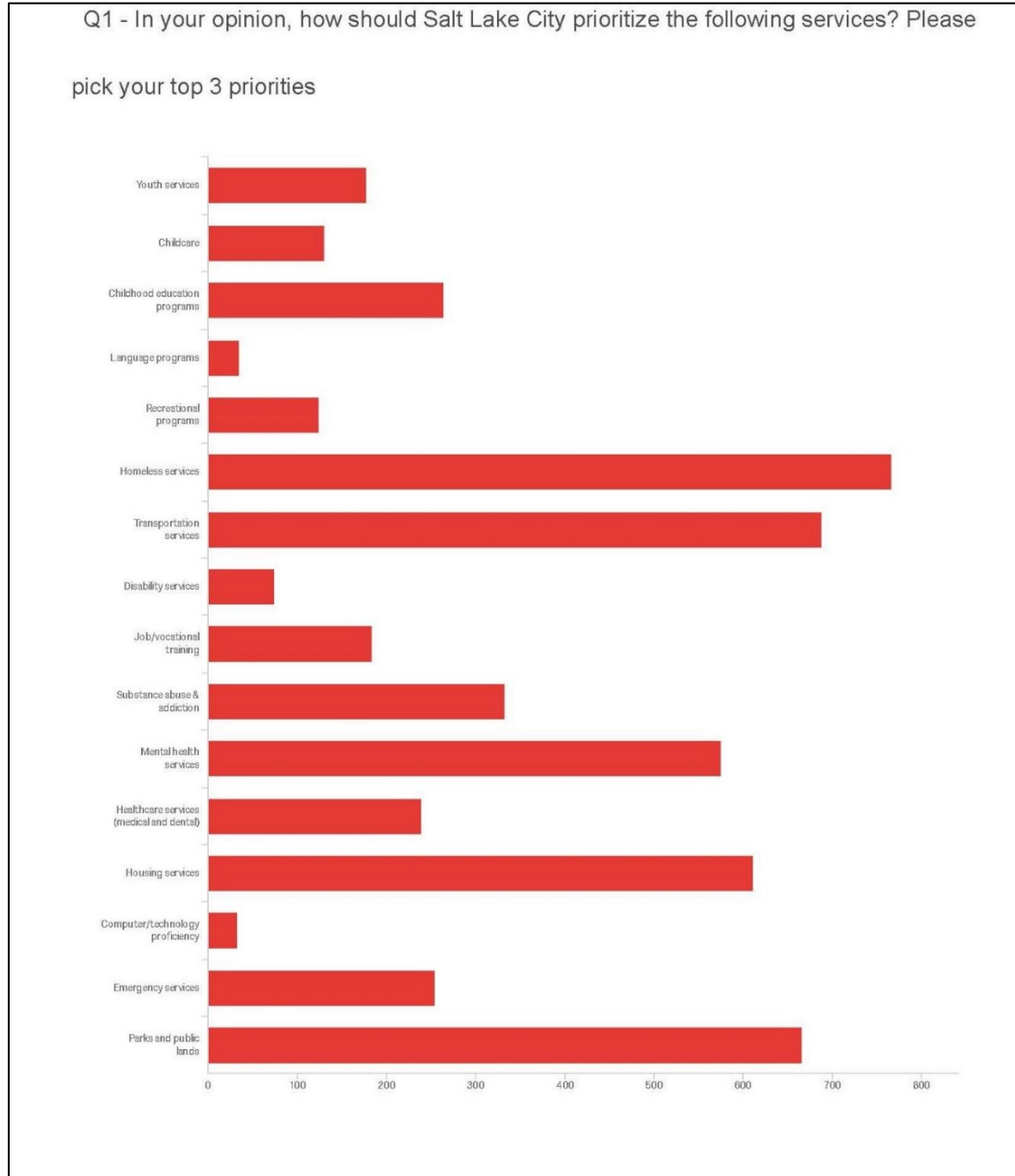
The survey fielding occurred from August 15 through September 30, 2019, with a total of 2,068 respondents completing it. Respondents ranked homeless and transportation services as their top priorities for City services.



Street improvements, job creation, and rental assistance were the top priorities for community, economic development, and housing investments respectively.

FIGURE PR-15.3

QUESTION #1 SURVEY RESULTS



Respondents identified Poplar Grove, Fairpark, and Ballpark as the areas of the City with the most unmet needs for underserved individuals and families. The overwhelming majority of residents did not feel that the current



housing stock was sufficient to meet the needs of a growing City, particularly for low-income populations, seniors, and individuals with disabilities.

FIGURE PR-15.4
MAP OF UNDERSERVED COMMUNITIES

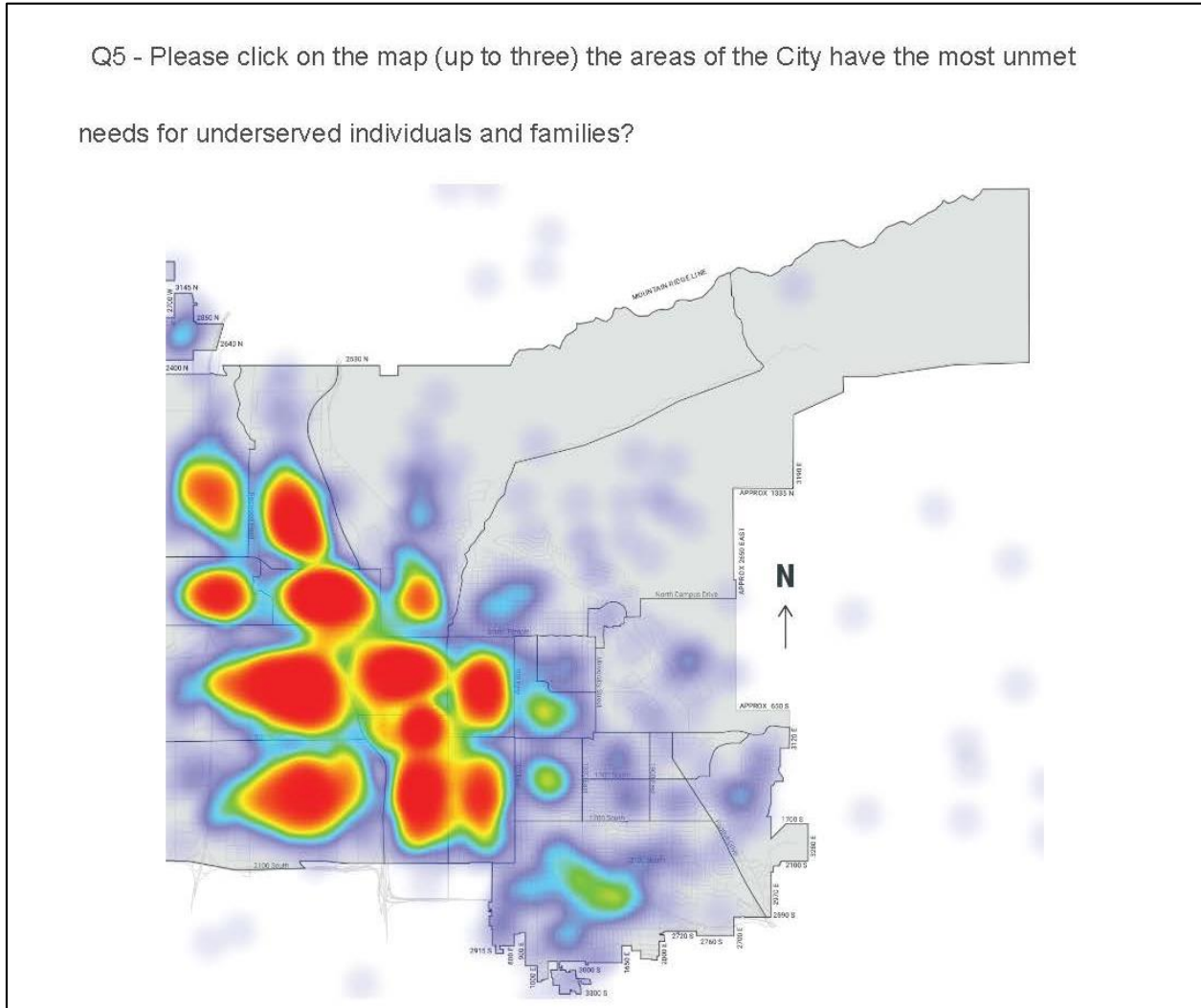
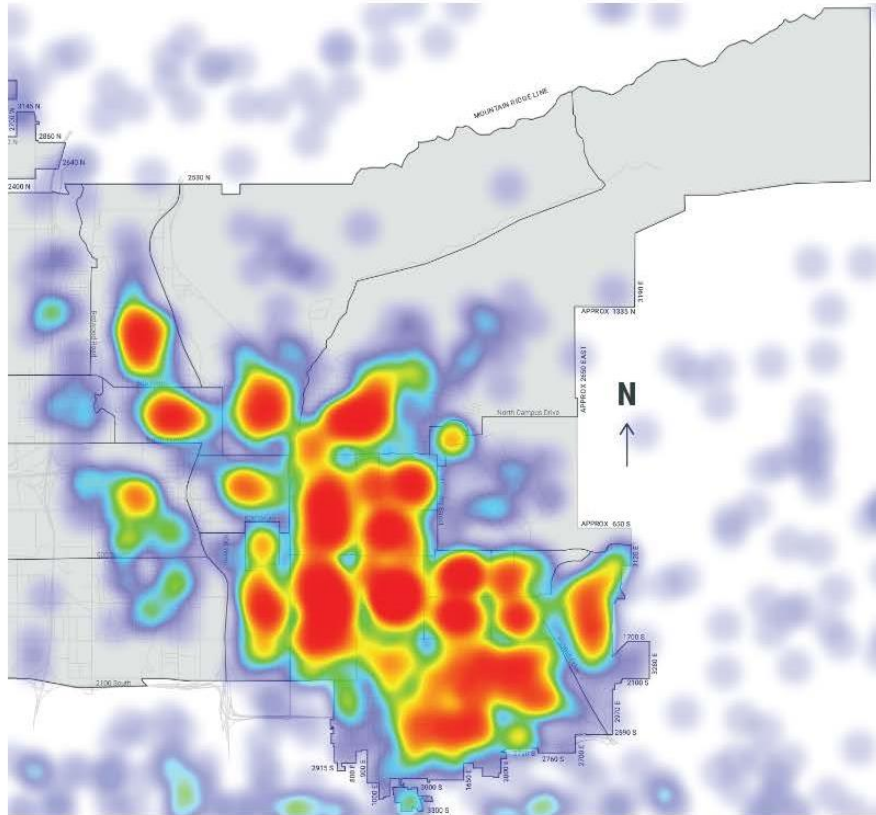


FIGURE PR-15.5
MAP OF WHERE RESPONDENTS LIVE



D9 - Please click on the map the area of Salt Lake City you live in. (if you live outside of Salt Lake, please click off the map)



Since the Consolidated Plan survey was open to anyone who wanted to take it, results may have included self-selection bias. To supplement these results with a more representative understanding of resident sentiment, the City also compared them with the recently completed annual resident survey results. Both surveys showed that residents wanted more housing and transportation investments for underserved areas of the community.

FIGURE PR-15.6
KEY TAKE-AWAYS FROM SLC ANNUAL SURVEY



REGIONAL COLLABORATION

The City collaborated closely with Salt Lake County as the two entities worked in tandem on their respective Consolidated Plans. City staff consistently attended County meetings, and vice versa. In addition, the two entities worked together on the question wording and format for their respective surveys to ensure an “apples-to-apples” comparison of survey results. This approach allowed the City to consider both qualitative stakeholder feedback and quantitative survey results within a broader, regional context. In total, 222 Salt Lake City residents took the Salt Lake County survey.

STAKEHOLDER ADVISORY COMMITTEE

The City assembled a Stakeholder Advisory Committee comprised of nonprofit providers and agency partners. The Committee met three times in 2019 on July 30, September 24, and December 11. These meetings were strategically scheduled at critical milestones to maximize the impact stakeholder feedback would have in the identification of Consolidated Plan goals, objectives, and priorities. On average, approximately 40 stakeholders attended the meetings.

FIGURE PR-15.7
STAKEHOLDER MEETING



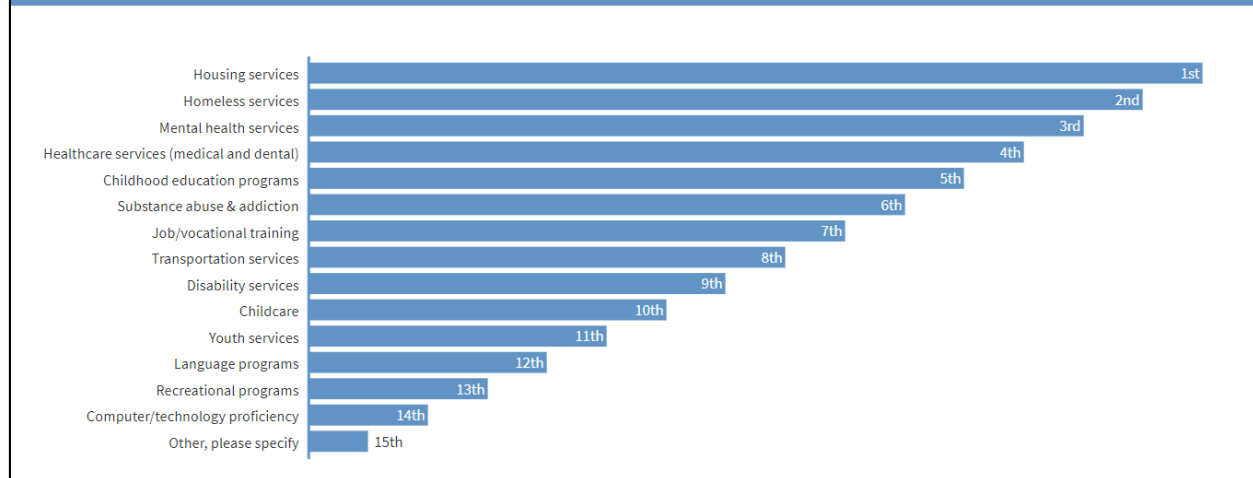
Initial Meeting- July 30, 2019

To maintain consistency with the resident survey, the City asked the same survey questions to the stakeholder advisory committee members via real-time, interactive polling software. Stakeholders ranked housing, homelessness, and mental health services as their top three unmet, unfunded/underfunded needs. They indicated street improvements, job training, and the construction of more affordable housing units should be top priorities for City investment. Stakeholders identified Glendale, Fairpark, Ballpark, and Poplar Grove as the areas within the city with the most unmet needs for under-served individuals and families.

FIGURE PR-15.8
POLL RESULTS



In your opinion, how should SLC prioritize the following services?



Second Meeting- September 24, 2019

To ensure stakeholder feedback would be meaningfully considered in the development of Consolidated Plan goals, the City held a second meeting and asked stakeholders to prioritize the unmet, unfunded needs that they had identified at the initial stakeholder meeting in July. Stakeholders indicated that their first and second priorities were housing and transportation respectively. They outlined a number of suggested funding strategies that the City, in partnership with nonprofit service providers, could consider employing. These strategies include, but are not limited to:

- Provide 'aging in place' programs
- Offer affordable housing voucher programs
- Provide client centered community-based case management
- Eliminate housing barriers
- Integrate transportation and land use considerations to facilitate affordable housing along transit corridors
- Improve regional collaboration with public and private-sector partners to improve efficiencies in the allocation of resources and to reduce redundancies
- Leverage innovative technologies to improve access to information regarding affordable housing demand and supply
- Offer free fare or reduced transit options
- Expand transit service in underserved communities
- Subsidize rideshare options

FIGURE PR-15.9



Priority #1 for Unfunded, Unmet Need

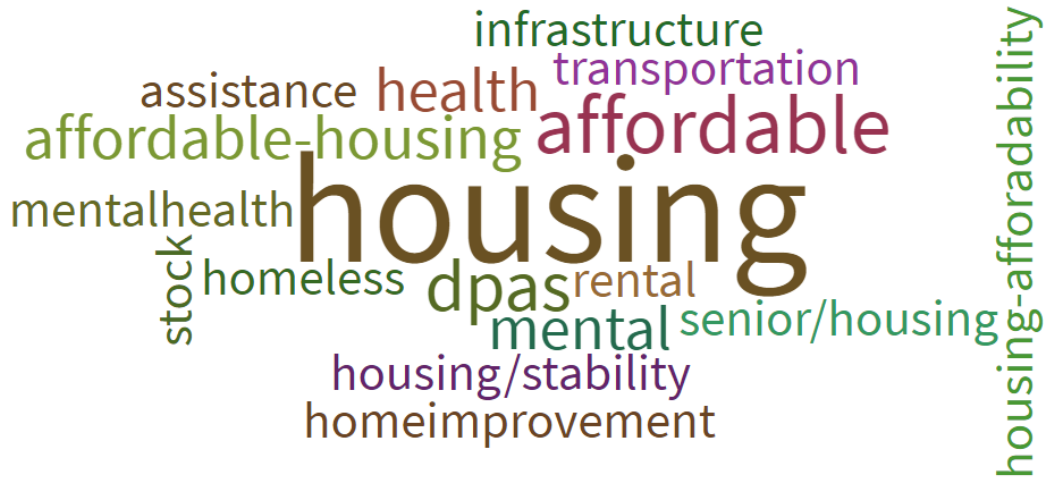


FIGURE PR-15.10

Priority #2 for Unfunded, Unmet Need





To further refine goals based on previous stakeholder feedback, the City held a third and final stakeholder advisory committee meeting in December. The meeting was held in conjunction with the City's Interdepartmental Technical Advisory Group (ITAG) members to ensure collaboration between City departments and nonprofit service providers. The meeting centered around the following five objectives:

- Homeless Services
- Housing Services
- Transportation
- Economic Development
- Behavioral Health: Mental Health & Substance Abuse

Stakeholders and City staff indicated that client centered community-based case management, treatment services for mental health and substance abuse, as well as the provision of housing, transit passes, and job training to income-eligible residents were their top priorities to meet these five objectives.

FIGURE PR-15.11
HOMELESS OBJECTIVE

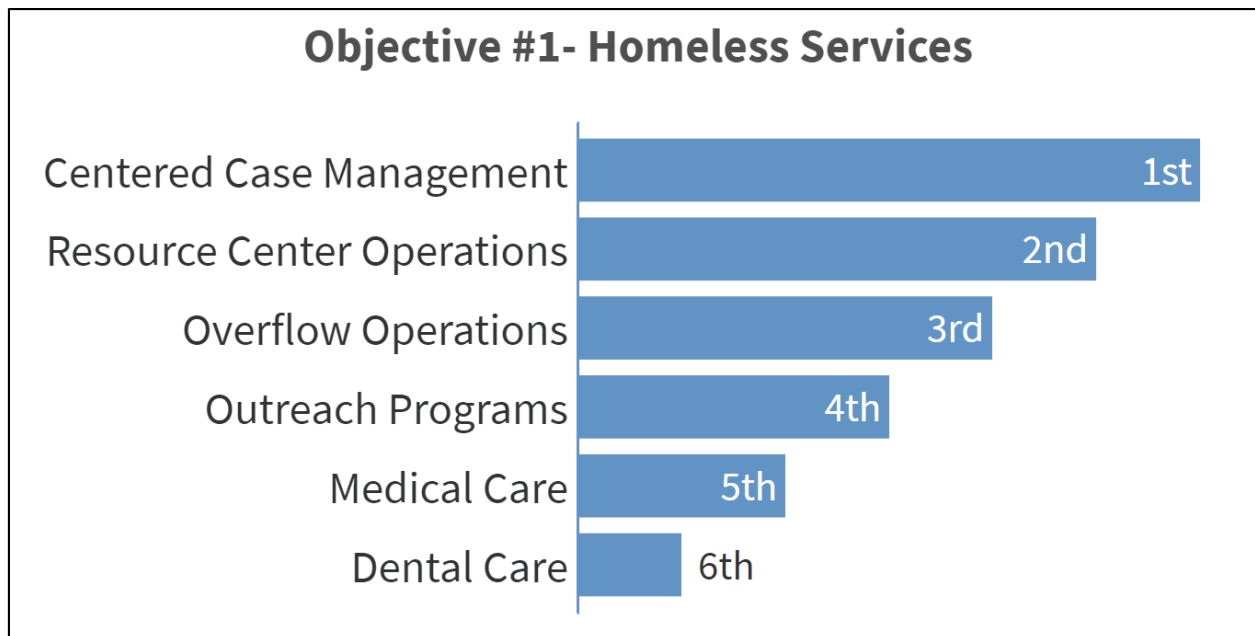


FIGURE PR-15.12
HOUSING OBJECTIVE



Objective #2 Housing Services

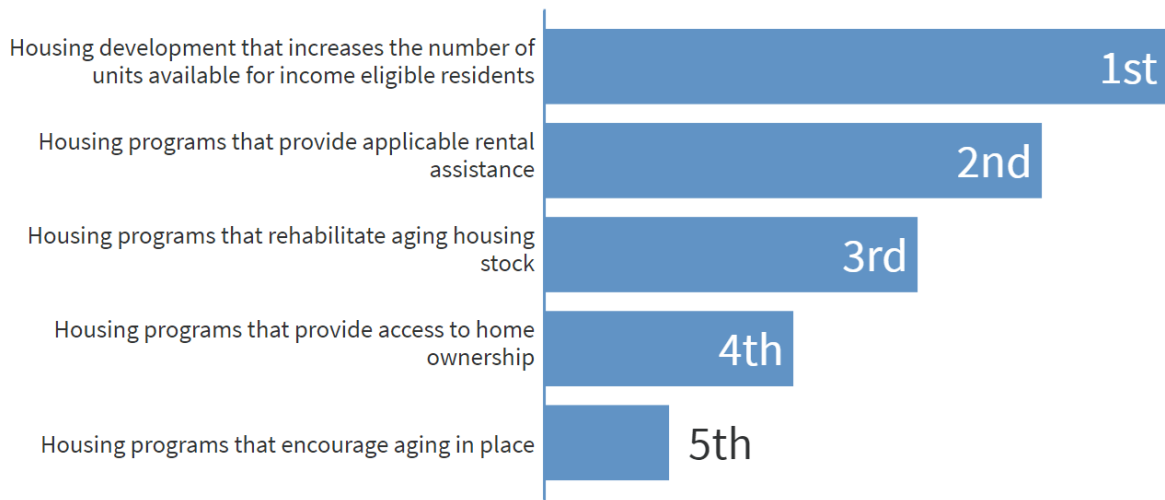


FIGURE PR-15.13
TRANSPORTATION OBJECTIVE

Objective #3 Transportation Programs

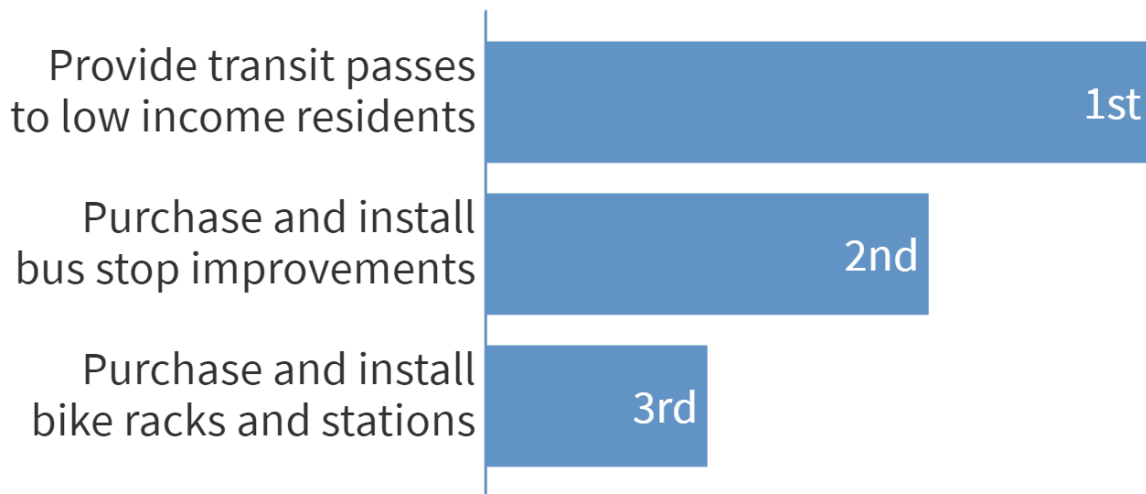


FIGURE PR-15.14
ECONOMIC DEVELOPMENT OBJECTIVE

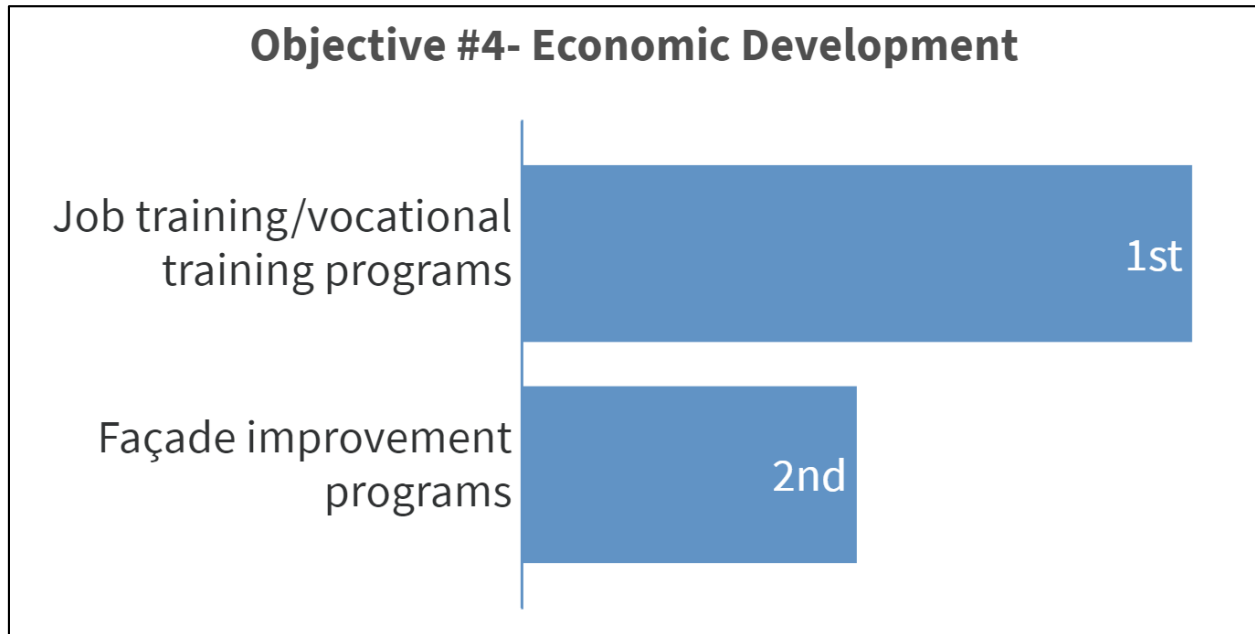
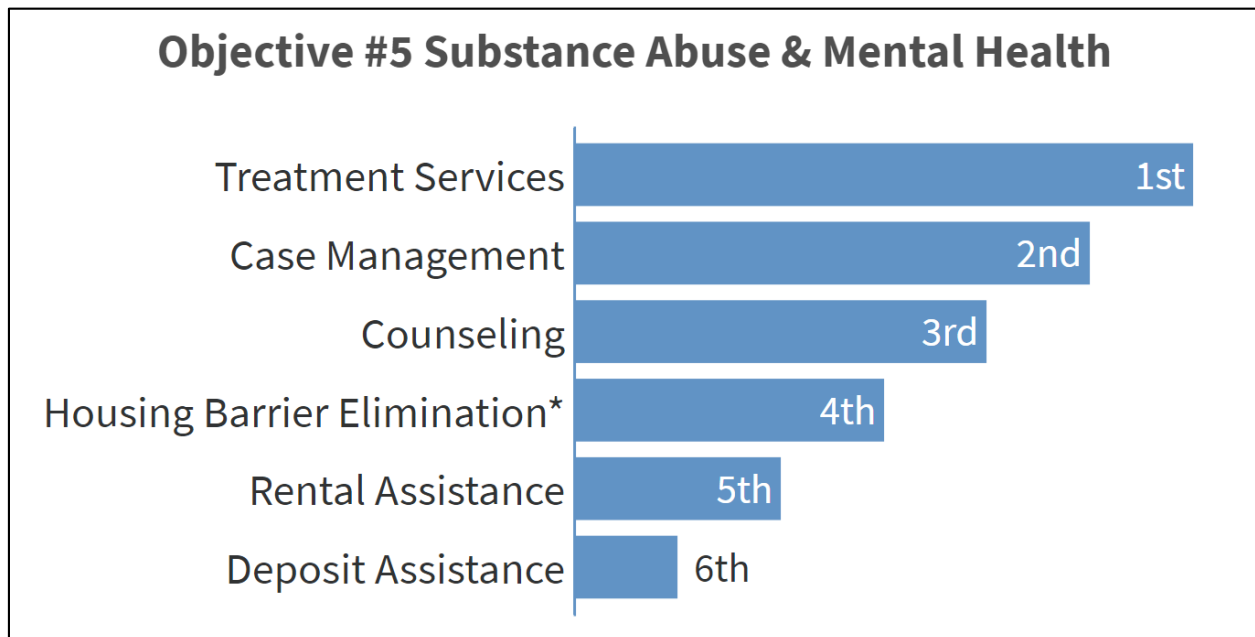


FIGURE PR-15.15

SUBSTANCE ABUSE & MENTAL HEALTH OBJECTIVE



INTERDEPARTMENTAL TECHNICAL ADVISORY GROUP

To facilitate coordination across the various City departments and ensure input from the City's subject-matter experts was incorporated into the Consolidated Plan, the City created an Interdepartmental Technical Advisory Group (ITAG). Similar to the approach taken with the Stakeholder Advisory Committee, the City met with this internal group three times during the course of the Consolidated Plan development process. Meetings occurred on July 29, September 23, and December 11, 2019.



Initial Meeting- July 29, 2019

Similar to the approach taken with the Stakeholder Advisory Committee, the City surveyed ITAG members via real-time, interactive polling using the same questions as the resident survey to ensure consistency and compare feedback “apples-to-apples.” ITAG members ranked housing and transportation as top priorities and expressed concern that there was insufficient housing to meet the needs of a growing population, particularly for low-income individuals and families, seniors, and persons with disabilities. While feedback differed somewhat from the resident survey results, ITAG members generally expressed similar concerns as residents.

ITAG members were also asked a series of questions regarding their most unfunded/underfunded, unmet needs. Through an interactive “sticky-note” exercise, they wrote their answers on notes and posted them on a wall in the room. A discussion regarding the results of the feedback then ensued and the notes were categorized based on key themes.

Q1- What are your biggest unmet needs related to underserved and/or under resourced communities within the city?

FIGURE PR-15.16
Q1 RESPONSES



Q2- What are you currently doing to try to meet these needs?

FIGURE PR-15.17



Q2 RESPONSES



Q3- What are your suggested strategies to help address these unmet needs through the Consolidated Plan?

FIGURE PR-15.18

Q3 RESPONSES



Q4- From your perspective, what is or could be your role as it relates to the Consolidated Plan?



FIGURE PR-15.19
Q4 RESPONSES



Second Meeting- September 23, 2019

To ensure feedback from City staff would be meaningfully considered in the development of Consolidated Plan goals, the City held a second meeting and asked ITAG members to prioritize the unmet, unfunded/underfunded needs that they had identified at the initial ITAG meeting in July. Housing, transportation and the provision of needed services ranked as the highest priorities.

FIGURE PR-15.20

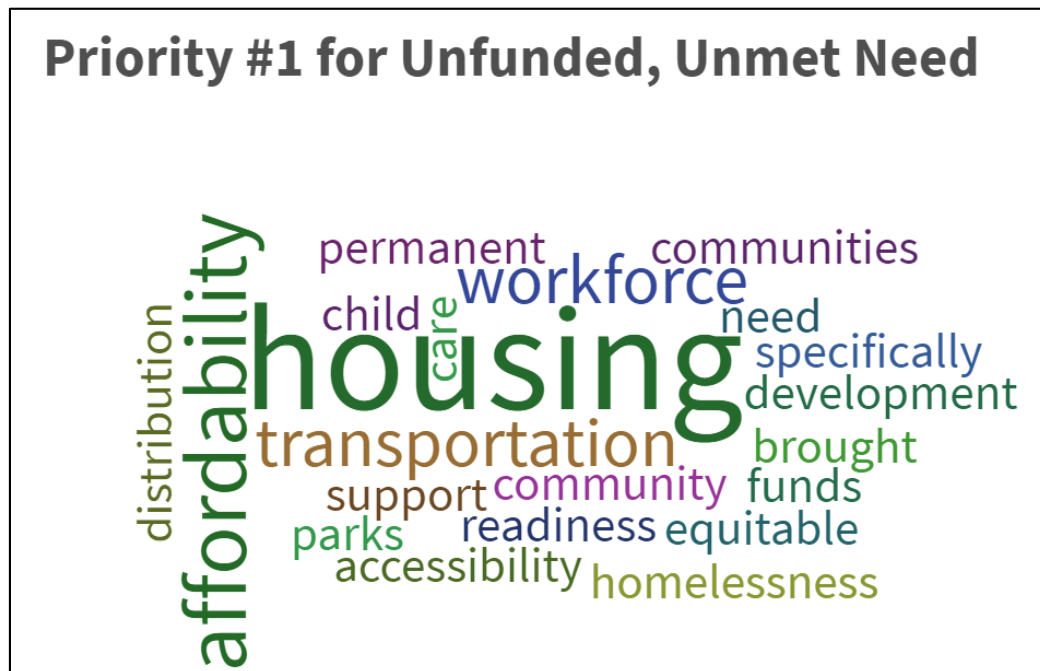


FIGURE PR-15.21

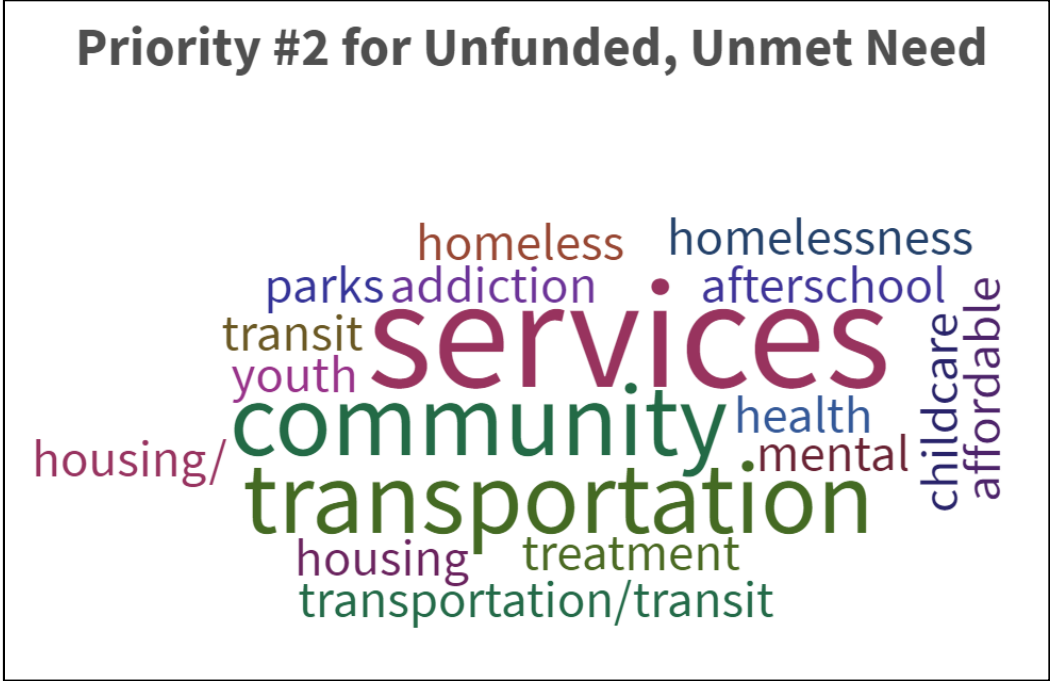
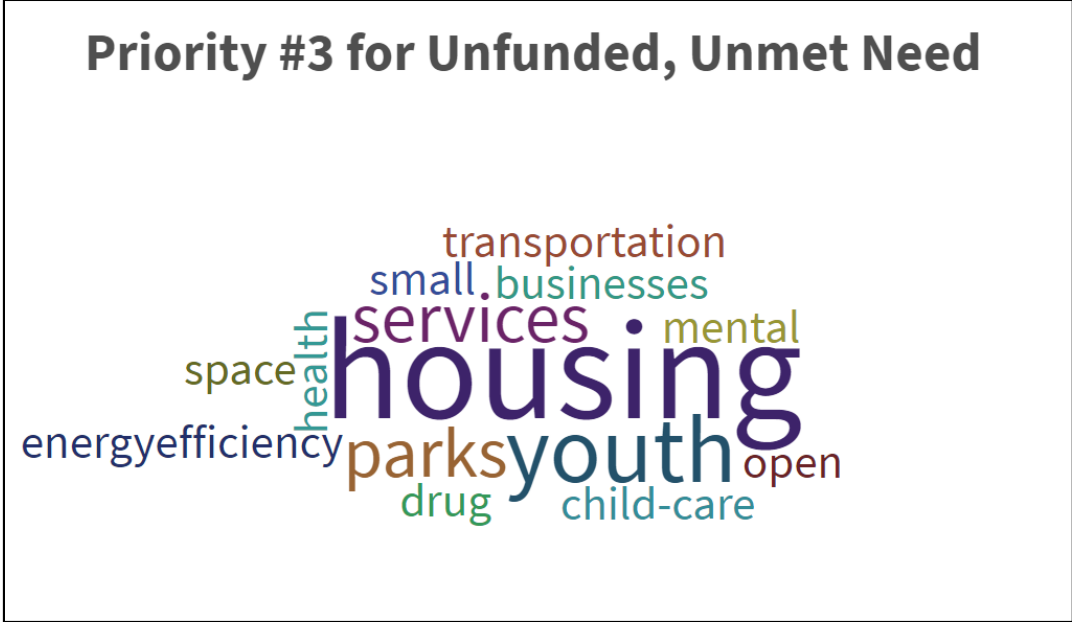


FIGURE PR-15.22





As mentioned previously, the City held a third and final ITAG meeting in December in conjunction with the Stakeholder Advisory Committee to further refine goals based on feedback from previous meetings. The objective of a combined meeting was to ensure collaboration between City departments and nonprofit service providers. The meeting centered around the following five goals:

- Homeless Services
- Housing Services
- Transportation
- Economic Development
- Behavioral Health: Mental Health & Substance Abuse

Stakeholders and City staff indicated that client centered community-based case management, treatment services for mental health and substance abuse, as well as the provision of housing, transit passes, and job training to income-eligible residents were their top priorities to meet these five goals.

COMMUNITY EVENTS

The City led a robust, grassroots citizen participation effort between May 2019 and November 2019. Staff attended community events such as the Rose Park Festival, the Sorenson CommUNITY Fair, Partners in the Park, Groove in the Grove, the Monster Block Party, and many others. In keeping with recommendations outlined in the [SLC Citizen Engagement Guide](#), the City engaged directly with the public through existing forums where opportunities existed to reach hundreds of people at a time.

City staff managed information booths at dozens of events and solicited input from residents and stakeholders through interactive materials such as “sticker dots” that could be placed on poster boards to indicate priorities for City services and to identify neighborhoods with the most unmet, unfunded/underfunded needs. The efforts were hugely successful, with over 1,322 people participating.

FIGURE PR-15.23
COMMUNITY PRIORITIES FOR FEDERAL FUNDING



PUBLIC MEETINGS

City staff gave presentations regarding the Consolidated Plan to the Planning Commission and City Council on September 25, 2019 and October 8, 2019, respectively. In these public meetings, staff presented information regarding the following: challenges of rising housing and transportation costs; housing and stability needs of an aging population; the homelessness challenges our community faces; and discussed the need to address behavioral health concerns which include both mental health and substance abuse. Staff provided a high-level explanation regarding the Consolidated Plan funding programs, the process and timeline for developing the Plan, and eligible activities. Staff provided an interim report regarding citizen participation efforts and through conversation responded to questions regarding the outcomes of the 2015-2019 Consolidated Plan and the evolution of the 2020-2024 Consolidated Plan.



PUBLIC HEARINGS

On October 24, 2019, the City conducted a General Needs Hearing to gather public comments on housing and community development needs as they relate to low- and moderate-income residents. One resident attended the hearing and two residents submitted comments via email. Comments were accepted from October 21 - November 1, 2019 and identified needs associated with streets, police, community gardens, and tennis courts.

To ensure that as many residents as possible are able to participate in public hearings, subsequent public hearings were held to seek feedback on the Consolidated Plan and the Annual Action Plan (AAP). These City Council Public Hearings were held on March 24, April 7, and April 21, 2020. Approximately 20 residents attended the public hearings and submitted electronic and/or provide direct feedback to the Council Members via WebEx Teleconference. All comments were accepted and considered in the final adoption of the plan.

Notices of all public hearings were communicated within 14 calendar days of the hearing and posted on Utah's Public Notice website.

PUBLIC COMMENT PERIODS

In addition to the 30-day public comment period required by the United States Department of Housing and Urban Development (HUD), the City requires a 45-day public comment period on all master plan documents, including the Consolidated Plan. Both the HUD-required public comment period and the City-required public comment periods occurred simultaneously from February 7, 2020 through March 22, 2020. The City initiated the public comment period by contacting all impacted Registered Community Organizations. The proposed Consolidated Plan was published on the City's website and the Utah Public Notice website, and printed copies were made available in the City Main Library and City Hall.

PUBLIC COMMENT SUMMARY

FIGURE PR-15.24
SUMMARY CHART

Mode of Outreach	Effort	Target of Outreach	Summary of Response/Attendance	Summary of Comments Received	Summary of Comments not Accepted & Reasons
Internet Outreach	Survey	Minorities; Non-English Speaking; Spanish; Persons with Disabilities; Non-Targeted/Broad community; residents of Public and Assisted Housing	2,068 Respondents	Respondents ranked homeless and transportation services as their top priorities for City services. Street improvements, job creation, and rental assistance were the top priorities for community, economic development, and housing investments respectively.	All comments were accepted and taken into consideration as the Consolidated Plan developed.



Mode of Outreach	Effort	Target of Outreach	Summary of Response/Attendance	Summary of Comments Received	Summary of Comments not Accepted & Reasons
Other: City Collaboration	Interdepartmental Technical Advisory Committee	Other: City Departments/Divisions	On average, approximately 30-40 City staff attended multiple meetings to discuss targeted approach to utilizing federal funding sources.	Discussions focused on identifying where the City could collaborate to better leverage federal funding, city priorities, and local efforts. Topics included all areas of City infrastructure, services, and investment.	All comments were accepted and taken into consideration as the Consolidated Plan developed.
Focus Group	Stakeholder Advisory Committee	Minorities; Non-English Speaking; Spanish; Persons with Disabilities; Non-Targeted/Broad community; residents of Public and Assisted Housing	On average, approximately 40-50 representatives from non-profit service providers and government entities attended multiple meetings to discuss targeted approach to utilizing federal funding sources.	Discussions focused on identifying where the City could collaborate to better leverage federal funding, city priorities, and local efforts. Topics included all areas of City infrastructure, services, and investment.	All comments were accepted and taken into consideration as the Consolidated Plan developed.
Public Meeting	Presentation to City Council	Minorities; Non-English Speaking; Spanish; Persons with Disabilities; Non-Targeted/Broad community; residents of Public and Assisted Housing	Approximately 30 members of the public attended this meeting.	Discussions focused on how the City could better leverage federal funding, city priorities, and local efforts. Topics included all areas of City infrastructure, services, and investment.	All comments were accepted and taken into consideration as the Consolidated Plan developed.
Public Meeting	Presentation to Planning Commission	Minorities; Non-English Speaking; Spanish; Persons with Disabilities; Non-Targeted/Broad community; residents of Public and Assisted Housing	Approximately 30 members of the public attended this meeting.	Discussions focused on how the City could better leverage federal funding, city priorities, and local efforts. Topics included all areas of City infrastructure, services, and investment.	All comments were accepted and taken into consideration as the Consolidated Plan developed.



Mode of Outreach	Effort	Target of Outreach	Summary of Response/Attendance	Summary of Comments Received	Summary of Comments not Accepted & Reasons
Public Hearing	General Needs Hearing	Minorities; Non-English Speaking; Spanish; Persons with Disabilities; Non-Targeted/Broad community; residents of Public and Assisted Housing	1 resident attended the hearing and 2 residents emailed public comments	Discussions focused on how the City could better leverage federal funding, city priorities, and local efforts. Topics included all areas of City infrastructure, services, and investment.	All comments were accepted and taken into consideration as the Consolidated Plan developed.
Public Hearing	Consolidated Plan & Annual Action Plan (AAP) Hearing	Planning Commissioners, City staff, Minorities; Non-English Speaking; Spanish; Persons with Disabilities; Non-Targeted/Broad community; residents of Public and Assisted Housing	2 hearings were held, 8 members of the public attended, and 117 members of the public emailed public comments.	Discussion focused on the support of individual applications and projects covering a range of immediate and long-term needs for the city.	All comments were accepted and taken into consideration as the Consolidated Plan developed.
Public Hearing	Consolidated Plan Hearing	City Councilmembers, City staff, Minorities; Non-English Speaking; Spanish; Persons with Disabilities; Non-Targeted/Broad community; residents of Public and Assisted Housing	3 hearings were held, 6 members of the public emailed public comments.	Discussion focused on the detail of the long-term planning document, the supporting data, and the priorities of the plan.	All comments were accepted and taken into consideration as the Consolidated Plan developed.
Other: Community Events	Community Events	Minorities; Non-English Speaking; Spanish; Persons with Disabilities; Non-Targeted/Broad community; residents of Public and Assisted Housing	Over 1,322 respondents	Staff attended dozens of community events over the course of the Consolidated Plan development process. Respondents ranked homelessness, substance abuse & mental health,	All comments were accepted and taken into consideration as the Consolidated Plan developed.



Mode of Outreach	Effort	Target of Outreach	Summary of Response/Attendance	Summary of Comments Received	Summary of Comments not Accepted & Reasons
				and transportation services as their top priorities for the City.	

NEEDS ASSESSMENT

The Needs Assessment of the Consolidated Plan, in conjunction with information gathered through consultations and the citizen participation process, provides a clear picture of Salt Lake City's needs related to affordable housing, special needs housing, community development, and homelessness. From the Needs Assessment, the City identifies those needs with the highest priority to form the basis for the Strategic Plan and the programs and projects to be administered.



NA-05 OVERVIEW

Salt Lake City's 2020-2024 Consolidated Plan is intended to identify the most critical, unfunded gaps in community needs within the City, while coordinating with the larger regional needs of the entire Salt Lake Valley. The purpose of this Needs Assessment (NA) is to identify and evaluate needs, along with funding resources, and align those needs with the input received through the public participation process. Goals and strategies are then developed to target priority geographic locations and needed services in those areas, as well as citywide.

Numerous news articles over the past year have spotlighted what is termed an "affordable housing crisis" in Utah. Due to public concern over housing issues, the Governor commissioned the Utah Department of Workforce Services to compile a statewide Affordable Housing Report in 2018 to identify causes and address issues. That report concludes:

Significant population growth from natural increase and economic development continue to drive Utah's demand for housing. Production factors such as the high value of land, higher material costs, and a shortage of construction labor significantly contribute to delays in developing an adequate supply of affordable housing. Unless Utah invests in a more pre-emptive approach to housing policy and plans

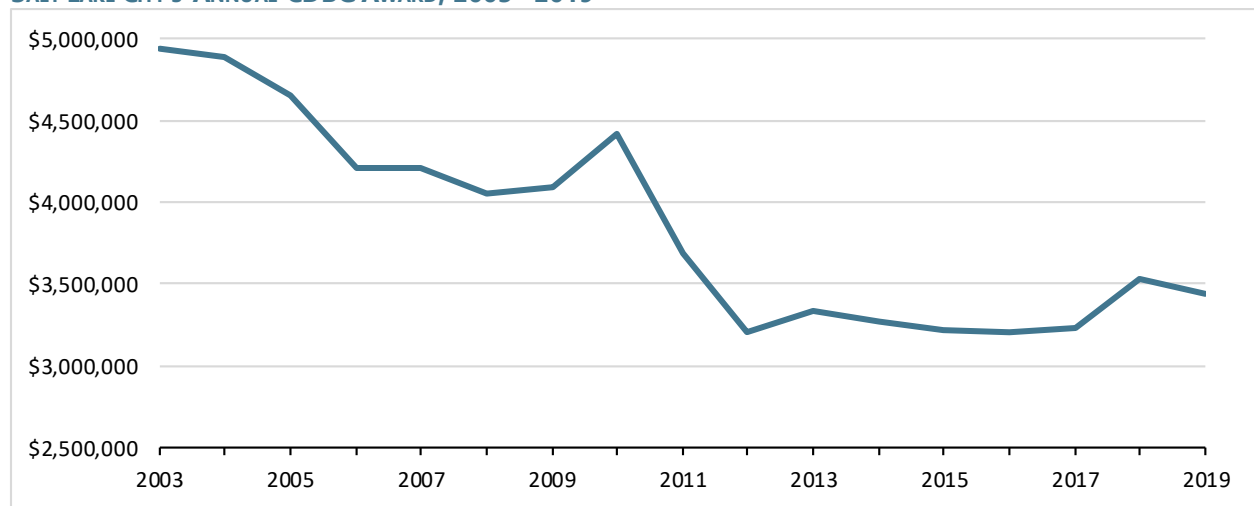


more effectively for its future needs, its housing shortage will only increase, and the gap in housing affordability will continue to widen.

An effort has been made throughout to connect people with resources to expand opportunities for decent housing, economic development, and vibrant communities. The Needs Assessment clearly establishes that housing and community development needs have increased while funding to address those needs has diminished.

As demonstrated in **Figure NA-05.1**, Salt Lake City's annual CDBG award has decreased by \$1.5 million over the past 16 years. This represents a 30% decrease in funding to address the critical housing and community development needs within the City.

FIGURE NA-05.1
SALT LAKE CITY'S ANNUAL CDBG AWARD, 2003 - 2019



Source: HUD Awards and Allocations, HUD Exchange

A summary of the key data identified in this study, leading to the strategies developed, is summarized below. In short, homeless services ranked high in the data researched, as well as in the surveys conducted as part of the public participation process. Affordable housing needs also scored high with both the public and in the evaluation of the data. Within these two overarching concerns, critical needs were also identified for assistance with transportation accessibility and costs (thereby reducing cost burdens on low-income families and special populations), economic development opportunities (such as job training) to increase self-sufficiency, and substantial improvements in the services offered to those with behavioral health concerns.

Residents need affordable housing in locations that are near public transportation, quality education, healthcare, and other service providers. Those with the ability to work need services to increase overall self-sufficiency.

Significant findings are as follows:

Homeless

- The State of Utah Annual Report on Homelessness 2019 reported that there were 9,367 total homeless persons between October 1, 2017 and September 30, 2018. On average, these individuals spent 70 nights homeless in that same time period.



- According to the 2019 Salt Lake County Point-in-Time Count, which is an annual count of all homeless peoples in the county on a single night, there were 1,844 people experiencing homelessness in the County on the night of the count in January 2019.¹ Of those experiencing homelessness, 73.2% were White, non-Hispanic, 11% were Black or African American, 5.3% were American Indian or Alaska Natives, 3.5% were Pacific Islander, and 2% were Asian. There were also 21.3% who were Hispanic. There are 193 homeless individuals who are unsheltered.
- According to the State of Utah's 2019 Strategic Plan on Homelessness, which quotes from the 2018 Point-in-Time Count (PIT), one in three individuals experiencing homelessness in Utah is severely mentally ill, and one in four have a substance use disorder.
- Specific service gaps for the homeless were identified through stakeholder meetings as follows:
 - Affordable housing, permanent supportive housing, and emergency beds
 - Mental health services and substance use disorder treatment
 - Case management
 - Prevention, diversion and outreach services
 - Data systems that capture more of the full story
 - Available transportation

Affordable Housing

- Median incomes in Salt Lake City have increased by 52.6% between 2000 and 2018, representing one of the fastest income growth rates in the nation. However, median home values have increased by 89.8% over the same time period and contract rents have increased by 81.8%, thereby increasing the gap between wages and housing costs.
- 39.5% of Salt Lake City renter households and 19.7% of homeowner households are cost-burdened, spending over 30% of their monthly income on housing costs. Over 18.9% of renter households spend over 50% of their monthly income on housing.² Families who are cost-burdened have limited resources for food, childcare, healthcare, transportation, education, and other basic needs. Despite the community wide efforts to increase housing availability and reduce housing costs, 29.9% households are cost-burdened.
- The Housing Authority of Salt Lake City currently administers Housing Choice vouchers for 3,000 households and has 7,053 total households on all of its waiting lists. Countywide there are 15,981 households on the Housing Connect waiting list. A family on the waiting list can expect to wait 6 years before receiving a Housing Choice voucher.³ A large percentage of those on the waiting list are elderly or have a disability.
- Rental vacancy rates are at historic lows, further limiting the available stock of housing and pushing prices upwards.
- Concerns were identified regarding the "gentrification" of neighborhoods and the need to put anti-displacement strategies in place, preserving existing affordable housing stock.

Demographics

¹ 2019 Salt Lake County Point-in-Time report

² U.S. Department of Housing and Urban Development, 2012-2016 CHAS

³ Housing Authority of Salt Lake City, Housing Connect



- The demographic makeup of Salt Lake City has changed substantially since 2000. While the White, non-Hispanic population has remained relatively flat since 2000, minority groups have increased by over 14,000. White, non-Hispanic has declined from 71% of the population in 2000 to 65% in 2018.
- Over the past 5 years, an average of 450 refugees have settled in Salt Lake City annually. 16.4 % of Salt Lake City residents are foreign-born creating a need for services for individuals who do not speak English.
- 12% of the City's population is over 65 years old. Residents this age are often living on limited income and can often have more difficulty finding maintaining their homes. This can often lead to the elderly population moving into care facilities or assisted living communities. If care facilities are cheaper outside of the City then elderly residents may end up leaving to other cities in search of lower living costs.
- There are 20,504 people in Salt Lake City with a disability. 37% of those reporting one or more disabilities are over 65 years old and 21% are over 75 years old. The most common disability for those over the age of 75 is ambulatory difficulty, which is defined as having serious difficulty walking or climbing stairs, followed by hearing and independent difficulty.
- About 21% of the City's population is under the age of 18. The largest age group is under 5 years old with over 31% of the City's children reportedly falling in that range. Salt Lake City has a child dependency ratio⁴ of 30.0.
- 14.7% of Salt Lake City's children (under 18 years)⁵ live below the poverty level as defined by the poverty thresholds determined by the U.S. Government using the Consumer Price Index. The 2019 Utah Intergenerational Welfare Reform Commission Annual Report reaffirms that children growing up in poverty experience challenges to healthy development both in the short and long term, demonstrating impairments in cognitive, behavioral, and social development. The younger the child is when his or her family is impoverished the greater the likelihood for poor outcomes.⁶
- 55.8% of Salt Lake City School District students qualify to receive free school lunch.⁷ Families qualify for free lunch if they earn 130% or below the federal poverty level, about \$33,500 or less per year for a family of four. Many of these households are considered food insecure. The 2019 Utah Intergenerational Welfare Reform Commission Annual Report indicates that there are 135,940 children experiencing food insecurity in Utah and in past reports has stated that these children are ill more frequently, struggle academically, are less likely to graduate from high school and enroll in college; and less likely to earn enough income to feed their families when they are adults.
- In 2017 there were 152,479 children in Utah under age 6 who needed care, but there were only 41,144 slots available in childcare programs.⁸ The main reasons families are not able to get adequate childcare is cost (31%) and "lack of open slots" (27%).⁹

⁴ A measure derived by dividing the population under 18 years by the 18 to 64 years population and multiplying by 100

⁵ U.S. Census Bureau, American Community Survey 2014-2018 5-Year Estimates

⁶ Utah State Department of Workforce Services, *Utah Intergenerational Welfare Reform Commission Annual Report*, 2019

⁷ Salt Lake City School District, *Fall Low Income Report*, 2017

⁸ ChildCare Aware of America. 2017 State Child Care Facts in the State of: Utah. Retrieved from http://usa.childcareaware.org/wp-content/uploads/2017207/UT_Facts.pdf

⁹ Schochet, Leila. "The Child Care Crisis Is Keeping Women Out of the Workforce" *Center for American Progress*, <https://www.americanprogress.org/issues/early-childhood/reports/2019/03/28/467488/child-care-crisis-keeping-women-workforce/>. Authors analysis of National Center for Education Statistics, "2016 National Household Education Survey: Early Childhood Program Participation Survey"



Behavioral Health Needs

- In 2018, Salt Lake City's Downtown area reported in the highest age-adjusted drug deaths in the state at 72.2 deaths per 100,000 population, which is much higher than the state average ratio of 22.4. The Rose Park and Glendale areas also report higher ratios of 33.3 and 30.4 respectively. Of the 15 neighborhoods in Utah experiencing the highest age-adjusted drug deaths, Salt Lake City has three of them.¹⁰
- A recent study concluded that 1 in 5 Utah adults experience poor mental health and that over half of the adults with mental illness did not receive mental health treatment or counseling.
- Another study concluded that Utah ranked 48th in a state-by-state ranking indicating that Utah is amongst the worst states in the nation when handling mental illnesses based on 15 measures used to create the rankings. The ranking indicates higher prevalence of mental illness and lower rates of access to care.¹¹ This is an improvement from 2018, when Utah ranked 51st.

Economic and Social Service Needs

- 15.8% of Salt Lake City's adults (18 years and over) live below the poverty level.¹² A recent report indicated that 39,487 adults experiencing intergenerational poverty are employed but unable to meet the needs of their families.¹³ Families experiencing intergenerational poverty need to be connected to resources that assist them with employment and job training.¹⁴
- Job training needs were identified as part of the stakeholder meetings and are a critical component of increasing self-sufficiency for individuals.
- The United States Department of Agriculture defines food insecure families as those households that, at times during the year, are uncertain of having, or unable to acquire, enough food to meet the needs of all their members because they have insufficient money or other resources for food. Based on information provided by Utahns Against Hunger, August 2018, 12.5% of households struggle to buy enough food for themselves and their households. According to Feeding America, Map the Meal Gap 2018, 12.2% of households in Salt Lake County are food insecure, with 15.4% of children food insecure in the County.
- The 2018 American Community Survey (ACS) 5-year Estimate performed by the United States Census Bureau reported that there were 9,249 households in Salt Lake City that reported no internet access. This represents almost 12% of the City's households. Internet access has been shown to increase student performance for students and to improve the placement rates for unemployed persons seeking employment.
- The Salt Lake City Redevelopment Agency has established 12 project areas, 9 of which are currently collecting tax increment. These project areas have been established for a variety of reasons, including the elimination of blight, development of affordable housing, economic development opportunities, and public works improvements. Geographically, these project areas cover a large portion of the

¹⁰ Utah Department of Health, *Public Health Indicator Based Information System: Poisoning: Drug Deaths by Utah Small Area, 2014-2018*, https://ibis.health.utah.gov/ibisph-view/indicator/complete_profile/PoiDth.html

¹¹ Mental Health America, *Ranking States*, <https://www.mhanational.org/issues/ranking-states>

¹² U.S. Census Bureau, *American Community Survey 2014-2018, 5-Year Estimates*

¹³ International Welfare Reform Commission, *Utah's Eighth Annual Report on Intergenerational Poverty, Welfare Dependency and the Use of Public Assistance, 2019*

¹⁴ Utah State Department of Workforce Services, *Utah Intergenerational Reform Commission Annual Report, 2019*



lowest-income areas of the City. A significant amount of tax increment is generated by these project areas, reaching nearly \$34 million in 2018, affording the opportunity to leverage HUD funding with tax increment in the future.

Public Improvements

- Salt Lake City will utilize an \$87 million General Obligation (GO) Bond to limit the cost to City residents while still addressing street reconstruction. Using a GO Bond will allow the City to utilize its AAA bond rating (highest available) to provide road reconstruction in a more affordable and responsible way. These funds will only be used for street reconstruction and not street maintenance, which will be funded by sales tax dollars.
- Salt Lake City increased its sales tax by .5% in 2018. This sales tax increase, also known as Funding Our Future, will support several critical need areas within the City, including Street maintenance. In addition, Salt Lake City Transportation received a .25% County Sales Tax funding stream which will enable Transportation Division to address some of the critical infrastructure and connectivity needs within the city.
- It's estimated that the annual household transportation cost within the City is \$12,524 or about 20% of household income.¹⁵ The City may consider increasing the quality of commuting by enhancing bus stops and light rail stations and trains to encourage use of public transportation. This would result in household savings in transportation costs and cleaner air within the City.

NA-10 HOUSING NEEDS ASSESSMENT – 91.205(a, b, c)

SUMMARY OF HOUSING NEEDS

Affordable housing needs in Salt Lake City are significant and have been increasing over the past several years. A primary reason is that construction costs have been increasing at a far greater rate than wages and thereby placing a greater cost-burden on households. An extremely low vacancy rate of 3.8% in rentals is further exacerbating this problem. The problem is especially severe for those households making less than 50% of the Area Median Income (AMI).

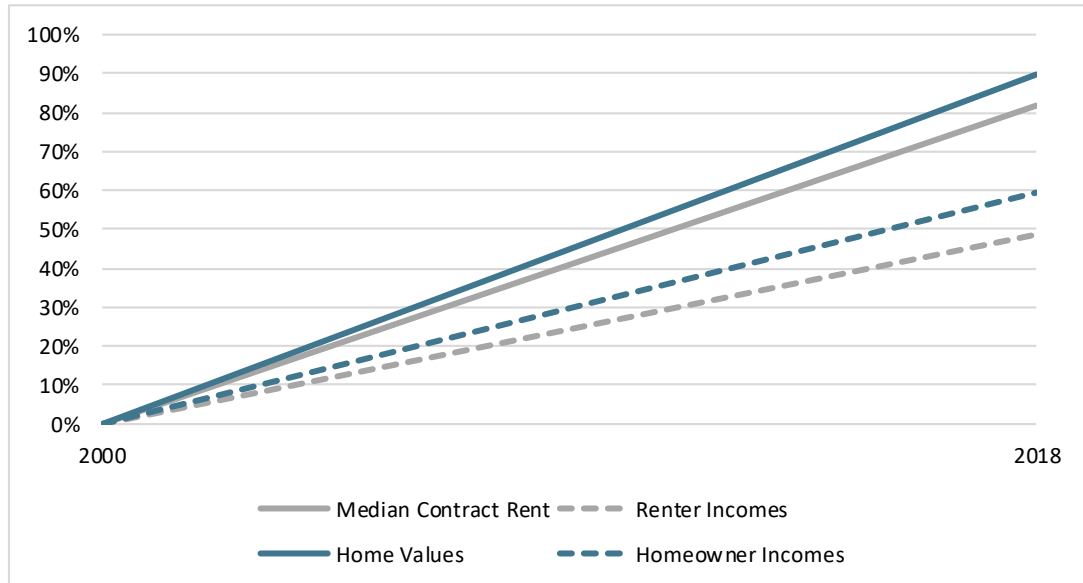
A summary of housing needs and conditions is as follows:

- Between 2000 and 2018, the cost of housing significantly increased for both renters and homeowners. Incomes for both renters and homeowners have increased, but at substantially lower rates as shown in **Figure NA-10.1**.
 - The median contract rent increased by 81.8%, but renter incomes only increased by 48.7%; in 2018 the median household income for renter-occupied units was \$36,997.
 - Home values increased by 89.8%, but homeowner incomes only increased by 59.4%. In 2018, the median household income for owner-occupied units was \$83,750.¹⁶

FIGURE NA-10.1
HOUSING COST INCREASES VS. INCOME INCREASES SINCE 2000

¹⁵ Center for Neighborhood Technology, *Housing + Transportation Index*, <https://htaindex.cnt.org/>

¹⁶ U.S. Census Bureau, 2014-2018 American Community Survey 5-Year Estimates



- The Affordability Index, which is a calculation of the median home value divided by the median household income, has increased from 4.2 in 2000 to 5.1 in 2018. This is yet another indication that income increases have not kept pace with the increasing home values.
- The homeownership rate decreased from 56.9% in 2000 to 48.4% in 2018. In 2000, rental units comprised 48.8% of occupied housing units. In 2018, that percentage increased to 51.6%.¹⁷ Therefore, the increasing number of rental units could partially account for the decreasing rate of homeownership. With increasing housing costs, residents may be hesitant to buy homes and are opting to rent despite increasing rental costs.
- Many households in Salt Lake City struggle to make their monthly payments and to find affordable rental housing. Of the 39,000 renter households within Salt Lake City, 39.5% are cost-burdened meaning there are about 15,500 renter households who experience difficulty paying their monthly rent. There are also approximately 7,100 homeowners who are cost-burdened and have difficulty meeting their mortgage obligations.
- Due to the shortage of units affordable to extremely low-income households (<30% AMI), residents who fall into this category are usually forced to rent housing they cannot afford. Very low-income (<50% AMI) households with high housing costs lack resources for basic essentials – most critically food and healthcare. Some residents who fall into this category are forced to live in substandard, unhealthy, unsafe, or overcrowded housing. In some cases, the lack of affordable housing can lead to homelessness for some residents.
- Since 2000, Salt Lake City has continued to see population growth with roughly 13,958 new residents and approximately 9,253 new households. That coupled with high housing costs has reduced the supply of units and increased costs.

DEMOGRAPHICS

¹⁷ U.S. Census Bureau, 2000 Census & 2014-2018 American Community Survey 5-Year Estimates



Table NA-10.1 shows the total population, number of households, and median income as reported by the 2000 and 2010 Censuses. It also shows those same demographics from the most recent American Community Survey 5-Year Estimates 2014-2018. The percentage of change between 2000 and 2018 has been calculated and included in the table.

TABLE NA-10.1
DEMOGRAPHICS: 2000, 2010, AND 2018

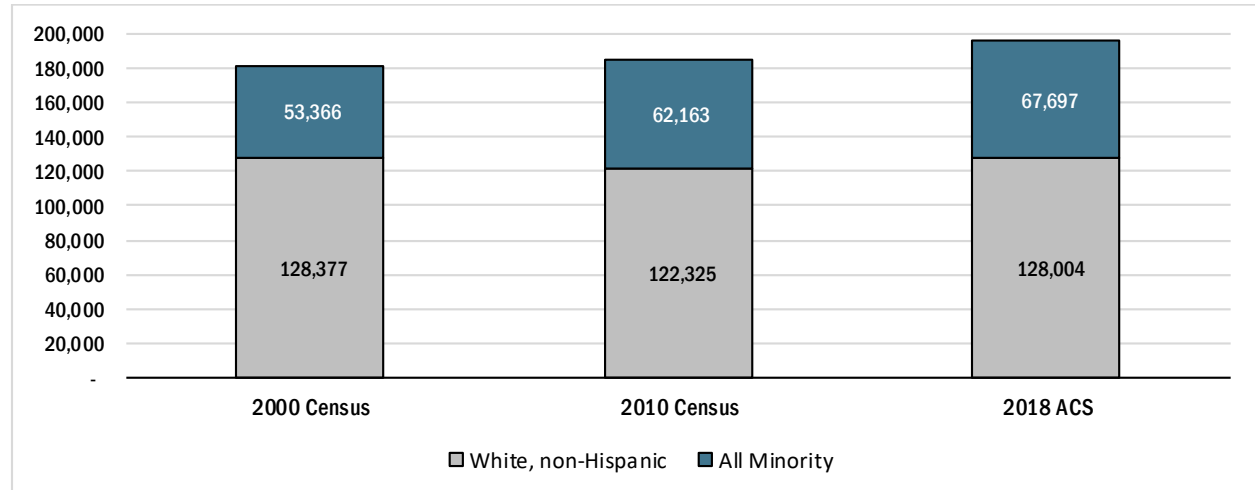
	2000 Census	2010 Census	2018 ACS	% Change 2000 to 2018
Population	181,743	186,440	195,701	7.68%
Households	71,461	74,513	80,714	12.95%
Median Income	\$36,944	\$44,223	\$56,370	52.58%

Source: 2000 & 2010 Census, 2014-2018 ACS, ZPFI

Since 2000, Salt Lake City has seen slight increases in population. Median income has grown significantly. More growth has occurred between 2010 and 2018 (9,261 persons total or an average of 1,158 persons per year). However, when considering recent population estimates, it is not unreasonable to assume that the population within the City has surpassed 200,000 since the 2018 ACS.¹⁸ Interestingly, the White, non-Hispanic category has seen a net decrease of 373 people since 2000, while minority groups have increased by 14,331 persons.

Figure NA-10.2 shows how this growth has changed the population composition within Salt Lake City since 2000. In 2000, minorities made up just over 29% of the population. That number increased to 34.6% in 2018.

FIGURE NA-10.2
RACE AND ETHNICITY SHARE OF TOTAL POPULATION



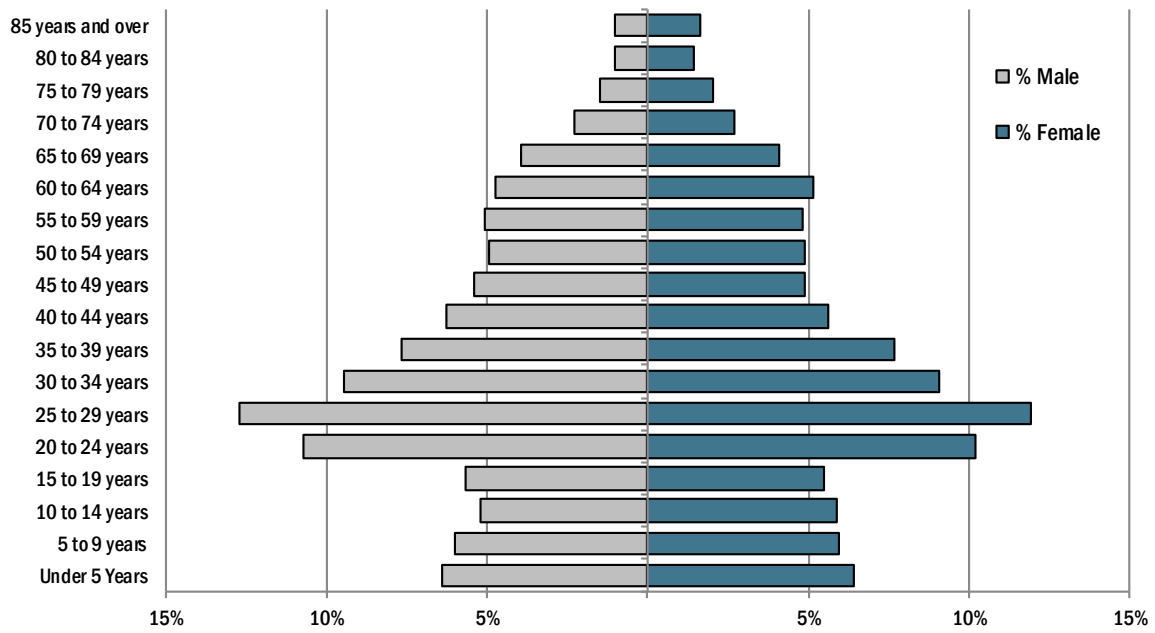
Source: U.S. Census Bureau, 2014-2018 American Community Survey 5-Year Estimates

As shown in **Figure NA-10.3**, approximately 38.9% of the City's population falls in the 20-39 age range. This concentration of young-adults/adults differs from the common demographic makeup of the rest of Salt Lake County where this age range is not as highly represented. The 20-29 age range is particularly concentrated in Salt Lake City where the 20-24 and 25-29 age ranges make up over 20% of the residents. As shown in **Figure NA-10.4**, the County reports that young adults fitting those same age ranges account for 15.4% of the population. This difference is likely due to the university student population concentrated in Salt Lake City.

¹⁸ U.S. Census Bureau, Population Division, *Annual Estimates of the Residential Population July 1, 2018*

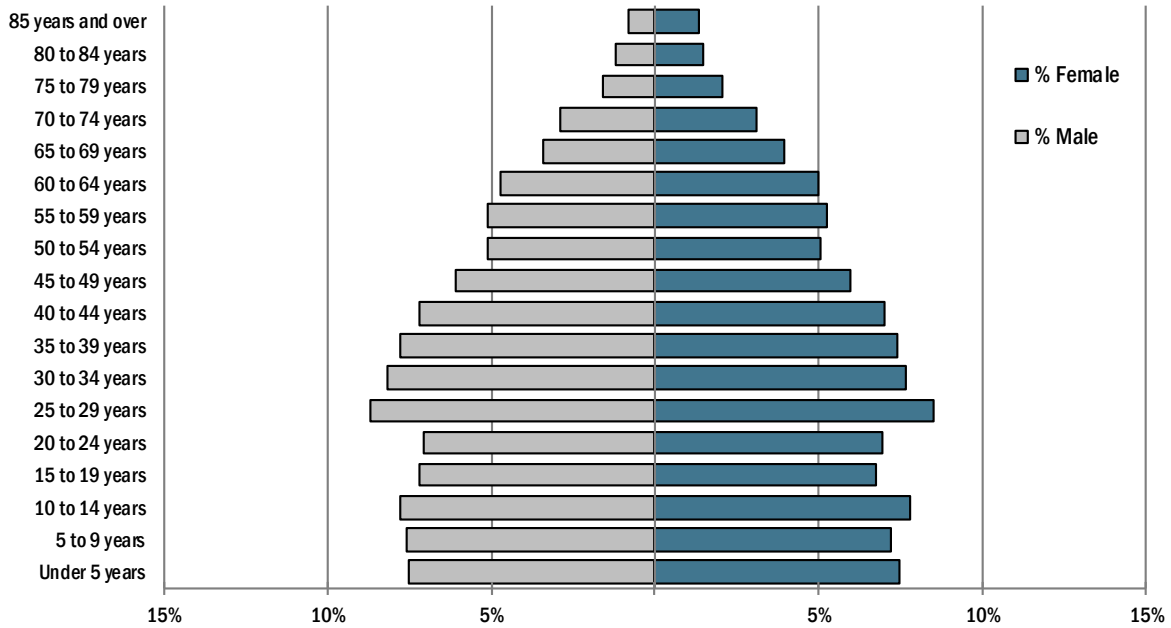


FIGURE NA-10.3
SALT LAKE CITY AGE STRUCTURE



Source: U.S. Census Bureau, 2014-2018 American Community Survey 5-Year Estimates

FIGURE NA-10.4
SALT LAKE COUNTY AGE STRUCTURE



Source: U.S. Census Bureau, 2014-2018 American Community Survey 5-Year Estimates

NUMBER OF HOUSEHOLDS

Table NA-10.2 shows the number and types of households by HUD-Adjusted Median Family Income (HAMFI).

TABLE NA-10.2

NUMBER OF HOUSEHOLDS BY HAMFI

	0-30% HAMFI	30%-50% HAMFI	50%-80% HAMFI	80%-100% HAMFI	> 100% HAMFI
Total Households	13,805	11,475	12,995	7,115	30,045
Small Family Households	3,465	3,375	4,315	2,415	13,880
Large Family Households	1,020	1,270	1,055	745	1,735
Household contains at least one person 62-74 years of age	2,385	1,490	1,905	1,020	5,390
Household contains at least one-person age 75 or older	1,455	1,375	1,240	545	1,570
Households with one or more children 6 years old or younger	2,335	2,170	2,045	925	3,945

Source: 2012-2016 Comprehensive Housing Affordability Strategy (CHAS)

HOUSING NEEDS SUMMARY

Table NA-10.3 shows the number of households with housing problems by tenure and HAMFI.

TABLE NA-10.3

HOUSING PROBLEMS 1: HOUSEHOLDS WITH ONE OF THE LISTED NEEDS



Housing Problems (Households with one of the listed needs)	Renter					Owner				
	0-30% HAMFI	30%- 50% HAMFI	50%- 80% HAMFI	80%- 100% HAMFI	Total	0-30% HAMFI	30%- 50% HAMFI	50%- 80% HAMFI	80%- 100% HAMFI	Total
Substandard Housing - lacking complete plumbing/kitchen facilities	155	105	35	4	299	60	15	15	4	94
Severely Overcrowded - with >1.51 people per room (and complete kitchen and plumbing)	240	185	70	15	510	15	30	10	-	55
Overcrowded - with 1.01- 1.5 people per room (and none of the above problems)	575	485	530	250	1,840	110	195	115	60	480
Housing cost-burden greater than 50% of income (and none of the above problems)	5,970	1,230	205	-	7,405	1,150	875	375	120	2,520
Housing cost-burden greater than 30% - 50% of income (and none of the above problems)	1,470	4,125	2,160	210	7,965	505	900	1,440	740	3,585
Zero/negative income (and none of the above problems)	1,505	-	-	-	1,505	195	-	-	-	195

Source: 2012-2016 CHAS

*The four housing problems are: 1. Lacks complete kitchen facilities; 2. Lacks complete plumbing facilities; 3. More than one person per room; and 4. Cost burden greater than 30%.

Table NA-10.4 displays the number of households which have no housing problems, one or more housing problems, and negative income by tenure and HAMFI.

TABLE NA-10.4

HOUSING PROBLEMS 2: HOUSEHOLDS WITH ONE SEVERE HOUSING PROBLEM

	Renter					Owner				
	0-30% HAMFI	30%- 50% HAMFI	50%- 80% HAMFI	80%- 100% HAMFI	Total	0-30% HAMFI	30%- 50% HAMFI	50%- 80% HAMFI	80%- 100% HAMFI	Total
Having 1 or more of 4 housing problems	6,925	2,005	510	480	9,920	1,335	1,115	840	925	4,215
Having none of four housing problems	2,935	5,860	6,995	2,960	18,750	910	2,500	4,645	3,695	11,750
Household has negative income, but none of the other housing problems	1,505	-	-	-	1,505	195	-	-	-	195

Source: 2012-2016 CHAS

*The four severe housing problems are: 1. Lacks complete kitchen facilities; 2. Lacks complete plumbing facilities; 3. More than 1.5 persons per room; and 4. Cost burden greater than 50%

Table NA-10.5 shows cost-burdened households by household type, tenure, and HAMFI. **Figure NA-10.5** shows how the current number of households compare to what was reported in the 2015-2019 Consolidated Plan.

TABLE NA-10.5

COST-BURDEN > 30%



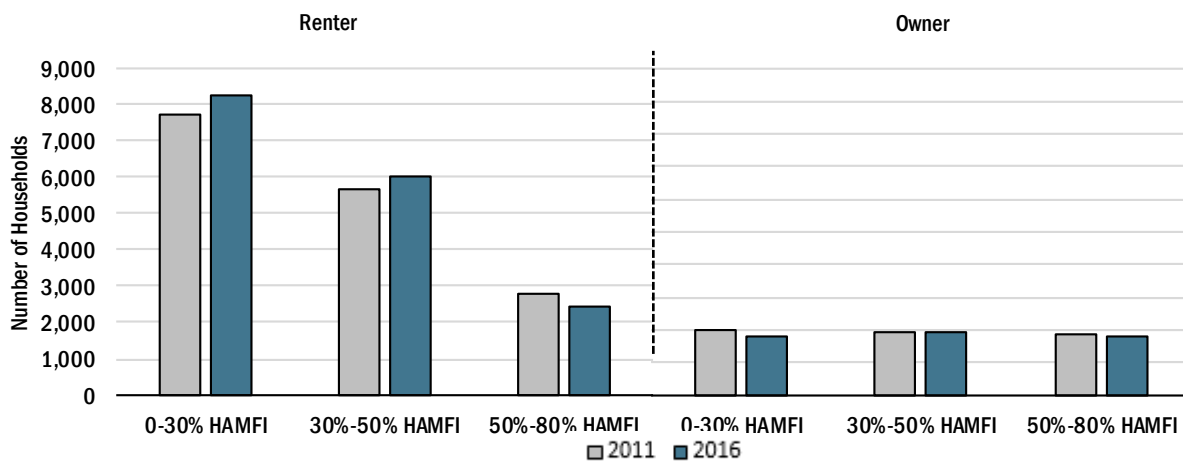
	Renter				Owner			
	0-30% HAMFI	30%-50% HAMFI	50%-80% HAMFI	Total	0-30% HAMFI	30%-50% HAMFI	50%-80% HAMFI	Total
Small Related	2,385	2,125	655	5,165	560	530	765	1,855
Large Related	825	505	185	1,515	140	405	155	700
Elderly	1,460	615	235	2,310	725	620	430	1,775
Other	3,590	2,760	1,390	7,740	400	385	480	1,265
Total	8,260	6,005	2,465	16,730	1,825	1,940	1,830	5,595

Source: 2012-2016 CHAS

Table NA-10.5 shows that 22,325 households that are under 80% of HAMFI are cost-burdened to the extent that they are paying 30% or more of their income for housing costs. Of these 22,325 households, 16,730 are renter households while 5,595 are homeowner; therefore, nearly 75% of households with greater than a 30% cost-burden are renting.

Figure NA-10.5 shows a comparison of how the number of households which are cost-burdened has changed since the 2015-2019 Consolidated Plan. It shows an increase in renter households under 50% of HAMFI and a decrease in renter households in the 50 to 80% threshold. While the recent construction market appears to be serving the needs of 50 to 80% fairly well, it has not met the needs of those under 50% of HAMFI. The unmet needs of those under 50% are increasing.

FIGURE NA-10.5
COST-BURDEN > 30% IN 2011 AND 2016



Source: 2007-2011 CHAS, 2012-2016 CHAS

Table NA-10.6 shows that 10,700 households that are under 80% of HAMFI are severely cost-burdened because they are paying 50% or more of their income on housing costs. Renters account for 8,130 of these households while 2,570 are homeowners. Severely cost-burdened households are at the greatest risk for homelessness.

TABLE NA-10.6
COST-BURDEN > 50%

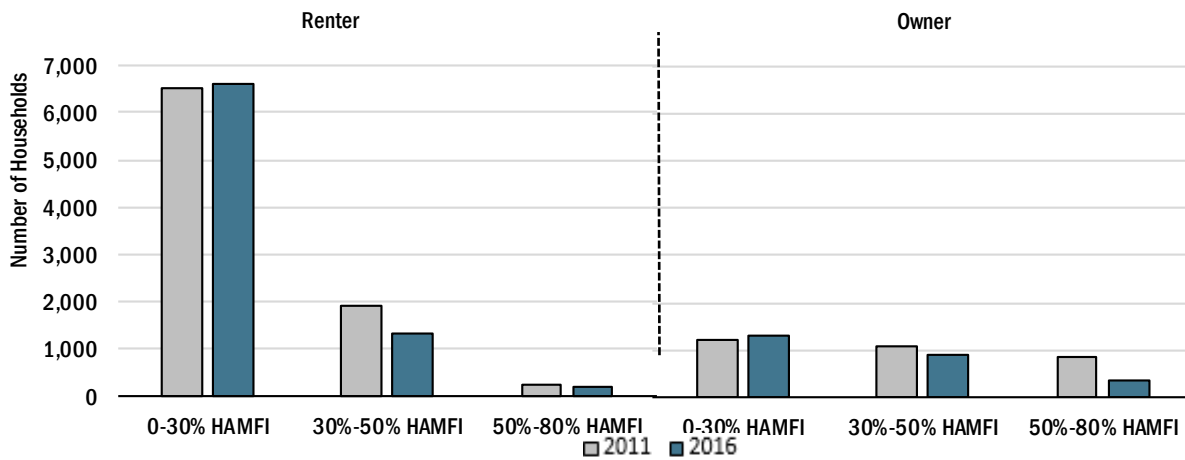


	Renter				Owner			
	0-30% HAMFI	30%-50% HAMFI	50%-80% HAMFI	Total	0-30% HAMFI	30%-50% HAMFI	50%-80% HAMFI	Total
Small Related	1,915	475	30	2,420	510	225	95	830
Large Related	620	30	-	650	105	125	20	250
Elderly	1,045	175	45	1,265	410	335	145	890
Other	3,020	650	125	3,795	280	205	115	600
Total	6,600	1,330	200	8,130	1,305	890	375	2,570

Source: 2012-2016 CHAS

Figure NA-10.6 shows a comparison of how the number of households which are severely cost-burdened has changed since the 2015-2019 Consolidated Plan. It shows an increase in households under 30% of HAMFI and a decrease in cost-burdened households in the 30 to 80% threshold.

FIGURE NA-10.6
COST-BURDEN > 50% IN 2011 AND 2016

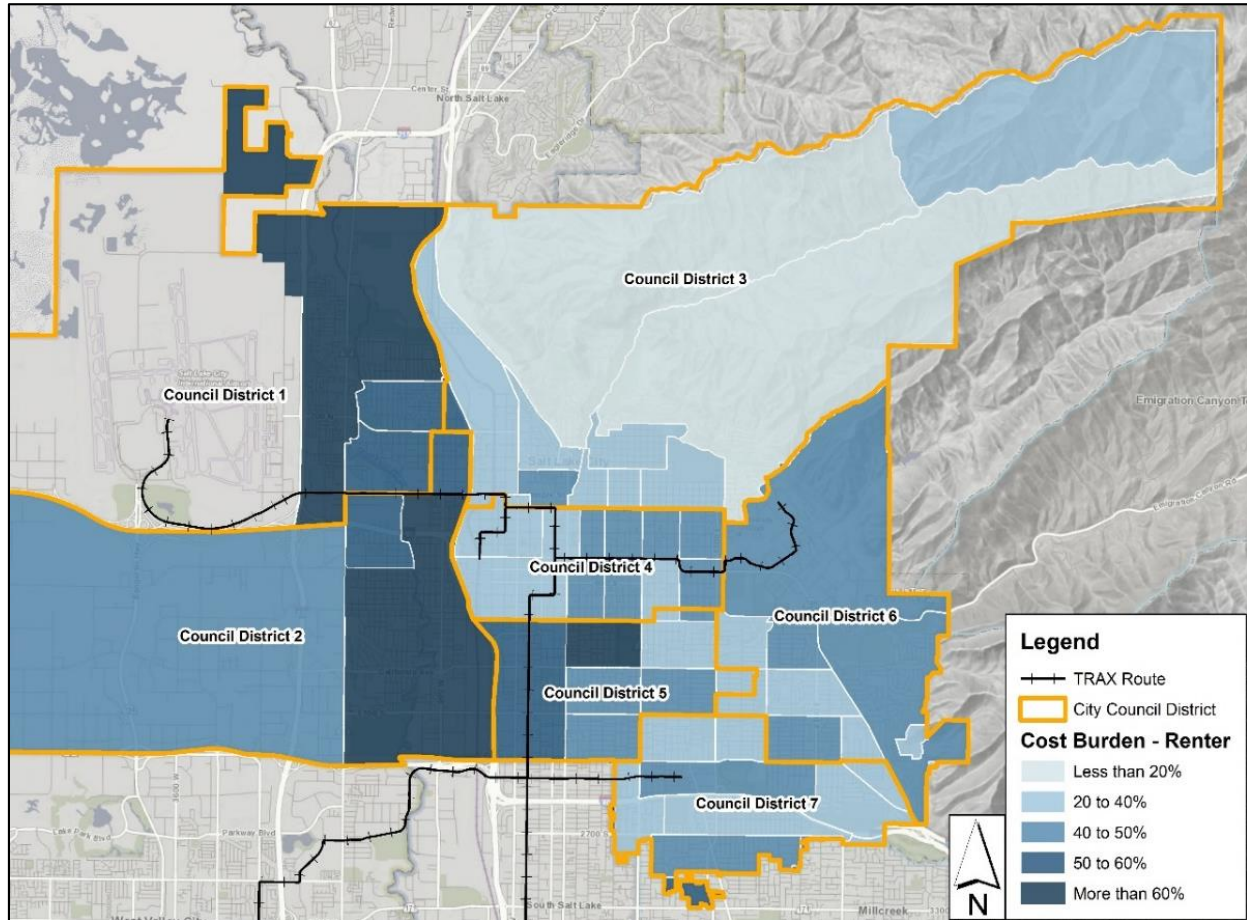


Source: 2007-2011 CHAS, 2012-2016 CHAS



Figure NA-10.7 shows a map of the cost-burdened renters within the City by census tract. It shows that most of the cost-burdened renters are located just west of I-15 with more than 50% of renters in the tracts in that area reporting that rental costs constitute more than 30% of their household income. There are also two tracts to the west of Liberty Park and in the 300 West area from 900 South to 2100 South which report more than 50% of renters as cost-burdened.

FIGURE NA-10.7
PERCENT OF RENTERS IN CENSUS TRACTS THAT ARE COST-BURDENED

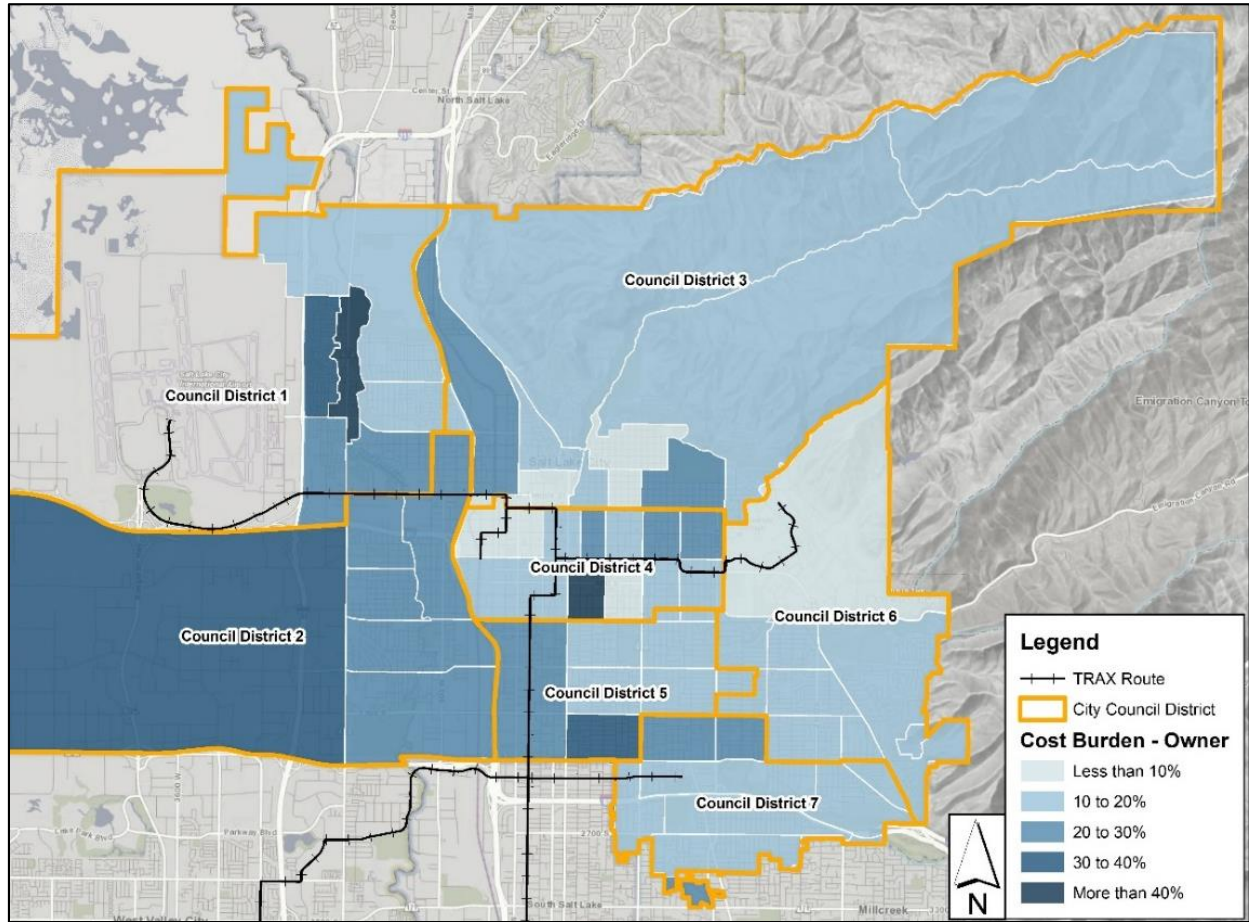


Source: U.S. Census Bureau 2013-2017 ACS 5-Year Estimates

Figure NA-10.8 shows a map of the cost-burdened owners with a mortgage within the City by census tract. The percentage of cost-burdened owners is much lower – less than 20%. However, like renters, most of the cost-burdened homeowners are located just west of I-15. These tracts show that 20-30% of owner's costs are more than 30% of household income.

FIGURE NA-10.8

PERCENT OF OWNERS WITH A MORTGAGE IN CENSUS TRACTS THAT ARE COST-BURDENED



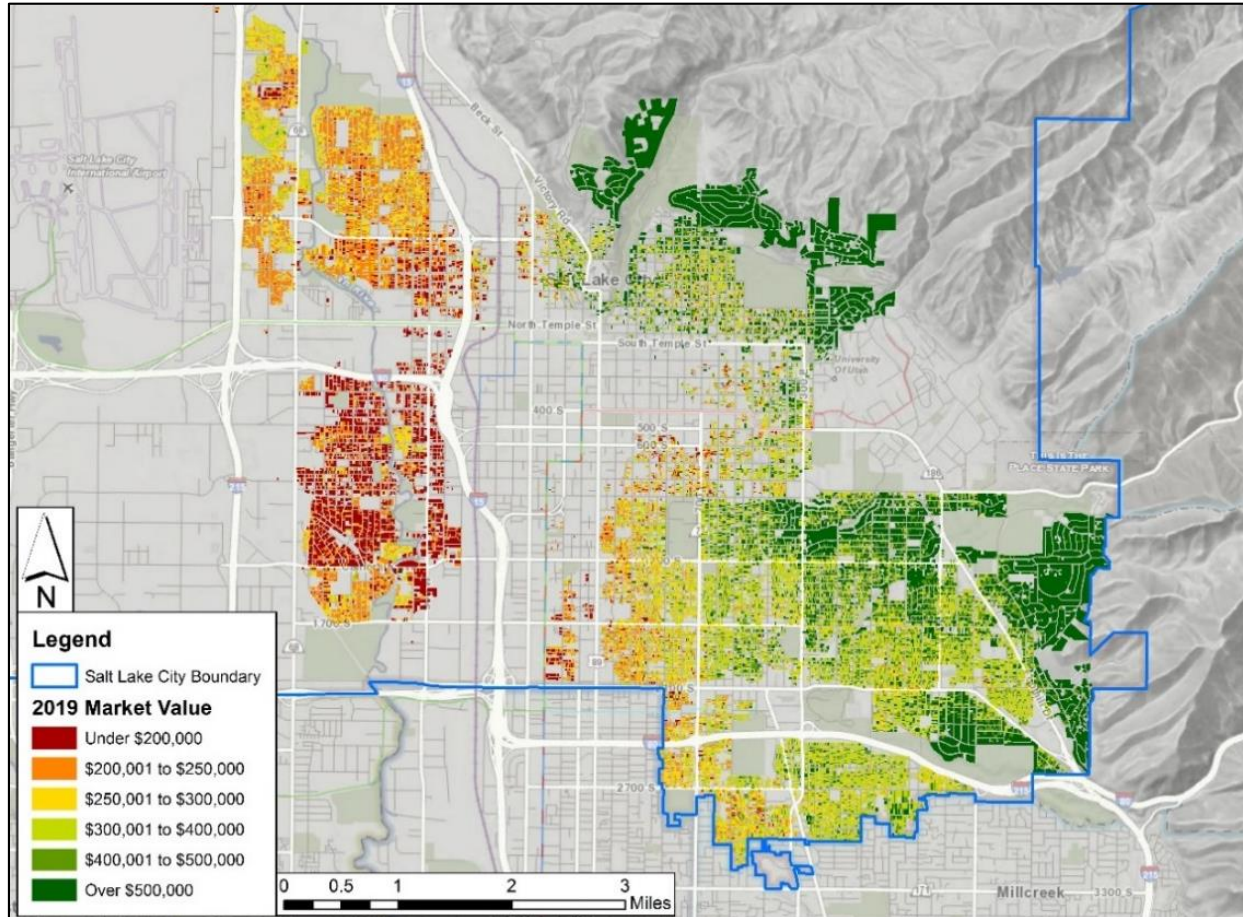
Source: U.S. Census Bureau 2013-2017 ACS 5-Year Estimates



Figure NA-10.9 shows the market value of single-family residential units in Salt Lake City. Interestingly, areas with the lowest home values have the highest cost-burden.

FIGURE NA-10.9

MARKET VALUE OF SINGLE-FAMILY HOMES IN SALT LAKE CITY



Source: Salt Lake County Assessor's Database 2019

Table NA-10.7 shows the number of households considered to be crowded by having more than one person per room. Crowded households are displayed by HAMFI and household type. There are 2,873 households with crowding in Salt Lake City according to 2012-2016 CHAS (Comprehensive Housing Affordability Strategy) data.

TABLE NA-10.7

CROWDING

	Renter					Owner				
	0-30% HAMFI	30%- 50% HAMFI	50%- 80% HAMFI	80%- 100% HAMFI	Total	0-30% HAMFI	30%- 50% HAMFI	50%- 80% HAMFI	80%- 100% HAMFI	Total
Single Family Households	685	535	575	205	2,000	110	170	100	30	410
Multiple, Unrelated Family Households	95	60	4	40	199	15	44	25	30	114



	Renter					Owner				
	0-30% HAMFI	30%- 50% HAMFI	50%- 80% HAMFI	80%- 100% HAMFI	Total	0-30% HAMFI	30%- 50% HAMFI	50%- 80% HAMFI	80%- 100% HAMFI	Total
Other, Non-Family Households	40	70	25	15	150	-	-	-	-	-
Total	820	665	604	260	2,349	125	214	125	60	524

Source: 2012-2016 CHAS

Table NA-10.8 shows the number of households with children present by having more than one child under the age of 6. There are 7,475 households in Salt Lake City according to 2012-2016 CHAS data.

TABLE NA-10.8
HOUSEHOLDS WITH CHILDREN

	Renter					Owner				
	0-30% HAMFI	30%- 50% HAMFI	50%- 80% HAMFI	80%- 100% HAMFI	Total	0-30% HAMFI	30%- 50% HAMFI	50%- 80% HAMFI	80%- 100% HAMFI	Total
Households with Children Present	1,955	1,505	1,280	415	5,155	380	665	765	510	2,320

Source: 2012-2016 CHAS

DESCRIBE THE NUMBER AND TYPE OF SINGLE PERSON HOUSEHOLDS IN NEED OF HOUSING ASSISTANCE:

The needs of single-person households located within Salt Lake City can be difficult to calculate due to the large student population attending the University of Utah. In many cases, these students may have little income, and be living in poverty, while they are enrolled in classes. This can inflate the number of single households living in poverty and facing housing challenges. However, this is a temporary situation for most students as they generally have the ability to grow their incomes after graduation.

Of the 78,229 total households (family and nonfamily) in the City, 27,838 were reported as being nonfamily and living alone. According to these numbers, 35.6% of households in Salt Lake City live alone. This is higher than the national average of 34.2%.¹⁹

A portion of the 27,838 single-persons households represent young professionals, students, and other individuals that are not in need of housing assistance. The at-risk single person households in need of housing assistance include working residents earning low wages, residents who are unemployed, and residents who are disabled and cannot work.

ESTIMATE THE NUMBER AND TYPE OF FAMILIES IN NEED OF HOUSING ASSISTANCE FOR VICTIMS OF DOMESTIC VIOLENCE, DATING VIOLENCE, SEXUAL ASSAULT AND STALKING AND/OR PERSONS WITH DISABILITIES:

¹⁹ U.S. Census Bureau, 2014-2018 American Community Survey 5-Year Estimates



The Utah Domestic Violence Coalition reported that 36 Utahans lost their lives to domestic-violence in 2018 and has also reported 32 deaths as of the end of June 2019. Of these reported fatalities, 19 of these victims in 2018 and 16 of the reported 2019 fatalities have been Salt Lake County residents.²⁰

In addition, a total of 1,449 men, women, and children were sheltered in the two Utah domestic violence shelters located in Salt Lake City. Individuals who entered the domestic violence shelter system stayed for an average of 45 days in 2019. There are many barriers for survivors of domestic violence to overcome including securing permanent and stable housing, coping with trauma, accessing support for health and mental healthcare, and addressing the needs of children. Domestic violence resources currently available in Salt Lake County include shelter services, a children's justice center, survivor's assistance programs, and sexual assault programs.

The Young Women's Christian Association (YWCA) is Salt Lake City's primary resource for survivors of domestic violence seeking out emergency shelter services. Emergency and extended shelter facilities are available twenty-four hours a day in a 181-bed facility for women and children fleeing unsafe situations. In addition, the YWCA provides transitional housing for women and dependent children for up to 2 years through a partnership with the Salt Lake City Housing Authority. Eligibility prioritizes women who have experienced intimate partner violence within the last year, qualify under the federal definition of homeless, and are eligible for the services through the Housing Authority. During the 2018-2019 program year, the YWCA provided services for 770 women and children for a total of 37,114 days of service.

The Rape Recovery Center provides 24-hour crisis intervention, advocacy, emotional support, and referrals to sexual assault victims, their families, and their friends in 150 languages. The center empowers those victimized by sexual violence through advocacy, crisis intervention, and therapy to educate the community about the cause, impact, and prevention of sexual violence. During the 2018-2019 program year, the Rape Recovery Center served about 268 unduplicated clients in the Salt Lake area living below the poverty level. There was a total of 374 total unduplicated clients served in that same year.

The Journey of Hope is a Salt Lake County based organization which provides services to at-risk women in Salt Lake City. It provides support to Utah women whose status puts them at-risk for criminal charges and provides support through mentoring and case management. It also provides job training to allow at-risk women to enter the workforce as educated and productive employees. These services are available to women who are survivors of abuse, experiencing homelessness, survivors of trafficking, struggling with substance abuse or mental illness, and women who are on parole or probation. The Journey of Hope assisted just over 400 women in the 2018-2019 program year.

Persons with Disabilities

Estimates from the 2014-2018 American Community Survey indicate that 21,828 residents, or 10.9% of the City's population, is living with a disability. The City's elderly population is most affected by disability with 37.6% of residents over the age of 65 experiencing at least one disability. The data also shows that 51.2% the citizens of the City who are 75 years old and older are experiencing at least one disability. The most common disability among the elderly is ambulatory difficulty which is defined by the Census Bureau as "having serious difficulty walking or climbing stairs."²¹

Salt Lake City looks to work collaboratively with partners that provide services for persons with disabilities, which include but are not limited to, Alliance House, Disability Law Center, Aging Services, ASSIST, and others.

²⁰ Utah Domestic Violence Coalition, *UTAH Domestic Violence Related Deaths in 2018 & 2019*.

²¹ "How Disability Data are Collected from the American Community Survey," United States Census Bureau, Revised October 17, 2017, Retrieved August 7, 2019, <https://www.census.gov/topics/health/disability/guidance/data-collection-ac.html>



22

WHAT ARE THE MOST COMMON HOUSING PROBLEMS?

HUD has defined housing problems and severe housing problems as follows:

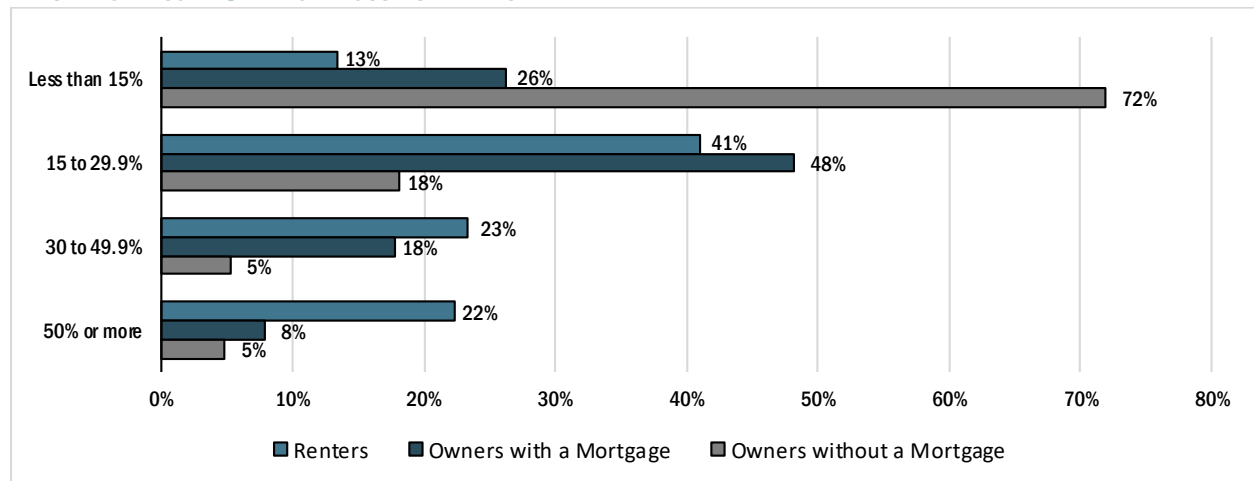
- Housing Problems
 - Household lacks complete kitchen facilities
 - Household lacks complete plumbing facilities
 - Household is overcrowded, with more than one person per room
 - Household is cost-burdened by paying 30% or more of monthly income on housing costs
- Severe Housing Problems
 - Household lacks complete kitchen facilities and/or complete plumbing facilities, in addition to one of the following:
 - Household is severely overcrowded, with more than 1.5 persons per room
 - Household is severely cost-burdened by paying 50% or more of monthly income on housing costs

All rental properties in Salt Lake City require a business license. Landlords are required to maintain minimum standard condition of housing, as per Salt Lake City's Existing Residential Code. The purpose of the Residential Housing Code is to provide for the health, safety, comfort, convenience, and aesthetics of the City.

The most common housing problem in Salt Lake City is cost-burden of monthly housing costs. Cost burden is a problem among all income groups but is most prevalent among low-income renters.

According to the 2014-2018 American Community Survey 5-Year Estimates, 45% of renters are cost-burdened, spending at least 30% of their monthly income on housing costs. Among homeowners, 25.5% of owners with a mortgage and 10% of owners without a mortgage were cost-burdened.

FIGURE NA-10.10
PERCENT OF INCOME SPENT ON HOUSING BY TENURE



Source: U.S. Census Bureau 2014-2018 ACS 5-Year Estimates

ARE ANY POPULATIONS/HOUSEHOLD TYPES MORE AFFECTED THAN OTHERS BY THESE PROBLEMS?



Housing problems, including cost-burden, are more likely to affect households earning 0 to 50% of the area median income (AMI). Households within this income range struggle to find safe, decent, and affordable housing and often spend a high proportion of their income on housing. These households have limited resources for other basic essentials, including food, healthcare, childcare, and transportation. Housing problems also significantly impact households in the 50 to 80% AMI income groups, elderly households, and single-parent households. The high rate of housing cost-burden and other housing problems points to the need to expand affordable housing opportunities throughout Salt Lake City.

Healthcare costs have been rising and are projected to do so in the near term.²³ This can add significantly to the burden of rising housing costs and reduce a household's ability to save for retirement, obtain additional education, access good childcare, and even impact such basic needs as good nutrition.

DESCRIBE THE CHARACTERISTICS AND NEEDS OF LOW-INCOME INDIVIDUALS AND FAMILIES WITH CHILDREN (ESPECIALLY EXTREMELY LOW-INCOME) WHO ARE CURRENTLY HOUSED BUT THREATENED WITH HOMELESSNESS. ALSO DISCUSS THE NEEDS OF FORMERLY HOMELESS FAMILIES AND INDIVIDUALS WHO ARE RECEIVING RAPID RE-HOUSING ASSISTANCE AND ARE NEARING THE TERMINATION OF THAT ASSISTANCE.

In Salt Lake County, the largest group experiencing homelessness is adult-only households. The number of households with both adults and children experiencing homelessness in 2018 decreased by about 36% between 2014 and 2019. The number of unaccompanied youths experiencing homelessness decreased by about 85% over the same time period.²⁴

Those transitioning out of assistance need continued counseling and often financial support to not revert back into homelessness. When they can, area service providers try to offer this support.

However, the stakeholder meetings conducted as part of this Consolidated Plan revealed that caseloads are too high and that services are spread too thin due to a lack of funds and a shortage of a highly-skilled workforce. This results in lack of sufficient support for counseling, job training and guidance, and assistance with behavioral health issues. It is a critical time period for those transitioning out of assistance and homelessness, when support services are most essential in order to embark upon, and maintain, self-sufficiency. This Plan recognizes a critical need in this area and proposes strategies to strengthen support for vulnerable populations at critical junctures in their lifetimes.

IF A JURISDICTION PROVIDES ESTIMATES OF THE AT-RISK POPULATION(S), IT SHOULD ALSO INCLUDE A DESCRIPTION OF THE OPERATIONAL DEFINITION OF THE AT-RISK GROUP AND THE METHODOLOGY USED TO GENERATE THE ESTIMATES.

According to HUD, *at risk of homelessness*²⁵ is defined as an individual or family who:

- i. Has an annual income below 30% of median family income for the area; AND

²³ Centers for Medicare and Medicaid Services (CMS)

²⁴ 2014 and 2019 Salt Lake County Point-in-Time

²⁵ U.S. Department of Housing and Urban Development, *At Risk of Homelessness*, https://files.hudexchange.info/resources/documents/AtRiskofHomelessnessDefinition_Criteria.pdf



- ii. Does not have sufficient resources or support networks immediately available to prevent them from moving to an emergency shelter or another place defined in Category 1 of the “homeless” definition;²⁶
AND
- iii. Meets ONE of the following conditions:
 - A. Has moved because of economic reasons two or more times during the 60 days immediately preceding the application for assistance; OR
 - B. Is living in the home of another because of economic hardship; OR
 - C. Has been notified that their right to occupy their current housing or living situation will be terminated within 21 days after the date of application for assistance; OR
 - D. Lives in a hotel or motel and the cost is not paid for by charitable organizations or by Federal, State, or local government programs for low-income individuals; OR
 - E. Lives in an SRO or efficiency apartment unit in which there reside more than two persons or lives in a larger housing unit in which there reside more than one and a half persons per room; OR
 - F. Is exiting a publicly funded institution or system of care; OR
 - G. Otherwise lives in housing that has characteristics associated with instability and an increased risk of homelessness, as identified in the recipient’s approved consolidated plan

SPECIFY PARTICULAR HOUSING CHARACTERISTICS THAT HAVE BEEN LINKED WITH INSTABILITY AND AN INCREASED RISK OF HOMELESSNESS

The greatest predictor of homelessness risk is severe cost-burden on households. Households paying more than 50% of their income towards housing costs or having incomes at or below 50% of AMI are at the greatest risk to experience homelessness.

DISCUSSION

The most prevalent housing problem is cost-burden – especially for those who make less than 50% of AMI. While Salt Lake City has seen a significant shift to smaller apartment units (i.e., less bedrooms), there is still significant need for all housing types for the severely cost-burdened. Residents who fall into this category are usually forced to secure housing they cannot afford. Very low-income families burdened with high housing costs lack resources for basic essentials – most critically food and healthcare. Some residents who fall into this category are forced to share housing, causing overcrowded housing conditions. The lack of affordable housing can lead to homelessness for our most vulnerable residents.

The City, through efforts of the Housing and Neighborhood Development Division, the City’s Redevelopment Agency, and community partners, aim to address housing problems by preserving existing affordable housing, increasing the supply of affordable housing, and improving substandard housing with a focus in neighborhoods with concentrated poverty. These efforts will effectively reduce the incidence of overcrowding and cost-burden.

NA-15 DISPROPORTIONATELY GREATER NEED: HOUSING PROBLEMS – 91.205 (b)(2)

INTRODUCTION

²⁶ U.S. Department of Housing and Urban Development, *Homeless Definition*, <http://ctagroup.org/wp-content/uploads/2015/10/Homeless-Definition-and-documentation.pdf>



This section provides an assessment of housing problems (not including severe housing problems which are discussed in the following section) by race and ethnicity as compared to level of need as a whole. HUD defines housing problems as the following:

- Household lacks complete kitchen facilities
- Household lacks complete plumbing facilities
- Household is overcrowded, with more than one person per room
- Household is cost-burdened by paying 30% or more of monthly income on housing costs

According to HUD, disproportionately greater need exists when the percentage of persons in a category of need who are members of a particular racial or ethnic group is at least 10 percentage points higher than the percentage of persons in the category as a whole.

Tables NA-15.1- NA-15.8 show the number of households with housing problems by income, race, and ethnicity. Each table provides data for a different income level.

TABLE NA-15.1

HOUSING PROBLEMS: 0%-30% OF AREA MEDIAN INCOME

	Has one or more of four housing problems*	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems	Share of household with one or more of the four housing problems
White	5,860	1,580	885	70%
Black/African American	470	10	70	85%
Asian	610	49	295	64%
American Indian, Alaska Native	240	50	-	83%
Pacific Islander	270	-	-	100%
Hispanic	2,630	180	310	84%
Total	10,235	1,870	1,700	74%

Source: 2012-2016 CHAS

*The four housing problems are: 1. Lacks complete kitchen facilities; 2. Lacks complete plumbing facilities; 3. More than one person per room; and 4. Cost burden greater than 30%.

While a significant number of households in this income category have one-or more housing problems, this percentage is fairly consistent with the 2015-2019 Consolidated Plan.

TABLE NA-15.2

HOUSING PROBLEMS: 0%-30% OF AREA MEDIAN INCOME, 2012 AND 2016

	2011		2016	
	Number of Households	Percentage	Number of Households	Percentage
Share of households with one or more of the four housing problems	9,560	76%	10,235	74%

Source: 2007-2011 CHAS, 2012-2016 CHAS

TABLE NA-15.3

HOUSING PROBLEMS: 30%-50% OF AREA MEDIAN INCOME



	Has one or more of four housing problems*	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems	Share of household with one or more of the four housing problems
White	4,980	2,475	-	67%
Black/African American	335	19	-	95%
Asian	340	190	-	64%
American Indian, Alaska Native	20	30	-	40%
Pacific Islander	135	50	-	73%
Hispanic	2,230	525	-	81%
Total	8,140	3,335	-	71%

Source: 2012-2016 CHAS

*The four housing problems are: 1. Lacks complete kitchen facilities; 2. Lacks complete plumbing facilities; 3. More than one person per room; and 4. Cost burden greater than 30%.

TABLE NA-15.4

HOUSING PROBLEMS: 30%-50% OF AREA MEDIAN INCOME, 2012 AND 2016

	2011		2016	
	Number of Households	Percentage	Number of Households	Percentage
Share of households with one or more of the four housing problems	6,720	70%	8,140	71%

Source: 2007-2011 CHAS, 2012-2016 CHAS

TABLE NA-15.5

HOUSING PROBLEMS: 50%-80% OF AREA MEDIAN INCOME

	Has one or more of four housing problems*	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems	Share of household with one or more of the four housing problems
White	3,245	5,970	-	35%
Black/African American	100	114	-	47%
Asian	160	360	-	31%
American Indian, Alaska Native	130	80	-	62%
Pacific Islander	95	80	-	54%
Hispanic	1,140	1,225	-	48%
Total	4,950	8,045	-	38%

Source: 2012-2016 CHAS

*The four housing problems are: 1. Lacks complete kitchen facilities; 2. Lacks complete plumbing facilities; 3. More than one person per room; and 4. Cost burden greater than 30%.

TABLE NA-15.6

HOUSING PROBLEMS: 50%-80% OF AREA MEDIAN INCOME, 2012 AND 2016

	2011	2016
--	------	------



	Number of Households	Percentage	Number of Households	Percentage
Share of households with one or more of the four housing problems	5,345	37%	4,950	38%

Source: 2007-2011 CHAS, 2012-2016 CHAS

TABLE NA-15.7

HOUSING PROBLEMS: 80%-100% OF AREA MEDIAN INCOME

	Has one or more of four housing problems*	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems	Share of household with one or more of the four housing problems
White	865	4,515	-	16%
Black/African American	10	110	-	8%
Asian	34	145	-	19%
American Indian, Alaska Native	-	20	-	0%
Pacific Islander	60	60	-	50%
Hispanic	415	785	-	35%
Total	1,405	5,710	-	20%

Source: 2012-2016 CHAS

*The four housing problems are: 1. Lacks complete kitchen facilities; 2. Lacks complete plumbing facilities; 3. More than one person per room; and 4. Cost burden greater than 30%.

TABLE NA-15.8

HOUSING PROBLEMS: 80%-100% OF AREA MEDIAN INCOME, 2011 AND 2016

	2011		2016	
	Number of Households	Percentage	Number of Households	Percentage
Share of households with one or more of the four housing problems	2,095	24%	1,405	20%

Source: 2007-2011 CHAS, 2012-2016 CHAS

DISCUSSION

The 2012-2016 CHAS data shown in **Tables NA 15.1 to NA 15.8** were conducted with a sample size of 45,390 households to analyze housing problems. Out of the total sample 24,730 households or 54.5% had one or more of the four housing problems. An additional 1,700 households or 3.7% showed no/negative income but none of the other housing problems were exhibited. Below is a summary of the analysis of housing problems by income level for each of the income level groups. Note that the sample size for certain ethnic groups is extremely small, thereby producing unreliable results.

- 0-30% AMI: The 0-30% AMI group included 13,805 households with extremely low-income. This group made up 30.4% of the total households sampled. Of all households in this income group that had one or more of the housing problems, Pacific Islanders showed the highest disproportionate need with 100% reporting at least one housing problem.
- 30-50% AMI: The 30-50% AMI group included 11,475 households with low-income. This group made up 25.3% of the total households sampled. Of all households in this income group that had one or more of the housing problems, Black/African American households showed the highest



disproportionate need with 95% reporting at least one housing problem and the Hispanic households also showed a high disproportionate need with 81% reporting at least one housing problem.

- 50-80% AMI: The 50-80% AMI group included 12,995 households with moderate income. This group made up 28.6% of the total households sampled. Of all households in this income group that had one or more of the housing problems, American Indian/Alaska Native households showed the highest disproportionate need with 62% reporting at least one housing problem.
- 80-100% AMI: The 80-100% AMI group included 7,115 households with middle income. This group made up 15.7% of the total households sampled. Of all households in this income group that had one or more of the housing problems, Pacific Islander households showed the highest disproportionate need with 50% reporting at least one housing problem.

NA-20 DISPROPORTIONATELY GREATER NEED: SEVERE HOUSING PROBLEMS – 91.205 (b)(2)

INTRODUCTION

This section provides an assessment of severe housing problems by race and ethnicity as compared to level of need as a whole. HUD defines severe housing problems as a household that lacks complete kitchen facilities, lacks complete plumbing facilities, in addition to one of the following:

- Household is severely overcrowded, with more than 1.5 persons per room
- Household is severely cost-burdened by paying 50% or more of monthly income on housing costs

Tables NA-20.1 – 20.4 display the number of households with severe housing problems by income, race and ethnicity. Each table provides data for a different income level.

TABLE NA-20.1
SEVERE HOUSING PROBLEMS: 0%-30% OF AREA MEDIAN INCOME

	Has one or more of four housing problems*	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems	Share of household with one or more of the four housing problems
White	4,565	2,870	885	55%
Black/African American	405	75	70	74%
Asian	545	115	295	57%
American Indian, Alaska Native	160	130	-	55%
Pacific Islander	265	4	-	99%
Hispanic	2,160	650	310	69%
Total	8,260	3,845	1,700	60%

Source: 2012-2016 CHAS

*The four severe housing problems are: 1. Lacks complete kitchen facilities; 2. Lacks complete plumbing facilities; 3. More than 1.5 persons per room; and 4. Cost burden greater than 50%

TABLE NA-20.2
SEVERE HOUSING PROBLEMS: 30%-50% OF AREA MEDIAN INCOME

	Has one or more of four housing problems*	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems	Share of household with one or more of the four housing problems
White	1,755	5,705	-	24%



	Has one or more of four housing problems*	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems	Share of household with one or more of the four housing problems
Black/African American	195	160	-	55%
Asian	165	365	-	31%
American Indian, Alaska Native	-	50	-	0%
Pacific Islander	35	150	-	19%
Hispanic	940	1,815	-	34%
Total	3,120	8,360	-	27%

Source: 2012-2016 CHAS

*The four severe housing problems are: 1. Lacks complete kitchen facilities; 2. Lacks complete plumbing facilities; 3. More than 1.5 persons per room; and 4. Cost burden greater than 50%

TABLE NA-20.3

SEVERE HOUSING PROBLEMS: 50%-80% OF AREA MEDIAN INCOME

	Has one or more of four housing problems*	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems	Share of household with one or more of the four housing problems
White	715	8,500	-	8%
Black/African American	14	200	-	7%
Asian	50	470	-	10%
American Indian, Alaska Native	60	155	-	28%
Pacific Islander	55	120	-	31%
Hispanic	455	1,915	-	19%
Total	1,350	11,640	-	10%

Source: 2012-2016 CHAS

*The four severe housing problems are: 1. Lacks complete kitchen facilities; 2. Lacks complete plumbing facilities; 3. More than 1.5 persons per room; and 4. Cost burden greater than 50%

TABLE NA-20.4

SEVERE HOUSING PROBLEMS: 80%-100% OF AREA MEDIAN INCOME

	Has one or more of four housing problems*	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems	Share of household with one or more of the four housing problems
White	200	5,185	-	4%
Black/African American	10	110	-	8%
Asian	15	165	-	8%
American Indian, Alaska Native	-	20	-	0%
Pacific Islander	60	60	-	50%
Hispanic	180	1,020	-	15%
Total	465	6,655	-	7%

Source: 2012-2016 CHAS

*The four severe housing problems are: 1. Lacks complete kitchen facilities; 2. Lacks complete plumbing facilities; 3. More than 1.5 persons per room; and 4. Cost burden greater than 50%

DISCUSSION



The 2012-2016 CHAS data shown in **Tables NA 20.1 to NA 20.4** were conducted with a sample size of 45,395 households to analyze severe housing needs. Out of the total sample 13,195 households or 29.1% had one or more of the four severe housing problems. An additional 1,700 households or 3.7% showed no/negative income but none of the other housing problems were exhibited. Below is a summary of the analysis of housing problems by income level for each of the income level groups. Note that the sample size for certain ethnic groups is extremely small, thereby producing unreliable results.

- 0-30% AMI: The 0-30% AMI group included 13,805 households with extremely low-income. This group made up 30.4% of the total households sampled. Of all households in this income group that had one or more of the housing problems, Pacific Islanders showed the highest disproportionate need with 99% reporting at least one severe housing problem.
- 30-50% AMI: The 30-50% AMI group included 11,480 households with low-income. This group made up 25.3% of the total households sampled. Of all households in this income group that had one or more of the housing problems, Hispanic households showed the highest disproportionate need with 55% reporting at least one severe housing problem.
- 50-80% AMI: The 50-80% AMI group included 12,990 households with moderate income. This group made up 28.6% of the total households sampled. Of all households in this income group that had one or more of the housing problems, Pacific Islander households showed the highest disproportionate need with 31% reporting at least one severe housing problem.
- 80-100% AMI: The 80-100% AMI group included 7,120 households with middle income. This group made up 15.7% of the total households sampled. Of all households in this income group that had one or more of the housing problems, Pacific Islander households showed the highest disproportionate need with 50% reporting at least one housing problem.

NA-25 DISPROPORTIONATELY GREATER NEED: HOUSING COST BURDENS – 91.205(b)(2)

INTRODUCTION

This section provides an assessment of housing cost burdens by race and ethnicity as compared to level of need as a whole.

According to HUD, disproportionately greater need exists when the percentage of persons in a category of need who are members of a particular racial or ethnic group is at least 10 percentage points higher than the percentage of persons in category as a whole.

Table 25.1 shows the number of cost-burdened households by race and ethnicity. Data is broken down by no cost-burden (less than 30%), cost-burden (30-50%), severe cost-burden (50% or more) and no/negative income.

TABLE NA-25.1
HOUSING COST-BURDEN BY RACE AND ETHNICITY



	0 - 30%		30% - 50%		> 50%		No/Negative Income (Not Computed)
	Number	Share of Total	Number	Share of Total	Number	Share of Total	
White	39,765	71%	8,745	16%	6,665	12%	930
Black/African American	545	36%	300	20%	590	39%	70
Asian	2,120	59%	480	13%	680	19%	300
American Indian, Alaska Native	355	52%	170	25%	160	23%	-
Pacific Islander	430	49%	200	23%	245	28%	-
Hispanic	5,490	48%	3,160	27%	2,545	22%	310
Total	49,360	65%	13,290	18%	11,045	15%	1,750

Source: 2012-2016 CHAS

DISCUSSION

Similar to the 2015-2019 Salt Lake City Consolidated Plan, cost-burden continues to be the most prevalent housing problem in Salt Lake City. Of the 75,445 households included in the sample, 32.26% of all households are shown as being cost-burdened. Black/African American, Pacific Islander, and Hispanic households all have a higher prevalence of cost-burden with over 50% of all households that report spending 30% or more on housing costs. Renter-occupied households also show a significant cost-burden with 39.5% of all renter occupied units reportedly are cost-burdened.

NA-30 DISPROPORTIONATELY GREATER NEED: DISCUSSION – 91.205 (b)(2)

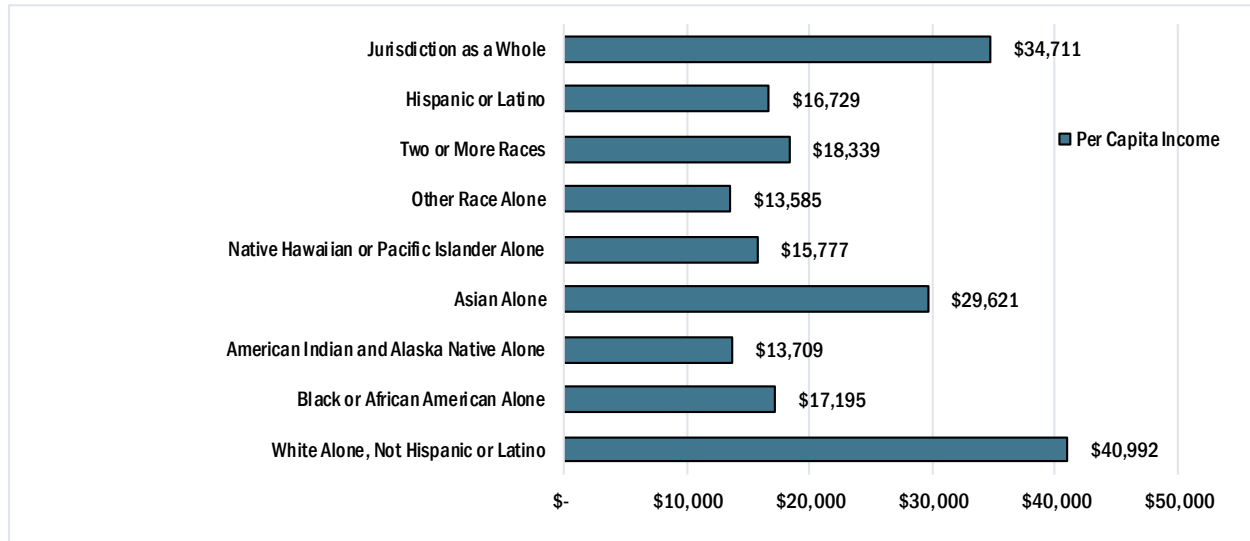
ARE THERE ANY INCOME CATEGORIES IN WHICH A RACIAL OR ETHNIC GROUP HAS DISPROPORTIONATELY GREATER NEED THAN THE NEEDS OF THAT INCOME CATEGORY AS A WHOLE?

Based on 2012-2016 CHAS data, the following racial and ethnic groups experience disproportionately greater housing needs:

- Black/African American
- American Indian/Alaskan Native
- Native Hawaiian/Pacific Islander
- Hispanic/Latino

Salt Lake City has evaluated disproportionate needs across racial and ethnic populations and household compositions. In general, low-income households, which are disproportionately comprised of racial and ethnic minorities, are more likely to experience housing needs. **Figure NA-30.1** demonstrates the variation in per capita income across racial and ethnic groups in Salt Lake City.

FIGURE NA-30.1
PER CAPITA INCOME BY RACE AND ETHNICITY



Source: U.S. Census Bureau 2014-2018 ACS 5-Year Estimates

Census data indicates that 13.9% of the City's White, non-Hispanic population is living below the poverty level, while 28.1% of Hispanics and 32.7% of Black/African American populations are living below the poverty level. Racial and ethnic children are more likely to live in poverty than their White, non-Hispanic counterparts, as many of the City's racial and ethnic minorities are children. The median age of the City's White, non-Hispanic population is 35.2 while the median age of the Hispanic population is 26.3.²⁷

IF THEY HAVE NEEDS NOT IDENTIFIED ABOVE, WHAT ARE THOSE NEEDS?

Considerable efforts are needed to improve housing opportunity to address the needs of minorities, with focus on minorities living in concentrated areas of poverty. Minorities face housing impediments on several fronts, including few rental opportunities for large families, a high risk of predatory lending practices, and a high risk for housing discrimination. Gaps in access to housing opportunity and economic opportunity are likely to widen as the City's demographics continue to shift. Therefore, Salt Lake City is taking a comprehensive approach to improve housing opportunity and is in the process of developing and implementing a multifaceted strategy to address needs.

The City is collaborating with Salt Lake County, local municipalities and community partners to define and address regional issues and priorities. Through outreach, partnership building, workforce training, early childhood education, and other efforts, the City will expand capacity within neighborhoods to take a comprehensive and proactive role in redevelopment efforts. Efforts will focus on two areas: 1) expanding opportunity in concentrated areas of poverty and RDA project investment areas; and 2) diversifying the housing stock throughout the City to expand affordable housing opportunities.

ARE ANY OF THOSE RACIAL OR ETHNIC GROUPS LOCATED IN SPECIFIC AREAS OR NEIGHBORHOODS IN YOUR COMMUNITY?

Figure 30.2 demonstrates that the vast majority of the City's minority population lives west of Interstate 15 with many of the block groups located in west-side neighborhoods having a minority share above 50%. The City's overall population growth between 1990 and 2010 can be attributed to minority populations, with minorities increasing in share from 17.4% in 1990 to 29.4% in 2000 and then to 33.3% in 2010. The rate of increase in population share has slowed recently, as the minority population only increased by 0.8% between

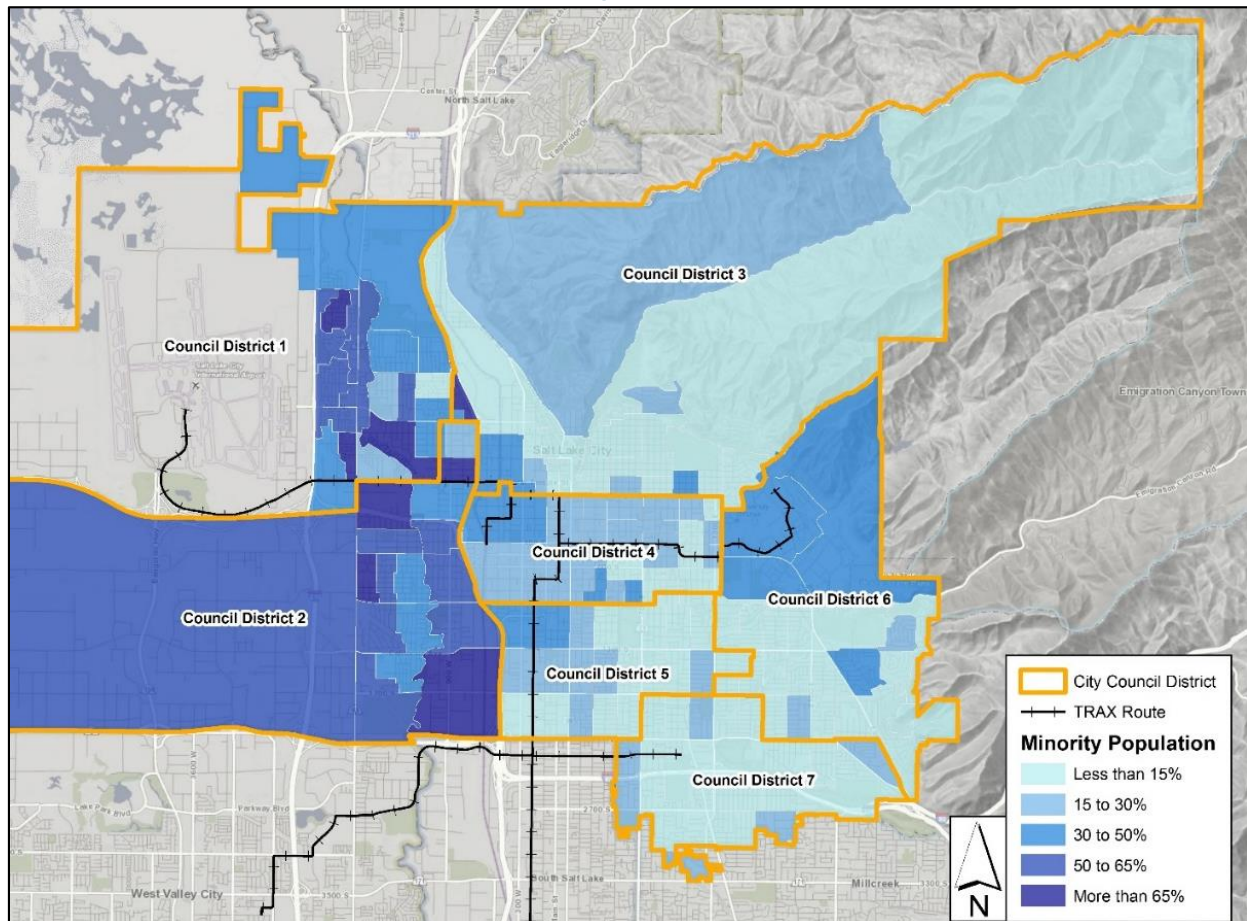
²⁷ U.S. Census Bureau, 2014-2018 American Community Survey 5-Year Estimates.



2010 and 2017 to 34.1%. Hispanics/Latinos represent the largest minority group in the City, increasing in share from 9.7% in 1990 to 22.3% in 2010 and decreasing slightly to 21.3% in 2017.

In comparing the east and west sides of the City, there are significant differences in socioeconomic status with a gap in opportunity for those generally living on the west side. Both minority renter and minority owner-occupied households are more concentrated west of I-15. Minority populations are more likely than White, non-Hispanic to be low-income renter households, as Citywide minority homeownership rates are 11 percentage points lower than rates for White, non-Hispanic residents. However, the minority share of owner-occupied units is significantly higher west of I-15. A majority of the housing stock affordable to low and moderate-income residents is located on the west side.

FIGURE NA- 30.2
PERCENT OF BLOCK GROUP POPULATION THAT IS MINORITY, SALT LAKE CITY 2017



Source: U.S. Census Bureau 2013-2017 ACS 5-Year Estimates

NA-35 PUBLIC HOUSING – 91.205(b)

INTRODUCTION



The Housing Authority of Salt Lake City (HASLC) is responsible for managing the public housing inventory, developing new affordable housing units and administering the Housing Choice voucher programs for the City. The Authority strives to provide affordable housing opportunities throughout the community by developing new or rehabilitating existing housing that is safe, decent, and affordable – a place where a person’s income level or background cannot be identified by the neighborhood in which they live.

In addition to the development and rehabilitation of units, the HASLC also manages several properties emphasizing safe, decent, and affordable housing that provides an enjoyable living environment that is free from discrimination, efficient to operate, and remains an asset to the community. The HASLC maintains a strong financial portfolio to ensure flexibility, sustainability, and continued access to affordable tax credits, foundations, and grant resources.

As an administrator of the City’s Housing Choice voucher programs, the Housing Choice Voucher Program provides rental assistance to low-income families (50% of area median income and below). This program provides rental subsidies to 3,000 low-income families, disabled, elderly, and chronically homeless clients. Other programs under the Housing Choice umbrella include: Housing Choice Moderate Rehabilitation; Housing Choice New Construction; Project Based Vouchers; Multifamily Project Based Vouchers; Veterans Affairs Supportive Housing Vouchers; Housing Opportunities for Persons with HIV/AIDS; and Shelter plus Care Vouchers. Under these other Housing Choice programs, the HASLC provided rental subsidies to additional qualified program participants.

TABLE NA-35.1
PUBLIC HOUSING TOTALS IN USE*

	Program Type							
	Mod-Rehab	Public Housing	Vouchers					Disabled
			Total	Project-based	Tenant-based	Veterans Affairs Supportive Housing	Family Unification Program	
# of units/vouchers in use	99	369	2,536	279	1,704	133	59	361

Source: Housing Authority of Salt Lake City as of December 2019

TABLE NA-35.2
CHARACTERISTICS OF RESIDENTS



	Program Type						
	Mod-Rehab	Public Housing	Vouchers				
			Total	Project-based	Tenant-based	Special Purpose Vouchers	
						Veterans Affairs Supportive Housing	Family Unification Program
# Homeless at admission	18	23	381	190	82	108	1
# of Elderly Program Participants (> 62)	16	285	628	118	454	54	2
# of Disabled Families	71	162	1,286	221	937	123	5
# of Families requesting accessibility features	NA	NA	NA	NA	NA	NA	NA
# of HIV/AIDS program participants	NA	NA	NA	NA	NA	NA	NA
# of DV victims	NA	NA	NA	NA	NA	NA	NA

Source: Housing Authority of Salt Lake City as of December 2019

TABLE NA-35.3
RACE OF RESIDENTS

Race	Program Type							
	Mod-Rehab	Public Housing	Vouchers					
			Total	Project-based	Tenant-based	Special Purpose Vouchers		
						Veterans Affairs Supportive Housing	Family Unification Program	Disabled
White	78	296	1,571	233	920	119	45	254
Black/African American	16	24	295	17	227	15	5	31
Asian	1	25	57	6	45	0	0	6
American Indian, Alaska Native	4	4	53	20	22	5	2	4
Pacific Islander	0	4	33	3	29	1	0	0
Other	0	0	0	0	0	0	0	0

Source: Housing Authority of Salt Lake City as of December 2019

TABLE NA-35.4
ETHNICITY OF RESIDENTS

Ethnicity	Program Type							
	Mod-Rehab	Public Housing	Vouchers					
			Total	Project-based	Tenant-based	Special Purpose Vouchers		
						Veterans Affairs Supportive Housing	Family Unification Program	Disabled
Hispanic	11	59	385	32	218	7	27	101
Not Hispanic	88	310	1,684	247	1,019	126	32	260

Source: Housing Authority of Salt Lake City as of December 2019

SECTION 504 NEEDS ASSESSMENT: DESCRIBE THE NEEDS OF PUBLIC HOUSING TENANTS AND APPLICANTS ON THE WAITING LIST FOR ACCESSIBLE UNITS:



Administratively the Housing Authority makes every effort to comply with Section 504 requirements on a continual basis. Their self-evaluation resulted in the following summary of measures, administrative actions, motivations, procedures, or adoption of policies in order to comply.

- Placing notices of compliance in the legal section of local newspapers.
- Maintaining a general mailing list of organizations concerned with and offering assistance to people with disabilities.
- Providing assistance to people with disabilities in filling out forms and applications, obtaining translators when needed, and having staff available to read or sign if required.
- Providing the Equal Housing Opportunity (EHO) statement on housing materials and Equal Employment Opportunities (EEO) statement on employment applications and job announcements.
- Conducting 504 compliance orientations for new employees and ongoing training for all staff.
- Maintaining a list of all Reasonable Accommodation requests.
- Assigning the Compliance Manager as the official person to coordinate and deal with 504 issues.
- Adopting of grievance procedures by their Board of Commissioners.

WHAT ARE THE NUMBER AND TYPE OF FAMILIES ON THE WAITING LIST FOR PUBLIC HOUSING AND HOUSING CHOICE (SECTION 8) TENANT-BASED RENTAL ASSISTANCE?

The Housing Authority of Salt Lake City reports that there are currently 1,865 households on the Housing Choice waiting list and 5,188 on the Public Housing waiting list. There is a total of 7,053 households on both lists. Of the households on both lists, 27% are elderly, and 53% have a disability. There are 14% Hispanic, 78% are White, non-Hispanic, 13% are African American, 3% are American Indian or Alaska Native, 3% are Asian, 3% are Native Hawaiian or Other Pacific Islander, 4% are Multi-Racial, and 1% are unknown. The waiting list is currently not open. An applicant for voucher funding can expect to be on the wait list for approximately 1 to 6 years.

Housing Connect (Salt Lake County Housing Authority) also provided information on the waiting lists for public housing and Housing Choice TBRA. Within Salt Lake County, there are 15,981 households on the waiting list for public housing. Of those households, 2% have a disability, 11% are elderly, 22% have children, and 51% are single. The average annual income is \$15,399 and 77% are extremely low-income. The average wait is about 2 years, but it varies depending on bedroom size.

In Salt Lake County, there are 447 households on the waiting list for Housing Choice. Of these households, 93 have a disability, 21 are elderly, 233 are single, and 110 have children. The average annual income is \$12,954 and 90% are extremely low-income. The average wait time is 6 years.

It should be noted that within the County's data, households on the waiting list are required to self-report a disability and this may have resulted in a lower percentage of disabled households in the data.

BASED ON THE INFORMATION ABOVE AND ANY OTHER INFORMATION AVAILABLE TO THE JURISDICTION, WHAT ARE THE MOST IMMEDIATE NEEDS OF RESIDENTS OF PUBLIC HOUSING AND HOUSING CHOICE VOUCHER HOLDERS?



Residents need affordable housing in locations that are near public transportation, quality education, healthcare, and other service providers. Those with the ability to work need services to increase overall self-sufficiency.

HOW DO THESE NEEDS COMPARE TO THE HOUSING NEEDS OF THE POPULATION AT LARGE?

Salt Lake City is experiencing a high demand for multi-family rental units as evidenced by the overall low vacancy rates in the City. This demand has resulted in an increase in the number of new market rate units being constructed throughout the City. The need for quality affordable housing scattered throughout the City has become greater as the overall demand for rental housing has grown. Because land and development are more expensive on the east side of Salt Lake City, there are fewer naturally occurring affordable housing units on the east side. This leads to additional subsidy and creating affordable housing financing needing to be deployed for developments occurring on the east side of the city. Even with significant public investment to subsidize and stimulate the production of affordable housing, the supply is not meeting demand.

DISCUSSION:

Salt Lake City will continue to work with the Housing Connect and the Housing Authority of Salt Lake City to leverage and strategically target resources to address increasing housing needs. The number of households on waiting lists is significant, especially for the elderly and those with disabilities. Further, the short supply of rental units and low vacancy rates has exacerbated the need for additional affordable rental housing.

NA-40 HOMELESS NEEDS ASSESSMENT – 91.205(c)

INTRODUCTION

Salt Lake City representatives participate in the local Continuum of Cares (COC) executive board and its prioritization committee to ensure the Continuum of Cares priorities are considered during Emergency Solutions Grant (ESG) allocations. Also, the three local ESG funders meet regularly to coordinate ESG and COC activities to make sure services are not being over or under funded and services being funded meet the community's needs and goals.

The Salt Lake Continuum of Care contracts with the State of Utah to administer HMIS. All service agencies in the region and the rest of the State are under a uniform data standard for HUD reporting and local ESG funders. All ESG funded organizations participate in HMIS. Currently, HMIS is supported by Client Track.

Salt Lake Continuum of Care conducts an annual Point-in-Time count at the end of January to count sheltered (emergency shelter and transitional housing) and unsheltered homeless individuals. Unsheltered homeless individuals are counted by canvassing volunteers. The volunteers use the VI-SPDAT to interview and try to connect unsheltered homeless individuals into services.

A number of critical reports define not only the issues facing the homeless but likely solutions to these issues. The most recent report is *The State of Utah Strategic Plan on Homelessness September 2019*. Priorities of this Plan include:

- Fewer days spent in emergency beds or shelters
- Fewer persons returning to homelessness
- Fewer first-time individuals who experience homelessness
- More persons successfully retaining housing



This study also found that there are service gaps in the following areas:

- Affordable housing, permanent supportive housing, and emergency beds
- Mental health services and substance abuse disorder treatment
- Case management
- Prevention, diversion and outreach services
- Data systems that capture more of the full story
- Available transportation

Essential facts about homelessness in Utah include:

- As of January 2018, Utah had an estimated 2,876 experiencing homelessness on any given day, as reported by Continuums of Care to the U.S. Department of Housing and Urban Development (HUD). Of that total, 287 were family households, 239 were Veterans, 191 were unaccompanied young adults (aged 18-24), and 306 were individuals experiencing chronic homelessness.
- Per State of Utah Annual Report on homelessness, there were 14,289 persons that experienced homelessness state wide in 2019. 9,387 were located in Salt Lake County.
- Public school data reported to the U.S. Department of Education during the 2016-2017 school year shows that an estimated 15,094 public school students experienced homelessness over the course of the year. Of that total, 636 students were unsheltered, 994 were in shelters, 459 were in hotels/motels, and 13,005 were doubled up.

According to the 2019 Point-in-Time Count, Salt Lake County has 1,844 homeless individuals, representing nearly 66% of homelessness in the State. 193 of these individuals are unsheltered.

- .09% of Utah's population is homeless
- 29% of our homeless live in family groups of parents and children
- Youth between the ages of 18 and 24 comprise 7% of our homeless population
- Domestic violence impacts 22.1% of our homeless population
- 11% of the homeless population in Utah is experiencing "chronic" homelessness
- 55% of our homeless population is White

TABLE NA-40.1
HOMELESS NEEDS ASSESSMENT

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # of incoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Unsheltered	Sheltered				
Persons in Households with Adult(s) and Child(ren)	-	526	N/A	N/A	N/A	N/A



Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # of incoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Unsheltered	Sheltered				
Persons in Households with Only Children	-	3	N/A	N/A	N/A	N/A
Persons in Households with Only Adults	193	1,122	N/A	N/A	N/A	N/A
Chronically Homeless Individuals	86	281	N/A	N/A	N/A	N/A
Chronically Homeless Families	-	16	N/A	N/A	N/A	N/A
Veterans	12	145	N/A	N/A	N/A	N/A
Unaccompanied Youth	19	95	N/A	N/A	N/A	N/A
Persons with HIV	1	19	N/A	N/A	N/A	N/A

Source: 2019 Salt Lake County Point-in-Time

TABLE NA-40.2

HOMELESS NEEDS ASSESSMENT COMPARISON WITH 2014 AND 2019 - UNSHELTERED

Population	2014	2019
Persons in Households with Adult(s) and Child(ren)	5	-
Persons in Households with Only Children	-	-
Persons in Households with Only Adults	105	193
Chronically Homeless Individuals	25	86
Veterans	15	12
Unaccompanied Youth	-	19
Persons with HIV	-	1

Source: 2019 Salt Lake County Point-in-Time

TABLE NA-40.3

HOMELESS NEEDS ASSESSMENT COMPARISON WITH 2014 AND 2019 - SHELTERED

Population	2014	2019
Persons in Households with Adult(s) and Child(ren)	813	526
Persons in Households with Only Children	2	3
Persons in Households with Only Adults	1,178	1,122
Chronically Homeless Individuals	265	281
Veterans	260	145
Unaccompanied Youth	616	95
Persons with HIV	49	13

Source: 2019 Salt Lake County Point-in-Time

Homelessness has declined significantly since 2014 for unaccompanied youth. The Salt Lake City & Salt Lake County have made efforts to target this population and these efforts are showing positive results.

TABLE NA-40.4

NATURE AND EXTENT OF HOMELESSNESS



Population	Unsheltered	Sheltered
Race		
White	151	1,198
Black or African American	12	191
Asian	2	35
American Indian or Alaska Native	13	84
Pacific Islander	2	63
Multiple Races	13	80
Ethnicity		
Hispanic	34	392
Not Hispanic	159	1,259

Source: 2019 Salt Lake County Point-in-Time

ESTIMATE THE NUMBER AND TYPE OF FAMILIES IN NEED OF HOUSING ASSISTANCE FOR FAMILIES WITH CHILDREN AND THE FAMILIES OF VETERANS.

Salt Lake County has 150 families (526 individuals) and 157 veterans experiencing homelessness, with no known veteran families. The primary tool to help these families is rapid re-housing to reduce the time families experience homelessness to as short as possible. Families traditionally experience homelessness for short periods of time following cataclysmic events. Continuing the rapid re-housing program, coupled with homeless prevention efforts, will help families while they experience these catastrophic times.

DESCRIBE THE NATURE AND EXTENT OF HOMELESSNESS BY RACIAL AND ETHNIC GROUP.

The majority of individuals experiencing homelessness are White, non-Hispanic (1,349). The second largest group is Hispanic (426), followed by Black/African American (203) and American Indian/Alaska Native (97). This is similar to the makeup of Salt Lake City where White, non-Hispanic accounts for 73.7% of the population, Hispanic (21.3%), Black/African American (2.0%), and American Indian/Alaska Native (1.3%).

DESCRIBE THE NATURE AND EXTENT OF UNSHELTERED AND SHELTERED HOMELESSNESS

Salt Lake City has 1,651 individuals who are sheltered and 193 unsheltered homeless individuals. The Salt Lake homeless services community does a good job sheltering homeless individuals. However, it must continue to work to move people out of emergency shelters and transitional housing and into permanent stable housing.

NA-45 NON-HOMELESS SPECIAL NEEDS ASSESSMENT – 91.205(b, d)

INTRODUCTION

This section analyzes the needs of non-homeless special populations to include the elderly, persons with disabilities (including physical, mental, developmental, as well as persons with chronic substance abuse disorders), persons living with HIV/AIDS, survivors of dating/domestic violence, single-parent households, large family households, and immigrants.

TABLE NA-45.1
HIV AND HOPWA REPORT: 2013 - 2017



Current HOPWA formula use:	2013	2014	2015	2016	2017
Cumulative cases of AIDS reported	1,995	2,009	2,037	2,080	2,094
Area incidence of AIDS	34	24	33	32	22
Rate per population	3.2%	2.2%	2.8%	2.7%	1.8%
Current HIV Surveillance data:					
Area Prevalence (PLWH per 100,000 population)	168.5	168.6	160.6	162.2	162.6
Number of new HIV cases reported last year	67	95	74	101	83

Source: U.S. Centers for Disease Control HIV Surveillance

TABLE NA-45.2
HIV HOUSING NEEDS

Type of HOPWA Assistance	Estimates of Unmet Need
Tenant Based Rental Assistance	57
Short-Term Rent, Mortgage, and Utility	36
Facility Based Housing (Permanent, Short-Term, or Transitional	0

Source: HOPWA CAPER and HOPWA Beneficiary Verification Worksheet

DESCRIBE THE CHARACTERISTICS OF SPECIAL NEEDS POPULATION IN YOUR COMMUNITY:

A description of special needs populations in Salt Lake City is as follows:

Elderly

Salt Lake City has continued to be home to a younger populace as compared to the population of the rest of the United States. The Census Bureau tracks a metric called the "Old-Age Dependency Ratio" which measures the number of people aged 65 and older to every 100 working age people. In this case, working age is defined as anyone between the ages of 20 and 64. **Table NA-45.3** compares the City's ratio to those in the county, state, and national levels and shows that Salt Lake City has a higher share of working age residents compared to those who are 65 years and older.

TABLE NA-45.3
2018 OLD-AGE (65+) DEPENDENCY RATIO

Senior Dependency Ratio	
Salt Lake City	15.8
Salt Lake County	16.6
Utah	17.7
United States	24.6

Source: U.S. Census Bureau: 2014-2018 ACS 5-Year Estimates

Another factor that will need to be considered is the expected growth in the elderly population. The elderly population has increased by just over 20,000 people between the 2010 Census and the 2014-2018 ACS 5-year estimates. As shown in **Table NA-45.4**, the Kem C. Gardner Policy Institute currently projects the elderly population to increase at a substantially greater rate moving forward. They project that the elderly population will account for 14.5% of Salt Lake County's population by 2030 with the trend continuing until almost one in every five residents will be considered elderly. This expected increase will have large impacts on housing demand, transportation, healthcare services and other supportive services.

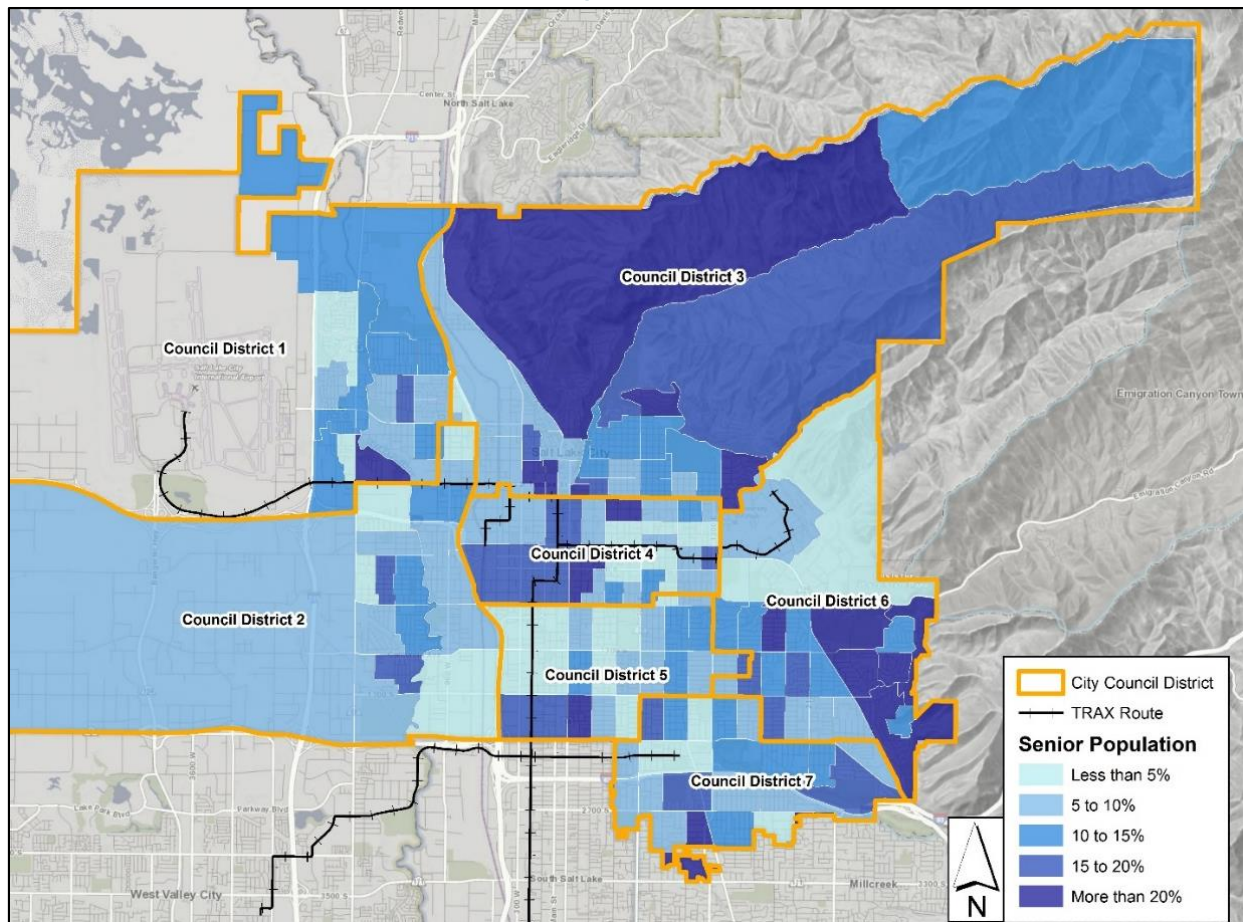
TABLE NA-45.4

2018-2050 POPULATION PROJECTION, SALT LAKE COUNTY SENIOR (65+)

Year	Total Population	Population 65+	65+ Share
2018 ACS (most recent)	1,120,805	114,930	10.25%
2030	1,306,414	190,082	14.55%
2050	1,531,282	294,113	19.21%

Source: U.S. Census Bureau: 2014-2018 ACS 5-Year Estimates: Demographics and Housing Estimates, Kem C. Gardner Policy Institute

FIGURE NA- 45.1
PERCENT OF BLOCK GROUP RESIDENTS THAT ARE SENIORS, SALT LAKE CITY - 2017



Source: U.S. Census Bureau 2013-2017 ACS 5-Year Estimates

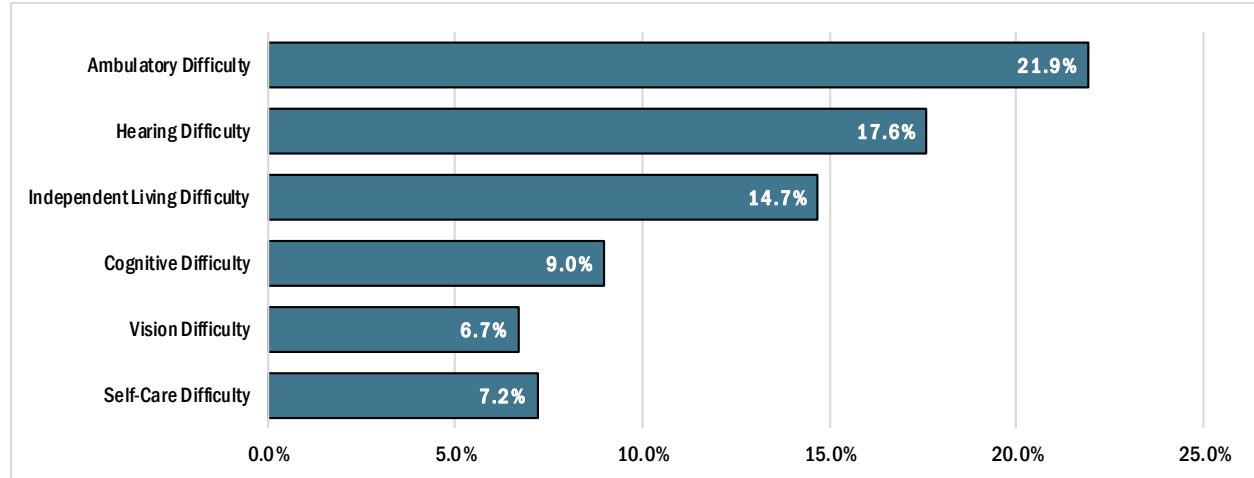
Persons with Disabilities

Estimates from the 2014-2018 American Community Survey indicate that 10.9% of the City's population is living with a disability. It is also estimated that 21,828 citizens have a disability. The City's elderly population is most affected by disability with 37.6% experiencing at least one disability. The data also shows that 51.2% the citizens of the City who are 75 years old and older are experiencing at least one disability. The most common disability among the elderly is ambulatory difficulty which is defined by the Census Bureau as "having serious difficulty



walking or climbing stairs.”²⁸ A complete breakdown of the percentage of citizens aged 65 years old and older who are experiencing these disabilities is shown in **Figure NA-45.2**.

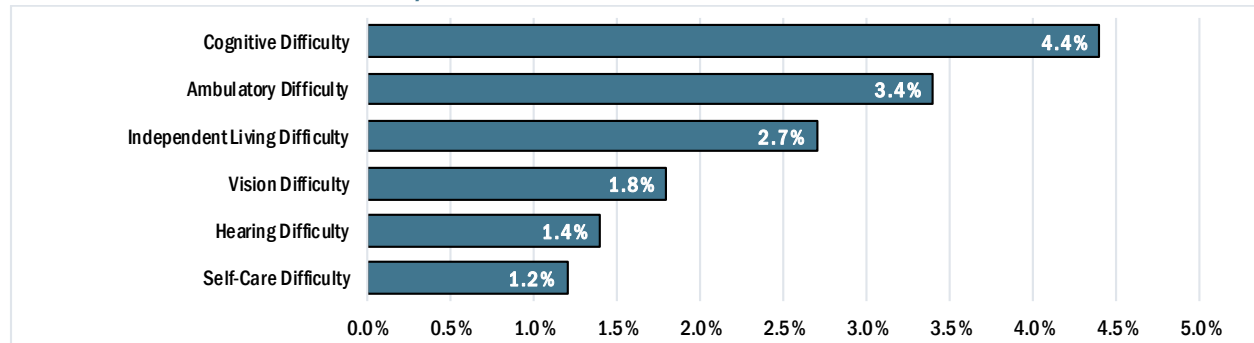
FIGURE NA-45.2
SALT LAKE CITY DISABILITY PREVALENCE, 65+



Source: U.S. Census Bureau: 2014-2018 ACS 5-Year Estimates: Disability Characteristics

The younger population experiences a much smaller percentage of disability. For residents ranging in age from 18 to 64 years old, only 8.8% of the population has a disability. The most common disability is cognitive difficulty, which effects 4.4% of this age group. Second is ambulatory difficulty effecting 3.4% and independent living difficulty effecting 2.7%. **Figure NA-45.3** shows the complete list of disabilities and percentages.

FIGURE NA-45.3
SALT LAKE CITY DISABILITY PREVALENCE, 18-64 YEAR-OLDS



Source: U.S. Census Bureau: 2014-2018 ACS 5-Year Estimates: Disability Characteristics

Female-Headed Households with Children

In Salt Lake City, there are 6,743 households headed by single females, with no husband present. Of that group, 3,822 of these households have children under the age of 18 years old present in the home.²⁹ These households frequently face many unique and significant challenges that other populations do not currently face. According to the 2014-2018 American Community Survey 5-Year Estimates, Salt Lake City's family poverty rate is 10.6%, while the single-mother household poverty rate is 40.7%.

²⁸ "How Disability Data are Collected from the American Community Survey," United States Census Bureau, Revised October 17, 2017, Retrieved August 7, 2019, <https://www.census.gov/topics/health/disability/guidance/data-collection-ac.html>

²⁹ U.S. Census Bureau, 2014-2018 America Community Survey 5-Year Estimates



Single female-headed households with children often lack the resources necessary to find adequate childcare or job training services. This in turn impacts the woman's ability to provide stable housing and care for her children. If a mother is able to find work and childcare, the rising cost of childcare further diminishes single mothers' paychecks.

There were 151,580 children in Utah under the age of 6 who needed care in 2019, but there were only 41,092 available slots reported in childcare programs.³⁰ This means there are at least two additional children in need of childcare for every child who is currently in a childcare program. In 2016, the National Household Survey reported that the main reason families had difficulty finding childcare was cost (31%) with the second most common reason being "lack of open slots" (27%).

Immigrants and Refugees

Salt Lake City's thriving economy, including strong wage growth, educational opportunities, and availability of services attracts immigrants from around the world. Since opening in 1994, the International Rescue Committee's Salt Lake City branch has resettled over 11,000 individuals from roughly 26 countries, with an average of about 450 individuals settled each year in the Salt Lake City over the past 5 years. Besides refugee resettlement, Salt Lake City attracts immigrants for job opportunities, university studies, and family connections. According to the 2014-2018 ACS 5-Year Estimates, 32,709 (16.7%) of Salt Lake City's 195,701 residents are foreign born.

Victims of Dating and Domestic Violence

The Utah Domestic Violence Coalition reported that 36 Utahans lost their lives to domestic violence in 2018 and has also reported 19 deaths as of the end of June 2019. Of these reported fatalities, 19 of these victims in 2018 and 10 of the reported 2019 fatalities have been Salt Lake County residents.³¹

In addition, a total of 1,449 men, women, and children were sheltered in the two Utah domestic violence shelters located in Salt Lake City. Individuals who entered the domestic violence shelter system stayed for an average of 45 days in 2019. There are many barriers for survivors of domestic violence to overcome including securing permanent and stable housing, coping with trauma, accessing support for health and mental healthcare, and addressing the needs of children.

Large-Family Households

A large family is defined as having five or more members. According to the Salt Lake City Fair Housing Equity Assessment, the number of large-family households receiving public assistance in Salt Lake City in 2019 totaled 9,991. The vast majority of large-family households receiving public assistance reside on the City's west side in zip codes 84104 and 84116, with over 55% of the large-family households receiving public assistance residing in these zip codes.³²

Persons with HIV/AIDS

A report published by the Utah Department of Health indicates that 3,169 persons were living with HIV/AIDS in the State of Utah in December 2016. For nearly a decade, the number of people newly diagnosed with HIV in Utah declined steadily until 2011. After Utah experienced a large decrease in the number of cases during 2010, HIV infections have increased each year. During 2017, 83 people in the metropolitan statistical area were diagnosed with HIV. The cumulative number of AIDS cases reached 2,094, and the diagnosis rate was 1.8% per 100,000 population.³³

³⁰ ChildCare Aware of America. 2019 State Child Care Facts in the State of: Utah.

³¹ Utah Domestic Violence Coalition, *UTAH Domestic Violence Related Deaths in 2018 & 2019*.

³² Utah Department of Workforce Services: Research & Analysis

³³ Source: U.S. Centers for Disease Control HIV Surveillance



Medical and supportive resources for persons with HIV/AIDS are concentrated in Salt Lake City and Salt Lake County. Therefore, the majority of Utah's population with HIV/AIDS comes to Salt Lake City for medical treatment and services. This places a burden on local resource delivery systems aimed at providing stable housing, supportive services, and case management for these individuals.

WHAT ARE THE HOUSING AND SUPPORTIVE SERVICE NEEDS OF THESE POPULATIONS AND HOW ARE THESE NEEDS DETERMINED?

The housing and supportive service needs of special populations was determined through focus groups with public service stakeholders, an evaluation of data derived from organizations who work with these populations, and other local and national data sources. Needs are as follows:

Elderly

The housing and supportive service needs of Salt Lake City's elderly population will increase as the baby boomer generation continues to age. Elderly residents have a greater need for housing maintenance and rehabilitation assistance than the population as a whole. The areas of the City where elderly populations are concentrated, the East Bench and upper Avenues neighborhoods, contain an older and mostly single-family housing stock. There is a need to retrofit, update, and provide accessibility modifications for housing units occupied by elderly residents to allow them the opportunity to age in place. In addition to housing assistance, elderly populations are in need of in-home medical care, food services, and transportation services.

Persons with Disabilities

Affordable, stable, long-term housing is the most critical need for persons with mental, physical, and/or development disabilities, as well as persons suffering from addiction. Persons with mental, physical, developmental, and substance abuse disabilities are more likely to experience housing instability and homelessness than the population as a whole. According to the State of Utah's 2019 Strategic Plan on Homelessness, which quotes from the 2018 Point-in-Time Count (PIT), one in three individuals experiencing homelessness in Utah is severely mentally ill, and one in four have a substance abuse disorder. Additionally, individuals who experience homelessness are less likely to access healthcare systems and to suffer from preventable diseases.

A large portion of the City's disabled population deals with ambulatory difficulties. Approximately 44.8% of residents reporting a disability indicate that at least one of their disabilities is ambulatory. Just under one in every 20 residents in Salt Lake City has serious difficulty walking or climbing stairs.³⁴ Accommodations for those experiencing these difficulties will necessitate more accessible units with easier access to buildings.

Female-Headed Households with Children

More long-term stable housing is needed to address the needs of low-income female-headed households with children, as well as job training, employment placement services, and childcare opportunities

There were 151,580 children in Utah under the age of 6 who needed care in 2019, but there were only 41,092 available slots reported in childcare programs.³⁵ This means there are at least two additional children in need of childcare for every child who is currently in a childcare program. In 2016, the National Household Survey reported that the main reason families across the nation had difficulty finding childcare was cost (31%) with the second most common reason being "lack of open slots" (27%). This, combined with the State's childcare discrepancy, indicates that there is an increased need for more affordable and available childcare services to allow female-headed households to provide for their children.

³⁴ Source: U.S. Census Bureau 2014-2018 ACS 5-Year Estimates

³⁵ ChildCare Aware of America. 2019 State Child Care Facts in the State of: Utah.



Immigrants and Refugees

Immigrants and refugees come with many needs, including affordable housing, cultural orientation services, healthcare, legal assistance, and transportation. There are many barriers to affordable housing for this group, including language, lack of credit history, and lack of income/employment history. As such, immigrants and refugees are at high risk for homelessness and housing discrimination.

Services needed for immigrants and refugees include a path to self-sufficiency. Such services may include language training, employment assistance, and assistance with locating housing and transportation. Resettlement programs, currently provided through the Refugee and Immigration Center - Asian Association of Utah, Catholic Community Services and International Rescue Committee take a comprehensive approach to the long-term outcomes of resettlement.

Survivors of Dating/Domestic Violence

Because survivors of domestic violence often reside with their abuser, they are at high risk for homelessness. Many survivors resist leaving abusive situations because they do not have the income, training, or resources to acquire their own housing. Emergency and transitional housing is especially important to this group in order to provide them with a place to escape the cycle of abuse while they work to attain self-sufficiency. In addition, many survivors are in need of supportive services to address physical and mental trauma.

Large-Family Households

The City has seen a decrease in housing stock for large families. In 2013, 8.4% of all rentals had 4 or more bedrooms; this number declined to 6.7% by 2018. The percentage of 2-3 bedroom rental units increased indicating that smaller housing units are being built.

Persons with HIV/AIDS

Achieving housing stability is often difficult for persons with HIV/AIDS because of problems with substance abuse and physical or mental health issues. These challenges can also make it difficult for these persons to obtain and maintain employment that provides a stable source of income for housing.

Salt Lake City's Housing and Neighborhood Development Division is committed to ensuring HOPWA project sponsors work together in a coordinated, collaborative, and flexible manner to effectively serve HOPWA program participants. This includes supporting efforts for HOPWA-assisted households to access and maintain housing, medical treatment, and sources of income. Project sponsors network with each other to alleviate identified barriers and promote an environment that ensures HOPWA clients are in treatment and have access to safe, decent, and affordable housing. Clients with mental and substance abuse disorders can receive case management services through Utah AIDS Foundation to obtain further access to services.

DISCUSS THE SIZE AND CHARACTERISTICS OF THE POPULATION WITH HIV/AIDS AND THEIR FAMILIES WITHIN THE ELIGIBLE METROPOLITAN STATISTICAL AREA:

Utah has seen a declining rate of individuals diagnosed with HIV who have ever been classified as stage 3 (AIDS). In 2012, there were 3.9 new cases of HIV/AIDS per 100,000 population according to the U.S. Centers for Disease Control HIV Surveillance. According to this same source, in 2017 the rate was 1.8 per 100,000 population. In 2012, 110 individuals were diagnosed with HIV, according to the Utah Department of Health.³⁶ In 2017, 83 new HIV cases were reported.³⁷

³⁶ Utah Department of Health, Utah HIV Fact Sheet, 2013.

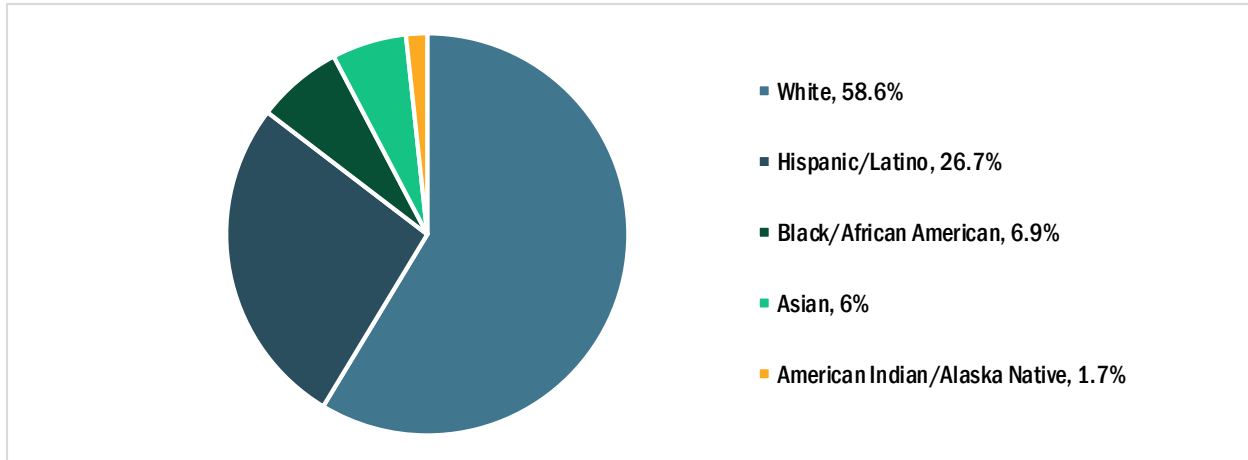
³⁷ United States Centers for Diseases Control, HIV Surveillance Report 2017



Although Utah has seen slightly declining rates in new cases of HIV, there is significant racial disparity in the prevalence of new HIV cases. In 2015, 26.7% of new HIV cases were for Hispanic or Latino individuals who only account for 13.7% of the population in Utah.

FIGURE NA-45.4

ESTIMATED ADULTS AND ADOLESCENTS DIAGNOSED WITH HIV BY RACE AND ETHNICITY, UTAH 2015

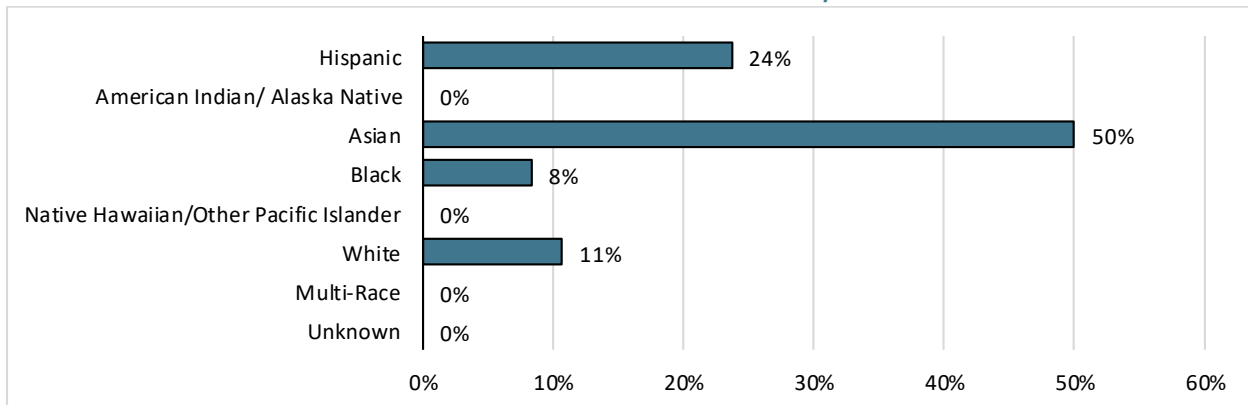


Source: Centers for Disease Control and Prevention, Utah – 2015 State Health Profiles

https://www.cdc.gov/nchstp/stateprofiles/pdf/Utah_profile.pdf

FIGURE NA-45.5

PERCENT OF NEW CASES WITH AIDS AT HIV DIAGNOSIS BY RACE AND ETHNICITY, UTAH 2017



Source: Utah Department of Health, Utah HIV Factsheet http://health.utah.gov/epi/diseases/hivaids/surveillance/HIV_2017_report.pdf

The number of individuals newly diagnosed with HIV already progressed to AIDS at the time of diagnosis was significantly skewed to Hispanic and Asian individuals, as demonstrated in **Table NA 45.5**. It should be noted



that there were only 6 total new HIV diagnoses of Asian individuals in 2017, so 50% indicates 3 individuals were also diagnosed at Stage 3 (AIDS) at their initial diagnosis. Meanwhile, there were 38 individuals of Hispanic ethnicity who were diagnosed with HIV in 2017 and 9 of those individuals were also diagnosed with Stage 3 (AIDS).

NA-50 NON-HOUSING COMMUNITY DEVELOPMENT NEEDS – 91.215(f)

DESCRIBE THE JURISDICTION’S NEED FOR PUBLIC FACILITIES:

Police and Fire

Because of significant contributions to police and fire infrastructure during the past decade, public safety is not currently considered a top priority community development need. During that time period, Salt Lake City constructed a \$125 million Public Safety Building which is shared with the City’s Fire Department and which is meeting the need for future growth-related police officers. Public safety also receives impact fees which will help to offset any future capital facility needs associated with new growth in the City.

HOW WERE THESE NEEDS DETERMINED?

As part of the Consolidated Plan process, an Interdepartmental Technical Advisory Group (ITAG) met three times to discuss needs from the perspective of various department within the City.

DESCRIBE THE JURISDICTION’S NEED FOR PUBLIC IMPROVEMENTS:

Parks and Public Lands

In order to maintain the current level of service, Salt Lake City Parks and Public Lands Division plans to invest approximately \$38.7 million between 2017 and 2027. These costs should be offset by impact fees related to new growth.

The Salt Lake City Parks and Public Lands Division participated in developing an Impact Fee Facilities Plan (IFFP) that identifies the capital facilities the City will need to build within the next ten years (2012-2021) to continue the current level of service and accommodate the service needs of projected growth.

Salt Lake City Parks and Public Lands Division currently owns 2,378 park acres with an estimated land value of \$210,134,805 and improvements value of \$96,351,475. These assets are used to provide the current level of service which equates to an investment of \$1,594 per capita.

Transportation

In order to maintain the current level of service Salt Lake City Streets and Transportation Divisions plan to invest approximately \$303,200,600 in capital facilities over the next ten years, \$41,805,960 of which is growth related, and therefore eligible to be paid for with impact fees. The remaining amount is the result of correcting an existing deficiency in available space and investing in improved service levels, and therefore is not impact fee eligible. The remaining amount must be funded with revenue sources other than impact fees. The City has issued an \$87 million bond to pay for street improvements.

HOW WERE THESE NEEDS DETERMINED?

As part of the Consolidated Plan process, an Interdepartmental Technical Advisory Group (ITAG) met three times to discuss needs from the perspective of various department within the City.



The Salt Lake City Streets and Transportation Divisions participated in the development of an Impact Fee Facilities Plan (IFFP) in 2016, reflecting growth from 2017 to 2027, and that identified the capital facilities the City will need to build within the 10-year timeframe to continue the current level of service and accommodate the service needs of projected growth.

The bulk of the transportation improvements will be paid for with an \$87 million bond issued by Salt Lake City, supplemented by impact fees. Therefore, street improvements are not considered to be a top priority of this Plan.

DESCRIBE THE JURISDICTION'S NEED FOR PUBLIC SERVICES:

The major need for public services is for affordable housing and for homeless services. Related to these two overarching needs are transportation needs for low-income households, economic opportunities such as job training to increase self-sufficiency and supportive services for individuals with disabilities and behavioral health challenges. A summary of needs for the homeless and non-homeless populations is as follows:

Homeless Public Service Needs

- More mental health treatment services, including case management where current caseloads are considerably too high
- Supportive housing for the mentally ill
- Job training
- Permanent supportive services, co-located with other supportive services
- Tenant-based rental assistance
- Homelessness prevention services
- Access to transportation services (for job seeking, medical visits, etc.)
- Life skills training
- Substance abuse and opioids counseling

Non-Homeless Public Service Needs

Housing

- Expand housing opportunities in high opportunity areas
- Encourage a diversity of housing product in neighborhoods to allow for lifecycle housing
- Preserve affordable housing stock
- Development of affordable housing units near transit stations
- Supportive housing for people with HIV and AIDS

Transportation

- Access to childcare near transportation hubs and employment centers
- Transit passes at low or no cost
- Bus stop improvements, especially suited for inclement weather, and focused on transit hubs
- Sidewalk improvements and ADA improvements to increase mobility
- Partner with UTA and other entities to improve transit access and enhancements in target areas

Economic Development

- Support employment centers in target areas where connections to transit, transportation corridors, and access to services can minimize transportation costs, influence affordability, improve air quality, and create vibrant, sustainable neighborhoods
- Micro loans
- Job training
- Façade improvements for small business



Health, Elderly and Disabilities

- Need for supportive services for seniors and persons with disabilities
- Improve accessibility of existing housing stock for persons with disabilities
- Improved transit opportunities for people in wheelchairs including ADA-accessible wheelchairs
- Review signal timing at intersections to ensure adequate time for seniors or those with disabilities
- More mental health treatment services, including case management where current caseloads are considerably too high
- Opioids, substance abuse assistance
- Mental health assistance
- Dental and medical assistance
- Supportive services for persons with HIV and AIDS
- Senior assistance with supportive services, including transportation

Parks and Public Lands

- Improve public safety in existing parks
- Park and green space enhancements

Management

- Coordination with State programs to not overlap or fund the same thing
- Asset mapping of all existing programs, agencies, funding sources, etc.
- Review Good Landlord and other obstacles to obtaining housing (i.e., credit history, felonies, etc.)
- Use innovative technologies such as Apps to better align supply and demand for housing

HOW WERE THESE NEEDS DETERMINED?

Salt Lake City's homeless needs are determined through evaluation of the annual Point-in-Time Study as well as the recently released State Strategic Plan on Homelessness. In addition, the public participation portion of this process featured a series of three meetings with stakeholder agencies, including Shelter the Homeless, Volunteers of America-Utah, Salt Lake Valley Habitat for Humanity, and Housing Connect formerly known as the Salt Lake County Housing Authority. This process was a critical factor in determining homeless needs. Finally, a survey was prepared which received over 4,000 responses. The survey results indicated that homeless and affordable housing issues should be the top priority for the City.

The non-homeless public service needs of Salt Lake City's low to moderate-income residents and special populations were determined through a Stakeholder Advisory Committee that included representatives from a broad view of public service providers (discussed in more detail in the Citizen Participation section of this Plan), as well as a review of local and national data.



HOUSING MARKET ANALYSIS

The Market Analysis provides a clear picture of the environment in which Salt Lake City will administer its federal grant programs over the course of the Consolidated Plan. In conjunction with the Needs Assessment, the Market Analysis provides the basis for the Strategic Plan and the programs and projects to be administered.





MA-05 OVERVIEW

Salt Lake City has transitioned over the years to become one of the most diverse, sustainable, and innovative economies in the nation. With unsurpassed outdoor recreation opportunities, internationally acclaimed technology and research facilities, well-respected and competitive higher education institutions, industry-leading healthcare facilities, a modern light rail and streetcar transit system, an expanding international airport, a growing population, an educated workforce, a multilingual population and diverse cultural opportunities, the City is attracting nationally-recognized businesses. This provides an opportunity to build strong neighborhoods with vibrant businesses, along with diverse housing opportunities.

However, with this strong economy, housing prices have increased faster than household incomes, making it more and more difficult for low-income families to find affordable housing. Between 2000 and 2018, rental rates have increased by 81.8%; rental rates have continued to rise to historically high rates, with a 32% increase between 2010 and 2018. Decreases in rental affordability, combined with extremely low vacancy rates, have created a very tight rental market, leading to increased difficulty for low-income households to obtain affordable housing.

Individuals displaced from housing will have a more difficult time, given market conditions, of finding suitable substitute housing. There is a need for preservation of existing housing stock and strategies to combat displacement in housing for vulnerable populations. Such strategies will benefit low-income populations and stabilize neighborhoods.

Some key points of the market analysis include:

Housing Market Conditions

- Between 2000 and 2018 the cost of housing significantly increased for both renters and homeowners. The median rental rates increased by 81.8% and home values increased by 89.8%. During the same time period, the median household income only increased by 52.6%. Since incomes did not keep up with increases in housing costs, it has become more difficult for residents to buy a home as evidenced by a declining homeownership rate (from 56.9% in 2000 to 48.4% in 2018).³⁸
- An analysis of Salt Lake City's homebuyer market demonstrates a reasonable range of low-income households will continue to qualify for mortgage financing assistance:
 - US Census data, Salt Lake City, 2000-2018:
 - The median home values increased 89.8%, from \$152,400 to \$289,200
 - The median household income increased by 52.6%, from \$36,944 in 2000 to \$56,370
 - HUD, HOME Income Guidelines for 2020, Salt Lake County, 80% AMI for a family of 4: \$70,300
 - US Census data, Salt Lake City, 2014-2018:
 - The number of households earning \$50,000 - \$74,999: 13,991 households, 17.9% of total population
 - The average monthly owner costs with a mortgage, \$1,534
 - UtahRealEstate.com, May 2020, number of Salt Lake City listings between \$100,000-\$299,999: 554
- Salt Lake County rental rates are at an all-time high, showing a 51% increase between 2010 and 2018.

³⁸ U.S. Census Bureau, 2014-2018 ACS 5-Year Estimates



- In 2018, the apartment vacancy rate in Salt Lake City was the lowest rate in Salt Lake County at 2.7% and the Downtown area had an even lower rate at 1.6%.³⁹ A tight rental market and rising rents create a barrier for households in need of affordable housing.
- An analysis of housing gaps has determined that Salt Lake City has a shortage of 6,177 rental units affordable to renters earning less than \$20,000 per year. This is down from a shortage of 8,240 rental units in 2013.
- Specifically, shortages occur for affordable rental housing for extremely and very low-income households making less than 50% AMI; affordable and accessible housing for persons with disabilities; affordable rental housing for large families; and permanent supportive housing for vulnerable populations such as individuals who are chronically homeless, mentally disabled, or physically disabled.

Barriers to Affordable Housing

- Poor housing conditions can also be a barrier to suitable, affordable housing. HUD defines poor housing conditions as overcrowding, cost-burdened, a lack of complete plumbing, or kitchen facilities. Based on this definition, about 44.8 % of renters and 20.8% of owners live in a unit with at least one condition. 2012-2016 CHAS data also indicates that there are 570 housing units, vacant and occupied, that lack a complete kitchen or plumbing facilities.
- Barriers to affordable housing development include both market and regulatory factors. These include land costs, construction costs, financing resources, foreclosures, neighborhood market conditions, economic conditions, land use regulations, development assessments, permit processing procedures, a lack of zoning incentives and landlord-tenant policies.
- A contrast of mortgage denials and approvals exists between racial and ethnic populations in Salt Lake County. The mortgage application denial rate for Hispanics (20%) in Salt Lake City is significantly higher than that of non-Hispanics (13%).⁴⁰
- Transportation costs can be a barrier to affordable housing, especially if transportation costs are significant due to distances traveled and time spent during the commute. Nearly half of workers living in the City travel 15 to 29 minutes for work.

Housing Services

- The Housing Authority of Salt Lake City currently manages 30 properties including Housing Choice Vouchers, Project Based Vouchers, Mod Rehab Vouchers and programs for Veterans, homeless, disabled, and elderly persons. These properties offer over 1,600 units of varying sizes.
- A variety of facilities and services are offered to homeless individuals and families, including emergency shelters, transitional housing, safe havens, permanent supportive housing, tenant based rental assistance, outreach and engagement, housing placement, general medical, employment, substance abuse, behavioral health, legal aid, veteran services, public assistance, family crisis, hygiene, and other miscellaneous services. These services are provided by government agencies, faith-based organizations, service-oriented groups, housing authorities, health service organizations, and others.

³⁹ Cushman Wakefield, *Apartment Market Report: Greater Salt Lake Area*, 2018

⁴⁰ Federal Financial Institutions Examination Council, Home Mortgage Disclosure Act



- In addition to supporting housing and homeless services with federal funding, Salt Lake City Corporation spent \$2,554,000 on Homelessness Related Services in fiscal year 2018-19. The funding came from General Fund resources and highlights the City's commitment to providing support for our most vulnerable citizens.
- Salt Lake City's housing and supportive service network addresses the needs of the elderly, persons with disabilities, persons with substance addictions, persons with HIV/AIDS and their families, and public housing residents through a variety of efforts that are designed to be coordinated a case manager and referral format to link residents to services and support opportunities.

MA-10 NUMBER OF HOUSING UNITS – 91.120(a)&(b)(2)

INTRODUCTION

The Census Bureau estimates in the 2014-2018 American Community Survey that there are 84,784 housing units in the City with 92.3% reportedly occupied; 48.4% of those units are owner-occupied. The number of housing units has increased by 4,060 units from the 80,724 units reported in the 2010 U.S. Census. This is an increase of 5%, which is much higher than the national increase of 3.6% in that same period. Salt Lake City is the most populated city in the County and comprises 21.7% of the County's housing stock.

Table MA-10.1 shows a breakdown of the housing inventory located within the City. 1-unit detached structures are the largest property type, accounting for almost half the housing units in Salt Lake City. However, multi-family housing complexes of 20 or more units saw the largest growth since 2013 in terms of percentage and now represents approximately 22% of the properties by housing type.

TABLE MA-10.1

ALL RESIDENTIAL PROPERTIES BY NUMBER OF UNITS

Property Type	2018 Units	% of Total Units
1-unit Detached Structure	40,112	47.3%
1-unit, Attached Structure	2,741	3.2%
2-4 Units	11,785	13.9%
5-19 Units	10,245	12.1%
20 or More Units	19,052	22.5%
Mobile Home, Boat, RV, Van. Etc.	849	1.0%
Total	84,784	100.00%

Source: U.S. Census Bureau: 2014-2018 ACS 5-Year Estimates, Selected Housing Characteristics

TABLE MA-10.2

ALL RESIDENTIAL PROPERTIES BY NUMBER OF UNITS 2018

Unit Size by Tenure	Owners		Renters	
	Number	Percentage	Number	Percentage
No Bedroom	359	0.9%	3,111	7.7%
1 Bedroom	1,833	4.8%	14,370	35.6%
2 or 3 Bedrooms	21,579	57.0%	20,177	50.0%
4 or More Bedrooms	14,098	37.2%	2,702	6.7%
Total	37,869	100.00%	40,360	100.00%



Source: U.S. Census Bureau: 2014-2018 ACS 5-Year Estimates, Physical Housing Characteristics for Occupied Housing Units

DESCRIBE THE NUMBER AND TARGETING (INCOME LEVEL/TYPE OF FAMILY SERVED) OF UNITS ASSISTED WITH FEDERAL, STATE, AND LOCAL PROGRAMS:

Salt Lake City's Housing and Neighborhood Development Division and community partners utilize federal, state, and local funding to expand housing opportunities for low- and moderate-income households, as well as vulnerable and at-risk populations. Sources and financing include low-income housing tax credits, Community Development Block Grant (CDBG), HOME Investment Partnership Program (HOME), Emergency Solutions Grant (ESG), HOPWA, Salt Lake City Housing Trust Fund, the Olene Walker Housing Loan Fund, Salt Lake City's Redevelopment Agency, the City's General Fund, Funding Our Future, and Housing Connect. The following funding sources are utilized to target specific housing activities:

CDBG

A portion of Salt Lake City's CDBG funding is utilized for housing activities, including housing rehabilitation, historic preservation, home repair programs, tenant-based rental assistance, homeownership, and down payment assistance. CDBG funding is targeted to households earning 0 to 80% of AMI.

ESG

Salt Lake City utilizes ESG funds to provide homelessness prevention assistance to households who would otherwise become homeless and to rapidly re-house persons who are experiencing homelessness. The funds provide for a variety of assistance, including emergency shelter, homeless prevention, short- or medium-term rental assistance, housing placement, and housing stability case management. ESG funding is targeted to extremely low-income individuals and households that are at or below 30% AMI.

HOME

Salt Lake City utilizes HOME funds to provide a wide range of activities including building, acquiring, and/or rehabilitating affordable housing for rent or homeownership, as well as providing direct rental assistance to low-income households. HOME funding is targeted to households earning 0 to 80% AMI with rental assistance specifically targeted to a lower AMI.

HOPWA

Salt Lake City administers the HOPWA program for the Salt Lake Metropolitan Statistical Area (MSA), which includes Salt Lake, Summit, and Tooele Counties. HOPWA funds are utilized to provide the following housing services to HOPWA eligible persons:

- Housing Information Services
- Tenant-based Rental Assistance (TBRA)
- Project-based Rental Assistance (PBRA)
- Short-term Rent, Mortgage, Utility Assistance (STRMU)
- Permanent Housing Placement Assistance (PHP)
- Housing Supportive Services
- Housing Coordination/Resource Identification

HOPWA funding targets extremely low- to low-income individuals diagnosed with HIV/AIDS.

Local Funds

The Salt Lake City Housing Trust Fund provides financial assistance to support the development and preservation of affordable and special needs housing in Salt Lake City. Eligible Activities include acquisition, new construction, and rehabilitation of both multi-family rental properties and single-family homeownership. Funding is targeted to households earning up to 80% AMI.



Salt Lake City Redevelopment Agency

Under Utah Code Title 17C Community Reinvestment Agencies Act, the Salt Lake City Redevelopment Agency is able to contribute up to 20% of tax increment from each project area to fund affordable housing projects throughout the City. Available funds vary from year-to-year, depending on the amount of tax increment generated in the Agency's various project areas. In the past 50 years, the Redevelopment Agency has created nearly 7,000 housing units of which nearly half are affordable.

Low-Income Housing Tax Credit (LIHTC)

The Utah Housing Corporation (UHC) Multifamily Finance Department is committed to partnering with developers and investors to utilize State and Federal Tax Credits and bond financing. These resources facilitate the development of new and rehabilitated apartments to provide housing for low-income families, senior citizens, and more. The program increases the availability of rental housing to households earning 60% or less of the area median income.

During the 2019 fiscal year, UHC allocated \$8.7 million in annual 9% federal tax credits and \$1.3 million in annual 4% federal tax credits. The UHC helped over 4,200 families purchase a home with its down payment assistance program and helped fund affordable housing development that created nearly 1,000 new rental units across Utah.

Much of the development of affordable housing development or preservation that occurs in Salt Lake City requires a funding partnership that includes a combination of LIHTC, State funding via the Olene Walker Housing Loan Fund, and City resources.

State Funds

The Olene Walker Housing Loan Fund's (OWHLF) Multi-Family Program provides financial assistance for the acquisition, construction, or rehabilitation of affordable rental households at or below 50% of AMI, and the median income of all households served through the OWHLF is 43.8% of AMI.

During fiscal year 2019, the fund supported construction or rehabilitation of 1,281 units of multi-family housing, as well as 136 single-family units statewide.

PROVIDE AN ASSESSMENT OF UNITS EXPECTED TO BE LOST FROM THE AFFORDABLE HOUSING INVENTORY FOR ANY REASON, SUCH AS EXPIRATION OF SECTION 8 CONTRACTS:

TABLE MA-10.3

HOUSING DEVELOPMENTS WITH AT LEAST ONE AFFORDABILITY CONTRACT EXPIRING WITHIN THE NEXT TEN YEARS

Project	Total Affordable Units	Nearest Expiration
Art Space II	53	2025
Aspen View	16	2026
Bradley Apartments	6	2024
Calvary Tower	30	2020
Cedar Crest Apartments	12	2023
CountryOaks I	7	2023
CountryOaks II	17	2024
CW Development-Parker	16	2025
Grace Mary Manor	80	2026
Granite Park Condo	9	2021
Harmony Gardens	96	2026
Hidden Oaks II	24	2022
Hidden Oaks IV	36	2021



Project	Total Affordable Units	Nearest Expiration
Hidden Oaks VI	28	2025
Hidden Oaks VII	6	2029
Holladay Hills I	70	2023
Holladay Hills II	60	2024
Huntsman	36	2028
Ivanhoe Apartments	19	2021
Liberty Midtown	65	2023
Lowell Apartments	80	2025
Meredith Apartments	22	2019
Millcreek Meadows	56	2024
New Grand Hotel	80	2020
Ouray Duplex	2	2026
Palladio Apartments	36	2025
Parkway Commons	81	2024
Pauline Downs Apartments	112	2024
Rio Grande Hotel	49	2023
Riverside Cove Apartments	28	2023
Riverview Townhomes	61	2025
Riverwood Cove Apartments	110	2022
Robert A Wiley Apartments	7	2026
Safe Haven I	22	2029
Salt Lake County - Cnsrt	11	2029
Sedona	18	2025
South Salt Lake Crown	4	2026
Aspenview	19	2029
Village Apartments	24	2024
Wandamere Place Apartments	10	2019
Wasatch Commons Crown	5	2029

Source: Salt Lake City Housing and Neighborhood Development

DOES THE AVAILABILITY OF HOUSING UNITS MEET THE NEEDS OF THE POPULATION?

According to an apartment market report completed in the summer of 2018, the Salt Lake City area apartment vacancy rate was at 2.7% with the Downtown area reporting a 1.7% vacancy rate.⁴¹ With rental inventory nearly completely occupied, it is difficult for households at all AMI levels to find adequate rental housing, with increased difficulty for households at lower AMIs. Limitations on housing choice are particularly significant for the low-income elderly, who have the highest levels of disability and tend to live in older housing stock. Housing availability for persons with a disability will become increasingly scarce as the baby-boomer cohort increases in age.

⁴¹ Cushman Wakefield, *Apartment Market Report: Greater Salt Lake Area*, 2018



DESCRIBE THE NEED FOR SPECIFIC TYPES OF HOUSING:

Salt Lake City has evaluated the need for specific housing types in consideration of current housing needs and future population changes. Currently, specific segments of Salt Lake City's population are not well-served by the housing market, with gaps in the following types of housing:

- Affordable rental housing for extremely low-income households
- Affordable and accessible housing for persons with disabilities
- Affordable rental housing for large families
- Permanent supportive housing for vulnerable populations to include individuals who are chronically homeless, mentally disabled, physically disabled and others

MA-15 COST OF HOUSING – 91.210(a)

INTRODUCTION

Between 2000 and 2018, the cost of housing significantly increased for both renters and homeowners. As demonstrated in **Table MA-15.1**, the median contract rent increased from \$516 in 2000 to \$938 in 2018, an 81.8% increase. Median home values increased 89.8%, from \$152,400 to \$289,200. During the same time period, the median household income only increased by 52.6%, from \$36,944 in 2000 to \$56,370 in 2018. Since incomes have not kept up with increasing housing costs, it is more difficult for residents to buy or rent a home. Subsequently, homeownership rates have decreased from 56.9% in 2000 to 48.4% in 2018.

TABLE MA-15.1
COST OF HOUSING

	Base Year: 2000	2010 ACS	2018 ACS	Percent Change (2000 - 2018)
Median Home Value	\$152,400	\$243,200	\$289,200	89.8%
Median Contract Rent	\$516	\$712	\$938	81.8%

Source: U.S. Census Bureau: 2014-2018 ACS 5-Year Estimates, Selected Housing Characteristics

TABLE MA-15.2
ALL RESIDENTIAL PROPERTIES BY NUMBER OF UNITS AND RENT COSTS

Gross Rent	Number of Units	Percentage
Less than \$500	3,769	9.6%
\$500-999	18,454	47.1%
\$1,000-1,499	11,598	29.6%
\$1,500-1,999	4,234	10.8%
\$2,000 or More	1,128	2.9%
Total	39,183	100.00%

No cash rent included in the Less than \$500 category

Source: U.S. Census Bureau: 2014-2018 ACS 5-Year Estimates, Selected Housing Characteristics

TABLE MA-15.3
HOUSING AFFORDABILITY



	Rental Units		Units
Affordable RHUD: 30% or below	4,775	Affordable VHUD: 50% or below	5,465
Affordable RHUD: 31% - 50%	15,000	Affordable VHUD: 51% - 80%	9,845
Affordable RHUD: 51%-80%	16,700		
TOTAL	36,475	TOTAL	15,310

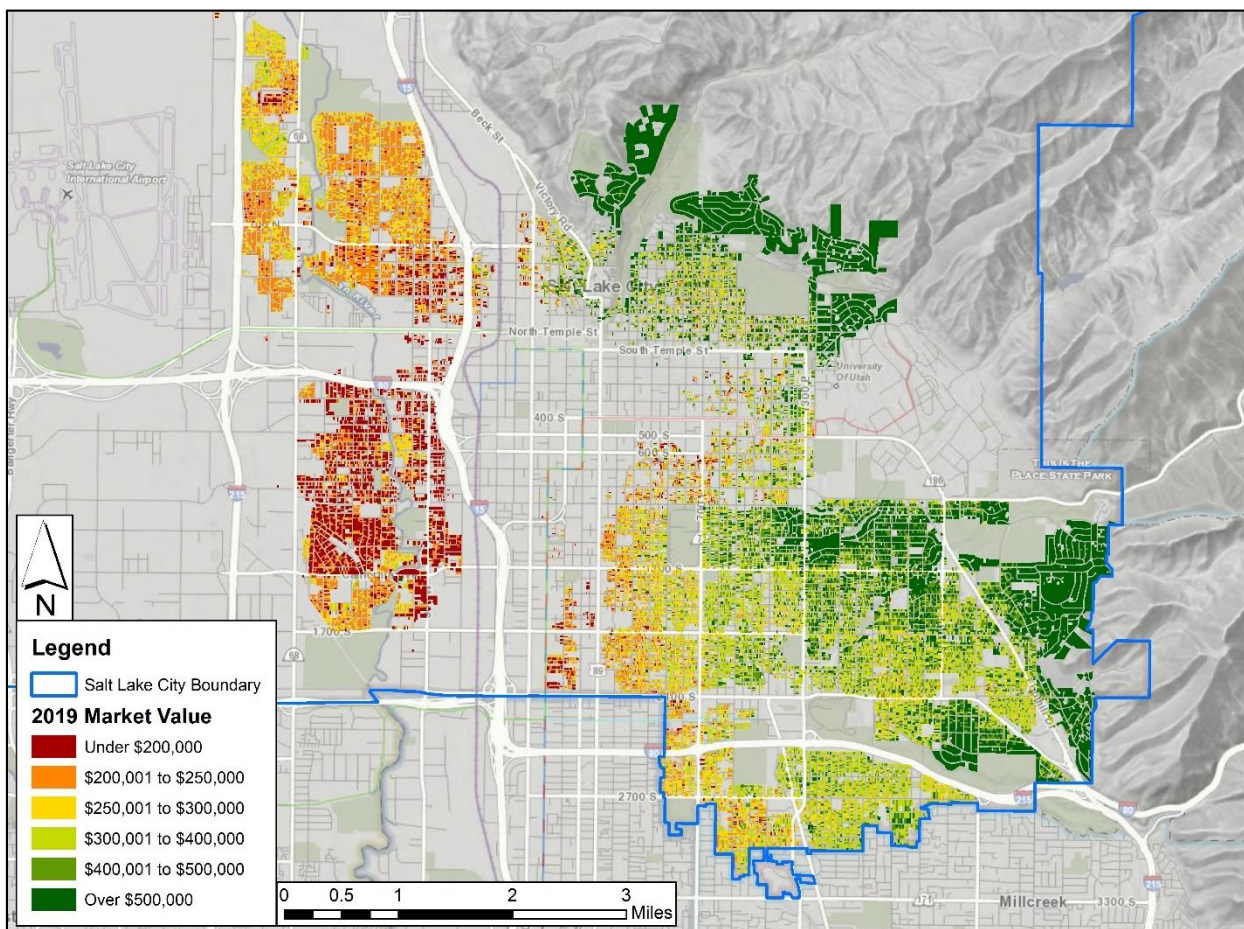
Source: 2012-2016 CHAS

TABLE MA-15.4
MONTHLY RENT

Market Rent	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	\$708	\$870	\$1,075	\$1,518	\$1,727
High HOME Rent	\$708	\$870	\$1,075	\$1,364	\$1,501
Low HOME Rent	\$708	\$775	\$931	\$1,075	\$1,200

Source: HUD FMR and HOME rents

FIGURE MA-15.1
2019 MARKET VALUE OF SINGLE-FAMILY HOMES IN SALT LAKE CITY



Source: Salt Lake County Assessor's Database 2019

IS THERE SUFFICIENT HOUSING FOR HOUSEHOLDS AT ALL INCOME LEVELS?



The low supply of affordable housing can be seen when comparing Salt Lake City's supply of housing at various price points with the number of households who can afford such housing. The lack of affordable housing is particularly prevalent for extremely low-income households. An analysis of housing gaps has determined that Salt Lake City has a shortage of 6,177 rental units affordable to renters earning less than \$20,000 per year. This indicates that the shortage has decreased by 2,063 since 2013 when the reported shortage was 8,240. Some of these renters are university students who will have future earnings increases, but many are low-income families, persons with disabilities, 10 and persons who are unemployed.

TABLE MA-15.5**SALT LAKE CITY RENTAL MARKET MISMATCH**

Income Range	Maximum Affordable Rent, Including Utilities	Renters		Rental Units		Housing Mismatch
		Number	Percentage	Number	Percentage	
Less than \$5,000	\$125	2,798	6.9%	289	1%	(2,509)
\$5,000 - \$9,999	\$250	2,523	6.3%	1,235	3%	(1,288)
\$10,000 - \$14,999	\$375	3,012	7.5%	1,400	3%	(1,612)
\$15,000 - \$19,999	\$500	2,467	6.1%	1,699	4%	(768)
\$20,000 - \$24,999	\$625	2,716	6.7%	3,871	9%	1,155
\$25,000 - \$34,999	\$875	5,520	13.7%	13,490	32%	7,970
\$35,000 - \$49,999	\$1,250	6,129	15.2%	11,155	27%	5,026
\$50,000 - \$74,999	\$1,875	7,067	17.5%	6,830	16%	(237)
\$75,000 or more	\$1,875+	8,128	20.1%	1,623	4%	(6,505)
Total/Low-Income Gap		40,360		41,592	100%	(6,177)

Source: U.S. Census Bureau: 2014-2018 ACS 5-Year Estimates

HOW IS AFFORDABILITY OF HOUSING LIKELY TO CHANGE CONSIDERING CHANGES TO HOME VALUES AND/OR RENTS?

Housing costs have increased during the past few years in both the rental and ownership markets. As **Table MA-15.6** demonstrates, Salt Lake County rental rates are at an all-time high, with a 51% increase between 2010 and 2018. Decreases in rental affordability combined with low vacancy rates have created a very tight rental market, particularly for low-income households.

TABLE MA-15.6**CHANGE IN AVERAGE RENTAL BY TYPE OF UNIT: SALT LAKE COUNTY**

Market Rent	2010	2011	2012	2013	2014	2015	2016	2017	2018	% Change: 2010-2018
Studio	\$480	\$515	\$538	\$586	\$603	\$638	\$705	\$745	\$827	72.3%
One Bedroom	\$629	\$659	\$709	\$745	\$757	\$804	\$833	\$906	\$969	54.1%
Two Bedroom, One Bath	\$706	\$725	\$759	\$792	\$809	\$833	\$879	\$932	\$1,023	44.9%
Two Bedroom, Two Bath	\$816	\$862	\$943	\$969	\$983	\$1,050	\$1,085	\$1,158	\$1,242	52.2%
Three Bedroom, Two Bath	\$956	\$1,025	\$1,051	\$1,075	\$1,085	\$1,132	\$1,244	\$1,275	\$1,373	43.6%
Overall	\$720	\$754	\$814	\$850	\$865	\$907	\$949	\$1,011	\$1,087	51.0%

Source: Cushman and Wakefield, 2017 Apartment Market Report: Greater Salt Lake Area; CBRE, 2018 Greater Salt Lake Area Multifamily Market Report



As indicated in **Table MA-15.7**, prices for existing home sales in the Salt Lake City metropolitan area were up between 2018 and 2019 and the number of homes sold saw a small increase.

TABLE MA-15.7

NUMBER OF HOMES SOLD AND AVERAGE SALES PRICE: SALT LAKE CITY METROPOLITAN AREA

Number of Homes Sold			Average Price		
Q3 2018	Q3 2019	% Change	Q3 2018	Q3 2019	% Change
18,500	17,750	-4%	\$357,400	\$383,600	7%

Source: U.S. Department of Housing and Urban Development, HUD PD&R Regional Reports, 3rd Quarter 2019

HOW DO HOME RENTS/FAIR MARKET RENT COMPARE TO AREA MEDIAN RENT? HOW MIGHT THIS IMPACT YOUR STRATEGY TO PRODUCE OR PRESERVE AFFORDABLE HOUSING?

HOME rents and Housing Choice Fair Market Rents are lower than actual rental rates in Salt Lake City. Therefore, it is critical that the existing stock of subsidized housing is preserved and mechanisms are put in place to help address the gap in HOME/Fair Market Rents and the prevailing rent amounts. Individuals and families displaced from subsidized housing will have a difficult time finding suitable replacement housing affordable at their income level. In the current housing market, rental subsidies are usually required for populations that fall below 50% AMI. The City should prioritize the rehabilitation of existing housing stock and anti-displacement strategies to meet the needs of vulnerable populations and stabilize neighborhoods.

DISCUSSION

Tight market conditions with historically high rents and very low vacancy rates have exacerbated the challenges of low-income households to obtain affordable housing. An analysis of housing gaps has determined that Salt Lake City has a shortage of 6,177 rental units affordable to renters earning less than \$20,000 per year. This is a decline of 2,063 units from the shortage of 8,240 rental units in 2013. With rising rents and few units available, this situation is likely to worsen. It is the City's intent to be proactively involved in preserving existing affordable housing and facilitating the development of additional affordable housing. This is essential in order to prevent an increase in homelessness from the current extremely tight housing market. The Strategic Plan identifies how Salt Lake City intends to use federal funding to preserve and facilitate affordable housing in our community.

MA-20 CONDITION OF HOUSING – 91.210(a)

INTRODUCTION

HUD defines housing conditions as overcrowding, cost-burdened, a lack of complete plumbing, or kitchen facilities. Based on this definition, about 44.8% of renters and 20.8% of the owners live in a unit with at least one condition. CHAS data also indicates that there are 570 housing units, vacant and occupied, that lack a complete kitchen or plumbing facilities.

DESCRIBE THE JURISDICTION'S DEFINITION FOR "SUBSTANDARD CONDITION" AND "SUBSTANDARD CONDITION BUT SUITABLE FOR REHABILITATION:"

The City defines substandard housing units as those that are not in compliance with the City's existing housing code. "Substandard condition" is not a term this jurisdiction uses; instead, projects are designed to address items in residential units that do not meet that code. The City also follows the federal register definitions for substandard housing as defined in 24 CFR § 5.425 Federal preference: Substandard housing. For units to be considered in "substandard condition but suitable for rehabilitation," they must be both economically and structurally viable. All rental properties in Salt Lake City require a business license. Landlords are required to



maintain minimum standard condition of housing, as per Salt Lake City's Existing Residential Code. The purpose of the Residential Housing Code is to provide for the health, safety, comfort, convenience, and aesthetics of the City.

TABLE MA-20.1
CONDITION OF UNITS

	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected condition	7,595	20.1%	16,508	40.9%
With two selected conditions	174	0.5%	1,544	3.8%
With three selected conditions	19	0.1%	43	0.1%
With four selected conditions	42	0.1%	-	0.0%
No selected conditions	30,039	79.3%	22,265	55.2%
Total	37,869	100.00%	40,360	100.00%

Source: U.S. Census Bureau: 2014-2018 ACS 5-Year Estimates, Tenure by Selected Physical and Financial Conditions

TABLE MA-20.2
YEAR UNIT BUILT

	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	2,250	6%	3,710	9%
1980-1999	3,820	11%	7,000	18%
1960-1979	5,490	15%	11,815	30%
Before 1960	24,800	68%	16,540	42%
Total	36,360	100%	39,065	100%

Source: 2012-2016 CHAS

TABLE MA-20.3
RISK OF LEAD BASED PAINT HAZARD

	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total number of units built before 1980	30,290	83%	28,355	73%
Housing units built before 1980 with children present	4,600	13%	4,225	11%

Source: 2012-2016 CHAS

TABLE MA-20.4
VACANT UNITS

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	140	0	140
Abandoned Vacant Units	0	0	0



REO Properties	0	0	0
Abandoned REO Properties	0	0	0

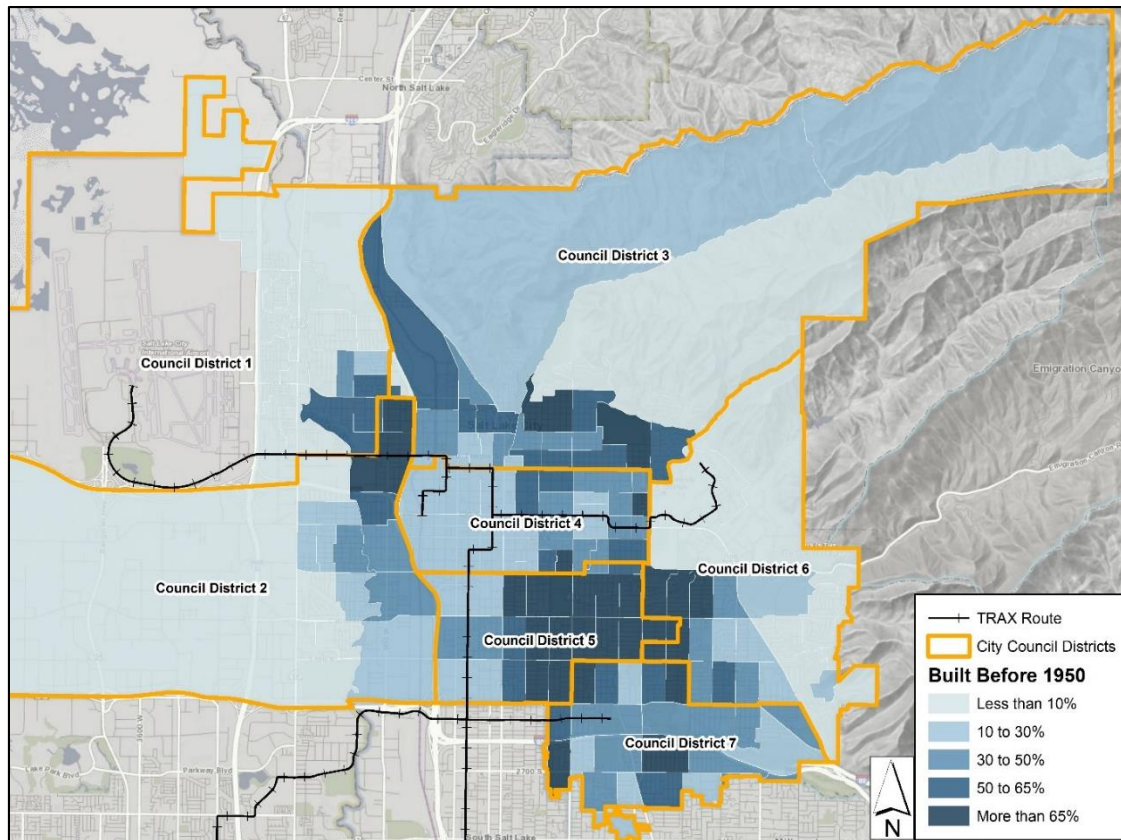
Source: Salt Lake City Civil Enforcement

DESCRIBE THE NEED FOR OWNER AND RENTER REHABILITATION BASED ON THE CONDITION OF THE JURISDICTION'S HOUSING:

An indicator commonly used to evaluate the condition of housing stock is the age of the unit. Older homes are more likely to have condition problems and are at higher risk of lead-based paint. Approximately 29% of housing units in Salt Lake City were built prior to 1940.⁴² Many older homes may be in excellent condition due to revitalization efforts in the area; however, condition issues are still more likely to occur in older homes. Many of the block groups with a high percentage of older units tend to be located below 900 South and east of State Street. This can be seen in the figure below:

FIGURE MA-20.1

PERCENT OF BLOCK GROUP HOUSING UNITS BUILT BEFORE 1950



Source: U.S. Census Bureau: 2013-2017 ACS 5-Year Estimates

ESTIMATE THE NUMBER OF HOUSING UNITS WITHIN THE JURISDICTION THAT ARE OCCUPIED BY LOW- OR MODERATE-INCOME FAMILIES THAT CONTAIN LEAD-BASED PAINT HAZARDS. 91.205 (e), 91.405

The Environmental Protection Agency (EPA) has identified that approximately three-quarters of the nation's housing stock built before 1978 contains some lead-based paint. This means residential units built prior to 1978

⁴² U.S. Census Bureau: 2014-2018 ACS 5-Year Estimates

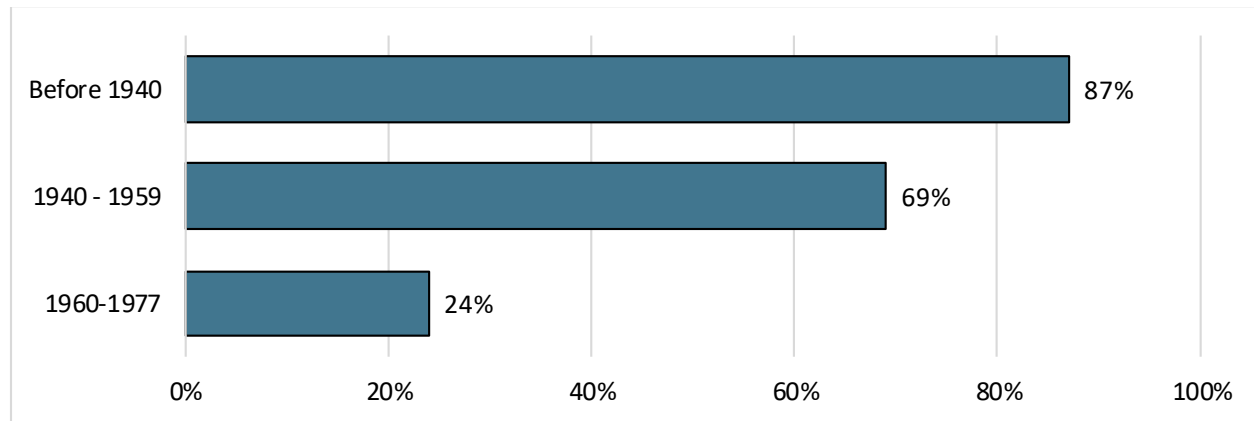


are considered to be most at risk for containing lead-based paints (LBP) as the use of LBP was prohibited in residential units after 1978. The 2012-2016 CHAS reports that approximately 83% of owner-occupied units and 73% of renter-occupied units were built prior to 1980. This means that up to 77.7% of Salt Lake City's total housing stock is at risk of exposure to LBP.

DISCUSSION

Salt Lake City has many older homes which are more likely to contain LBP. Homes built before 1940 have an 87% chance of containing LBP according to the EPA and 29% of the City's housing supply was built during 1939 or earlier.⁴³

FIGURE MA-20.2
PROBABILITY OF CONTAINING LEAD-BASED PAINT BY YEAR CONSTRUCTED



Source: U.S. Environmental Protection Agency, <http://www2.epa.gov/lead/protect-your-family>

Lead is highly toxic and can cause many serious health problems, especially in young children who have a greater risk of exposure and also a higher level of susceptibility to lead poisoning. Families with children under six may face the risk of the child ingesting paint chips on the walls and floors of these older buildings. These highly toxic paint chips, and even lead dust, can cause lead poisoning. According to the Centers for Disease Control and Prevention, there is no identified safe level of lead exposure in children.

Exposure to lead can lead to:

- Damage to the brain and nervous system
- Slowed growth and development
- Learning and behavior problems
- Hearing and speech problems

Which can cause:

- Lower IQ
- Decreased ability to pay attention
- Underperforming in school⁴⁴

⁴³ Source: U.S. Environmental Protection Agency, <http://www2.epa.gov/lead/protect-your-family>

⁴⁴ Center for Disease Control and Prevention – Health Effect of Lead Exposure. (2019, July 30). Retrieved November 12, 2019, from <https://www.cdc.gov/nceh/lead/prevention/health-effects.htm>.



Salt Lake City has various programs through the Housing and Neighborhood Development Division and local nonprofits, such as ASSIST and Community Development Corporation of Utah, to remediate lead hazards in residential units. Additionally, the Lead Safe Housing program created by Salt Lake County provides free inspections, dust sampling analysis, blood testing for children under six, window replacement, paint removal on doorjamb and floors, and specialized cleaning.⁴⁵ The program is aimed at assisting low- or moderate-income households in providing lead-safe homes.

MA-25 PUBLIC AND ASSISTED HOUSING – 91.210(b)

INTRODUCTION

Local housing authorities provide long-term rental housing and rental assistance through Low-Income Public Housing (LIPH), Housing Choice Vouchers (Section 8), and Continuum of Care housing vouchers. In addition, the housing authorities as well as privately owned entities provide additional subsidized housing opportunities through affordable housing and supportive housing programs.

TABLE MA-25.1
TOTAL NUMBER OF UNITS

	Program Type							
	Mod-Rehab	Public Housing	Vouchers					
			Total	Project-based	Tenant-based	Special Purpose Vouchers		
						Veterans Affairs Supportive Housing	Family Unification Program	Disabled*
Number of units/vouchers available	99	NA	2,894	380	1,876	161	67	410
Number of accessible units	NA	24	NA	NA	NA	NA	NA	NA

Source: Housing Authority of Salt Lake City

DESCRIBE THE NUMBER AND PHYSICAL CONDITION OF PUBLIC HOUSING UNITS IN THE JURISDICTION, INCLUDING THOSE THAT ARE PARTICIPATING IN AN APPROVED PUBLIC HOUSING AGENCY PLAN:

The Housing Authority of Salt Lake City currently manages 30 properties including Housing Choice Vouchers, Project Based Vouchers, Mod Rehab Vouchers and programs for Veterans, homeless, disabled, and elderly persons. These properties offer over 1,800 units of varying sizes. The table below lists each property by name, type, and number of units.

TABLE MA-25.2
LIST OF PUBLIC HOUSING PROPERTIES BY TYPE AND UNITS

Name	Type	Units
Phillips Plaza	Senior Public 1 Bed	99
Romney Plaza	Senior Public 1 Bed	70
City Plaza	Senior Public 1 Bed	150
Rendon Terrace	Senior Public 1-2 Bed	70

⁴⁵ Salt Lake County, Lead Safe Housing Program, from <https://slco.org/lead-safe-housing/qualify-for-free-services/services/>



Name	Type	Units
Cedar Crest	LIHTC/VSH/Affordable 1-2 Bed	12
Sunrise Metro	LIHTC Homeless 1 Bed	100
Valor Apts.	Vet. Homeless 1 Bed	14
Valor House	Vet. Homeless 1 Bed	72
Freedom Landing	Vet. Homeless 1 Bed	109
Jefferson Circle	Section 8 Multi-Family 2 Bed	20
Faultline	Family Affordable 1-2 Bed	8
Redwood Road	Family Affordable 2-3 Bed	22
330 North	Family Affordable 2-3 Bed	25
Pacific Ave	Family Affordable 2-5 Bed	25
Pacific Heights	Family Affordable 2-5 Bed	22
Central City	Family Affordable 2-3 Bed	17
Palmer Court	Single/Family Affordable 1-3 Bed	201
Denver	NA	12
771 South	Family Affordable 2-3 Bed	17
Capitol Homes	Low-Income 1-2 Bed	39
Jefferson School I	LIHTC Family Mixed 1-2 Bed	84
Jefferson School II	LIHTC Family Mixed 1-2 Bed	84
Taylor Springs	Senior LIHTC Affordable 1-2 Bed	95
Taylor Gardens	Senior LIHTC Affordable 1-2 Bed	112
9th East Lofts	LIHTC Family Mixed 1-2 Bed	68
Fairmont Fourplex	Family Affordable 1 Bed	4
West Temple Duplexes	Family Affordable 3 Bed	4
Riverside	Senior Affordable 1-2 Bed	41
Ben Albert	Family Affordable 1-2 Bed	68
Canterbury	Family Affordable 2-3 Bed	77
Cambridge Cove	Family Affordable 2 Bed	71
TOTAL		1,812

Source: Housing Authority of Salt Lake City

DESCRIBE THE RESTORATION AND REVITALIZATION NEEDS OF PUBLIC HOUSING UNITS IN THE JURISDICTION:

All housing authority units are maintained in excellent condition. The Housing Authority of Salt Lake City and Housing Connect both conduct and complete an annual property needs assessment in order to maintain the properties in a decent and safe manner.

The Housing Authority has maintained its Public Housing properties in the past with the use of Housing and Urban Development (HUD) Capital Fund Grants. These grants are tied to Public Housing. The Housing Authority of Salt Lake City has applied for a HUD program, Resident Assistance Demonstration (RAD), which is a voluntary program, seeking to preserve public housing by providing housing agencies with access to more stable funding to make needed improvements to properties.



The RAD program allows PHAs to manage a property using one of two types of HUD funding contracts that are tied to a specific building and replace the operating subsidy and capital funds previously used. Housing Choice project-based voucher (PBV) or Housing Choice project-based rental assistance (PBRA). Both are 15-20 years long and are more stable funding sources. This shift will make it easier for PHAs to borrow money and use low-income housing tax credits (LIHTCs) as well as other forms of financing. These private sources of additional money will enable the Housing Authority to make improvements essential for preserving the Public Housing stock. This funding change does not change the amount of rent paid by residents or the clientele served. HASLC has also developed a 30-year replacement and improvement plan and each property has a schedule for improvements that is broken down to one- and five-year plans.

DESCRIBE THE PUBLIC HOUSING AGENCY'S STRATEGY FOR IMPROVING THE LIVING ENVIRONMENT OF LOW- AND MODERATE-INCOME FAMILIES RESIDING IN PUBLIC HOUSING:

The following are examples of strategies that have been implemented to improve living conditions at City housing complexes: a strengthened application screening process; strict lease enforcement; off-duty Salt Lake City Police Officer conducting security patrols on their properties; improved exterior lighting; added accessibility for those aging in place; implementation of a preventative maintenance program; and upgrades and renovations to properties when possible, as needed.

MA-30 HOMELESS FACILITIES AND SERVICES – 91.210(c)

INTRODUCTION

A variety of facilities and services are offered to homeless individuals and families, including emergency shelters, transitional housing, safe havens, permanent supportive housing, tenant based rental assistance, outreach and engagement, housing placement, general medical, employment, substance abuse, behavioral health, legal aid, veteran services, public assistance, family crisis, hygiene, and other miscellaneous services. These services are provided by government agencies, faith-based organizations, service-oriented groups, housing authorities, health service organizations and others.

TABLE MA-30.1
FACILITIES AND HOUSING TARGETED TO HOMELESS HOUSEHOLDS

Population	ES: Year-Round Beds	ES: Voucher/ Seasonal/ Overflow Beds	Transitional Housing Beds	Permanent Supportive Housing Beds	PSH Beds Under Development
Households with Adult(s) and Child(ren)	542	33	143	1,257 ^c	165
Households with Only Adults	814	147	165	1,271 ^d	0



Chronically Homeless Households	0	0	0	1,502 ^e	0
Veterans	0	0	67 ^a	597	75
Unaccompanied Youth	34	20	37 ^b	9	0

Source: Utah Homeless Management Information System (HMIS)

^aAll 67 Veterans are also counted in the Households with Only Adults

^bAll 37 Unaccompanied Youth beds are also counted in the Households with Only Adults

^c150 of the Households with Adult(s) and Child(ren) are also veteran dedicated beds

^d447 of the Households with Only Adults are also veteran dedicated beds

^e775 of the Chronically Homeless beds are also counted in Households with Only Adults, 727 are also counted in Households with Adult(s) and Child(ren), and 20 are also veteran dedicated beds.

DESCRIBE MAINSTREAM SERVICES, SUCH AS HEALTH, MENTAL HEALTH, AND EMPLOYMENT SERVICES TO THE EXTENT THOSE SERVICES ARE USED TO COMPLEMENT SERVICES TARGETED TO HOMELESS PERSONS.

A wide array of mainstream services augments homeless specific services in Salt Lake City. These programs are an important aspect of providing homeless services in the City. Some of these services are:

- Supplemental Nutrition Assistance Program (SNAP)
- Medicare
- Medicaid
- Children's Health Insurance Program (CHIP)
- Veteran's Benefits
- Temporary Assistance for Needy Families (TANF)
- Housing Choice Vouchers (Section 8)
- Unemployment
- Worker's Compensation
- Social Security Disability (SSDI)
- Supplemental Security Income (SSI)
- Social Security
- Other miscellaneous benefits

The Salt Lake homeless services community has a strong history of effectively leveraging these mainstream benefits in providing homeless services.

LIST AND DESCRIBE SERVICES AND FACILITIES THAT MEET THE NEEDS OF HOMELESS PERSONS, PARTICULARLY CHRONICALLY HOMELESS INDIVIDUALS AND FAMILIES, FAMILIES WITH CHILDREN, VETERANS AND THEIR FAMILIES, AND UNACCOMPANIED YOUTH. IF THE SERVICES AND FACILITIES ARE LISTED ON SCREEN SP-40 INSTITUTIONAL DELIVERY STRUCTURE OR SCREEN MA-35 SPECIAL NEEDS FACILITIES AND SERVICES, DESCRIBE HOW THESE FACILITIES AND SERVICES SPECIFICALLY ADDRESS THE NEEDS OF THESE POPULATIONS.

Salt Lake City Corporation spent \$2,554,000 on Homeless Related Services in fiscal year 2018-19. The funding came from the General Fund.



TABLE MA-30.2
2019-2020 HOMELESS RELATED SERVICES

Agency/Program	Facility Name	Address	Description
Family Promise	Emergency Shelter	814 W. 800 S., Salt Lake City, Utah 84104	Serves families with children
Rescue Mission Women's Center	Emergency Shelter	1165 S. State Street, Salt Lake City, Utah 84111	Serves Single Women
Rescue Mission	Emergency Shelter/Day Center/	463 S. 400 W., Salt Lake City, Utah 84101	Serves Men
South Valley Services	Emergency Shelter	8400 S., Redwood Rd., West Jordan, Utah 84088	Serves female and male victims of domestic violence and their children
YWCA Shelter	Emergency Shelter	322 E. 300 S., Salt Lake City, Utah 84111	Serves female victims of domestic violence and their children
Salt Lake County Youth Services	Emergency Shelter	377 W. Price Ave., (3610 S.) Salt Lake City, Utah 84115	Serves youth
Gale Miller Resource Center	Emergency Shelter	242 Paramount Ave., Salt Lake City, Utah, 84115	Serves homeless men and women
Geraldine E King Women's Center	Emergency Shelter	131 E. 700 S., Salt Lake City, Utah 84111	Serves homeless women
Volunteers of America Youth Resource Center	Emergency Shelter/Day Center	888 S. 400 W., Salt Lake City, Utah 84101	Serves homeless and at-risk teens ages 15-22
Men's Resource Center	Emergency Shelter	3380 S. 1000 W., South Salt Lake, Utah 84119	Serves homeless men
Volunteers of America Homeless Outreach Program	Donation Disbursement/Case Management	131 E. 700 S, Salt Lake City, Utah 84111	Serves homeless women, men, and youth living on the street
Weigand Homeless Resource Center	Day Center	437 W. 200 S., Salt Lake City, Utah 84101	Serves all homeless residents
VA Homeless Program	Veteran's Assistance	2970 S. Main St., South Salt Lake City, Utah 84115	Serves chronically homeless and VA veterans
Metro Employment Center	Employment/Welfare/Financial Assistance	720 S. 200 E., Salt Lake City, Utah 84111	Serves all homeless residents
Utah Community Action Program	Employment/Welfare/Financial Assistance	764 S. 200 W., Salt Lake City, Utah 84101	Serves all homeless residents
Eagle Ranch Ministries	Prepared Meals & Food Pantries	500 S. 600 E., Salt Lake City, Utah 84102	Serves all homeless residents
Good Samaritan Program The Cathedral of the Madeleine	Prepared Meals & Food Pantries	331 E. South Temple, Salt Lake City, Utah 84103	Serves all homeless residents
Rescue Mission	Prepared Meals & Food Pantries	463 S. 400 W., Salt Lake City, Utah 84101	Serves all homeless residents



Agency/Program	Facility Name	Address	Description
St. Vincent de Paul Dining Hall	Prepared Meals & Food Pantries	437 W. 200 S., Salt Lake City, Utah 84101	Serves all homeless residents
Salt Lake City Mission	Prepared Meals & Food Pantries	1151 S. Redwood Rd. #106, Salt Lake City, Utah 84104	Serves all homeless residents
Crossroads Urban Center	Food Pantries	347 S. 400 E., Salt Lake City, Utah 84111	Serves all homeless residents
Eagle Ranch Distribution Center	Food Pantries	1899 S. Redwood Rd., Salt Lake City, Utah 84104	Serves all homeless residents
Hildegard's Pantry	Food Pantries	231 E. 100 S., Salt Lake City, Utah 84111	Serves all homeless residents
House of Prayer	Food Pantries	839 S. 200 W., Salt Lake City, Utah 84101	Serves all homeless residents
Volunteers of America Adult Detox	Drug/Alcohol Detoxification	252 W. Brooklyn Ave., Salt Lake City, Utah 84101	Serves men suffering from addiction
VOA Detox Center for Women and Children	Drug/Alcohol Detoxification	697 W. 4170 S., Murray, Utah 84123	Serves adult women and children under the age of 10
Wasatch Homeless Healthcare dba 4 th Street Clinic	Medical Care for Homeless	409 W. 400 S., Salt Lake City, Utah 84101	Serves all homeless residents

Source: Salt Lake County

MA-35 SPECIAL NEEDS FACILITIES AND SERVICES – 91.210(d)

INTRODUCTION

This section provides an overview of the facilities and services that ensure at-risk and special needs populations, including persons returning from physical and mental health facilities, receive appropriate supportive housing.

TABLE MA-35.1
HOPWA ASSISTANCE BASELINE

Type of HOPWA Assistance	Number of People Receiving Services
Tenant-Based Rental Assistance (TBRA)	58
Permanent Housing in Facilities	NA
Short-Term Rent, Mortgage, Utility Assistance (STRMU)	52
Short Term or Transitional Housing Facilities	NA
Permanent Housing Placement	24

Source: HOPWA CAPER and HOPWA Beneficiary Verification Worksheet, 2018-2019

INCLUDING THE ELDERLY, FRAIL ELDERLY, PERSONS WITH DISABILITIES (MENTAL, PHYSICAL, DEVELOPMENTAL), PERSONS WITH ALCOHOL OR OTHER DRUG ADDICTIONS, PERSONS WITH



HIV/AIDS AND THEIR FAMILIES, PUBLIC HOUSING RESIDENTS AND ANY OTHER CATEGORIES THE JURISDICTION MAY SPECIFY AND DESCRIBE THEIR SUPPORTIVE HOUSING NEEDS.

Salt Lake City's housing and supportive service network addresses the needs of the elderly, persons with disabilities, persons with substance addictions, persons with HIV/AIDS and their families, and public housing residents through the following efforts. Efforts are typically coordinated through a case management and referral format to link services and opportunities.

- Physical healthcare programs
- Mental healthcare programs
- Emergency daycare services
- Youth day centers
- Homeless day centers
- Emergency food pantries
- Tenant-based rental assistance (TBRA) programs
- Project-based rental assistance (PBRA) programs
- Transitional housing programs
- Rapid re-housing programs permanent supportive housing programs
- Housing accessibility programs homelessness prevention services
- Substance addiction treatment programs
- Life skills training programs
- Employment training programs
- Transportation assistance programs
- Fair housing advocacy programs

Even with the multitude of diverse services available in Salt Lake City, there are still gaps in services. For example, substance addiction treatment centers that serve homeless and low-income individuals, including First Step House, St. Mary's Center for Recovery, and The Haven, have considerable waiting lists. Similarly, programs that provide physical healthcare, rental assistance, homelessness prevention, employment services, and life skills training do not have enough funding to meet demand.

DESCRIBE PROGRAMS FOR ENSURING THAT PERSONS RETURNING FROM MENTAL AND PHYSICAL HEALTH INSTITUTIONS RECEIVE APPROPRIATE SUPPORTIVE HOUSING.

Programs that provide supportive housing opportunities for persons dealing with mental and physical health recovery are available in Salt Lake City. However, supportive housing opportunities for these populations are in high demand with limited resources available.

The Valley Behavioral Health's Safe Haven program provides homeless individuals with severe mental illness housing and personalized assistance programs. It also provides comprehensive mental health support and treatment for temporary and lifelong issues caused by traumatic life events. The program offers treatments for psychiatric conditions, behavioral issues, autism, addiction, and other health conditions.

In addition, Salt Lake City partners with the local housing authorities, Utah Community Action Program, the Salt Lake Continuum of Care, local homeless resource centers, Salt Lake County and the State of Utah to determine the housing and supportive services need of non-homeless population who require these services.



SPECIFY THE ACTIVITIES THAT THE JURISDICTION PLANS TO UNDERTAKE DURING THE NEXT YEAR TO ADDRESS THE HOUSING AND SUPPORTIVE SERVICES NEEDS IDENTIFIED IN ACCORDANCE WITH 91.215(e) WITH RESPECT TO PERSONS WHO ARE NOT HOMELESS BUT HAVE OTHER SPECIAL NEEDS. LINK TO ONE-YEAR GOALS 91.315(e).

Please refer to section AP-20 and AP-35 of the Salt Lake City 2020-21 Annual Action Plan for specific one-year goals to address housing and supportive service needs of non-homeless, special needs populations.

FOR ENTITLEMENT/CONSORTIA GRANTEES: SPECIFY THE ACTIVITIES THAT THE JURISDICTION PLANS TO UNDERTAKE DURING THE NEXT YEAR TO ADDRESS THE HOUSING AND SUPPORTIVE SERVICES NEEDS IDENTIFIED IN ACCORDANCE WITH 91.215(e) WITH RESPECT TO PERSONS WHO ARE NOT HOMELESS BUT HAVE OTHER SPECIAL NEEDS. LINK TO ONE-YEAR GOALS. (91.220(2))

The City will continue to provide tenant-based rental assistance, project-based rental assistance, short-term rental assistance, housing placement, and supportive services for persons with HIV/AIDS and other special populations through the HOPWA, HOME, and ESG programs.

MA-40 BARRIERS TO AFFORDABLE HOUSING – 91.210(e)

Various market barriers can limit the preservation, improvement, and development of housing, especially in regard to affordable housing for low and moderate-income residents. Both market and regulatory factors affect the ability to meet current and future housing needs. Barriers have been identified by previous task force groups organized by Salt Lake City's Housing and Neighborhood Development Division, as well as through extensive interviews with local brokers, developers, housing representatives, planners, etc.

Identified barriers to the preservation, improvement and development of housing of affordable to low and moderate-income households include the following:

Economic Conditions

- While incomes have increased significantly in the Salt Lake Valley since 2010, they have not kept pace with increases in construction costs and housing values. Consequently, the gap between incomes and housing has increased.
- Select neighborhoods in Salt Lake City spend significantly more on transportation costs than others. This results in less income available for housing.

Land Regulations and Permitting Process

- Salt Lake City's Zoning Ordinance (similar to other cities) contains regulations that establish standards for residential development including minimum lot size, density, unit size, height, setback, and parking standards. Some of these regulations can inhibit the ability for affordable housing development feasibility (i.e., profitability), including the following:
 - Density limitations
 - Lack of multifamily zoning
 - Stringent parking requirements (reducing cost feasibility)
- The process to waive/reduce impact fees for affordable housing is reportedly difficult to navigate for some developers.



- Permitting and environmental review processes are often time consuming and reduce possible profits for developers, thereby discouraging development and/or encouraging development of higher-margin product (i.e., market-rate units).

Land Costs

- High land costs in certain areas do not allow for adequate profit in the development of lower-income housing product, particularly in desirable neighborhoods that have experienced growth and new construction over the past decade. Most affordable land is located on the west side of Salt Lake City, furthering the concentration of affordable housing in select areas, and inhibiting the dispersal of housing options throughout the City.
- Land costs restrict the ability to place affordable housing in closer proximity to necessary services, particularly near transit options and employment centers. Consequently, new housing often is constructed in areas that result in high percentages of income being spent towards transportation. Ultimately, these developments further exacerbate traffic issues.

Construction Costs

- Construction costs, particularly labor costs, have experienced notable fluctuations in the recent past. This has caused upward pressure on rent and limited what type of product developers are able to provide. Consequently, the profit margin in providing affordable housing is typically limited, or altogether non-existent without the presence of incentives and tax credits.
- Rehabilitation of existing product has increased in cost due to overall labor shortages. Furthermore, the gained value of improvements is often not more than the costs of construction, resulting in limited or no profit for undertaking such renovation. This limits the desire to undertake such endeavors unless incentives can be provided.

Development and Rehabilitation Financing

- Affordable housing projects with complex layered finance structures can experience increased land holding costs because of additional due diligence and longer timelines. This is partially alleviated with City incentive programs that reduce some financing pressures.
- There is strong competition for local funding tools, such as the State of Utah's Olene Walker Housing Loan Fund.

Neighborhood Market Conditions

- Negative public perception and community opposition ("NIMBYism") can limit affordable housing development when a zoning approval process is required.
- Some neighborhoods that have access to transit options do not have the appeal for large-scale housing developments, due primarily to low-quality surrounding improvements, higher crime rates, and limited employment diversity.

For a discussion on current and proposed efforts to reduce or barriers to affordable housing, please see section SP-55 Barriers to Affordable Housing in this Plan.

MA-45 NON-HOUSING COMMUNITY DEVELOPMENT ASSETS – 91.215(f)

INTRODUCTION

Salt Lake City is on the pathway to becoming one of the most diverse, sustainable, and innovative economies in the nation. The City links together unsurpassed outdoor recreation opportunities; internationally acclaimed technology and research facilities; competitive higher education institutions; industry-leading healthcare facilities; a light rail and streetcar transit system; an international airport; and cultural opportunities. Strong



economic activity is enhanced by culturally rich neighborhoods that intermix diverse housing opportunities with locally owned businesses.

Although Salt Lake City's economy is strong, economic inequality is escalating within the community. Between 2000 and 2017, homeowner incomes increased by 52.7% while renter incomes only increased by 40.9%. The individual poverty rate increased between 2000 and 2017 rising from 13.7% to 17.8%. There are high social and economic costs for increasing economic inequality and allowing families to remain in poverty.

TABLE MA-45.1
BUSINESS BY SECTOR

Business by Sector	Number of Workers	Number of Jobs	Share of Workers	Share of Jobs	Jobs Less Workers
Agriculture, Mining, Oil & Gas Extraction	678	687	1%	0%	-1%
Art, Entertainment, Accommodations	13,079	23,121	12%	11%	-1%
Construction	5,115	8,507	5%	4%	-1%
Education and Health Care Services	28,729	38,374	27%	18%	-9%
Finance, Insurance, and Real Estate	7,492	17,007	7%	8%	1%
Information	2,558	6,896	3%	3%	0%
Manufacturing	9,295	24,775	9%	12%	3%
Other Services	5,637	6,718	5%	3%	-2%
Professional, Scientific, Management Services	14,898	19,470	14%	9%	-5%
Public Administration	3,764	17,111	4%	8%	4%
Retail Trade	10,702	17,854	10%	9%	-1%
Transportation & Warehousing	4,448	16,600	4%	8%	4%
Wholesale Trade	2,147	12,071	2%	6%	4%
TOTAL	108,542	209,191			

U.S. Census Bureau: 2014-2018 ACS 5-Year Estimates, 2017 Longitudinal Employer-Household Dynamics (Jobs)

TABLE MA-45.2
LABOR FORCE

Labor Force	
Total Population in the Civilian Labor Force	113,308
Civilian Employed Population 16+ Years	108,542
Unemployment Rate	4.1%
Unemployment Rate for Ages 16-24	N/A
Unemployment Rate for Ages 25-65	N/A

Source: U.S. Census Bureau: 2014-2018 ACS 5-Year Estimates, Selected Economic Characteristics

TABLE MA-45.3



OCCUPATIONS BY SECTOR

Occupations by Sector	Number of People	Percentage
Management, Business, Science, and Arts Occupations	49,312	45.4%
Service Occupations	17,568	16.2%
Sales and Office Occupations	21,804	20.1%
Natural Resources, Construction, and Maintenance Occupations	6,829	6.3%
Production, Transportation, and Material Moving Occupations	13,029	12.0%
Total	108,542	100.00%

Source: U.S. Census Bureau: 2014-2018 ACS 5-Year Estimates, Selected Economic Characteristics

Tables MA-45.4 and **Figure MA-45.1** break down the travel trends and commute distances for Salt Lake City residents. **Table MA-45.4** shows that nearly half of the workers living in the City travel 15 to 29 minutes for work. The majority of City residents work relatively close to home with four of every five workers experiencing a daily commute under 30 minutes.

TABLE MA-45.4

TRAVEL TIME

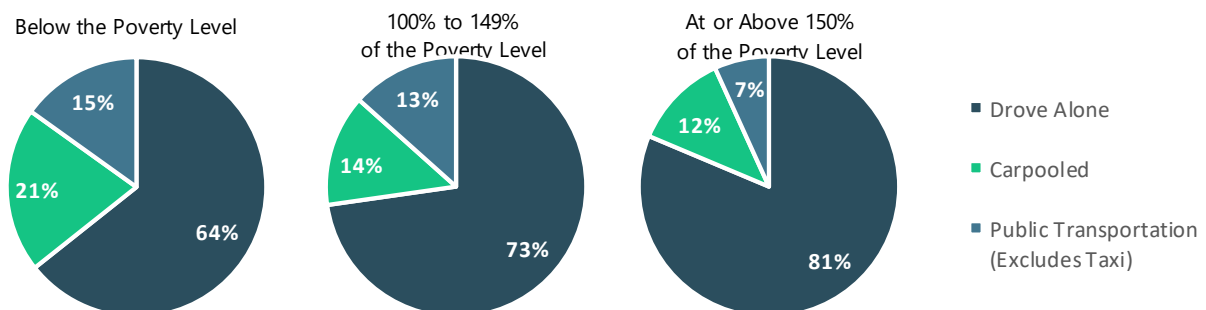
Travel Time	Number of People	Percentage
< 15 Minutes	36,473	35.1%
15-29 Minutes	47,383	45.6%
30-44 Minutes	14,236	13.7%
45-59 Minutes	2,806	2.7%
60 or More Minutes	3,013	2.9%
Mean Travel Time to Work (Minutes)	19.1 Minutes	

Source: U.S. Census Bureau: 2014-2018 ACS 5-Year Estimates, Means of Transportation to Work by Selected Characteristics

Figure MA-45.1 shows how the usage rate of public transportation and carpooling decreases as the level of income increases with those making higher incomes electing to drive to work alone.

FIGURE MA-45.1

MEANS OF TRANSPORTATION TO WORK BY INCOME LEVEL





Source: U.S. Census Bureau: 2014-2018 ACS 5-Year Estimates: Means of Transportation to Work by Selected Characteristics

TABLE MA-45.5
BUSINESS BY SECTOR

Educational Attainment	Civilian Employed	Unemployed	Not in Labor Force
Less Than High School Graduate	9,112	655	3,605
High School Graduate (Includes Equivalency)	12,712	712	4,165
Some College or Associates Degree	21,771	712	5,117
Bachelor's Degree or Higher	42,345	963	6,738

Source: U.S. Census Bureau: 2014-2018 ACS 5-Year Estimates: Educational Attainment by Employment Status for the Population 25 to 64 Years Old

TABLE NA-45.6
EDUCATIONAL ATTAINMENT BY AGE

	Age				
	18-24	25-34	35-44	45-64	65+
Less than 9 th Grade	2,546	3,834	3,340	5,543	2,170
9 th to 12 th Grade, No Diploma	6,124	6,335	4,403	6,851	4,383
High School Graduate (Includes Equivalency)	13,620	10,994	6,659	9,958	5,652
Some College, No Degree	3,924	21,070	12,228	16,804	8,962
Associates Degree	2,546	3,834	3,340	5,543	2,170
Bachelor's Degree	6,124	6,335	4,403	6,851	4,383
Graduate or Professional Degree	13,620	10,994	6,659	9,958	5,652

Source: U.S. Census Bureau: 2014-2018 ACS 5-Year Estimates: Educational Attainment by Employment Status for the Population 18 Years Old

TABLE MA-45.7
BUSINESS BY SECTOR

Educational Attainment	Median Earnings in the Past 12 Months
Less than High School Graduate	\$25,114
High School Graduate (Includes Equivalency)	\$27,493
Some College or Associate Degree	\$31,981
Bachelor's Degree	\$42,626
Graduate or Professional Degree	\$67,029

Source: U.S. Census Bureau: 2014-2018 ACS 5-Year Estimates: Earnings in the Past 12 Months (In 2018 Inflation-Adjusted Dollars)



BASED ON THE BUSINESS ACTIVITY TABLE ABOVE, WHAT ARE THE MAJOR EMPLOYMENT SECTORS WITHIN YOUR JURISDICTION?

Table MA-45.1 shows that the major employment sectors within this jurisdiction are: 1) Education and Health Care Services; 2) Professional, Scientific, Management Services; 3) Arts, Entertainment, Accommodations; and 4) Retail Trade. The largest employers in the County are the University Hospital, Salt Lake County, and the University of Utah.

DESCRIBE THE WORKFORCE AND INFRASTRUCTURE NEEDS OF THE BUSINESS COMMUNITY:

Salt Lake City has been known as the “Crossroads of the West” for over 150 years. The term originated when the Transcontinental Railroad was completed in 1869 at Promontory, Utah and is still true as the Salt Lake International Airport is one of the busiest airports in the western United States. It facilitated over 330,000 flights in 2018. These flights connect cargo, passengers, and international business opportunities to the area and these factors have played a large role in many businesses choosing to use Salt Lake City as their corporate headquarters. Two major interstates – I-15 and I-80 – intersect in Salt Lake City, thus providing significant distribution accessibility and economic opportunity. The newly-designated Inland Port, located in the northwest quadrant of Salt Lake City, will provide further opportunities for industry and job growth. Due to rapid growth, the City needs better east-west connections between residential development and employment centers.

DESCRIBE ANY MAJOR CHANGES THAT MAY HAVE AN ECONOMIC IMPACT, SUCH AS PLANNED LOCAL OR REGIONAL PUBLIC OR PRIVATE SECTOR INVESTMENTS OR INITIATIVES THAT HAVE AFFECTED OR MAY AFFECT JOB AND BUSINESS GROWTH OPPORTUNITIES DURING THE PLANNING PERIOD. DESCRIBE ANY NEEDS FOR WORKFORCE DEVELOPMENT, BUSINESS SUPPORT, OR INFRASTRUCTURE THESE CHANGES MAY CREATE.

Salt Lake City International Airport Expansion

The expansion of the Salt Lake City International Airport is expected to be completely finished by 2025, but it is anticipated that the first phase will open in September of 2020. The expansion focuses on utilizing new and sustainable practices that will increase space, comfort, and convenience for passengers. This includes a complete technological and artistic redesign of the current airport which will allow Utah’s natural outdoor beauty to be displayed to millions of airport visitors each year. A recent economic impact analysis conducted by GSBS Consulting projected that the rebuild will inject \$5.5 billion into the local economy and create more than 3,300 jobs.⁴⁶ Between July 2018 and June 2019, the Salt Lake City International Airport served over 26.2 million passengers and had 341,152 Total Aircraft Ops.⁴⁷ The airport ranks as the 23rd busiest airport in North America and the 85th busiest in the world with over 340 flights departing daily. It is located about 15 minutes from downtown Salt Lake City and is serviced by a direct light rail line to the downtown area including the Salt Palace Convention Center. The proximity of these create opportunities for training and workforce housing.

Inland Port Authority

The Inland Port, located in the northwest quadrant of Salt Lake City, covers approximately 16,000 ac res, sits at the intersection of two interstate freeways, major national railways and an international airport. This puts the area in high demand for expanding warehouse, distribution and manufacturing facilities. The Inland Port Authority was created to engage with interested organizations and individuals to establish a strategic plan to maximize the economic benefits of the Inland Port.

⁴⁶ GSBS Consulting, *Salt Lake City International Airport Redevelopment Program: Economic Impact Analysis*, <https://www.slcairport.com/assets/pdfDocuments/The-New-SLC/Airport-EIA-Final-Report.pdf>

⁴⁷ Salt Lake City Department of Airports, *Elevations*, Summer 2019, <https://www.slcairport.com/assets/pdfDocuments/Elevations-Newsletter/Elevations-Summer-Edition-August-2019.pdf>



Due to these and other large-scale projects and an overwhelming need for more skilled workforce, Salt Lake City Community College created a brand new, cutting edge campus that focuses primarily on building our skilled labor workforce. This effort and many more will work to help support large scale projects as our community evolves.

HOW DO THE SKILLS AND EDUCATION OF THE CURRENT WORKFORCE CORRESPOND TO EMPLOYMENT OPPORTUNITIES IN THE JURISDICTION?

The percentage of residents with at least some higher education is higher than the national average with over 71% of residents reporting they've received some college education. The national average is 60%. As demonstrated in **Table MA-45.8**, Salt Lake City also has a much higher percentage of residents with bachelor's degrees and graduate degrees than the rest of the nation.

TABLE MA-45.8
EDUCATIONAL ATTAINMENT, SALT LAKE CITY AND UNITED STATES

Educational Attainment	Salt Lake City % of Population	United States % of Population
Less Than High School Graduate	11.2%	12.4%
High School Graduate (Includes Equivalency)	18.1%	27.6%
Some College or Associates Degree	30.2%	31.0%
Bachelor's Degree or Higher	23.7%	18.4%
Graduate or Professional Degree	19.4%	10.6%

Source: U.S. Census Bureau: 2014-2018 ACS 5-Year Estimates: Educational Attainment by Employment Status for the Population 25 Years and Over

The Bureau of Labor Statistics estimates quarterly underemployment through alternative measures of labor utilization. The measure used for underemployment is U-6 which not only measures unemployment, but also includes those who are willing to work and have recently looked for work, as well as those working part-time but who want to work full-time. This means this categorization includes current employees who feel underutilized in their current employment. The national U-6 rate between the fourth quarter of 2018 and the third quarter of 2019 was 7.3. In Utah, this rate was 5.5%.⁴⁸

DESCRIBE ANY CURRENT WORKFORCE TRAINING INITIATIVE INCLUDING THOSE SUPPORTED BY WORKFORCE INVESTMENT BOARDS, COMMUNITY COLLEGES AND OTHER ORGANIZATIONS. DESCRIBE HOW THESE EFFORTS WILL SUPPORT THE JURISDICTION'S CONSOLIDATED PLAN.

The 2020-2024 Consolidated Plan emphasizes providing opportunities to help build healthy neighborhoods. This can be supported by efforts and organization with job training initiatives. Salt Lake City already has several community programs that provide job training. These organizations typically assist clients in learning how to search for jobs, write resumes, and interview in addition to key life skills that are necessary to be successful in the workplace. By highlighting these initiatives in the Consolidated Plan, the City can assist these programs in increasing their capacity to provide services.

Many of these programs focus on assisting vulnerable populations and a few are listed below:

⁴⁸ U.S. Department of Labor, Bureau of Labor Statistics, <https://www.bls.gov/lau/stalt.htm>



- Advantage Services (non-profit that employs homeless people with disabilities)
- Refugee and Immigration Center - Asian Association of Utah (refugees and immigrants)
- The Columbus Foundation (individuals with disabilities)
- English Skills Learning Center (teaching English as a 2nd language)
- Odyssey House (alcohol and drug rehabilitation)
- First Step House (substance use disorders and mental health)

DOES YOUR JURISDICTION PARTICIPATE IN A COMPREHENSIVE ECONOMIC DEVELOPMENT STRATEGY?

No, Salt Lake City does not participate in a Comprehensive Economic Development Strategy.

IF SO, WHAT ECONOMIC DEVELOPMENT INITIATIVES ARE YOU UNDERTAKING THAT MAY BE COORDINATED WITH THE CONSOLIDATED PLAN. IF NOT, DESCRIBE OTHER LOCAL/REGIONAL PLANS OR INITIATIVES THAT IMPACT ECONOMIC GROWTH.

Salt Lake City does not currently have a Comprehensive Economic Development Strategy; however, the City does have a variety of local plans and initiatives that impact economic growth. In addition to the job training initiatives listed above, here are a few of the City's plans and projects designed to stimulate economic development:

Economic Development Loan Fund

The Economic Development Loan Fund (EDLF) is designed to stimulate business development and expansion, create employment opportunities, encourage private investment, promote economic development, and enhance neighborhood vitality and commercial enterprise in Salt Lake City by making loans available to businesses that meet City objectives. Loans are available for:

- Startup and existing businesses
- Revenue producing non-profit ventures
- A business expanding or relocating to Salt Lake City
- Energy-efficient (e2) equipment upgrades and building retrofits
- Businesses impacted by construction
- Construction/tenant improvement and/or real estate acquisition
- Signage, retail presentation, and display work
- Fixtures, furnishings, equipment and inventory
- Working capital and marketing

The EDLF fills a gap in economic development by lending to high-tech and manufacturing businesses that would not otherwise be eligible for a traditional bank loan yet have strong potential for growth. Loans are considered a bridge loan and not meant to be long-term financing.

Salt Lake City Emergency Loan Program

During the recent COVID-19 crisis, Salt Lake City launched an Emergency Loan Program to assist business with funding to support them through a short-term community crisis. This Program is designed as a bridge to ensure that business can stay afloat including making rent/mortgage payments, keep staff employed, cover utility and ongoing costs during a time of crisis and significantly decreased revenues. While it is not anticipated that this program will continue in this exact form throughout the entire Consolidated Plan, it is important to note that the City has the ability to react quickly and provide additional resources when necessary.

Master Plans



Salt Lake City's Master Plans provide an outline of community and economic development goals for specific areas of the City. Planning efforts since 2010 include the planning documents:

- Central Community
 - 400 South Livable Communities Project - 2012
- Downtown
 - Downtown Plan – 2016
- East Bench
 - Existing Conditions Report – 2014
 - East Bench Master Plan – 2017
 - Parley's Way Corridor – 2017
- Northwest Community
 - North Temple Boulevard Plan - 2010
- Northwest Quadrant
 - Northwest Quadrant Master Plan – 2016
- Sugar House
 - Sugar House Streetcar Update to Master Plan – 2016
 - Circulation and Streetcar Amenities for Sugar House Business District – 2014
 - 21st and 21st Neighborhood Plan – 2017
 - Sugar House Circulation Plan – 2013
 - Sugar House Phase 2 Alternative Analysis – 2013
- Westside Master Plan
 - Westside Master Plan – 2014
 - 9-Line Corridor Master Plan - 2015

Redevelopment Agency Programs

The Redevelopment Agency of Salt Lake City (RDA) works to revitalize Salt Lake City's neighborhoods and business districts to improve livability, spark economic growth, and foster authentic communities, serving as a catalyst for strategic development projects that enhance the City's housing opportunities, commercial vitality, and public spaces. The RDA accomplishes this through the following tools:

- Property acquisition, clearance, re-planning, sale, and redevelopment
- Planning, financing, and development of public improvements
- Providing management support and tax increment reimbursement for projects that will revitalize underutilized areas
- Gap financing in the form of loans, grants, and equity participation to encourage private investment
- Relocation assistance and business retention assistance to businesses.

Improved redevelopment areas contribute to the overall health and vitality of the City by reversing the negative effects of blight, while increasing the tax base from which taxing entities draw their funds. In Salt Lake City, Redevelopment Project Areas' tax bases have historically grown at twice the rate of surrounding areas that are not designated as RDA project areas.

National Development Corporation

Since 1969, the NDC has carried out its mission to create jobs and promote community development opportunities in economically-disadvantaged neighborhoods. NDC raises equity through its Corporate Equity Fund and invests in affordable housing. NDC also creates jobs in underserved areas through its New Markets Tax Credit Program and through its Small Business Lending Program, NDC Grow America Fund. The City uses the expertise and knowledge of NDC to continue to develop, finance, and market community development and affordable housing.



Façade Grant Program

The Housing and Neighborhood Development Division utilizes federal funding to support local businesses by offering up to \$25,000 in grants to improve their façades. These improvements could include items such as door upgrades, window improvements, paint or stucco updating, installing of garages, security lighting, fascia/soffit work, etc. Increasing the street appeal of small businesses located within the City positively affects the surrounding neighborhoods through increasing the visual appeal of neighboring commercial areas and boosting the economy on a local level.

City Transportation Plans

In 2020, the City will update its Transportation Plan which was prepared in 1996. As the Plan unfolds, efforts will continue to be made to coordinate and leverage resources in low-income neighborhoods. At the current time, the City's Transit Master Plan (2017) and the Pedestrian/Bike Master Plan (2015) are the most recent and relevant.

The City is currently committing \$5.3m to improved bus service, \$1.1m for capital investments related to bus service (bus stops, transit hubs, first/last mile improvements such as sidewalks and bike lanes), and \$800,000 for a pilot on-demand ride hailing service. This provides an opportunity to leverage CDBG funds in disadvantaged neighborhoods to improve access to transportation and facilitate multimodal transportation options. At the time the Transit Master Plan was completed, 83% of bus stops did not have shelters or benches, effectively discouraging potential riders. The study further found that access to transit in Salt Lake City is challenging because of the large blocks and wide streets, as well as lack of ADA improvements and access to stations.

Finally, the Transit Master Plan found that the "cost of transit is particularly burdensome on large families, youth, and transit-dependent populations – low-income, older adults, persons with disabilities, and zero car households."⁴⁹

The City's anticipates spending \$1-2m per year in capital improvement projects such as traffic signal upgrades, safety projects, and bike/pedestrian enhancements. Again, there is the opportunity to provide better access to transportation and leverage funds from several sources.

New Market Tax Credits (NMTC)

Capital is attracted to eligible communities (where the poverty rate is at least 20% or where the median family income does not exceed 80% of the area's median income) by providing private investors with a credit on their federal taxes for investments in qualifying areas. NMTC investors receive a tax credit equal to 39% of the Qualified Equity Investment (QEI) made in a Community Development Entity (CDE) over a 7-year period.

MA-50 NEEDS AND MARKET ANALYSIS DISCUSSION

ARE THERE AREAS WHERE HOUSEHOLDS WITH MULTIPLE HOUSING PROBLEMS ARE CONCENTRATED?

Salt Lake City has neighborhoods that are more likely to have housing units with multiple housing problems. These neighborhoods generally contain an older housing stock occupied by low-income households. Many of these neighborhoods are located in the Central City, Ballpark, Rose Park, Fairpark, Poplar Grove, and Glendale.

ARE THERE ANY AREAS IN THE JURISDICTION WHERE RACIAL OR ETHNIC MINORITIES OR LOW-INCOME FAMILIES ARE CONCENTRATED?

⁴⁹ Salt Lake City Transit Master Plan 2017 Executive Summary



In the 2015-2019 Consolidated Plan there were three racially/ethnically concentrated areas of poverty (RCAP/ECAP) in Salt Lake County, two of which were in Salt Lake City. The number of racially/ethnically concentrated areas of poverty in the County has dropped to only one, and this area is located just south of the City's boundaries. An RCAP/ECAP is defined as a census tract with a family poverty rate greater than or equal to 40%, or a family poverty rate greater than or equal to 300% of the metro tract average, and a majority non-white population, measured at greater than 50%.

The absence of RCAP/ECAPs does not mean that there aren't areas where there is a substantial concentration of minorities with reportedly low incomes. Most census block groups to the west of I-15 reported a population composed of more than 50% minorities. These block groups also report some of the lowest incomes in the City as well. Most of these areas are located in the Glendale and Poplar Grove neighborhoods.

WHAT ARE THE CHARACTERISTICS OF THE MARKET IN THESE AREAS/NEIGHBORHOODS?

The City has been experiencing increasing housing costs and wages have failed to increase at the same rate which can influence the ability for income mobility. Salt Lake City is focusing efforts to mitigate the negative externalities of poverty by increasing economic opportunities, improving neighborhood infrastructure, expanding services in distressed neighborhoods, improving the housing stock, and increasing access to public transit and multi-modal transportation options. The City is also making steps to incentivize affordable housing development in opportunity areas in order to expand housing choices through the City.

In general, median sales prices and rents are significantly lower in areas of concentrated poverty than in the rest of the City. Households located in neighborhoods on the west side of I-15, such as Poplar Grove and Glendale have higher homeownership rates than the City average. The Ballpark and Central City neighborhoods have a much higher rental rate than the City average. Other housing market and demographic data points can be found in **Table MA-50.1**.

TABLE MA-50.1
AREAS WITH HIGHER POVERTY LEVELS

Neighborhood	Census Tract	Population	Minority	Poverty Rate			Average Household Size	Median Household Income	Median Home Value	Tenure		Cost-Burdened Renters
				All People	Families	Under 18				Owner	Renter	
Central City	1019	2,470	23%	34%	24%	50%	1.51	\$31,852	\$172,500	10%	90%	43%
	1020	2,382	22%	21%	23%	16%	1.91	\$40,395	\$208,500	26%	74%	46%
	1023	2,931	33%	24%	8%	17%	1.82	\$22,568	\$186,100	17%	83%	43%
	1021	1,460	21%	27%	14%	31%	1.29	\$24,815	\$173,100	12%	88%	46%
Ballpark	1029	4,514	22%	42%	47%	81%	2.01	\$22,203	\$147,100	23%	77%	54%
Glendale	1028.01	5,319	57%	35%	28%	49%	4	\$43,750	\$164,700	43%	57%	67%
	1028.02	6,704	54%	35%	28%	53%	3.73	\$42,891	\$142,100	70%	30%	66%
Poplar Grove	1026	3,658	51%	28%	26%	44%	2.92	\$40,133	\$145,900	57%	43%	64%
	1027.01	5,209	62%	29%	25%	46%	3.13	\$35,465	\$133,700	49%	51%	75%
	1027.02	4,128	76%	29%	29%	32%	3.56	\$33,359	\$129,400	31%	69%	51%
Salt Lake City	All	194,188	26%	18%	11%	22%	2.45	\$54,009	\$266,800	48%	52%	46%

Note: Cost-Burdened Renters spend 30% or more of monthly income on housing costs.

Source: U.S. Census Bureau, 2013-2017 American Community Survey



These 10 Census tracts identified above as having some of the highest poverty levels in the City are generally located within RDA project areas.

ARE THERE ANY COMMUNITY ASSETS IN THESE AREAS/NEIGHBORHOODS?

- Education

Numerous schools are located in the target area, including the Dual Immersion Academy, the City Academy and Salt Lake Arts Academy. The Pete Suazo Business Center is also located in the area.

- Health Services

There are 23 clinical services/programs offered in Glendale/Poplar Grove, provided by a host of clinics including Donated Dental, Friends for Sight, Concentra Urgent Care, the University of Utah Clinic, First Med and the Glendale/Mountain View Community Learning Center, among others.

Eight programs providing health education were found in the neighborhood. These programs are offered through Comunidades Unidas, Sunday Anderson Senior Center, Mexican Consulate, Glendale Senior Housing, and the Boys and Girls Club. A total of six mental health services were identified in West Salt Lake. Four of the six programs are family and school-based mental health counseling offered through Valley Behavioral Health.

- Cultural Arts

The Sorenson Unity Center has a theatre and hosts performances within the community. The Utah Cultural Celebration Center has three different opportunities for youth specifically to enjoy ethnic performances as well as Shakespeare performances. Both venues also have art galleries that are open to the public.

- Community Centers and Gardens

The Hartland Partnership Center is located in the Glendale Neighborhood. This center offers resources such as English language instruction, mental health support, citizenship classes, and employment workshops.

There are several community gardens in the target area. These gardens provide an opportunity for community interaction and allow for households to grow their own produce. Of special note are the International Peace Gardens which presents gardens and festivals from around the world, as well as a Farmer's Market and Seed Swap event.

- Parks, Recreation and Open Space

One of West Salt Lake's greatest assets is the abundance of parks and open space. Of Glendale and Poplar Grove residents, 83% live within a quarter mile of some form of green space. This is the highest percentage in the City. There are 14 parks, including the notable International Peace Garden, located in these neighborhoods and comprising over 100 acres. All green spaces are managed by Salt Lake City Parks and Public Lands.

The Jordan River Parkway offers outdoor boating opportunities.

The Jordan River Parkway and 9 Line trails provide recreational opportunities and connectivity to natural environments. They also provide additional community connectivity and transportation options.

- Fitness



The Glendale/Poplar Grove neighborhoods, located within the target area, offer 77 total health and fitness programs. The largest facility is the Sorenson Multicultural Center which offers a wide variety of youth programs including aquatics. Two fitness centers are targeted for seniors – the Sunday Andersen Senior Center and the Westside Center.

- Public Transit

The TRAX light rail line runs through the Ballpark and Poplar Grove neighborhoods. The light rail also runs within one block of the Central City neighborhood. These transit lines connect these neighborhoods to the rest of the Salt Lake Valley and allow for greater employment opportunities.

- Redevelopment Project Areas

Redevelopment project areas cover the entire target area. This means that incremental tax revenues can be used to improve their respective project areas through a wide variety of projects including but not limited to infrastructure improvements (water, sewer, transportation, etc.), beautification, economic development incentives, façade renovation, grant funds, parks development, signage and wayfinding, etc. Specific objectives identified by the RDA for uses of funds within its existing project areas include:

- Emphasize transit and connections to multi-modal transportation means
- Create high-quality pedestrian environments
- Promote infill development
- Support high quality, diverse and affordable housing
- Support public art in public places
- Encourage innovative sustainability practices and limit carbon emissions
- Promote transit-oriented development at key sites located at TRAX stations
- Foster growth of small and new businesses
- Participate in streetscape enhancements

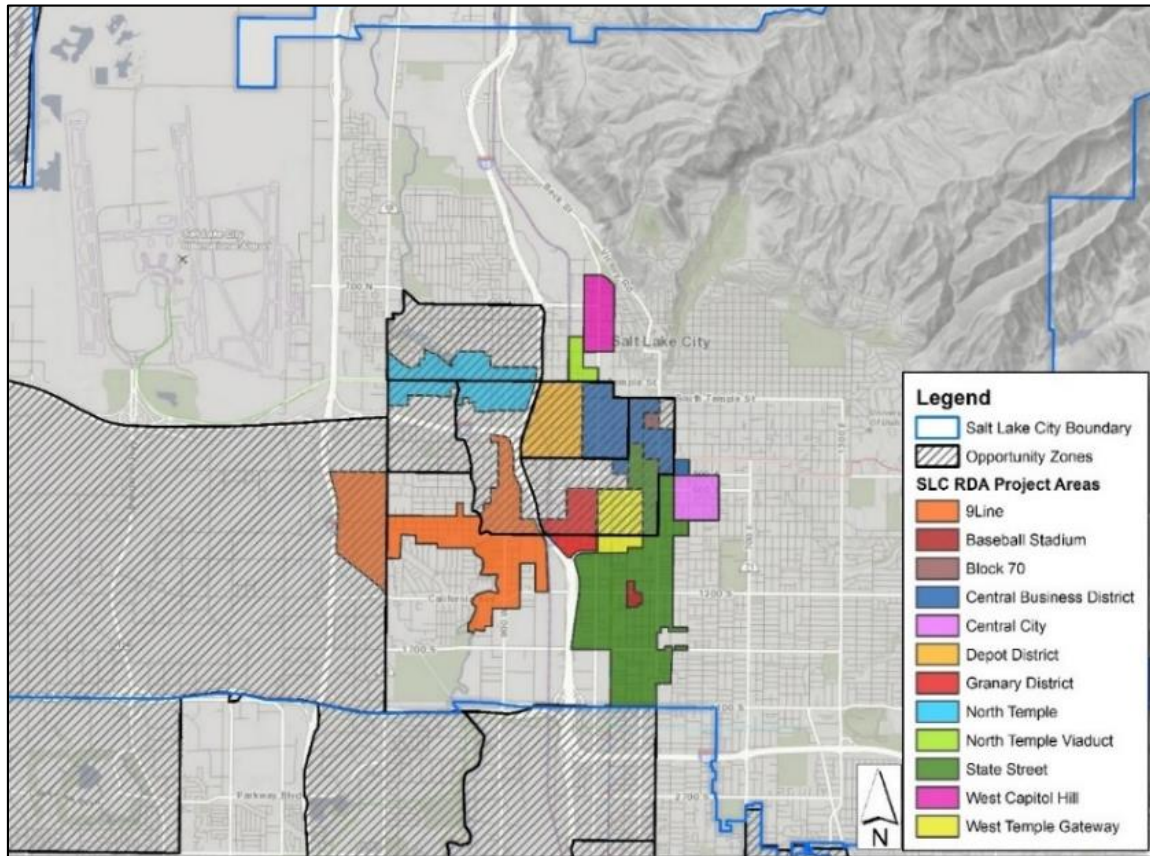
- Opportunity Zones

As shown in the map below, a large percentage of the target area is also located in an opportunity zone. Opportunity zones were established under the Investing in Opportunity Act as a way to revitalize economically-distressed communities using private investment. Tax benefits to investors include the deferral and reduction of tax gains, thereby making these zones more attractive to investors and increasing the potential of leveraging private funds with public investment.

FIGURE MA-50.1



SLC RDA PROJECT AREAS AND OPPORTUNITY ZONES



MA-60 BROADBAND NEEDS OF HOUSING OCCUPIED BY LOW- AND MODERATE- INCOME HOUSEHOLDS – 91.210(a)(4), 91.310(a)(2)

DESCRIBE THE NEED FOR BROADBAND WIRING AND CONNECTIONS FOR HOUSEHOLDS, INCLUDING LOW- AND MODERATE-INCOME HOUSEHOLDS AND NEIGHBORHOODS.

A dependable broadband network provides many benefits. These networks attract businesses, provide social connections, increase educational opportunities, and improve the quality of life for citizens. According to Broadbandnow.com/Utah, 11.6% of Utah residents are underserved by broadband service providers. However, most of these underserved communities are in rural areas of the state and only 0.6% Salt Lake County is reportedly underserved.

While service is provided to most households in Salt Lake County, that doesn't mean all households can afford access to the internet. The 2018 ACS 5-year Estimate reported that there were 9,249 households in Salt Lake City without an internet connection. This represents almost 12% of the City's households. A household which doesn't have access to internet services through a broadband connection is at a significant disadvantage economically when seeking new employment and educationally if children or adults in the household are attending school. If these households are also low- or moderate-income households then a lack of internet connection could prove to be one of the largest barriers to economic growth for the household.



DESCRIBE THE NEED FOR INCREASED COMPETITION BY HAVING MORE THAN ONE BROADBAND INTERNET SERVICE PROVIDER SERVE THE JURISDICTION.

Competition is a basic economic principal that states that when there are multiple providers of a service then the prices of that service will be lower as the providers attempt to gain more market share through a more favorable price offered to the consumer. By providing more options, if a consumer feels they are being charged too much for a service then the consumer can look to an alternative provider. This movement in the market encourages providers to produce services at a competitive rate and protects consumers from unfair prices.

MA-65 HAZARD MITIGATION – 91.210(a)(5), 91.310(a)(2)

DESCRIBE THE JURISDICTION’S INCREASED NATURAL HAZARD RISKS ASSOCIATED WITH CLIMATE CHANGE.

According to the Salt Lake County Multi-Jurisdictional Multi-Hazard Mitigation Plan the main natural hazards identified and investigated for Salt Lake County include:

- Earthquake
- Flood
- Wildland Fire
- Slope Failure
- Severe Weather
- Dam Failure
- Avalanche
- Pandemic
- Drought
- Infestation
- Radon
- Problem Soils

Of these natural hazards, Salt Lake County identified Salt Lake City as being high risk for only earthquakes, floods, and wildfires while being at moderate risk for severe weather.

DESCRIBE THE VULNERABILITY TO THESE RISKS OF HOUSING OCCUPIED BY LOW- AND MODERATE-INCOME HOUSEHOLDS BASED ON AN ANALYSIS OF DATA, FINDINGS, AND METHODS.

Many low- and moderate-income households would suffer a greater financial impact from these risks than other households as repairs from earthquake, severe weather, flooding, or wildfires could cause serious financial stress. This negative effect could be compounded if these households could not afford additional insurance coverage.

The Salt Lake County Multi-Jurisdictional Multi-Hazard Mitigation Plan identifies areas west of I-15 as a potential flood risk due to the Jordan River. In the plan, the area directly surrounding the Jordan River State Parkway is listed as a low- to moderate-risk with flood risk increasing at nearer proximity to the river. There is also low-risk of flooding on the west side of the Rose Park neighborhood. These two flood areas are significant because they are areas with low- and moderate-income households.





STRATEGIC PLAN

The Strategic Plan identifies Salt Lake City's priority needs and describes strategies that the City will undertake to serve priority needs over a five-year period. The plan focuses on building Neighborhoods of Opportunity to promote capacity in low-income neighborhoods and to support the City's most vulnerable populations.

SP-05 OVERVIEW

The 2020-2024 Strategic Plan is based on an assessment of community needs as identified in this Consolidated Plan, in City planning documents, and on the ability of federal funds to meet the identified needs. Within this context, the 2020-2024 Strategic Plan focuses on building Neighborhoods of Opportunity to promote capacity in low-income neighborhoods and to support the City's most vulnerable populations. The five-year plan



provides a strategy for maximizing and leveraging the City's block grant allocations with other funding sources, including the City's Redevelopment Agency, to build healthy and sustainable communities that connect and expand opportunities for housing, education, transportation, behavioral health services and economic development. Strategic plan goals call for Consolidated Plan funds to focus on the following:

Housing

To provide expanded housing options for all economic and demographic segments of Salt Lake City's population while diversifying the housing stock within neighborhoods.

- Support housing programs that address the needs of aging housing stock through targeting rehabilitation efforts and diversifying the housing stock within neighborhoods
- Expand housing support for aging residents that ensure access to continued stable housing
- Support affordable housing development that increases the number and types of units available for income eligible residents
- Support programs that provide access to home ownership via down payment assistance, and/or housing subsidy, and/or financing
- Support rent assistance programs to emphasize stable housing as a primary strategy to prevent and end homelessness
- Support programs that provide connection to permanent housing upon exiting behavioral health programs. Support may include, but is not limited to supporting obtaining housing via deposit and rent assistance and barrier elimination to the extent allowable to regulation
- Provide housing and essential services for persons with HIV/AIDS

Transportation

To promote accessibility and affordability of multimodal transportation options.

- Improve bus stop amenities as a way to encourage the accessibility of public transit and enhance the experience of public transit in target areas
- Support access to transportation prioritizing very low-income and vulnerable populations
- Expand and support the installation of bike racks, stations, and amenities as a way to encourage use of alternative modes of transportation in target areas

Build Community Resiliency

Build resiliency by providing tools to increase economic and/or housing stability.

- Provide job training/vocational training programs targeting low-income and vulnerable populations including, but not limited to; chronically homeless; those exiting treatment centers/programs and/or institutions; and persons with disabilities
- Economic Development efforts via supporting the improvement and visibility of small businesses through façade improvement programs
- Provide economic development support for microenterprise businesses
- Direct financial assistance to for-profit businesses
- Expand access to early childhood education to set the stage for academic achievement, social development, and change the cycle of poverty
- Promote digital inclusion through access to digital communication technologies and the internet
- Provide support for programs that reduce food insecurity for vulnerable population

Homeless Services

To expand access supportive programs that help ensure that homelessness is rare, brief, and non-recurring.

- Expand support for medical and dental care options for those experiencing homelessness



- Provide support for homeless services including Homeless Resource Center Operations and Emergency overflow operations
- Provide support for programs providing outreach services to address the needs of those living an unsheltered life
- Expand case management support as a way to connect those experiencing homelessness with permanent housing and supportive services

Behavioral Health

To provide support for low-income and vulnerable populations experiencing behavioral health concerns such as substance abuse disorders and mental health challenges.

- Expand treatment options, counseling support, and case management for those experiencing behavioral health crisis

The City intends to leverage all potential funding resources to achieve its goals, recognizing the need to maximize participation from a variety of resources. The City has also established specific measurement criteria by which to measure its progress in meeting its goals.

SP-10: GEOGRAPHIC PRIORITIES *91.215(a)(1)*

GEOGRAPHIC AREAS

For the 2020-2024 program years, Salt Lake City has designated one local CDBG target area to concentrate and leverage funding to stimulate comprehensive neighborhood revitalization that expands housing opportunities, economic opportunities and neighborhood livability. Our selected target area corresponds with the City's existing RDA project areas. If the RDA project areas change, the target area will adjust to continue to correspond to the RDA project areas. Throughout the duration of this Plan, the CDBG target area will represent any RDA project area. The combined RDA project areas were chosen as the target area for the following reasons:

- The RDA areas generally overlap the lower-income areas of the City and areas that scored lower on the Opportunity Index. The Opportunity Index measures 16 factors including education, health, environment, social, and economic that indicate the relative opportunity in various geographic locations.
- Tax increment funds are already being generated in RDA areas. While some funds are currently committed, there is the potential for additional tax increment revenues as new development occurs in these areas. These funds can then be spent within their respective RDA areas for a wide variety of purposes, including housing, beautification, revolving loan funds, public infrastructure, etc.
- Most of the RDA areas were established with a required, designated set-aside (usually 10-20%) for housing. This provides an opportunity to leverage other funds with RDA funding.
- Some of the redevelopment areas also included a finding of blight which indicates rundown conditions, with poor visual appearance. This is a deterrent to economic development and funding is needed to mitigate these conditions.
- The RDA areas overlap with designated Opportunity Zones and by design will see an increase in private market investments.

FIGURE SP-10.1
WEST SIDE TARGET AREA

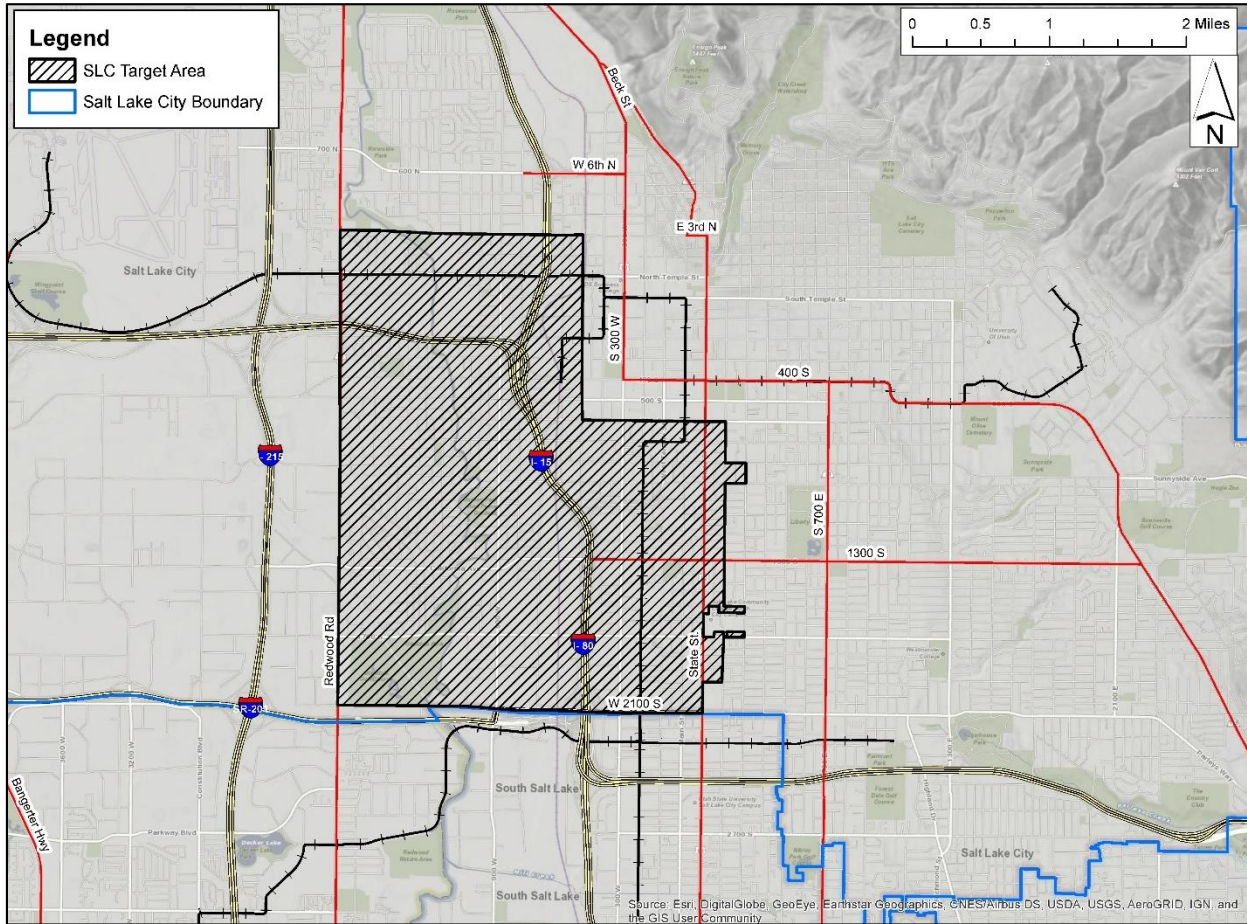


TABLE SP-10.1
LOCAL TARGET AREAS

1	Area Name	CDBG Target Area
	Area Type	West Side Target Area
	Revital Type	Comprehensive
	Identify the neighborhood boundaries for this target area.	Beginning at 2100 South and State Street, the Target Area follows the Salt Lake City Redevelopment Agency’s State Street Project Area’s eastern boundary going north until 900 South. It then continues north along State Street to 600 South. The boundary then continues west on 600 South to 500 West. It then goes north on 500 West to 300 North. The boundary continues west on 300 North to Redwood Road. It then continues south on Redwood Road until 2100 South. The boundary then continues east on 2100 South until it reaches State Street where it ends at the intersection of 2100 South and State Street.
	Include specific housing and commercial characteristics of this area	44% owner occupied The neighborhood poverty rate as determined by the ACS information within Census Block Groups within the area ranges from 4 to 38%. The block groups average a poverty level of 27% compared to 17.8% in Salt Lake City.



1	Area Name	CDBG Target Area
		<p>The average household size is 3.02, compared to 2.47 citywide.</p> <p>36% of the area's residents identify as Hispanic, compared to 22.3% of Salt Lake City.</p>
	<p>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</p>	<p>Our Citizen Participation Plan included an online survey and public outreach with over 4,000 responses.</p> <p>Neighborhoods in the RDA areas consistently ranked high in the survey results. As such, Council prioritized the RDA areas in the most vulnerable sections of the City, resulting in the current West Side Target Area.</p>
	<p>Identify the needs in this target area.</p>	<p>Many of the existing housing units are old and rundown. Therefore, rehabilitation of existing housing stock is key for this area. Poverty levels are higher in this area than in other areas of the City. A reduction in poverty levels could be accomplished through the encouragement of mixed-income housing. Improving streetscapes and the visual appearance of the area could also attract more mixed-income development.</p> <p>There is a lack of bus and rail lines in large portions of the target area resulting in higher transportation costs for much of the target area.</p>
	<p>What are the opportunities for improvement in this target area?</p>	<p>Opportunities exist to enhance business districts and neighborhood nodes to promote economic development, job creation, and overall community revitalization. Several arterials cross through the target area with high traffic counts suitable for economic development that could bring jobs to these lower-income areas. Housing rehabilitation and the development of strategic mixed-income housing will promote housing stability and economic diversity within the target area.</p>
	<p>Are there barriers to improvement in this target area?</p>	<p>Many residents do not speak English as their first language. High renter levels often make for a more transitory population with less investment in the community.</p>

GENERAL ALLOCATION PRIORITIES

Locally-defined target areas provide an opportunity to maximize impact and align HUD funding with existing investment while simultaneously addressing neighborhoods with the most severe needs. According to HUD standards, a Local Target Area is designated to allow for a locally targeted approach to the investment of CDBG and other federal funds.

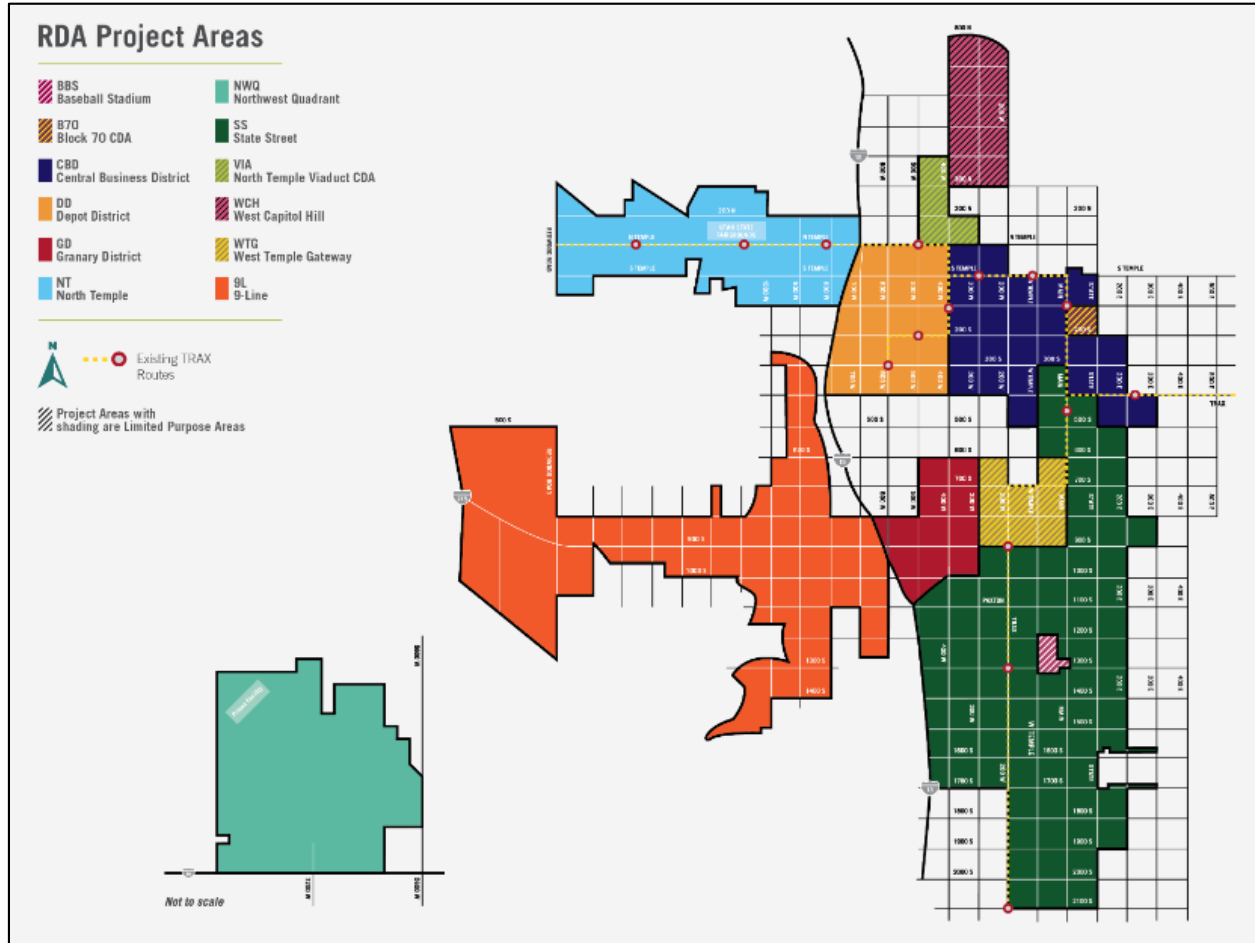
The target area for the 2020-2024 program years has been identified in **Figure SP-10.1**. CDBG and other federal funding will be concentrated (not limited) to the target area. Neighborhood and community nodes will be identified and targeted to maximize community impact and drive further neighborhood investment. On an annual basis, internal city divisions/departments including the Redevelopment Agency, Salt Lake City Transportation, and Economic Development will strategize if specific areas of the CDBG target area are in need of additional focus/resources as it relates to CDBG eligible projects. This type of flexibility will ensure that the focus within the target area can move around as per the needs of the community. Activities will be coordinated



and leveraged, and can include an increase of marketing and outreach for housing programs, transportation improvements, and commercial façade improvements.

FIGURE SP-10.2

TARGET AREA AND SLC NEIGHBORHOODS



Source: Salt Lake City Redevelopment Agency Target Areas

The Target Area was identified through an extensive process that analyzed local poverty rates, low- and moderate-income rates, neighborhood conditions, citizen input, and available resources.

A recent fair housing equity assessment (May 2018) completed by the Kem C. Gardner Policy Institute at the University of Utah states that there is a housing shortage in Utah, with the supply of new homes and existing “for sale” homes falling short of demand. While the impact of higher housing prices is widespread, affecting buyers, sellers, and renters in all income groups, the report concludes that those households below the median income, and particularly low-income households, are disproportionately hurt by higher housing prices. In fact, households with incomes below the median have a 1 in 5 chance of a severe housing cost-burden, paying at least 50% of their income toward housing, while households with incomes above the median have a 1 in 130 chance.⁵⁰

⁵⁰ James Wood, Dejan Eskic and D. J. Benway, Gardner Business Review, *What Rapidly Rising Prices Mean for Housing Affordability*, May 2018.



Targeting area resources are necessary to expand opportunity for the West Side Target Area as well as the impacted RDA Project Areas. The following area ways that investments will be realized:

- Concentrating resources geographically will provide a way to help stabilize and improve distressed areas in these neighborhoods.
- Connectivity between the target area and other areas of the Salt Lake Valley will reduce transportation costs and reduce financial burdens on households.
- Neighborhood and/or community nodes will be targeted for commercial façade improvements, public transit enhancements and amenities that support non-motorized modes of transit.
- Economic development and transportation projects can be located throughout the target area.
- Housing rehabilitation projects can be located throughout the City, with a focus on the target area.
- Support to microenterprises and for-profit businesses can be offered to qualified business across the City, however, additional focus and marketing efforts will occur within the target area.

In an effort to expand community engagement in the local target area, HAND will reach out to residents, business owners, property owners, community councils, non-profit organizations, and other stakeholders to gather input on housing and community development needs. City departments and divisions will collaborate to leverage resources and efforts within the target area. HAND and the Department of Economic Development will create an inventory of eligible commercial buildings to target for façade improvements and/or interior code deficiencies and will engage property owners and entrepreneurs in outreach efforts.

RATIONALE FOR THE PRIORITIES FOR ALLOCATING INVESTMENTS GEOGRAPHICALLY

Salt Lake City's Housing and Neighborhood Development Division, along with internal and community stakeholders, identified the target area through an extensive process that included data analysis, identification of opportunities/barriers, a citizen survey, and an evaluation of potential resources. Through this process, the RDA neighborhoods were identified as areas where a concentration of resources would make significant impacts within the community. This approach would also allow for ongoing leveraging of resources and efforts in these areas.

Of particular importance is to direct resources to expand opportunity within areas where poverty levels are higher. According to HUD, neighborhoods of concentrated poverty isolate residents from the resources and networks needed to reach their potential and deprive the larger community of the neighborhood's human capital. In another study, it was found that there were significant physical health improvements from reducing concentrated areas of poverty.⁵¹

Opportunity zones are also located within the target area. This affords an opportunity to further leverage private investment within these economically-distressed areas. Opportunity zones attract private capital because of the ability to defer and reduce taxes associated with capital gains. The tax savings that can be realized are significant. Only 46 geographic areas in Utah have been designated as opportunity zones by the federal government, making these highly attractive sites. Further, other funding resources, such as low-income housing tax credits (LIHTC) and tax increment can also be realized in these zones, making for extremely competitive investment opportunities in areas that were previously overlooked.

Salt Lake City intends to expand opportunity within the target areas to limit intergenerational poverty, increase access to community assets, facilitate upward mobility, and provide safe, affordable housing.

⁵¹ Third Way, *Moving to Opportunity: The Effects of Concentrated Poverty on the Poor*, August 2014.



SP-25 PRIORITY NEEDS 90.215(a)(2)

Salt Lake City has determined the following priority needs after broad stakeholder outreach and analysis of community needs:

TABLE SP-25.1

PRIORITY NEEDS

1	Priority Need:	Homeless Services
	Priority Level	High
	Population	Extremely low-income Homeless large families Homeless families with children Unaccompanied youth Homeless individuals Elderly Chronic homeless Mentally ill Chronic substance abuse Veterans Persons with HIV/AIDS Persons with disabilities Survivors of domestic violence
	Geographic Areas Affected	Citywide
	Associated Goals	Goal: Expand access to supportive programs that help ensure that homelessness is rare, brief, and non-recurring. Focus Areas: <ul style="list-style-type: none"> • Expand medical and dental care programs • Increase outreach programs • Support homeless resource centers & emergency overflow operations • Provide essential supportive services including case management for homeless
	Description	Support the operating cost of homeless resource centers, day centers, emergency sheltering systems, and supportive services for the homeless. Increase access to critical health systems such as medical and dental care. Increase case management support for those working directly with homeless populations.
	Basis for Relative Priority	According to the 2019 Point-in-Time Count, Salt Lake County has 1,844 homeless individuals, 193 of whom are unsheltered. Results of the Citizen Online Survey and public outreach with over 4,000 responses listed this as the top priority.

PRIORITY NEEDS



2	Priority Need:	Affordable Housing
	Priority Level	High
	Population	Extremely low-income Low-income Moderate-income Large families Families with children Elderly Public housing residents Released jail inmates Refugees
	Geographic Areas Affected	Citywide
	Associated Goals	<p>Goal: Provide Expanded housing options for all economic and demographic segments of Salt Lake City's population while diversifying housing stock within neighborhoods.</p> <p>Focus Areas:</p> <ul style="list-style-type: none"> • Preserve and rehabilitate existing, aging affordable housing stock through improving the condition of housing throughout the City • Support anti-displacement strategies, prioritizing the target area identified in the plan. This may include strategies such as supporting Community Land Trust programming, historic preservation and others. • Improve and expand the affordable housing stock including lifecycle housing, including special needs housing, elderly, and ADA accessible housing. As applicable, this should explore the ability to place housing in high opportunity areas and/or within walking distance of transit stations • Increase homeownership opportunities • Provide rent assistance to emphasize stable housing • Provide housing and essential supportive services for persons with HIV/AIDS
	Description	Provide loans, grants, and other financial assistance for the acquisition, preservation and development of affordable rental and homeownership opportunities. Provide financial assistance to stabilize low-income renters and homeowners. Explore and support strategies that ensure long-term affordability. Evaluate the relationship of housing and transit as a way of reducing overall housing costs.
	Basis for Relative Priority	<ul style="list-style-type: none"> • According to the 2017 ACS data, 45.6% of Salt Lake City renter households and 25.5% of households with a mortgage are cost-burdened, spending over 30% of their monthly income on housing costs. 22.3% of renter households spend over 50% of their monthly income on housing.⁵² Families who are cost-

⁵² U.S. Census Bureau, American Community Survey 2014-2018 5-Year Estimates



2	Priority Need:	Affordable Housing
		<p>burdened have limited resources for food, childcare, healthcare, transportation, education, and other basic needs.</p> <ul style="list-style-type: none"> The Housing Authority of Salt Lake City currently administers Housing Choice (Section 8) vouchers for 3,000 households, with 5,188 households on the waiting list. Countywide there are 15,981 households on a Housing Choice waiting list. A family on the waiting list can expect to wait 6 years before receiving a Housing Choice voucher. Between 2000 and 2018, the cost of housing increased significantly for both renters and homeowners. The median contract rent increased by 81.8% and home values increased 89.8%. During the same time period, the median household income only increased by 52.6%. Since incomes did not keep up with increases in housing costs, it has become more difficult for residents to buy or rent a home. The homeownership rate decreased from 56.9% in 2000 to 48.4% in 2018. Results of the Citizen Online Survey and public outreach with over 4,000 responses listed this as the top priority

PRIORITY NEEDS

3	Priority Need:	Transportation
	Priority Level	High
	Population	<p>Extremely low-income Low-income Moderate-income Large families Families with children Elderly Persons with disabilities</p>
	Geographic Areas Affected	Citywide (Public Service) & CDBG Target Area (Infrastructure)
	Associated Goals	<p>Goal Promote accessibility and affordability of multimodal transportation options</p> <p>Focus Areas:</p> <ul style="list-style-type: none"> Provide increased access to and cost assistance for public transportation services for vulnerable populations Install bus stop improvements, including coordination with multi-modal transit needs – limited to CDBG Target Area Improve bus stop shelters and sidewalk access to transit to increase mobility, especially for persons in wheelchairs or with disabilities – limited to CDBG Target Area Install bike racks and stations in key areas to encourage alternative modes of transportation – limited to CDBG Target Area



3	Priority Need:	Transportation
	Description	Support improvements to transit that will improve affordability and increase access and safety
	Basis for Relative Priority	Transportation services ranked high on the citizen participation survey and public outreach that received more than 4,000 responses. Annual household transportation costs are high in much of the target area.

PRIORITY NEEDS

4	Priority Need:	Build Community Resiliency
	Priority Level	High
	Population	Extremely low-income Homeless large families Homeless families with children Unaccompanied youth Homeless individuals Elderly Chronic homeless Mentally ill Chronic substance abuse Veterans Persons with HIV/AIDS Survivors of domestic violence
	Geographic Areas Affected	Citywide
	Associated Goals	Goals: Provide tools to increase economic and/or housing stability Focus Areas: <ul style="list-style-type: none"> • Support job training and vocational rehabilitation programs that increase economic mobility • Improve visual and physical appearance of deteriorating commercial buildings - limited to CDBG Target Area • Provide economic development support for microenterprise businesses • Direct financial assistance to for-profit businesses • Expand access to early childhood education to set the stage for academic achievement, social development, and change the cycle of poverty • Promote digital inclusion through access to digital communication technologies and the internet • Provide support for programs that reduce food insecurity for vulnerable population
	Description	Expand opportunities for individuals and households living in poverty or in the cycle of intergenerational poverty. Activities include services to expand accessibility to employment opportunities, improve and enhance small businesses, promote access to early childhood education, expand the availability of digital technologies, and reduce food insecurities.



4	Priority Need:	Build Community Resiliency
	Basis for Relative Priority	As our community faces challenges that hinder economic mobility, education, access to technology and increase food insecurity. Service providers, industry experts, data analysis, community members, and elected officials all agree that providing support for these efforts will enhance community resiliency as we look to improve access to critical services, rebuild from national, state or local emergencies.

PRIORITY NEEDS

5	Priority Need:	Behavioral Health Services to Expand Opportunity and Self-Sufficiency
	Priority Level	High
	Population	Extremely low-income Homeless large families Homeless families with children Unaccompanied youth Homeless individuals Elderly Chronic homeless Mentally ill Chronic substance abuse Veterans Persons with HIV/AIDS Victims of domestic violence Refugees
	Geographic Areas Affected	Citywide
	Associated Goals	Goal: Provide support for low-income and vulnerable populations experiencing behavioral health concerns such as substance abuse disorders and mental health challenges. Focus area: <ul style="list-style-type: none"> • Provide supportive services such as treatment, case management and counseling to expand opportunity and self-sufficiency for vulnerable populations • Support programs that provide connections to permanent housing upon exiting behavioral health programs
	Description	Expand opportunities and counseling services for individuals with behavioral health issues. Activities include counseling and treatment services for opioid and other substance abuse and mental health issues.
	Basis for Relative Priority	Stakeholder meetings, City departments and public feedback from an online survey and public outreach with over 4,000 responses prioritized behavioral health issues as there is an apparent link between behavioral health issues, homelessness, and the ability to maintain housing and sustain employment.



SP-30 INFLUENCES OF MARKET CONDITIONS 91.215 (a)(2)

Market Characteristics that will influence the use of funds available for housing type:

As the needs assessment and market analysis have demonstrated, just over 22,500 Salt Lake City households are cost-burdened, spending 30% or more of their monthly income on housing (including utility costs) and are in need of housing that is affordable. Of these households, just over 10,000 households are severely cost-burdened, spending more than 50% of their monthly income on housing. These households are at risk of homelessness. Market conditions influencing the production, rehabilitation, and assistance of affordable housing are as follows:

Tenant-Based Rental Assistance (TBRA)

Incomes are not keeping up with rising rental costs. The median income rose 52.6% between 2000 and 2018 while rent rates increased by 81.8% over the same time period. Based on CBRE's *Real Estate Market Outlook 2019*, vacancy rates are low (4.0%) placing upward pressure on rents. Strong population growth is also projected to continue, placing additional pressure on rents. Salt Lake County average monthly rents have increased from an average of \$1,087 per month in 2017 to \$1,153 in 2018.

Market conditions have increased demand for Housing Choice vouchers, which currently have a gap of approximately 6,177 units for low-income households.

Research also indicates that there is a lack of affordable units in close proximity to service providers to assist at-risk populations with housing and other needs. In addition, there is a need for additional partnerships between affordable housing landlords, property, and social services organizations.

TBRA for Non-Homeless Special Needs

Low rental vacancy rates and incomes not keeping up with rising rental costs lead to increasing housing cost-burden rates and very high demand for Housing Choice vouchers. There is a gap of approximately 10,000 units for severely cost-burdened households. Funds are also needed for transitioning participants with HOPWA-funded housing to other housing subsidies and affordable housing units in closer proximity to transportation and essential services. There is a need for additional partnerships between affordable housing landlords, property managers, and social service organizations.

New Unit Production

According to CBRE's *Real Estate Market Outlook 2019*, "the market continues to expand at an above-average rate, adding a record 7,467 units along the Wasatch Front during 2018 (a growth rate of 4.6%). Approximately 6,244 units were slated for 2019. As rental rates rise, the question of rental affordability is of top concern. Renters coming from more expensive Tier 1 markets will continue to absorb many of these new units, and many locals will not be accustomed to paying higher rates. Rental rates are pushing upward due to a variety of factors including a construction industry stretched thin due to labor supply issues and rising costs. In addition to increasing construction costs, land costs are also rising, thereby driving up rents even further.

This results in increasing cost-burden rates, very high demand for Housing Choice (Section 8) vouchers, and a gap of approximately 10,000 units for severely cost-burdened households. There is a need for additional partnerships between affordable housing developers/providers, property managers and social service organizations. Additional affordable units are needed in high-opportunity neighborhoods as well as units in close proximity to transportation and essential services.

Rehabilitation

Lower interest rates have somewhat improved the cost of construction and home ownership. However, many low-income households are still unable to qualify for loans for home ownership or home improvement



financing. The share of elderly homeowners is projected to increase as the median age increases in the Salt Lake Valley. Salt Lake City has an older housing stock, with about 30.1% of units built prior to 1940. Older housing stock located in concentrated areas of poverty and RDA project areas are at risk for deterioration. Incomes are not keeping up with rising costs. Affordable units are at risk of being replaced with newer housing stock or that with revitalization the rents will convert to market rate. Stabilization of existing housing in the target area is imperative.

Acquisition, Including Preservation

According to CBRE's *Real Estate Market Outlook 2019*, a robust market performance resulted in a historic \$1.4 billion in multifamily sales across the Wasatch Front. Salt Lake City is increasingly viewed as a preferred, Tier 2 market. CAP rates have stayed low, suggesting confidence in the multifamily market outlook. The strong rental market-rate rental market shows the increasing need to preserve affordable rentals, as converting substandard rental housing to market-rate can be very desirable for property owners.

SP-35 ANTICIPATED RESOURCES 91.215(a)(4), 91.220(c)(1,2)

INTRODUCTION

Salt Lake City's funding year 2020-2024 CDBG, HOME, ESG, and HOPWA allocations are estimated to be a total of \$25,000,000 estimating an average of \$5,000,000 per year. In addition, Salt Lake City anticipates receiving program income of \$7.5 million during the same time period, with an estimated average of \$1.5 million of program income available to spend each year. HUD allocations will be utilized to address the growing housing and community development needs within Salt Lake City. However, funding has declined over the past decade, making it more difficult to address needs and overcome barriers. Over the course of the 2020-2024 Consolidated Plan, Salt Lake City will coordinate and leverage HUD allocations to assist the City's most vulnerable populations, increase self-sufficiency and address needs in the geographic target area.

TABLE SP-35.1
ANTICIPATED RESOURCES

	Uses of Funding	Expected Amount Available – Year 1				Expected Amount Available – Remainder of Con Plan	Description
		Annual Allocation	Program Income	Prior Year Resources	Total		
CDBG	Acquisition	\$3,400,000	\$0	\$35,000	\$3,435,000	\$13,600,000	Amount for remainder of Con Plan is estimated as four times the Year 1 allocation.
	Administration						
	Economic Development						
	Homebuyer Assistance						
	Homeowner Rehabilitation						
	Multifamily Rental						
	Construction Multifamily						



	Uses of Funding	Expected Amount Available – Year 1				Expected Amount Available – Remainder of Con Plan	Description
		Annual Allocation	Program Income	Prior Year Resources	Total		
	Public Improvements						
	Public Services						
	Rental Rehabilitation						
	New Construction for Ownership						
	TBRA						
	Historic Rental Rehabilitation						
	New Construction						
HOME	Acquisition						Amount for remainder of Con Plan is estimated as four times the Year 1 allocation, program income is typically generated from housing loan repayments from nonprofit agencies
	Administration						
	Homebuyer Assistance						
	Homeowner Rehabilitation						
	Multifamily Rental	\$850,000	\$300,000	\$0	\$1,150,000	\$4,600,000	
	Construction Multifamily						
	Rental Rehabilitation						
	New Construction for Ownership						
	TBRA						
ESG	Administration						Amount for remainder of Con Plan is estimated as four times the Year 1 allocation amount
	Financial Assistance						
	Overnight Shelter						
	Rapid Re-Housing (Rental Assistance)	\$290,000	\$0	\$2,500	\$292,500	\$1,160,000	
	Rental Assistance Services						
	Transitional Housing						
HO P W	Administration	\$430,000	\$0	\$15,000	\$445,000	\$1,720,000	Amount for remainder of



	Uses of Funding	Expected Amount Available – Year 1				Expected Amount Available – Remainder of Con Plan	Description
		Annual Allocation	Program Income	Prior Year Resources	Total		
	Permanent Housing in Facilities						Con Plan is estimated as four times the Year 1 allocation amount
	Permanent Housing Placement						
	STRMU						
	Short-Term or Transitional Housing Facilities						
	Supportive Services						
	TBRA						
OTHER: HOUSING – TRUST FUND	Acquisitions Administration						The Trust Fund has a budget of \$2m and expects to receive a total of approximately \$3m in revenue over the next plan period.
	Conversion and Rehab for Transitional Housing						
	Homebuyer Rehabilitation Housing						
	Multifamily Rental New Construction						
	Multifamily Rental Rehab	\$0	\$0	\$0	\$2,000,000	\$3,000,000	
	New Construction for Ownership						
	Permanent Housing in Facilities						
	Rapid Re-Housing Rental Assistance						
	TBRA						
	Transitional Housing						
OTHER PROGRAM INCOME	All CDBG Eligible Activities per Housing Program Rules	\$0	\$1,500,000	\$0	\$1,500,000	\$6,000,000	Salt Lake City Housing Programs – Program Income
	All HOME Eligible Activities per Housing Program Rules						



	Uses of Funding	Expected Amount Available – Year 1				Expected Amount Available – Remainder of Con Plan	Description
		Annual Allocation	Program Income	Prior Year Resources	Total		
OTHER ECONOMIC DEVELOPMENT LOAN FUND	Economic Development	\$0	\$0	\$0	\$0	\$4,000,000	The fund currently has a balance of approximately \$4m.

EXPLAIN HOW FEDERAL FUNDS WILL LEVERAGE THOSE ADDITIONAL RESOURCES (PRIVATE, STATE, AND LOCAL FUNDS), INCLUDING A DESCRIPTION OF HOW MATCHING REQUIREMENTS WILL BE SATISFIED:

Match Requirements

HUD, like many other federal agencies, encourages the recipients of federal monies to demonstrate that efforts are being made to strategically leverage additional funds in order to achieve greater results. Leverage is also a way to increase project efficiencies and benefit from economies of scale that often come with combining sources of funding for similar or expanded scopes.

- HOME Investment Partnership Program – 25% Match Requirement Salt Lake City will ensure that HOME match requirements are met by utilizing the leveraging capacity of its subrecipients. Funding sources used to meet the HOME match requirements include federal, state, and local grants; private contributions; private foundations; United Way; local financial institutions; City General Fund; and unrestricted donations.
- Emergency Solutions Grant – 100% Match Requirement Salt Lake City will ensure that ESG match requirements are met by utilizing the leveraging capacity of its subgrantees. Funding sources used to meet the ESG match requirements include federal, state, and local grants; private contributions; private foundations; United Way; Continuum of Care funding; City General Fund; in-kind match and unrestricted donations.

Fund Leveraging

Leverage, in the context of the City's four HUD programs, means bringing other local, state, and federal financial resources in order to maximize the reach and impact of the City's HUD Programs. Resources for leverage include the following:

- Housing Choice Section 8 Vouchers



The Housing Authority of Salt Lake City and Housing Connect currently administer Housing Choice (Section 8) vouchers. The City projects the local housing authorities will receive approximately \$173.6 million in funding during the plan period to support public housing units.

- **Low-Income Housing Tax Credit (LIHTC)**
Created by the Tax Reform Act of 1986, the LIHTC program gives State and local LIHTC-allocating agencies the equivalent of nearly \$8 billion in annual budget authority to issue tax credits for the acquisition, rehabilitation, or new construction of rental housing targeted to lower-income households. Federal 4% and 9% tax credits are a major funding source of capital for the construction and rehabilitation of affordable rental homes. In 2019, the Agency allocated \$10,900,317 in Federal and State Housing Credits.⁵³ At the current funding level, approximately \$55 million will be available for low-income homebuyer programs to developers to build or renovate affordable apartment housing products over the course of this Plan.
- **New Market Tax Credits**
New Market Tax Credits are an additional tool utilized to attract private capital investment in areas in need of job growth and economic development.
- **RDA Development Funding**
The RDA has 12 project areas, nine of which are currently collecting tax increment. Tax increment funds are required to be reinvested back into the same “project area” from which funds are generated and to contribute to the overall health and vitality of the City. The purpose of an RDA is to reverse the negative effects of blight, while increasing the tax base from which the taxing entities draw their funds. The RDA generated \$33,833,404 in tax increment receipts in 2018. The RDA generally uses a 2% annual growth rate for existing project areas. State legislation governing RDAs require that 20% of tax increment receipts is set aside for the creation or preservation of affordable housing. A portion of those funds can be used in the CDBG Target Area. In addition, in 2019 the following two additional project areas will commence generating tax increment for the RDA:
 - Stadler Rail CRA: \$180,750
 - Northwest Quadrant: \$18,873
- **Salt Lake City Housing Trust Fund (HTF)**
Salt Lake City’s Housing Trust Fund strives to address the health, safety, and welfare of the City’s citizens by providing assistance for affordable and special needs housing within the City. The Trust Fund has a 2019 budget of \$7,400,023.
- **Salt Lake City Economic Development Loan Fund (EDLF)**
The City administers the Economic Development Loan Fund which makes loans to small businesses located in the City for the purpose of stimulating economic development and commercial and industrial diversity by enhancing business opportunities, providing employment and promoting neighborhood revitalization. This fund currently has a cash balance of approximately \$4.0m and loans outstanding of \$5.6m.
- **Salt Lake City General Fund**

⁵³ https://www.novoco.com/sites/default/files/atoms/files/utah_2019_lihtc_awards_2019.pdf



The City uses excess general funds for homeless services when such funds are available, and opportunities present themselves. The City has allocated \$2.5M of resources for homeless services in fiscal year 2020.

- **Olene Walker Housing Loan Fund**
Utah State's Olene Walker Housing Loan Fund is one of the largest affordable housing loan funding tools for affordable housing developers working in Salt Lake City. The loan fund had about \$14 million available in fiscal year 2020.
- **Industrial & Commercial Bank Funding**
Although it is not possible to estimate how much Community Reinvestment Act funding will be made available locally, there are a large number of industrial and commercial banks that reside in Salt Lake City and that have requirements to invest in low-income areas.
- **Continuum of Care Funding**
The Salt Lake Valley Coalition to End Homelessness (Continuum of Care) provides approximately \$7.8 million of annual funding for local homeless housing and service programs.
- **Foundations & Other Philanthropic Partners**
Charitable establishments and philanthropic partners make up a critical part of the funding stream used in the State of Utah. It is estimated that during the Consolidated Plan period, over \$100m will be used to support low- and moderate-income residents, with a considerable amount of the funding being used in Salt Lake City.

IF APPROPRIATE, DESCRIBE PUBLICLY-OWNED LAND OR PROPERTY LOCATED WITHIN THE JURISDICTION THAT MAY BE USED TO ADDRESS THE NEEDS IDENTIFIED IN THE PLAN:

Salt Lake City intends to expand affordable housing and economic development opportunities through the redevelopment of City-owned land, strategic land acquisitions, parcel assembly, and disposition. As per City ordinance, Housing and Neighborhood Development Division will work collaboratively with other City divisions that oversee or control parcels that are owned by the City to evaluate the appropriateness for affordable housing opportunities.

DISCUSSION:

Salt Lake City will continue to seek other federal, state, and private funds to leverage entitlement grant funding. The City has already shown its commitment to leveraging funding through the selection of the target area which matches the current RDA areas. In addition, the City will support the proposed community development initiatives outlined in this Plan through strategic initiatives, policies, and programs.

SP-40: INSTITUTIONAL DELIVERY STRUCTURE 91-215(k)

Explain the institutional structure through which the jurisdiction will carry out its Consolidated Plan including private industry, non-profit organizations, and public institutions.

TABLE SP-40.1

INSTITUTIONAL DELIVERY ORGANIZATIONS



Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
Advantage Services, Inc.	Non-profit organization	Non-homeless special needs, Homeless services	Region
Alliance House	Non-profit organization	Affordable housing: rental	Region
Asian Association of Utah	Non-profit organization	Non-homeless special needs	Region
ASSIST, Inc.	Non-profit organization	Affordable housing: ownership	Region
Big Brothers Big Sisters of Utah	Non-profit organization	Non-homeless special needs	Region
Boys and Girls Club of Salt Lake	Non-profit organization	Non-homeless special needs	Region
Catholic Community Services	Non-profit organization	Homelessness, non-homeless special needs	Region
Community Development Corp of Utah	Non-profit organization	Affordable housing: ownership	State
Community Health Centers	Non-profit organization	Homelessness, non-homeless special needs	Region
Crossroads Urban Center	Non-profit organization	Homelessness, non-homeless special needs	Region
Disability Law Center	Non-profit organization	Non-homeless special needs	Region
English Skills Learning Center	Non-profit organization	Non-homeless special needs	Region
Family Promise of Salt Lake	Non-profit organization	Homelessness	Region
Family Support Center	Non-profit organization	Homelessness, non-homeless special needs	Region
First Step House	Non-profit organization	Homelessness, non-homeless special needs	Region
Guadalupe School	Non-profit organization	Non-homeless special needs	Region
Helping Hands Association dba The Haven	Non-profit organization	Homelessness, non-homeless special needs	Region
House of Hope	Non-profit organization	Homelessness, non-homeless special needs	Region
Housing Authority of Salt Lake City	PHA	Public housing, affordable housing: rental	Jurisdiction
Housing Authority of the County of Salt Lake	PHA	Public housing, affordable housing: rental	Region
Utah Law Related Education Project	Non-profit organization	Non-homeless special needs	State
Legal Aid Society of Salt Lake	Non-profit organization	Non-homeless special needs	Region
Literacy Action Center	Non-profit organization	Non-homeless special needs	Region
Neighborhood House	Non-profit organization	Non-homeless special needs	Jurisdiction



Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
NeighborWorks Salt Lake	CHDO	Affordable housing: ownership, economic development	Region
Odyssey House	Non-profit organization	Homelessness, non-homeless special needs	Region
People Helping People	Non-profit organization	Non-homeless special needs	Region
Rape Recovery Center	Non-profit organization	Non-homeless special needs	Region
Road Home	Non-profit organization	Homelessness	Region
Salt Lake City Department of Community and Economic Development	Departments and agencies	Affordable housing, neighborhood improvements	Jurisdiction
Salt Lake City Department of Public Services	Departments and agencies	Neighborhood improvements	Jurisdiction
Salt Lake City Division of Planning	Departments and agencies	Neighborhood improvements	Jurisdiction
Salt Lake City Division of Economic Development	Departments and agencies	Neighborhood improvements	Jurisdiction
Salt Lake City Division of Engineering	Departments and agencies	Neighborhood improvements	Jurisdiction
Salt Lake City Housing and Neighborhood Development Division	Departments and agencies	Affordable housing, neighborhood improvements	Jurisdiction
Salt Lake City Division of Parks and Public Lands	Departments and agencies	Neighborhood improvements	Jurisdiction
Salt Lake City Division of Streets	Departments and agencies	Neighborhood improvements	Jurisdiction
Salt Lake City Division of Transportation	Departments and agencies	Neighborhood improvements	Jurisdiction
Salt Lake City Housing Trust Fund	Government	Affordable housing: homeownership, rental	Jurisdiction
Salt Lake City RDA	Redevelopment authority	Affordable housing, neighborhood improvements	Jurisdiction
Salt Lake City School District	Other	Non-homeless special needs	Jurisdiction
Salt Lake Community Action Program	Non-profit organization	Homelessness, non-homeless special needs	Region
Salt Lake and Tooele Continuum of Care	Continuum of Care	Homelessness	Region
Salt Lake Donated Dental Services	Non-profit organization	Homelessness, non-homeless special needs	Region
Sarah Draft Home	Non-profit organization	Affordable housing; home ownership	Region
Sorenson Unity Center	Government	Non-homeless special needs	Jurisdiction
Utah AIDS Foundation	Non-profit organization	Non-homeless special needs	Region



Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
Utah Food Bank	Non-profit organization	Homelessness, non-homeless special needs	State
Utah Health and Human Rights	Non-profit organization	Non-homeless special needs	State
Utah Homeless Management Information System	Government	Homelessness, non-homeless special needs	State
Utah Housing Corporation	Other	Affordable housing homeownership, rental	State
Utah Non-Profit Housing Corporation	Non-profit organization	Affordable housing: rental	Region
Utahns Against Hunger	Non-profit organization	Homelessness, non-homeless special needs	Region
Valley Behavioral Health	Non-profit organization	Non-homeless special needs	State
Volunteers of America (VOA)	Non-profit organization	Homelessness, non-homeless special needs	Region
Wasatch Community Gardens	Non-profit organization	Neighborhood improvements	Region
Wasatch Homeless Healthcare – 4 th Street Clinic	Non-profit organization	Homelessness, non-homeless special needs	Region
Welcome Home Salt Lake City	Government	Home ownership	City
YMCA	Non-profit organization	Non-homeless special needs	Region
YMCA	Non-profit organization	Homelessness, non-homeless special needs	Region

ASSESS STRENGTHS AND GAPS IN THE INSTITUTIONAL DELIVERY SYSTEM

Community needs are efficiently and effectively addressed through the knowledge, commitment, and resources of a broad range of partners. By working closely with governmental partners and private organizations, Salt Lake City is able to carry out an institutional delivery structure that emphasizes collaboration and resource leveraging.

Public services for Salt Lake City's homeless and extremely low-income population are delivered through a network of integrated public-private partnerships. Coordination meetings are regularly held to manage service delivery for individuals and families that have multiple and complex problems that require comprehensive services from more than one organization. Coordination meetings are also utilized to streamline services and prevent the duplication of efforts.

A significant institutional delivery barrier is that financial resources limit the amount of services provided in the community. Many service providers have long wait lists. Salt Lake City is working with community partners to prioritize and restructure services to utilize funding resources more effectively.

TABLE SP-40.2

AVAILABILITY OF SERVICES TARGETED TO HOMELESS PERSONS AND PERSONS WITH HIV



	Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services	Counseling/Advocacy	X	X	X
	Legal Assistance	X		
	Mortgage Assistance	X		X
	Rental Assistance	X	X	X
	Utilities Assistance	X		X
Street Outreach Services	Law Enforcement	X	X	X
	Mobile Clinics	X	X	
	Other Street Outreach Services	X	X	X
Supportive Services	Alcohol & Drug Abuse	X	X	
	Child Care	X	X	
	Education	X	X	
	Employment/Employment Training	X	X	
	Healthcare	X	X	X
	HIV/AIDS	X	X	X
	Life Skills	X	X	X
	Mental Health Counseling	X	X	X
Transportation	X			

DESCRIBE THE EXTENT TO WHICH SERVICES TARGETED TO HOMELESS PERSONS AND PERSONS WITH HIV AND MAINSTREAM SERVICES, SUCH AS HEALTH, MENTAL HEALTH AND EMPLOYMENT SERVICES ARE MADE AVAILABLE TO AND USED BY HOMELESS PERSONS (PARTICULARLY CHRONICALLY HOMELESS INDIVIDUALS AND FAMILIES, FAMILIES WITH CHILDREN, VETERANS AND THEIR FAMILIES, AND UNACCOMPANIED YOUTH) AND PERSONS WITH HIV WITHIN THE JURISDICTION.

Fourth Street Clinic, dba Wasatch Homeless Healthcare, is an AAAHC Patient Centered Medical Home that provides coordinated medical, mental health, substance abuse, case management, dental, and pharmacy services. It provides the primary medical services to the homeless community. Other organizations such as Donated Dental provide complimentary services.

In 1985, the Utah Department of Health reported a total of 17 persons living with AIDS in Utah. At that time, the state and most citizens were unprepared to address the HIV/AIDS issue. The need for public information and for assistance for persons living with HIV/AIDS forced a community-based response, which ultimately became the Utah AIDS Foundation (UAF). Today, a two-fold approach of direct client services and targeted prevention education still comprises the basis for all UAF programming. UAF works with Clinic 1A to ensure that those diagnosed with HIV/AIDS are connected to medical case management, housing case management, employment opportunities, and other services.

Valley Behavioral Health, formerly known as Valley Mental Health, provides services to all residents in Salt Lake County (including those who are experiencing homelessness) that experience serious mental illnesses, substance use disorders and behavioral problems. Valley Behavioral Health operates Safe Haven and Salt Lake Valley Storefront. Located at 550 W 700 S Salt Lake City, Safe Haven is a permanent supportive housing program for those that meet Valley Behavioral Health's client criteria. Salt Lake Valley Storefront is a day center at Safe Haven and is solely for those experiencing serious mental illnesses.



The State of Utah's Department of Workforce Services has an employment center co-located at the Weigand Day Center. This offers those using services on Rio Grande or meals at St. Vincent DePaul's Dining Hall, a chance to connect with employment without traveling.

Founded in 1958, First Step House is a co-occurring capable, behavioral health treatment and housing provider. First Step is a Joint Commission-accredited organization and is a consistent leader in the Salt Lake metro area delivering evidence-based interventions and achieving positive outcomes for individuals, Veterans, and families experiencing substance use disorders, homelessness, mental health conditions, justice system involvement, and primary health concerns. First Step operates two residential treatment facilities, two outpatient treatment centers, and six transitional housing facilities in Salt Lake County. The scope of services includes substance use disorder, criminogenic, and mental health assessment and referral, residential and outpatient treatment, recovery residence services, transitional housing, case management, employment support, primary health care, peer support services, and long-term recovery management.

Odyssey House of Utah focuses on addiction recovery services through both in-patient and out-patient programs. Programs are available for both adults and teens.

Other programs serving our community include Volunteers of America Cornerstone, which provides substance use treatment for low-income and homeless individuals. In addition, Volunteers of America has two detox programs including Adult Detox and Center for Women and Children. Both serve low-income, homeless individuals or families.

DESCRIBE THE STRENGTHS AND GAPS OF THE SERVICE DELIVERY SYSTEM FOR SPECIAL NEEDS POPULATION AND PERSONS EXPERIENCING HOMELESSNESS, INCLUDING, BUT NOT LIMITED TO, THE SERVICES LISTED ABOVE.

Homeless services organizations within the Salt Lake and Tooele Counties Continuum of Care work diligently to coordinate services and place people in housing. Local organizations participate in HMIS, managed by the State of Utah. Through HMIS, service providers are able to view other services their clients access and coordinate on a client-by-client basis. The local CoC also uses the VI-SPDAT (Vulnerability Index – Service Prioritization Decision Assistance Tool) form in the annual Point-in-Time count. By using the VI-SPDAT at first contact, the clients can be connected to services quicker and receive help sooner. However, there are always improvements that can be made in coordinating activities. Meetings with stakeholders revealed concerns that case management loads were too large and that reductions were necessary for better coordination and provision of services. So, while coordination occurs, there is often a high level of demand for services in comparison to the availability of needed treatment and services.

PROVIDE A SUMMARY OF THE STRATEGY FOR OVERCOMING GAPS IN THE INSTITUTIONAL STRUCTURE AND SERVICE DELIVERY SYSTEM FOR CARRYING OUT A STRATEGY TO ADDRESS PRIORITY NEEDS.

The Salt Lake and Tooele Counties Continuum of Care continues to implement coordinated access based on the VI-SPDAT form. Salt Lake County is leading efforts to coordinate services for the homeless with the end goal of providing homeless services as seamlessly as possible.



SP-45: GOALS

In consideration of priority needs and anticipated resources, Salt Lake City has defined the following five-year goals:

TABLE SP-45.1
GOALS, PRIORITY NEEDS AND OUTCOME INDICATORS

Sort Order	Goal	Start Year	End Year	Category	Geographic Area	Priority Needs Addressed	Funding	Goal Outcome Indicator
1 - Housing	Expand housing options	2020	2024	Affordable Housing	Citywide	Affordable Housing	CDBG \$ 6,000,000 ESG \$343,750 HOME \$2,500,000 HOPWA \$1,940,000	5075 Households assisted
2 – Transportation	Improve access to transportation	2020	2024	Transportation	Target Areas/City Wide	Transportation	CDBG \$4,000,000	100,300 Households assisted
3 – Community Resiliency	Increase economic and/or housing stability	2020	2024	Economic Development/Public Services	Target Areas/City Wide	Community Resiliency	CDBG \$1,250,000	325 Individuals or businesses assisted
4 – Homeless Services	Ensure that homelessness is brief, rare, and non-recurring	2020	2024	Public Services/Homeless Services	Citywide	Homeless Services	CDBG \$1,000,000 ESG \$825,000	2050 Persons assisted
5 – Behavioral Health	Support vulnerable populations experiencing substance abuse and mental health challenges	2020	2024	Public Services/Behavioral Health	Citywide	Behavioral Health	CDBG \$500,000	400 households assisted
6 – Administration	Administration	2020	2024	Administration	Citywide	Administration	CDBG \$3,200,000 ESG \$103,125 HOME HOPWA \$60,000	N/A

TABLE SP-45.2
GOAL DESCRIPTIONS

	Goal Name	Goal Description
1	Housing	<p>To provide expanded housing options for all economic and demographic segments of Salt Lake City's population while diversifying the housing stock within neighborhoods.</p> <ul style="list-style-type: none"> • Support housing programs that address the needs of aging housing stock through targeted rehabilitation efforts and diversifying the housing stock within the neighborhoods • Support affordable housing development that increases the number and types of units available for qualified residents • Support programs that provide access to home ownership • Support rent assistance programs to emphasize stable housing as a primary strategy to prevent and/or end homelessness



	Goal Name	Goal Description
		<ul style="list-style-type: none"> Support programs that provide connection to permanent housing upon exiting behavioral health programs Provide housing and essential supportive services to persons with HIV/AIDS
2	Transportation	<p>To promote accessibility and affordability of multimodal transportation options.</p> <ul style="list-style-type: none"> Within eligible target areas, improve bus stop amenities as a way to encourage the accessibility of public transit and enhance the experience of public transit Within eligible target areas, expand and support the installation of bike racks, stations, and amenities as a way to encourage use of alternative modes of transportation Support access to transportation, prioritizing very low-income and vulnerable populations
3	Community Resiliency	<p>Provide tools to increase economic and/or housing stability</p> <ul style="list-style-type: none"> Support job training and vocational rehabilitation programs that increase economic mobility Improve visual and physical appearance of deteriorating commercial buildings - limited to CDBG Target Area Provide economic development support for microenterprise businesses Direct financial assistance to for-profit businesses Expand access to early childhood education to set the stage for academic achievement, social development, and change the cycle of poverty Promote digital inclusion through access to digital communication technologies and the internet Provide support for programs that reduce food insecurity for vulnerable population
4	Homeless Services	<p>To expand access to supportive programs that help ensure that homelessness is rare, brief, and non-recurring</p> <ul style="list-style-type: none"> Expand support for medical and dental care options for those experiencing homelessness Provide support for homeless services including Homeless Resource Center Operations and Emergency Overflow Operations Provide support for programs undertaking outreach services to address the needs of those living an unsheltered life Expand case management support as a way to connect those experiencing homelessness with permanent housing and supportive services
5	Behavioral Health	<p>To provide support for low-income and vulnerable populations experiencing behavioral health concerns such as substance abuse disorders and mental health challenges.</p> <ul style="list-style-type: none"> Expand treatment options, counseling support, and case management for those experiencing behavioral health crisis
6	Administration	<p>To support the administration, coordination and management of Salt Lake City's CDBG, ESG, HOME, and HOPWA programs.</p>

ESTIMATE THE NUMBER OF EXTREMELY LOW-INCOME, LOW-INCOME, AND MODERATE-INCOME FAMILIES TO WHOM THE JURISDICTION WILL PROVIDE AFFORDABLE HOUSING AS DEFINED BY HOME 91.315(B)(2):



Over the course of the 2020-2024 Consolidated Plan, the City anticipates that CDBG, ESG, HOME and HOPWA funds will provide affordable housing and housing subsidy assistance as follows:

- Housing Rehabilitation: 1,000 Households
- Direct Financial Assistance to Home Buyers: 100 Households
- Tenant-Based Rental Assistance/Rapid Re-housing: 2,800 Households
- Homeless Prevention: 500 Persons

SP-50: PUBLIC HOUSING ACCESSIBILITY AND INVOLVEMENT

91.215(c)

NEED TO INCREASE THE NUMBER OF ACCESSIBLE UNITS (IF REQUIRED BY A SECTION 504 VOLUNTARY COMPLIANCE AGREEMENT)

The local housing authorities are in compliance with the Section 504 Voluntary Compliance agreement.

Activities to Increase Resident Involvement:

- Monthly tenant meetings
- Tenant association meetings with both City and County tenants
- Salt Lake County Aging Services has a center located on site at high rise
- HACSL has a Resident Advisory Board that has representatives from public housing (including the high-rise), Section 8, and special needs programs. A member of the Resident Advisory Board is appointed to the Housing Authority's Board of Commissioners.

IS THE PUBLIC HOUSING AGENCY DESIGNATED AS TROUBLED UNDER 24 CFR PART 902?

No. The Housing Authority of the County of Salt Lake and the Housing Authority of Salt Lake City are both designated as high performers.

SP-55: STRATEGIC PLAN BARRIERS TO AFFORDABLE

HOUSING 91.215(h)

As discussed in detail in section MA-40, the most critical public policy barriers (direct and indirect) to the production and preservation of affordable housing include the following:

Economic Conditions

- Housing costs have risen more quickly than incomes over the past 10 years
- Transportation costs are significantly higher in some neighborhoods than others due to a disparity in the availability of transit and distance from employment centers

Land Regulations and Permitting Process

- Salt Lake City's Zoning Ordinance (similar to other cities) contains regulations that establish standards for residential development including minimum lot size, density, unit size, height, setback, and parking standards. Some of these regulations can inhibit the ability for affordable housing development feasibility (i.e., profitability), including the following:
 - Density limitations
 - Lack of multifamily zoning
 - Stringent parking requirements (reducing cost feasibility)



- The process to waive/reduce impact fees for affordable housing is reportedly difficult to navigate for some developers
- Permitting and environmental review processes are often time consuming and reduce possible profits for developers, thereby discouraging development and/or encouraging development of higher-margin product (i.e., market-rate units)

Land Costs

- High land costs in certain areas do not allow for adequate profit in the development of lower-income housing product, particularly in desirable neighborhoods that have experienced growth and new construction over the past decade. Most affordable land is located on the west side of Salt Lake City, furthering the concentration of affordable housing in select areas, and inhibiting the dispersal of housing options throughout the city
- Land costs restrict the ability to place affordable housing in closer proximity to necessary services, particularly near transit options and employment centers. Consequently, new housing often is constructed in areas that result in high percentages of income being spent towards transportation. Ultimately, these developments further increase traffic issues

Construction Costs

- Construction costs, particularly labor costs, have experienced notable fluctuations in the recent past. This has caused upward pressure on rents, and limited what type of product developers are able to provide. Consequently, the profit margin in providing affordable housing is typically limited, or altogether non-existent without the presence of incentives and tax credits
- Rehabilitation of existing product has increased in cost due to overall labor shortages. Furthermore, the gained value of improvements is often not more than the costs of construction, resulting in limited or no profit for undertaking such renovation. This limits the desire to undertake such endeavors unless incentives can be provided

Development and Rehabilitation Financing

- Affordable housing projects with complex layered finance structures can experience increased land holding costs because of additional due diligence and longer timelines. This is partially alleviated with City incentive programs that reduce some financing pressures
- There is strong competition for local funding tools, such as the State of Utah's Olene Walker Housing Loan Fund

Neighborhood Market Conditions

- Negative public perception and community opposition ("NIMBYism") can limit affordable housing development when a zoning approval process is required
- Some neighborhoods that have access to transit options do not have the appeal for large-scale housing developments, due primarily to low-quality surrounding improvements, higher crime rates, and limited employment diversity

The City's recently completed *Growing Salt Lake City: A Five-Year Housing Plan 2018-2022* provides the following goals to remove barriers to affordable housing:

Goal 1: Reform City practices to promote a responsive, affordable, high-opportunity housing market

- Includes reforming City practices, such as land use and zoning regulations, as well as impediments in City processes

Goal 2: Increase housing opportunities for cost-burdened households



- Prioritizes stabilizing very low-income renters, the development of more affordable units and increased home ownership opportunities

Goal 3: Build a more equitable city

- Eliminate incidences of housing discrimination and promote a diversity of housing throughout all areas of the City

Other strategies employed by the City include the following:

Homeless Strategies

Coordinating with local service providers, municipalities, State of Utah, Continuum of Care, and others through the Salt Lake Valley Coalition to End Homelessness in an effort to create a system by which resources, services, data collection, and analysis results in coordination among all stakeholders.

Growing SLC: A Five-Year Plan

The City has formally adopted a new housing plan that will begin to address many of the barriers listed above and catalyze partners in the city and region to focus on the current housing crisis. The plan provides an assessment of citywide housing needs, with emphasis on the availability and affordability of housing, housing needs for changing demographics, and neighborhood-specific needs. The updated plan will serve as a five-year policy guide to address housing needs across the economic and demographic spectrum of Salt Lake City's current and future residents.

Affordable Housing Initiative

The City is committed to providing a comprehensive housing initiative to address Salt Lake City's lack of housing options affordable to low-wage workers and moderate-income families, persons with disabilities and those on fixed incomes. By utilizing the Salt Lake City Housing Trust Fund and other community resources, the City will support the preservation, development, and rental assistance of housing units over the time period of the Consolidated Plan. The initiative will target these forms of assistance to extremely low-income renter households as well as expanding homeownership and housing opportunities for low- to middle-income families and individuals.

Community Land Trust

Salt Lake City has launched a Community Land Trust (CLT) that will allow donated and trusted land to maintain perpetual affordability while ensuring the structure on the land, the home, is purchased, owned, and sold over time to income-qualifying households, just as any other home would be. By holding the land itself in the trust, the land effectively receives a write down each time the home is sold, insulating the property for growing land costs but still allowing equity to be built by the homeowner.

Blue Ribbon Commission

This commission was tasked with identifying how the City can fund and produce 1,000 units of affordable housing throughout Salt Lake City. This commission has since been sun-setted, but the efforts of creating affordable housing through the mechanisms identified continue to move forward.

Welcome Home Salt Lake City

Salt Lake City initiated a new homeownership program, Welcome Home SLC, which is aimed at increasing housing options for low- and moderate-income households. It will help stabilize communities, provide incentive for neighborhood investments, and allow families to build wealth.

Leverage Public Land

Promote affordable housing development by leveraging public resources with private investments. Potential tools include the following:



- Development of affordable housing on publicly-owned land
- Utilize proceeds from development of publicly-owned land to fund affordable housing
- Create a policy for prioritizing affordable housing uses when disposing of public land.

Impact Fee Exemption

The City's recently completed Growing SLC: A Five-Year Housing Plan, 2018-2022 recommends that impact fees could be reduced by a decision-making body that reviews project transactions and that could only be accessed by developers who commit to a percentage of units at a specific level of affordability.

Funding Our Future

In 2018, the City Council approved a 0.5% sales tax increase to address several important issues within the City including transportation, housing, infrastructure, and public safety. This is estimated to provide an estimated \$5 million additional sales tax revenues to support housing needs each year. Revenues may be shared between development efforts and supporting affordable housing program efforts.

Redevelopment Agency

Salt Lake City's Redevelopment Agency committed \$17 million to address affordable housing efforts, with a third of that targeted to areas where the City has experienced high land costs.

SLC Housing Trust Fund

The Salt Lake City Housing Trust Fund was created in 2000 to provide financial assistance to support the development and preservation of affordable and special needs housing in Salt Lake City. Eligible activities include acquisition, new construction, and rehabilitation of both multifamily rental properties and single-family homeownership. Additional assistance relating to housing for eligible households also may include project or tenant-based rental assistance, down payment assistance and technical assistance. Applications for funding can be accepted year-round and are approved through a citizen's advisory board, the Mayor and the City Council.

Funding Targeting

The Housing and Neighborhood Development Division continually evaluates ways to coordinate and target affordable housing subsidies more effectively, including:

- Coordinate local funding sources – Olene Walker, SLC Housing Trust Fund, County partnerships
- Target soft money to housing units affordable to households with lower AMIs
- Target soft money with low or no interest loans.

Policies

Salt Lake City will work to remove or ameliorate public policies that serve as barriers to affordable housing through the following efforts:

- Affordable Housing Development Incentives: Zoning and fee waiver incentives will be implemented and/or strengthened, including the following:
- Refine the Impact Fee Exemption Ordinance to improve user friendliness and refine the range of application.
- Evaluate the accessory dwelling unit ordinance for a broader range of application.
- Evaluate the transit station area zoning district regulations for a broader range of affordability requirements and potentially expand the use of that zone.
- Evaluate the feasibility of density bonuses and other development incentives for affordable housing development and preservation, specifically in Historic Landmark Districts where it is particularly difficult to add housing.
- Review the City's Fee Schedule to eliminate added fees for developers of affordable housing.
- Review the City's Housing Loss Mitigation ordinance to ensure that the city's stock of inexpensive housing isn't rapidly being replaced by more expensive units.



- Leverage Public Resources for Affordable Housing Development: Public resources, including City-owned land, will be leveraged with private resources for affordable housing development.
- Funding Targeting: The Housing and Neighborhood Development Division is evaluating ways to coordinate and target affordable housing subsidies more effectively, to include the coordination of local funding sources (Olene Walker Housing Loan Fund, Salt Lake City Housing Trust Fund, Salt Lake County funding, etc).
- Utilize the Salt Lake City Housing Trust Fund: Funding is focused on acquisition, new construction, and rehabilitation of both multifamily rental properties and single-family homeownership. Additional assistance relating to housing for eligible households also may include project or tenant based rental assistance, down payment assistance and technical assistance. The City has been very successful in spending down the Trust's funds over FY17-18 and is resulting in an increased number of affordable units being built in the city. Applications for funding can be accepted year-round and are approved through a citizen's advisory board, the Mayor and the City Council.
- Implement Fair Housing Action Items: Salt Lake City will work to remove and/or ameliorate housing impediments for protected classes through action items as identified in the City's 2015- 2019 Fair Housing Action Plan.
- Utilize Federal Funding to Expand Affordable Housing Opportunities: Utilize CDBG, ESG, HOME, and HOPWA funding to expand housing opportunity through homeowner rehabilitation, emergency home repair, acquisition/rehabilitation, direct financial assistance, tenant-based rental assistance, project-based rental assistance, and rapid re-housing.

In addition to the Action Items listed above, the City aims to tackle some of the larger problems behind the lack of affordable housing – mainly the lack of a living wage. One way the City is addressing this issue is through strategic targeting of its CDBG funds to programs that provide job training for vulnerable populations or to organizations that create economic development opportunities.

SP-60: HOMELESS STRATEGY 91.215(h)

REACHING OUT TO HOMELESS PERSONS (ESPECIALLY UNSHELTERED PERSONS) AND ASSESSING THEIR INDIVIDUAL NEEDS.

Salt Lake City's primary homeless services goal is to help homeless individuals and families get off the street and eventually into permanent housing. In the short term, Salt Lake City will continue to provide collaborative services to the homeless population.

Salt Lake City recognizes that not every homeless individual is alike and because of that, there is no one size fits all solution. There are groups of chronic homeless individuals, veterans, families, women with children, youth, and homeless-by-choice in the greater community. Each of these groups has different needs and each stage of homelessness must also be considered. The four stages of homelessness are prevention (keeping people from dropping into homelessness with jobs and affordable housing), homelessness (helping with daily needs – lockers, showers, etc.), transcending homelessness (finding housing, employment), preventing recurrence (offering supportive services to housing). If the four stages are not considered for each group, efforts will eventually be unsuccessful.

Personalized one-on-one outreach to homeless individuals providing information about the specific services that individual needs (e.g., housing, mental health treatment, a hot meal) is the most effective outreach approach. Salt Lake City works regularly with various community partners that provide outreach and assessment of individuals experiencing homelessness including Catholic Community Services; Volunteers of America, Utah; the Department of Veterans Affairs; The Road Home and others. In 2016, Salt Lake City opened the Community Connection Center (CCC) located in the primary homeless services area of the City. The CCC operates as a drop-in center and employs social workers that assess individuals' needs and help connect people with available



housing and supportive services. The CCC has been successful in filling the need for additional homeless outreach and case management services in the City. The Salt Lake City Police Department (SLCPD) is also beginning a new pilot program. When available, while responding on a call with a person experiencing homelessness, SLCPD will bring with them a social worker to engage with the client and help assess their service needs and connect them to services.

ADDRESSING THE EMERGENCY SHELTER AND TRANSITIONAL HOUSING NEEDS OF HOMELESS PERSONS.

Starting with the State of Utah's Ten-Year Plan to End Chronic Homelessness, most efforts to deal with homelessness in Utah rely on the Housing First model. Although the ten-year plan has sunset, the programs and direction are still being implemented throughout the State. The premise of Housing First is that once homeless individuals have housing, they are more likely to seek and continue receiving services and can search for employment. The Housing First model has been effective in Salt Lake City, though meeting the varied housing needs of this population can be challenging. The homeless housing market needs more permanent supportive housing, housing vouchers, affordable non-supportive housing, and housing located near transit and services. Salt Lake City is working towards new solutions in these areas as outlined in the City's newly-adopted housing plan, Growing SLC.

There is a continued need for day services to meet the basic needs of persons experiencing homelessness. Needed daytime services include bathrooms, laundry, safe storage for their life's belongings, mail receipt, and an indoor area to "hang out." Salt Lake City addresses these issues by supporting shelters, day services, and providing a free storage program. Furthermore, Salt Lake City has constructed two new homeless resource centers that will provide emergency shelter and housing-focused supportive services. This shift in how homeless services are provided will help the community realize our goal that homelessness is rare, brief, and non-recurring.

Moving forward, Salt Lake City will aim to assist homeless persons make the transition to permanent housing, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again.

The City plays an important role by providing strategic funding for the valuable efforts undertaken by other stakeholders and, at times, filling in gaps in essential services. The City can also lend its voice and political weight to lobby for changes in policy, regulation, and statutes as needed to facilitate a comprehensive and effective approach to addressing homelessness and related issues.

Salt Lake City's newly adopted housing plan, Growing SLC, includes efforts to provide affordable housing options along the spectrum of housing including permanent supportive housing, transition in place, tenant based rental assistance, and affordable non-supportive housing.

Shelter the Homeless, Collective Impact to End Homelessness Steering Committee, and the Salt Lake City Continuum of Care voted in support of merging these two entities into a new homeless system structure called the Salt Lake Valley Coalition to End Homelessness. This Coalition's primary goals are to prevent and end homelessness in the Salt Lake Valley through a system-wide commitment of resources, services, data collection, analysis and coordination among all stakeholders. Salt Lake City staff play a key role in assisting this effort as it moves forward.

HELPING HOMELESS PERSONS (ESPECIALLY CHRONICALLY HOMELESS INDIVIDUALS AND FAMILIES, FAMILIES WITH CHILDREN, VETERANS AND THEIR FAMILIES, AND



UNACCOMPANIED YOUTH) MAKE THE TRANSITION TO PERMANENT HOUSING AND INDEPENDENT LIVING, INCLUDING SHORTENING THE PERIOD OF TIME THAT INDIVIDUALS AND FAMILIES EXPERIENCE HOMELESSNESS, FACILITATING ACCESS FOR HOMELESS INDIVIDUALS AND FAMILIES TO AFFORDABLE HOUSING UNITS, AND PREVENTING INDIVIDUALS AND FAMILIES WHO WERE RECENTLY HOMELESS FROM BECOMING HOMELESS AGAIN.

Salt Lake City and its service partners work with homeless individuals to help them successfully transition from living on the streets or shelters and into permanent housing or independent living.

The Salt Lake Valley Coalition to End Homelessness's primary goals are to prevent and end homelessness in Salt Lake Valley through a system-wide commitment of resources, services, data collection, analysis, and coordination among all stakeholders. Salt Lake City staff play a key role in assisting this effort as it moves forward.

The City's recently completed *Growing Salt Lake City: A Five-Year Housing Plan 2018-2022* provides the following goals to remove barriers to affordable housing:

Goal 1: Reform City practices to promote a responsive, affordable, high-opportunity housing market

- Includes reforming City practices, such as land use and zoning regulations, as well as impediments in City processes

Goal 2: Increase housing opportunities for cost-burdened households

- Prioritizes stabilizing very low-income renters, the development of more affordable units and increased home ownership opportunities

Goal 3: Build a more equitable city

- Eliminate incidences of housing discrimination and promote a diversity of housing throughout all areas of the City

Coupling along with *Growing Salt Lake City*, in 2018 City Council and the Mayor increased the sales tax by .5% in an effort to create funding streams to address several critical needs within the City. Once such need is affordable housing. Through this mechanism, it is anticipated that over \$2m of funding will be available each year to support low-income individuals and families access to affordable housing. Among other housing needs, funds will be used to support access of permanent housing opportunities for those that are exiting homelessness or at risk of becoming homeless.

HELPING LOW-INCOME INDIVIDUALS AND FAMILIES AVOID BECOMING HOMELESS, ESPECIALLY EXTREMELY LOW-INCOME INDIVIDUALS AND FAMILIES AND THOSE WHO ARE: BEING DISCHARGED FROM PUBLICLY FUNDED INSTITUTIONS AND SYSTEMS OF CARE (SUCH AS HEALTH CARE FACILITIES, MENTAL HEALTH FACILITIES, FOSTER CARE AND OTHER YOUTH FACILITIES, AND CORRECTIONS PROGRAMS AND INSTITUTIONS); OR, RECEIVING ASSISTANCE FROM PUBLIC OR PRIVATE AGENCIES THAT ADDRESS HOUSING, HEALTH, SOCIAL SERVICES, EMPLOYMENT, EDUCATION, OR YOUTH NEEDS

The City's recently completed *Growing Salt Lake City: A Five-Year Housing Plan 2018-2022* provides the following goals to remove barriers to affordable housing:

Goal 1: Reform City practices to promote a responsive, affordable, high-opportunity housing market



- Includes reforming City practices, such as land use and zoning regulations, as well as impediments in City processes

Goal 2: Increase housing opportunities for cost-burdened households

- Prioritizes stabilizing very low-income renters, the development of more affordable units and increased home ownership opportunities

Goal 3: Build a more equitable city

- Eliminate incidences of housing discrimination and promote a diversity of housing throughout all areas of the City

Coupling along with *Growing Salt Lake City*, in 2018 City Council and the Mayor increased the sales tax by .5% in an effort to create funding streams to address several critical needs within the City. Once such need is affordable housing. Through this mechanism, it is anticipated that over \$2m of funding through Funding Our Future will be available each year to support low-income individuals and families access affordable housing. Among other needs, funds will be used to identify and support households that are at risk of losing housing due to a variety of reason, including but not limited to eviction for non-payment, those that are precariously housed, those that are in fact at risk of becoming homeless, but do not meet HUD's definition of homeless, or that are in a judicial process in which mitigation and resolution is possible.

Salt Lake City, along with other organizations in the Salt Lake Continuum of Care, work to prevent and divert individuals and families from experiencing homelessness. Salt Lake City, Salt Lake County and the State of Utah all provide funding to Utah Community Action for short-term rental assistance to families at risk of falling into homelessness.

Salt Lake City is reducing and ending homelessness in the community through strong collaborations with partner organizations throughout the Salt Lake Continuum of Care. Salt Lake City works closely with Salt Lake County, the State of Utah and service providers to stop families from dropping into homelessness, reduce the length of time individuals and families experience homelessness, help individuals and families successfully transition out of homelessness, and keep individuals and families from rescinding back into homelessness. The Salt Lake Valley Coalition to End Homelessness's primary goals are to prevent and end homelessness in Salt Lake Valley through a system-wide commitment of resources, services, data collection, analysis and coordination among all stakeholders. Salt Lake City staff play a key role in assisting this effort as it moves forward.

SP-65: LEAD-BASED PAINT HAZARDS 91.215(i)

Because a high percentage of the housing units in Salt Lake City were built before 1978, outreach and education efforts about lead-based paint must continue. As such, the City has implemented a plan to address lead issues in our residential rehabilitation projects. The City's Housing Rehabilitation Program is in compliance with HUD's rules concerning identification and treatment of lead hazards. During the 2018-2019 program year, Salt Lake City worked in conjunction with our partners on the state and county levels to educate the public on the dangers posed by lead based paint, including the following:

- Undertake outreach efforts through direct mailings, the Salt Lake City website, various fairs and public events, and the local community councils.
- Provide materials in Spanish to increase lead-based paint hazard awareness in minority communities.
- Partner with Salt Lake County's Lead Safe Salt Lake program to treat lead hazards in the homes of children identified as having elevated blood levels.
- Emphasize lead hazards in our initial contacts with homeowners needing rehabilitation.



- Work with community partners to encourage local contractors to obtain worker certifications for their employees and sub-contractors.

HOW ARE THE ACTIONS LISTED ABOVE RELATED TO THE EXTENT OF LEAD POISONING AND HAZARDS?

Our efforts over the last five years have resulted in a significant increase in the number of children being tested for elevated blood-lead levels. This has been made possible through improvements in testing technology which has allowed the City to better detect and protect children and their family members who might be living in a hazardous environment. The percentage of children testing positive has continued to remain below 1% despite the action level for blood-lead levels has been reduced from 10 mcg/dl to 5 mcg/dl. Through our rehabilitation and outreach efforts, we hope to continue to maintain these low testing levels and continue to protect our children from dangerous living conditions.

HOW ARE THE ACTIONS LISTED ABOVE INTEGRATED INTO HOUSING POLICIES AND PROCEDURES?

The abatement of lead in Salt Lake City's existing housing stock is an important component of addressing fair housing impediments for low-income families with children. It is a policy of Salt Lake City's Housing Rehabilitation program, as well as other housing programs funded through the City's federal entitlement block grants, to employ safe work practices when working to identify and abate lead-based paint in households.

SP-70: ANTI-POVERTY STRATEGY 91.215(j)

JURISDICTION GOALS, PROGRAMS, AND POLICIES FOR REDUCING THE NUMBER OF POVERTY-LEVEL FAMILIES

Similar to cities across the country, Salt Lake City is faced with growing income inequality and must address poverty in our community. The limited incomes of many Salt Lake City residents have left them with insufficient means to meet an adequate standard of living – especially in light of the massive increase in housing, transportation, health care, and many other critical need costs. In a strategic effort to reduce the number of households living in poverty and prevent households from falling into poverty, Salt Lake City is focusing on a multi-pronged approach:

1. Identify strategic opportunities to build capacity, prevent displacement, and expand resources within the target area that align with other large-scale community investment.
2. Support the City's most vulnerable populations, including the chronically homeless, homeless individuals and families, those facing behavioral health concerns, persons living with HIV/AIDS, disabled, and the low-income elderly.

The City's anti-poverty strategy aims to close the gap in a number of socioeconomic indicators, such as improving housing affordability, stabilizing households that may be at risk of losing their housing, deploy anti-displacement strategies, increase employment skills of at-risk adults, access to transportation for low-income households, and support behavioral health programs. Efforts will focus on the following objectives:



- Assist low-income individuals to maximize their incomes.
- Expand housing opportunities.
- Ensure that vulnerable populations have access to supportive services.
- Evaluate the use of anti-displacement strategies and access to high opportunity areas.
- Increase access to public transit systems for vulnerable populations.

Federal entitlement funds allocated through this Consolidated Plan will support the City's anti-poverty strategy through the following:

- Provide job/vocational training for vulnerable populations.
- Provide essential supportive services for vulnerable populations.
- Provide housing rehabilitation for low-income homeowners.
- Expand affordable housing opportunities.
- Improve neighborhood/commercial infrastructure in target areas.
- Provide transportation amenities that support multi-modal transportation.
- Increase access to public transit systems for vulnerable populations.

HOW ARE THE JURISDICTION'S POVERTY REDUCING GOALS, PROGRAMS, AND POLICIES COORDINATED WITH THIS AFFORDABLE HOUSING PLAN:

Anti-poverty efforts outlined in this plan will be leveraged with other City plans, programs, initiatives and resources to undertake a comprehensive approach to reduce the occurrence of poverty within Salt Lake City. City programs and initiatives that support anti-poverty efforts include, but are not limited to, the following:

- *Growing SLC: A Five-Year Housing Plan 2018-2022*
- Affordable Housing Rehabilitation and Development
- Rental Assistance Programs
- Direct Financial Assistance Programs
- Economic Development Loan Fund

SP-80: MONITORING 91.230

DESCRIBE THE STANDARDS AND PROCEDURES THAT THE JURISDICTION WILL USE TO MONITOR ACTIVITIES CARRIED OUT IN FURTHERANCE OF THE PLAN AND WILL USE TO ENSURE LONG-TERM COMPLIANCE WITH REQUIREMENTS OF THE PROGRAMS INVOLVED, INCLUDING MINORITY BUSINESS OUTREACH AND THE COMPREHENSIVE PLANNING REQUIREMENTS.

To ensure compliance from the start of a project or program, the Housing and Neighborhood Development (HAND) Division uses the application process to start the monitoring process of all agencies. Each application must go through an extensive review process that includes a risk analysis of proposed activities and ensures that each applicant meets a national objective and that the organizational goals are aligned with the goals identified in the City's Consolidated Plan.

Once the applications pass the initial review, each application is taken through an extensive public process, with the final funding decisions being made by our City Council. At that time, contracts are drawn up that identify governing regulations, scope of work, budgets and any other Federal requirements and local requirements of the grant. Once fully executed contracts are in place, HAND's Capital Planning staff are responsible for



monitoring the agencies through the life of the contract. The agencies are monitored for compliance with the program regulations as well as the content found in the City contracts.

To ensure sub-grantees are aware of program requirements, each agency that was awarded funds received an invitation to attend a mandatory grant training seminar. This seminar allows HAND staff to reiterate Federal regulations, provide guidance on changes for the upcoming grant year, identify Federal funding concerns, and review expectations of the agencies. The City requires that at least one attendee from each agency come to the training. Each person attending the training seminar receives a handbook that contains important information including contacts, website links, timelines, and a list of documents that are required to be submitted to the City annually. Agencies that were unable to attend do have the ability to receive training documents if they contact the City.

The City operates all CDBG, ESG, HOME and HOPWA grants on a reimbursement basis. This ensures that desk reviews, an important part of monitoring, can be completed before federal funds are utilized for any program or project. A desk review was completed for every reimbursement request. This allowed HAND staff to ensure that all requirements of the contract and federal regulations were actively being met prior to disbursing any funds or drawing funds from HUD's Integrated Disbursement and Information System (IDIS). The IDIS system also helps to assist with program/project eligibility requirements, track spending rates and report performance measurements.

During the program year, the HAND staff works together with sub-grantees to ensure Federal regulations are followed. This ensures consistent communication between staff and agencies and reduces confusion. Through the use of a Risk Analysis, coupled with reporting mechanisms, the Division Director and HAND staff are able to determine which agencies would benefit from a technical training session, and which agencies need to have an on-site monitoring visit. The agencies that score highest typically have a monitoring visit during the following program year. As per Federal regulations, select agencies from each program (CDBG, ESG, HOME & HOPWA) are monitored on an annual basis.

Because it is a HAND policy that each reimbursement request receives a desk review prior to funds being disbursed, it is a straightforward process to monitor compliance throughout the term of the contract. In addition to desk reviews, tailored guidance is given throughout the year via telephone and email conversations. Many of the agencies receiving funding were for programs that have received grant funds over a long period of time and had no substantial changes to their programs. As such, the City focused its efforts on new agencies needing technical assistance, and on working with veteran agencies and their performance measurements to ensure better data quality for outcomes.

Agencies receiving Tenant Based Rental Assistance funding are highly encouraged to place clients in multifamily units that meet the City Housing standards. It is the City's requirement that all residential rental units must have a current City business license. These units are regularly inspected as per City Ordinance. However, it is also our understanding that some clients may not be housed in multifamily units for one reason or another. In an effort to ensure safe, decent housing, a process exists whereby a Landlord may self-certify that the unit meets City Housing Code. Outside of the City's incorporated boundaries, agencies must follow local housing ordinances. In these instances, a Housing Quality Standard Inspection form must be in the client's file. All inspections and housing standards must be met prior to the clients moving into their units.

HAND staff provides year-round technical assistance via phone, email and when needed, in person. This technical assistance provides the agencies with an opportunity to evaluate programs, policies and practices in a low stress environment. Continued technical assistance ensures compliance with federal regulations.



Technical assistance and monitoring visits reveal that, in general, our agencies have well documented processes and are quick to contact the City when questions arise. If deficiencies are identified and agencies will work quickly to adjust processes as necessary and move forward with stronger programs.

The City encourages citizens to become active in their communities, providing feedback to the City about how their neighborhoods could be improved, how funding should be prioritized, and address safety concerns.



APPENDIX A: 2020-2024 FAIR HOUSING ACTION PLAN

Salt Lake City is dedicated to affirmatively furthering the purposes of the Fair Housing Act to ensure equal access to rental and homeownership opportunities for all residents. Through the efforts identified in the *2020-2024 Fair Housing Action Plan*, Salt Lake City will continue to collaborate with our partners to enforce federal, state, and local laws that prohibit housing discrimination based on a person's race, color, religion, sex, disability, familial status, national origin, sexual orientation, gender identity, source of income, age, parental status, or marital status. In addition, the City will address practices and policies that have the effect of limiting housing choice for protected classes. As part of a larger network of fair housing stakeholders, Salt Lake City will work toward a future where everyone has an equitable and affordable place to call home.

ANALYSIS OF IMPEDIMENTS

In 2014, the Bureau of Economic and Business Research at the University of Utah completed a comprehensive analysis of fair housing on both a regional and city level with a grant from HUD. Salt Lake City continues to use the 2014 data due to the fact that there are no significant changes to the data, nor significant changes to the methods to address the impediments identified. However, the City will continue to work collaboratively with community members, data experts, and local municipalities if additional data comes forward. The *Regional Analysis of Impediments to Fair Housing Choice Salt Lake County and Salt Lake City Fair Housing Equity Assessment* provide an analysis of the following:

- Patterns of segregation
- Racial and ethnic concentrated areas of poverty
- Disparities by race, color, religion, sex, familial status, national origin, and disability in access to housing and community assets, including education, transit, and employment

This Analysis of Impediments builds on that prior study and focuses on current areas of impediments.

Between 2013 and 2018, The Fair Housing Program of the Disability Law Center (DLC) of Utah conducted fair housing testing for the purpose of uncovering rental housing discrimination directed towards protected classes. This program serves Salt Lake City and all areas of Utah to ensure that an individual's housing rights are upheld and that micro or systematic discrimination is not present.

ACTION PLAN

Salt Lake City has utilized the regional analysis of impediments, fair housing equity assessment, and data gathered through the 2020-2024 Consolidated Plan planning process to identify impediments to fair housing choice that disproportionately affect members of protected classes. The following Action Plan provides an overview of fair housing impediments and provides action items to remove or ameliorate each impediment.

Impediments can be direct or indirect, created by both public sector and private sector actions, and have been divided into the following categories:

1. Discrimination in Housing
2. Mobility and Access to Opportunity
3. Availability of Affordable and Suitable Housing
4. Zoning, Land Use Regulations and Redevelopment Policies
5. Fair Housing Coordination and Knowledge



1. Discrimination in Housing

As a HUD-funded recipient Salt Lake City does not discriminate in housing or services on the basis of race, color, national origin, disability, familial status, religion, or sex, as well as protected classes covered under state and local regulations. The City works to eliminate discriminatory practices and ensure equal housing opportunities for all. Even with the City's efforts to eliminate discriminatory practices, fair housing equity assessments have, on occasion, found discriminatory practices.

Impediment: Unfair Lending Practices

A contrast of mortgage denials and approvals exists between racial and ethnic populations in Salt Lake County. The mortgage application denial rate for Hispanics (20%) in Salt Lake City is higher than that of non-Hispanics (13%).¹

Actions to Eliminate or Ameliorate Impediment:

- I. Expand homeownership opportunities by continuing to target the City's Low and Moderate-Income Homebuyer program, as well as other direct financial assistance programs funded through CDBG and HOME, to racial and ethnic minorities, persons with disabilities, single-parent households, and large families.
- II. Collaborate with community partners, including community development organizations, religious institutions, employment centers, and housing counseling agencies to support education programs on bank products and services, financial management, and homebuyer counseling. Programs should be offered in English and Spanish, as well as other languages as needed.
- III. Work with local lenders, financial institutions, and real estate institutions to build awareness on fair housing laws and practices.
- IV. Support the Disability Law Center's fair housing testing efforts directed at private market real estate practices

Impediment: Rental Discrimination

The Fair Housing Program at Utah's Disability Law Center serves people from all protected classes (race, color, ethnicity, sex/gender, religion, disability, familial status) and not just people with disabilities. Utah law also protects against discrimination based on source of income, sexual orientation and gender identity. The program serves Salt Lake City and is intended to ensure that an individual's housing rights are upheld and that micro or systematic discrimination is not present.

The Disability Law Center helps ensure that people who belong to protected classes have equal access and opportunity to rent or own homes and apartments in their communities. This work includes, but is not limited to, the following:

- Ensuring that landlords and property owners do not discriminate in renting or selling property
- Making sure that housing is accessible to people with disabilities to the extent required by law
- Advocating to increase the amount of accessible, affordable, and integrated housing
- Providing fair housing trainings for providers, landlords, and consumers of housing
- Conducting fair housing testing to ensure that landlords are complying with fair housing laws
- Enforcing fair housing laws through administrative and judicial complaint processes

¹ Federal Financial Institutions Examination Council, Home Mortgage Disclosure Act



The Disability Law Center has uncovered rental housing discrimination directed toward protected classes. The Center conducts tests with matched pairs of individuals, couples, or families. Testers are matched on rental eligibility characteristics so that the only significant difference between them is the factor being tested.

- On average, approximately 300 calls a year to the Disability Law Center originate from Salt Lake City residents.
- Data on fair housing testing from the Disability Law Center, the most common rental housing discrimination in Salt Lake City are primarily based on disability status, national origin, and race.
- Data collected from 2013 to 2018 showed 97 cases of confirmed disparate treatment and signs of disparate treatment, regarding housing discrimination in Salt Lake City. During this period there were a total of 1,078 reports of people who felt they had been discriminated against. Of those, 456 total required short-term assistance and instructions on how to advocate for what they need on their own or required referrals to other legal agencies.
- In 2019 Approximately 40 of the total calls were elevated to case level. Of those, the Disability Law Center successfully mediated directly with landlords on behalf of tenants.
- Approximately 150 fair housing tests per year are completed by the Disability Law Center, with about 25% of the total having some sort of housing discrimination red flag.

Examples of the incidents around rental housing discrimination, all of which are illegal, verified by the Disability Law Center testing are:

- Landlords requesting tenants to waive HIPAA rights to verify their disabilities.
- Requiring extra deposit fees for service animals.
- Landlords wanting to visibly identify a person's severity of disability to determine if they should rent to them.
- When an Arabic sounding name was given to a landlord, the landlord wanted to see the potential tenant before deciding to rent to them.
- Potential tenants of color being told to pay higher deposits and higher monthly rents compared to white potential tenants.
- Potential renters of color being told there are no apartments available when white potential renters are told there are several available to them that day.
- Different move in specials given to white applicants over applicants of color. Such as free parking spaces, or being offered apartments closer to amenities.

Actions to Eliminate or Ameliorate Impediment:

- I. Utilize the Good Landlord program to educate landlords and property managers on fair housing laws and requirements;
- II. In partnership with the Utah Antidiscrimination and Labor Division and the Disability Law Center, the Apartment Association, utilize the Mayor's Office of Diversity and Human rights to provide educational programming on tenant rights and fair housing;
- III. Refer victims of housing discrimination to the Utah Antidiscrimination and Labor Division and the Disability Law Center to process fair housing complaints.

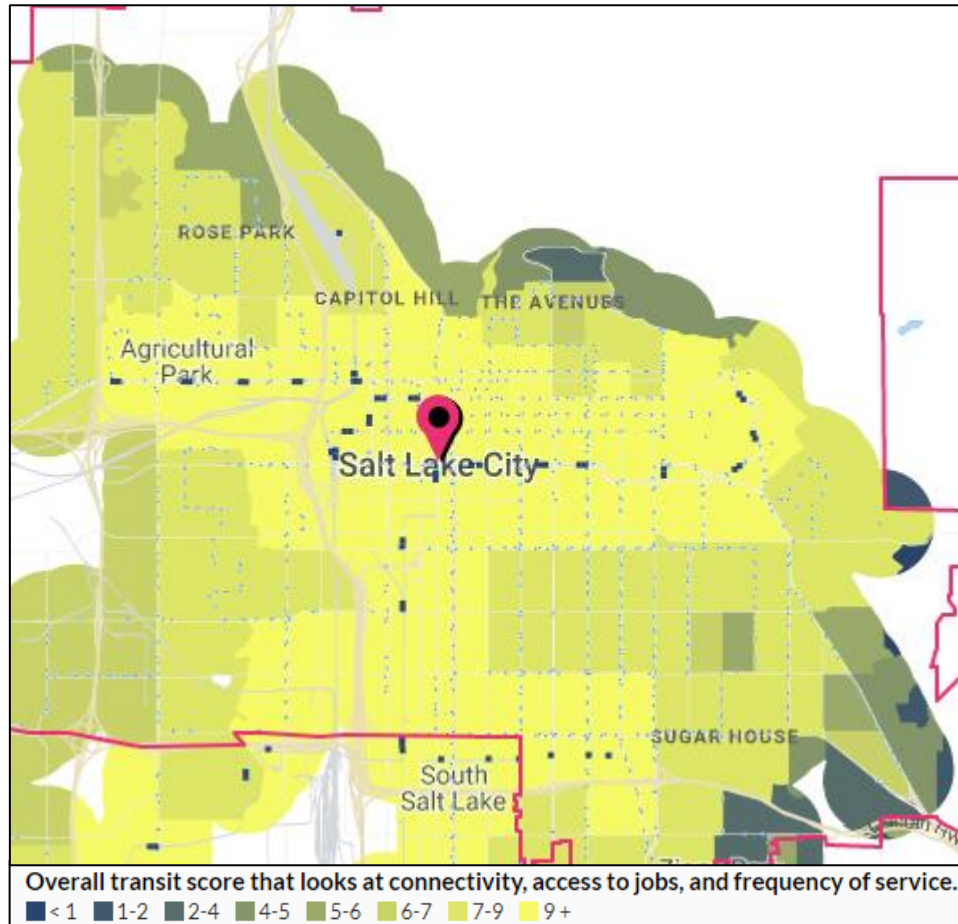
2. MOBILITY AND ACCESS TO OPPORTUNITY

Fair housing choice provides that members of protected classes are able to choose a residence that offers access to opportunity including essential services, transit, quality schools, job opportunities, and healthy



communities. As the map below demonstrates, there are differences in access to transit based on neighborhood. The Center for Neighborhood Technology tracks an overall transit score for municipalities based on trips per week and number of jobs accessible by transit. The central parts of the City score highly by this standard but, as shown in **Figure 1**, some areas with lower incomes, such as the Glendale, Poplar Grove, and Rose Park neighborhoods, score lower in the transit scores as transit lines are not as accessible in these neighborhoods.

FIGURE 1



Source: The Center for Neighborhood Technology, *AllTransit*, 2019

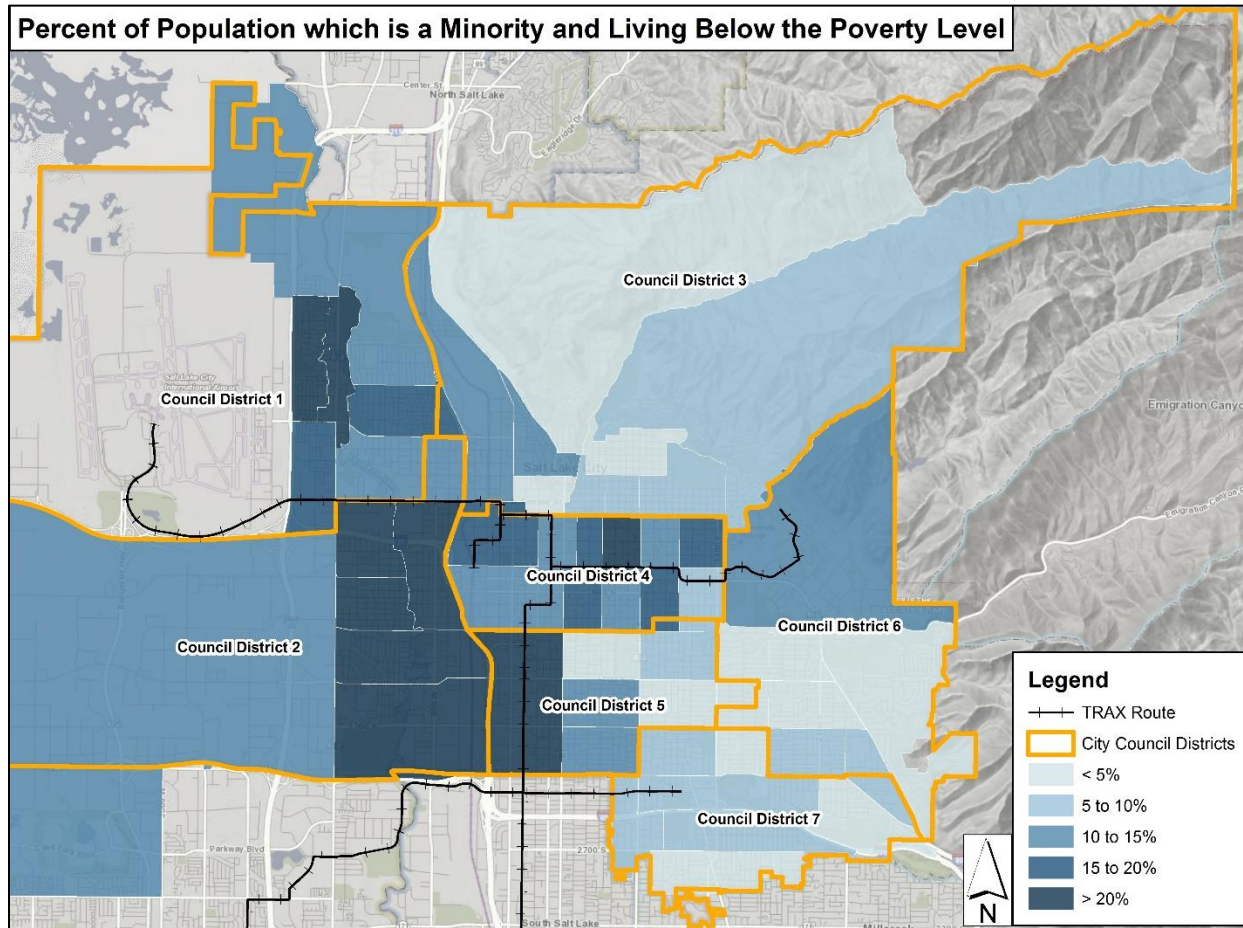
It is Salt Lake city's goal to expand housing opportunity within neighborhoods by increasing economic diversity and addressing spatial disparities and impediments. Mobility and opportunity impediments are as follows:

Impediment: Racial and Ethnic Segregation

Figure 2 shows a breakdown of the City's census tracts by their reported poverty level as it pertains to the reported minority population within the tracts. It shows that the tracts directly west of I-15 have some of the highest concentrations of minorities who are also living below the poverty level.



FIGURE 2



Source: U.S. Census Bureau: 2013-2017 ACS 5-Year Estimates

Racial and ethnic segregation in Salt Lake City developed due to a multitude of factors, including the housing market, neighborhood preferences, land use policies including zoning, demographics, and economic conditions.

Action to Eliminate or Ameliorate Impediment:

- I. Expand affordable housing opportunities throughout the City to increase housing choice for protected classes. Housing opportunities should include rental and homeownership, with a focus on housing to accommodate large families. Salt Lake City will support mixed-income opportunities through the following efforts:
 - a. Utilize funding resources, including HOME Investment Partnership Program funding, Housing Trust Fund, and other funding sources to provide financial assistance for the development of housing that economically diversifies neighborhoods.
 - b. Support zoning and land use policies that allow and/or incentivize affordable housing development in areas with high opportunity.



- c. Build public-private partnerships to leverage public resources with private capital to support housing development in areas with high opportunity.

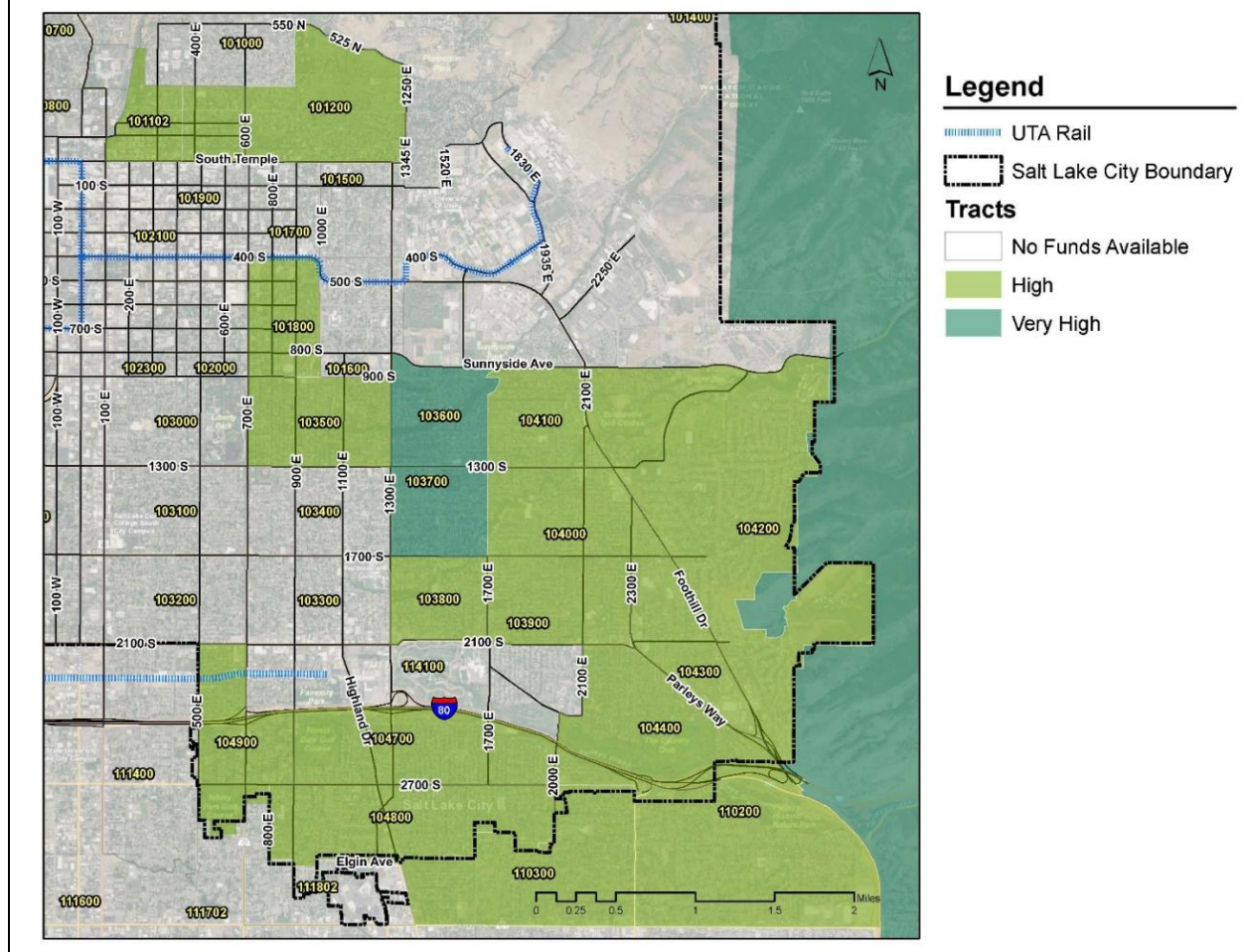
Impediment: Access to Opportunity

As **Figure 3** demonstrates, the opportunity index is considerably higher on the east side of Salt Lake City as compared to the west side of the City and the area surrounding I-15.

FIGURE 3

A census tract with a standardized opportunity index of 6 or higher shall be designated as an Area of Opportunity.

STANDARDIZED OPPORTUNITY INDEX BY CENSUS TRACT, 2015



High opportunity areas are geographical locations within the city that provide conditions that expand a person's likelihood for social mobility. These areas have been identified through an analysis of quality-of-life indicators, homeownership rate, poverty, cost-burdened households, educational proficiency, unemployment rate, and labor force participation. With these multiple indicators, a single composite, or standardized, score is calculated for each census tract. Scores may range from 1 to 10, with 1 indicating



low opportunity and 10 indicating high opportunity. A census tract with a standardized score above that of the citywide average shall be designated as an Area of Opportunity. Salt Lake City contracted with the University of Utah's Kem C. Gardner Institute to develop and annually update the city's Areas of Opportunity data.

FIGURE 4

Opportunity Index by Census Tract, Salt Lake City			
Tract	Opportunity Index	Tract	Opportunity Index
100100	5.0	103000	4.6
100200	5.5	103100	3.3
100306	3.5	103200	4.8
100307	3.5	103300	5.1
100308	3.1	103400	5.7
100500	3.7	103500	6.6
100600	3.3	103600	8.2
100700	4.6	103700	8.2
100800	5.3	103800	6.2
101000	5.7	103900	7.5
101101	6.4	104000	7.9
101102	6.2	104100	7.1
101200	6.8	104200	7.5
101400	4.6	104300	6.2
101500	4.8	104400	7.5
101600	5.3	104700	6.6
101700	4.8	104800	6.4
101800	6.2	104900	6.6
101900	4.8	110103	8.2
102000	3.7	110200	7.9
102100	3.7	110300	7.5
102300	2.8	111400	2.6
102500	3.7	111802	3.3
102600	2.4	113906	2.4
102701	3.1	114000	NA
102702	2.6	114100	NA
102801	2.4	114500	NA
102802	1.9	114700	NA
102900	1.9	114800	NA

Source: Opportunity Index derived by Kem Gardner Policy Institute, University of Utah from HUD Affirmatively Furthering Fair Housing database and HUD Comprehensive Housing Affordability Strategy, U.S. Census Bureau, and Utah State Office of Education.

Action to Eliminate or Ameliorate Impediment:

- I. Expand access to opportunity in RDA project areas by demographically and geographically targeting CDBG funding to support economic development, transportation improvements, anti-displacement strategies, and other anti-poverty programs.



- II. Improve housing stability in RDA Project Areas by increasing outreach and education regarding the availability and use of CDBG and HOME funding for housing rehabilitation.
- III. Utilize federal and local funding in distressed and at-risk neighborhoods for strategic housing development to catalyze private investment, improve housing quality, and promote occupancy at a range of household incomes.

3. AVAILABILITY OF AFFORDABLE AND SUITABLE HOUSING

A regional lack of affordable housing disproportionately impacts protected classes. Protected classes are especially impacted by a lack of rental housing affordable to households at 50% AMI and below, large family households, and disabled person households. Housing stock impediments are as follows:

Impediment: Rental housing affordable to households at 50% of AMI and below

A housing gap analysis found a citywide shortage of 6,177 affordable rental units for households earning less than \$20,000 per year. About 37 percent of the City's renter households earned less than \$20,000 in 2018, with only 11 percent of the rentals in the city in their affordability range. The limited availability of housing affordable to households at 50% AMI and below have disproportionately impacted racial and ethnic minorities, persons with disabilities, and large families.

Action to Eliminate or Ameliorate Impediment:

- I. Promote development of housing units, including permanent supportive housing units, affordable to households earning 50% AMI and below by leveraging public and private investments. City-owned land can be used to leverage private investment for affordable and supportive housing development.
- II. Utilize the Salt Lake City Housing Trust Fund/Housing Trust Development Fund, and HOME Development Fund to develop housing affordable to households targeted to households at 50% AMI or below. The Salt Lake City Housing Trust Fund was created by the Mayor and City Council in 2000 to provide financial assistance to support the development and preservation of affordable and special needs housing in Salt Lake City. Eligible activities include acquisition, new construction, and rehabilitation of both multi-family rental properties and single-family homeownership. Additional assistance relating to housing for eligible households may include project or tenant-based rental assistance, down payment assistance and technical assistance. The HOME Development Fund was created as a reaction to the increasing housing costs and difficulty in deploying HOME funds. Its uses align with federal regulations and are targeted to acquisition, new construction, rehabilitation, and homeownership opportunities. The funds may be used for single family units as well as multi-family units.
- III. Strengthen incentives for the development of affordable housing. Incentives might include inclusionary zoning, density bonuses, fee reductions, fee waivers, land subsidies, and limited property tax exemptions. Strategies may also include disposition of city-owned land for the use of affordable housing development, interest rate discounts, and below market sales.



- IV. Salt Lake City has several affordable housing projects currently planned which are expected to add 476 affordable units in the near future. These projects are listed in the table below.

TABLE 1: FUTURE AFFORDABLE HOUSING PROJECTS

Project	Address	Affordable Units	AMI	Expected Completion
Exchange A	340 East 400 South	104	50%	2020
Centro Civico, Casa Milagro	145 South 600 West	49	50%	2020
Bookcliffs Lodge	1159 South West Temple	43	50%	TBD
First Step House, Phase II / 5th East Apts.	434 South 500 East	75	30%	2020
Pamela's Place / Ribbon Properties	525 South 500 West	100	30%	2020
First Step House, Phase III / 426 Apts.	426 South 500 East	40	30%	2021
Magnolia	175 South 300 East	65	30%	TBD
Total		476		

Impediment: Rental housing for large families

With an increasing share of minorities, particularly Hispanic and refugee/New American families who on average have larger household sizes, there is a higher demand for the low supply of rental options with enough bedrooms to accommodate large families. However, the supply of rental units with 4 or more bedrooms has been diminishing, while the supply of units with 2-3 bedrooms has been increasing.

TABLE 2: PERCENT OF RENTAL UNITS BY SIZE

Unit Size	2013	2018
No Bedroom	5%	8%
1 Bedroom	38%	36%
2 or 3 Bedrooms	36%	50%
4 or More Bedrooms	21%	6%

Source: U.S. Census Bureau: 2014-2018 ACS 5-Year Estimates, Physical Housing Characteristics for Occupied Housing Units

Actions to Eliminate or Ameliorate Impediment:

- I. Utilize Salt Lake City Housing Trust Fund, Housing Trust Development Fund, CDBG, and HOME funding to prioritize the development and preservation of affordable large units (three or more bedrooms).
- II. Encourage the geographical dispersal of affordable large bedroom units throughout the City to expand housing choice. Prioritize affordable housing development for families in neighborhoods that provide access to opportunities, including jobs, public transportation, education, and public amenities.

Impediment: Housing for Disabled Persons

More long-term, stable housing is necessary to address the needs of disabled populations. Disabled populations can experience several barriers in accessing housing and supportive services, including housing discrimination, cognitive abilities, lack of documentation, coordination of resources, substance abuse, and instability. As such, accessibility modifications, behavioral and medical services, and other supportive services are necessary to address the needs of disabled populations. In addition, more



residential and transitional housing opportunities are required to address the needs of extremely low-income persons with chronic alcohol and substance addictions.

Actions to Eliminate or Ameliorate Impediment:

- I. Prioritize CDBG funding for housing programs that provide accessibility modifications to low-income homeowners.
- II. Prioritize the development and preservation of affordable housing units that meet fair housing accessibility guidelines, with focus on rental housing affordable to households at 50% AMI and below.
- II. Prioritize CDBG funding for supportive housing programs targeted to disabled populations.

4. ZONING, LAND USE REGULATIONS, AND REDEVELOPMENT POLICIES

Land use regulations can prevent the development of affordable housing and an equitable distribution of housing types throughout all areas of the City.

Impediment: Zoning and land use regulations can restrict possibilities for affordable housing, thereby limiting housing choice for protected classes.

As a large rental city, Salt Lake City has a considerable amount of multifamily zoning. As such, Salt Lake City provides a broad range of housing types for households with a wide range of incomes. However, many of the City's neighborhoods are zoned for single-family use and prohibit multi-family housing. These neighborhoods are often considered to be high opportunity by offering quality schools, low crime rates, public amenities, and economic opportunities.

As housing affordability continues to decline in Salt Lake City, the inadequate supply of affordable housing will increasingly impact protected classes. Such disparities will compound if zoning limits affordable housing development through the following:

- Limitations on the siting of group homes
- Limitations on the siting of accessory dwelling units
- Minimum single-family lot sizes
- A lack of multifamily zoning in census tracts with low poverty rates

Actions to Eliminate or Ameliorate Impediment:

- I. Provide zoning incentives to encourage affordable housing development throughout the City;
- II. Revise zoning to more broadly allow mixed-income, multi-family, and affordable residential uses;
- III. Broaden the range of explicitly permitted residential uses for vulnerable populations, especially for supportive housing, group homes, and others;

5. FAIR HOUSING COORDINATION AND KNOWLEDGE

Salt Lake City is committed to promoting fair housing through education and coordination. Producers, consumers, and providers of housing need to have adequate fair housing knowledge to promote best practices. In addition, coordination needs to occur between local municipalities to effectively ameliorate fair housing impediments at the regional level.



Impediment: Lack of regional fair housing coordination between municipalities, service providers, and other fair housing stakeholders.

Several impediments to fair housing choice are shared across municipalities in Salt Lake County. The most effective mitigation to these common impediments is a coordinated approach by all of the jurisdictions in the region.

Action to Eliminate or Ameliorate Impediment:

- I. Salt Lake City will continue to participate in the Utah Fair Housing forum which includes representatives from HUD's Regional Office of Fair Housing and Equal Opportunity, the Disability Law Center, the Utah Antidiscrimination and Labor division, representatives from various Utah entitlement cities, and fair housing advocacy groups.
- II. Salt Lake City will participate and promote with community partners all regional Fair Housing training, conferences, and Fair Housing Design and Construction training.

Impediment: Fair housing knowledge does not reach all producers, consumers, and providers of housing, which results in a lack of understanding, misconceptions, and violations of fair housing laws.

Fair housing cannot become a high priority for our community without increased awareness on fair housing rights and responsibilities. Increased awareness needs to occur for all fair housing stakeholders, from producers to consumers of housing.

Actions to Eliminate or Ameliorate Impediment:

- I. Promote fair housing rights and responsibilities through Salt Lake city's annual workshop for CDBG, ESG, HOME, and HOPWA subgrantees.
- II. Distribute fair housing literature in multiple languages through various outreach events and through the City's website.
- III. Utilize the good Landlord program to educate landlords and property managers on fair housing laws and requirements.
- IV. In partnership with the Utah Antidiscrimination and Labor Division and the Disability Law Center, utilize the Mayor's Office of Diversity and Human Rights to provide educational programming on tenant rights and fair housing.
- V. Collaborate with community partners, including community development organizations, religious institutions, employment centers and housing counseling agencies to support education programs on bank products and services, financial management, and homebuyer counseling. Programs should be offered in English and Spanish, as well as other languages as applicable.



Impediment: Language barriers faced by recent immigrants, refugees, New Americans, deaf, hard-of-hearing, deaf-blind, or speech disabled individuals create a challenge to access available housing opportunities and obtain fair housing knowledge and resources.

Persons with limited English proficiency (LEP) are those whose proficiency in speaking, reading, writing, or understanding English is such that it denies or limits their ability to have meaningful access to programs and services if language assistance is not provided. According to the 2014-2018 American Community Survey (ACS), over 16.4 percent of Salt Lake City's population is foreign-born. Salt Lake City is committed to providing language assistance for LEP persons to ensure equal access to all programs, resources, and opportunities for public engagement.

Actions to Eliminate or Ameliorate Impediment:

- I. Salt Lake City and its subgrantees will identify populations served that have limited English proficiency (LEP) and develop reasonable steps to ensure meaningful access to LEP persons. Each agency/program will develop and implement a language access plan (LAP) to prevent discrimination and foster an environment of inclusiveness.
- II. Salt Lake City will continue to make its Housing Rehabilitation and Low and Moderate-Income Homebuyer programs available to all eligible individuals including those for whom English is not their primary language and who have a limited ability to read, write, speak or understand English. The Division of Housing and Neighborhood Development's LAP outlines steps to ensure meaningful access to its housing programs and activities by LEP persons.
- III. Salt Lake City will utilize and advertise communication resources and options for deaf, hard-of-hearing, deaf-blind, or speech disabled individuals who can use a Text Telephone (TTY) service. The City will also coordinate with the Mayor's Americans with Disability Act (ADA) community liaison for additional communication resources and options.

IMPLEMENTATION

Salt Lake City is taking a comprehensive approach to affirmatively furthering fair housing by promoting fair housing enforcement and education, as well as expanding housing choice and availability. The City intends to further develop the action steps included in this plan and report on progress through the City's annual Action Plan and Consolidated Annual Performance and Evaluation Reports (CAPERs).

Implementation of these actions will require coordination of efforts from multiple stakeholders inside and outside of City government, including subgrantees, housing, and community development partners, various committees, and City staff.



APPENDIX B: SUMMARY OF PUBLIC COMMENT AND CITIZEN PARTICIPATION

Citizen participation is key to ensure goals and priorities in the Consolidated plan are defined in the context of community needs and preferences. It also provides an opportunity to educate the community about the City's federal grant programs. To this end, Salt Lake City solicited involvement from a diverse group of stake holders and community members during the development of the 2020-2024 Consolidated Plan. Public engagement efforts included a citywide survey, public hearings, public meetings, stakeholder committee meetings, internal technical committee meetings, and a public comment period.

The City received input and buy-in from residents, homeless service providers, low-income service providers, food banks, housing advocates, housing developers, housing authorities, anti-poverty advocates, healthcare providers, transit authority planners, City divisions and departments, among others.

Citizen participation opportunities included the following:

- Housing and Neighborhood Development Needs Survey
- Stakeholder Advisory Committee Meetings
- Consolidated Plan Interdepartmental Technical
- Consolidated Plan Public Hearing
- Consolidated Plan Comment Period
- General Needs Hearing
- Various Community Fairs
- Salt Lake County Needs Survey
- Input from Various State & Public Agencies
- Salt Lake City Planning Commission Presentation
- Salt Lake City Planning Open House
- Email blasts, Website postings

INTERDEPARTMENTAL TECHNICAL ADVISORY GROUP MEETING #1

On July 29, 2019, the Interdepartmental Technical Advisory Group (ITAG) conducted their first meeting. The ITAG members responded to real-time interactive polling using the same questions as the resident survey to ensure consistency and compare results. The top priorities were housing and transportation with an emphasis on insufficient housing stock to meet the needs of a growing population. This concern about stock and growth was focused mostly on low-income individual and families, seniors, and persons with disabilities. Another key takeaway from the meeting was that ITAG members felt that their role in relates to the Consolidated Plan was to assist the City Council with implementation and to be a liaison to the public and City officials.

STAKEHOLDER MEETING #1

On July 30, 2019, the Housing and Neighborhood Development Division of Salt Lake City held a public meeting with nonprofit providers of housing and supportive services. The purpose of the meeting was to gain input and discuss which needs of low- and moderate-income residents were the greatest. This input helped form the Consolidated Plan's goals and priorities.

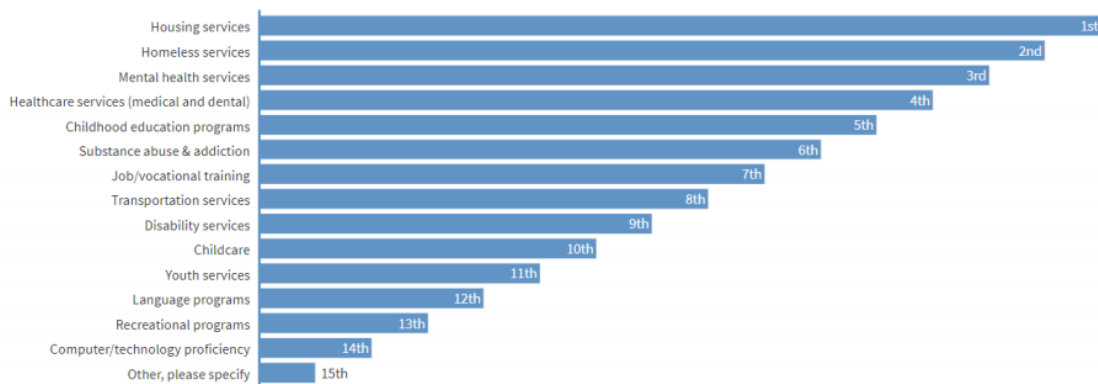


The meeting agenda was as follows:

- 10:30 a.m. - 10:40 a.m. – Introductions
- 10:40 a.m. - 10:50 a.m. – What is the Consolidated Plan?
 - Importance of the meeting
 - Citizen Participation Timeline/Process
- 10:50 a.m. - 11:00 a.m. – Existing Conditions & Trends
- 11:00 a.m. - 11:15 a.m. – Survey
- 10:15 a.m. - 12:15 p.m. – Stakeholder Priorities
- 12:15 p.m. - 12:30 p.m. – Wrap-up

As outlined in the agenda, the meeting set aside time to help the attendees understand the importance of their feedback in the Consolidated Plan's goal-setting process and then immediately consulted with them to gain insight into their perception of existing conditions and trends. This was followed by a survey which helped the attendees specify priorities moving forward. The survey results indicated housing services were the highest priority. Homeless services, mental health services, healthcare services, and childhood education programs were the next top priorities respectively.

In your opinion, how should SLC prioritize the following services?





CONSOLIDATED PLAN SURVEY - (AUG – SEPT. 2019)

The survey fielding began in mid-August and ran through September with 2,068 total respondents. The survey's purpose was to collect feedback from residents regarding their priorities for the provision of housing, public services, and economic development. The survey was available in both English and Spanish versions with additional translation services available upon request.



**HOUSING AND
NEIGHBORHOOD
DEVELOPMENT**

OUR MISSION:
To develop and enhance livable, healthy, sustainable neighborhoods.

WHAT WE DO:
We build neighborhoods by maximizing city-owned property, providing funding, and creating housing opportunities.

Help Us Create the Plan!

SLC 2020-2024 Consolidated Plan

Salt Lake City is in the process of creating the 2020-2024 Consolidated Plan. The Consolidated Plan will provide a framework for how certain federal funds are allocated to support our community's housing, infrastructure, and economic development needs. Your feedback will be instrumental in helping us identify priorities for this available funding.

Visit www.slc.gov/consolidated-plan or scan this QR code to take a brief survey.







**HOUSING AND
NEIGHBORHOOD
DEVELOPMENT**

NUESTRA MISIÓN:
Desarrollar y mejorar vecindarios habitables, saludables y sostenibles.

QUE HACEMOS:
Construimos vecindarios maximizando la propiedad de la ciudad, brindando fondos y creando oportunidades de vivienda.

¡Ayúdenos a crear el Plan!

Salt Lake City esta en proceso de crear el Plan Consolidado 2020-2024 que proporcionará un marco para el uso de los fondos federales para servicios y programas esenciales que apoyan las necesidades de vivienda, infraestructura y desarrollo económico de la comunidad. Su retroalimentación será instrumental al ayudarnos a identificar las prioridades para estos fondos disponibles.

¡Por favor complete esta breve encuesta de 5 minutos para compartir sus comentarios!



www.slc.gov/consolidated-plan

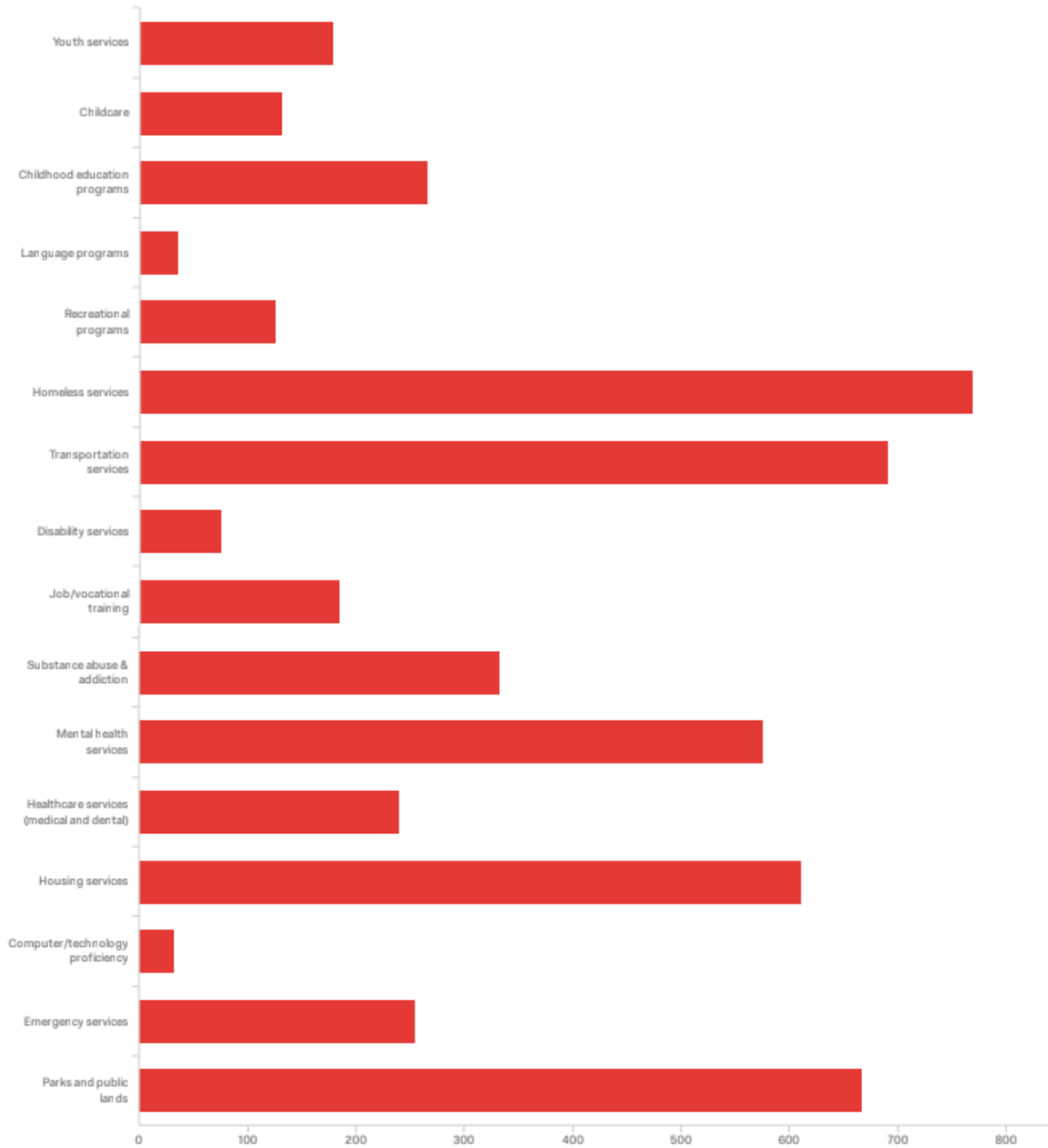


Respondents ranked homeless and transportation services as their top priorities for City services. Street improvements, job creation, and rental assistance were the top priorities for community, economic development, and housing investments respectively.



- In your opinion, how should Salt Lake City prioritize the following services? Please

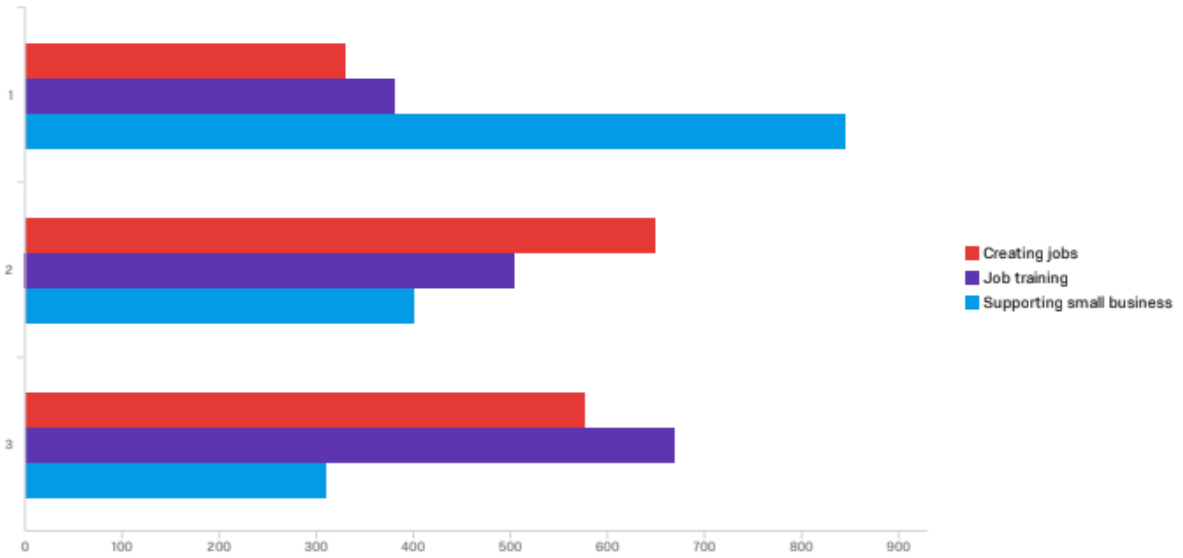
pick your top 3 priorities



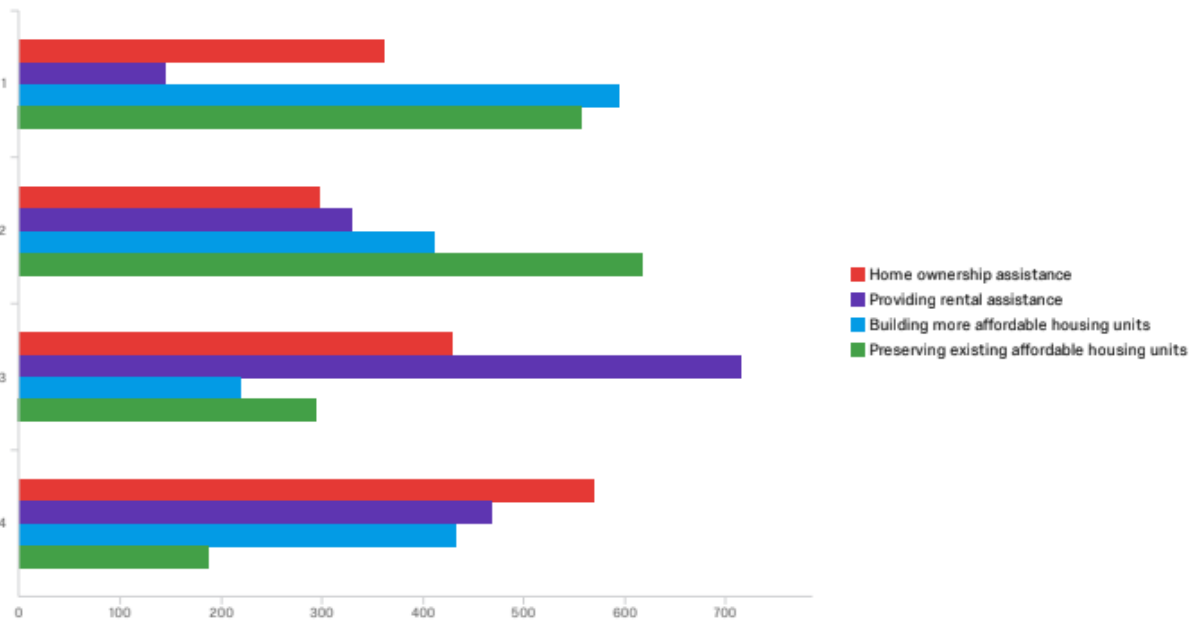


Please rank how Salt Lake City should prioritize the following Economic

Development Initiatives

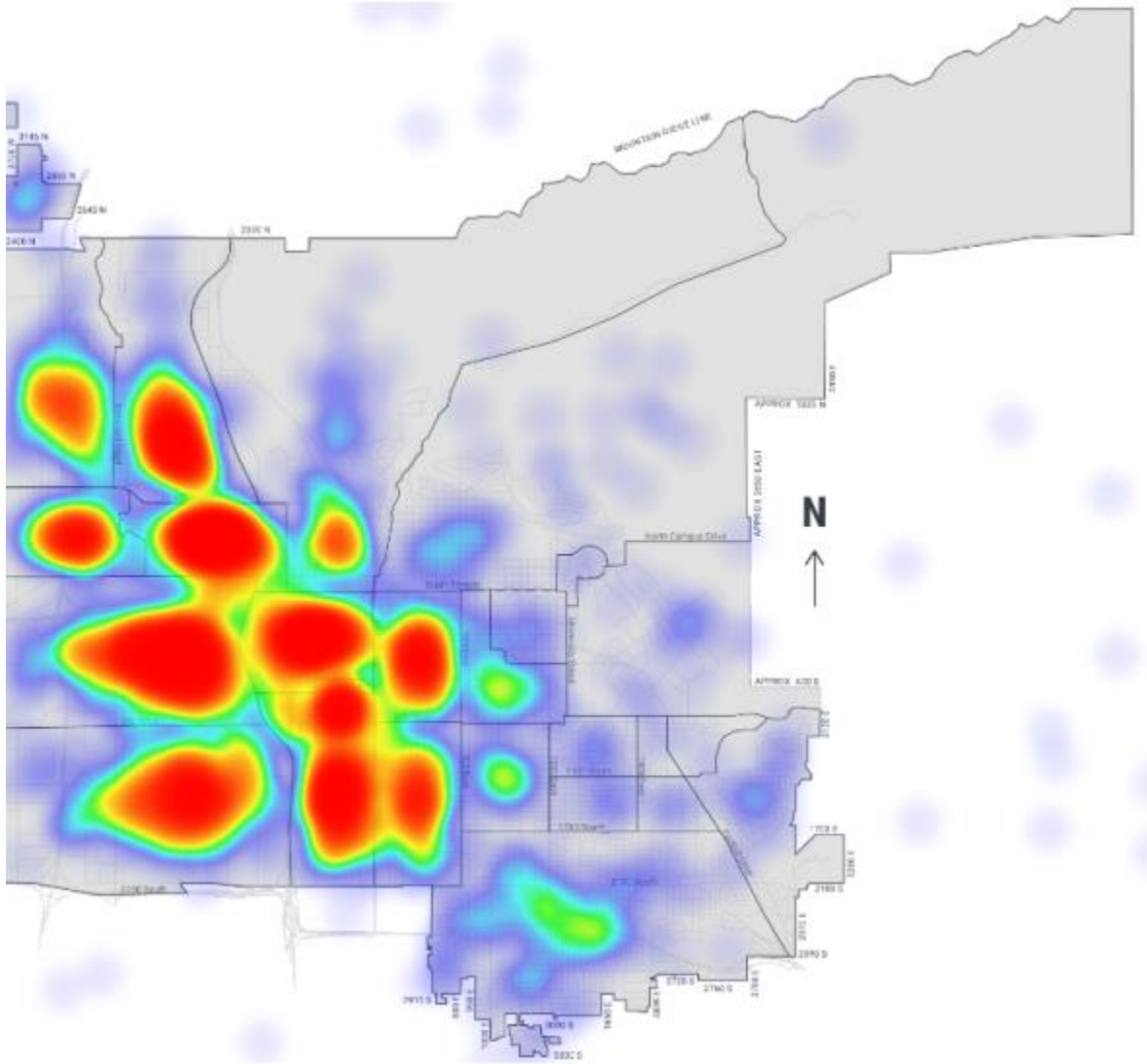


Please rank how Salt Lake City should prioritize the following Housing Programs:



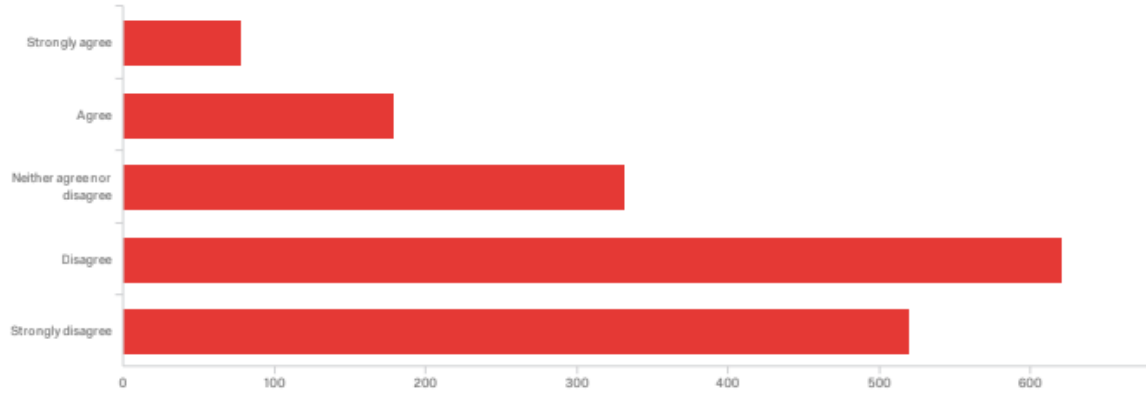


Please click on the map (up to three) the areas of the City have the most unmet needs for underserved individuals and families?

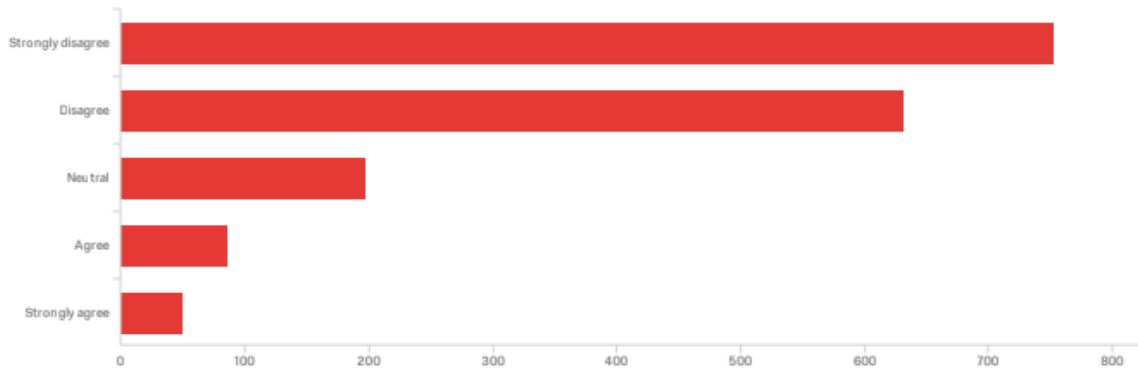




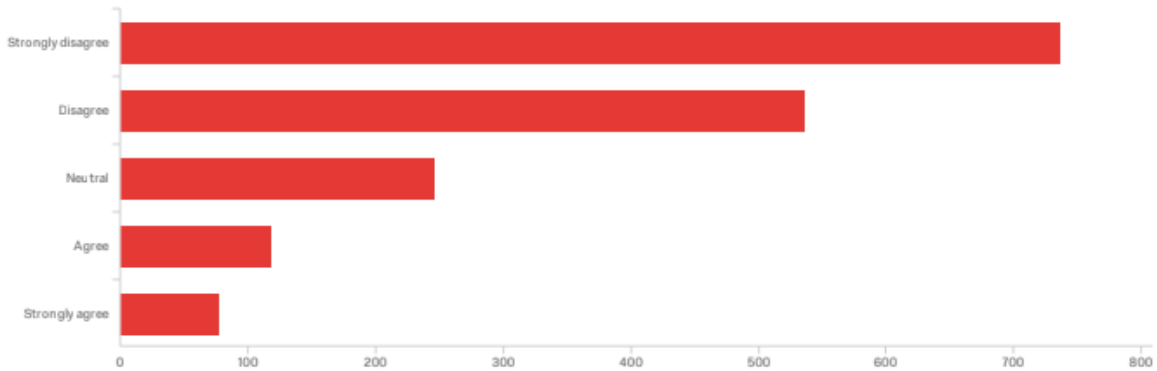
- The availability of housing units in Salt Lake City meets the needs of the growing population.



.1 - Low-income individuals / families

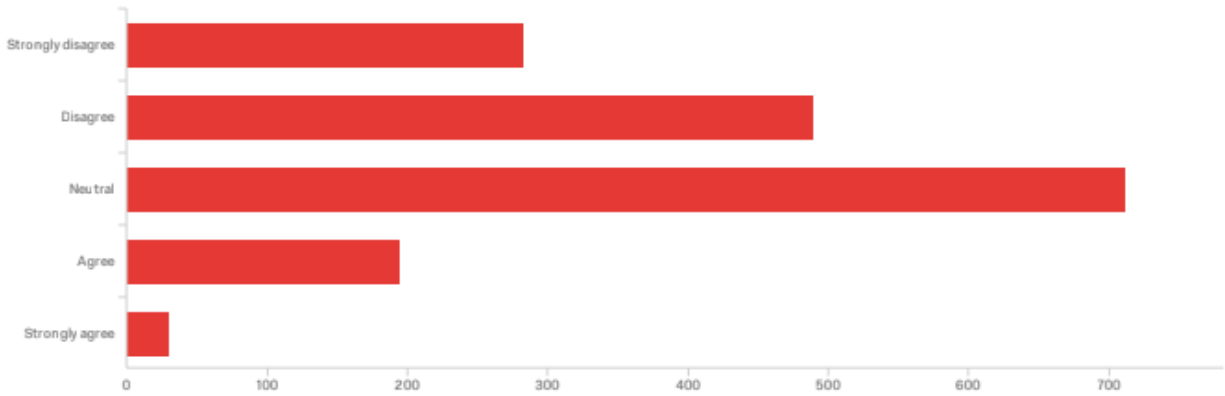


.2 - People experiencing homelessness

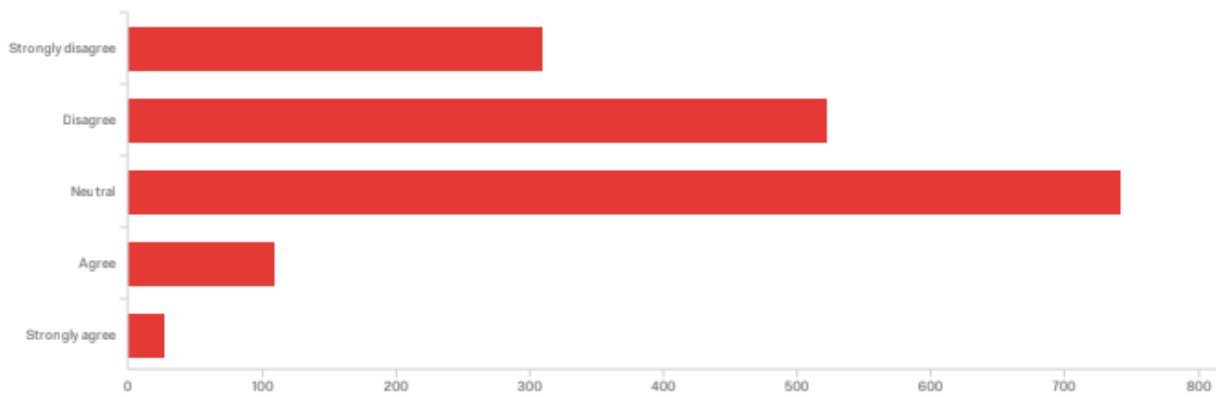




.3 - Seniors

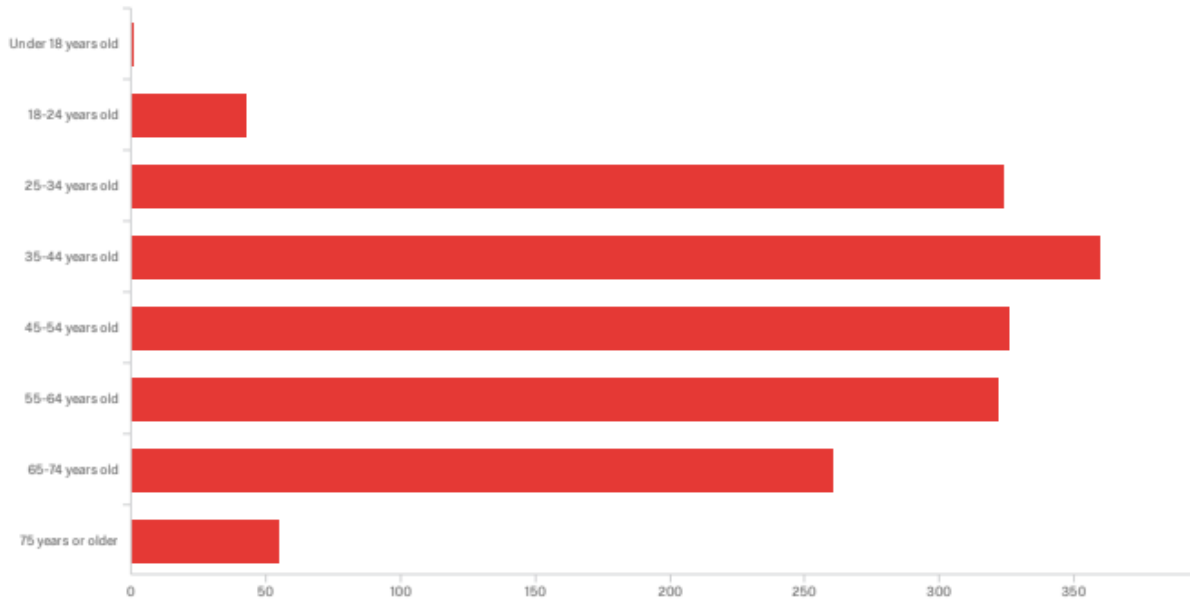


.4 - People with disabilities or special needs



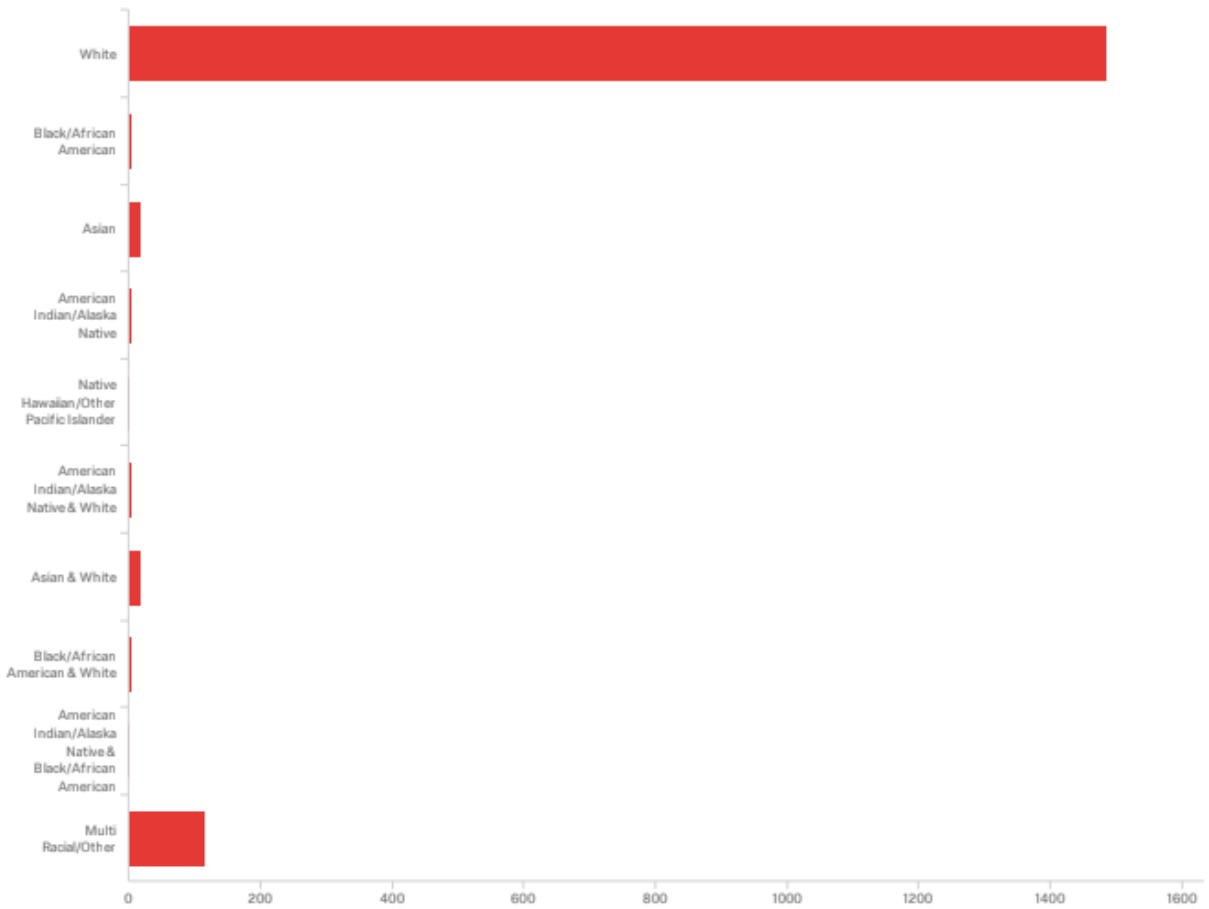


How old are you?

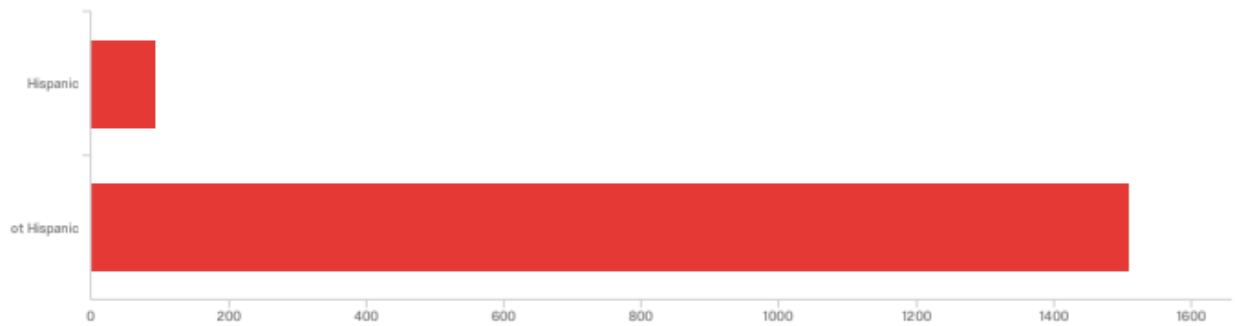




What is your race? (Please select all that apply.)

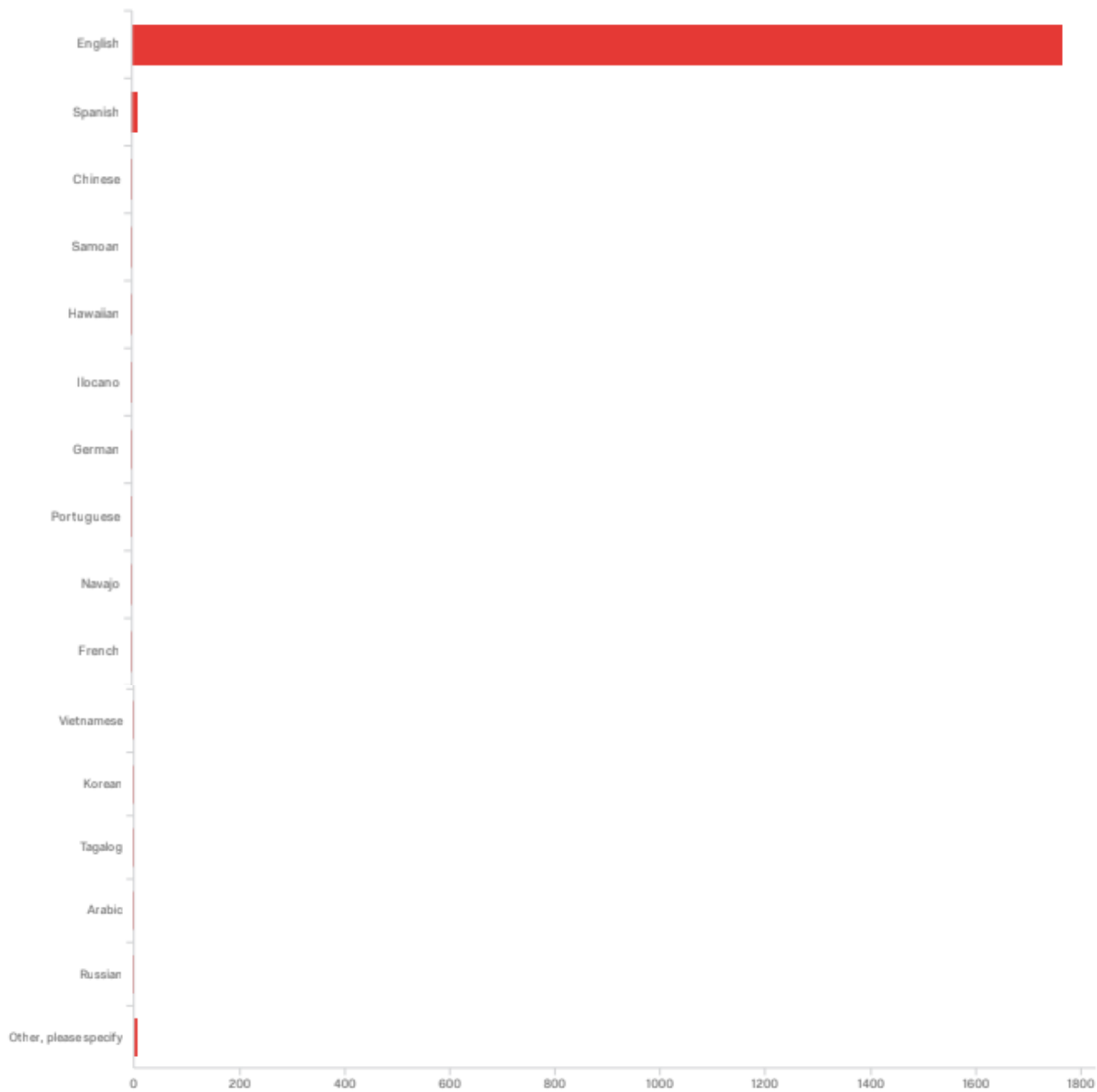


What is your ethnicity?



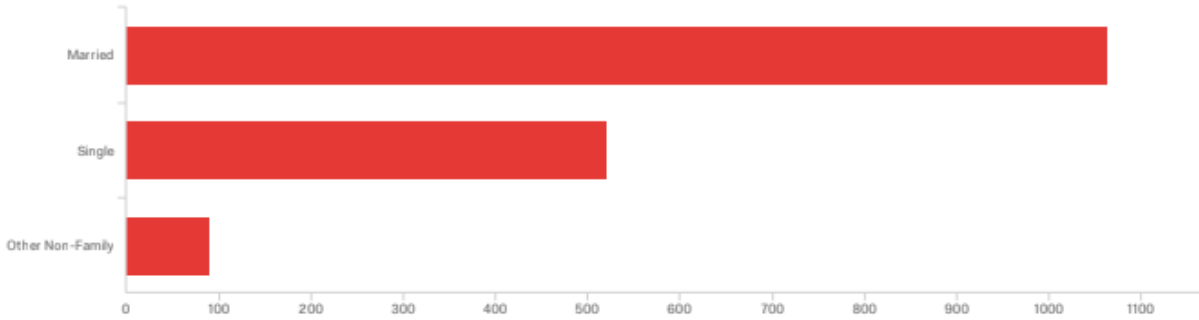


What is the primary language spoken at home?

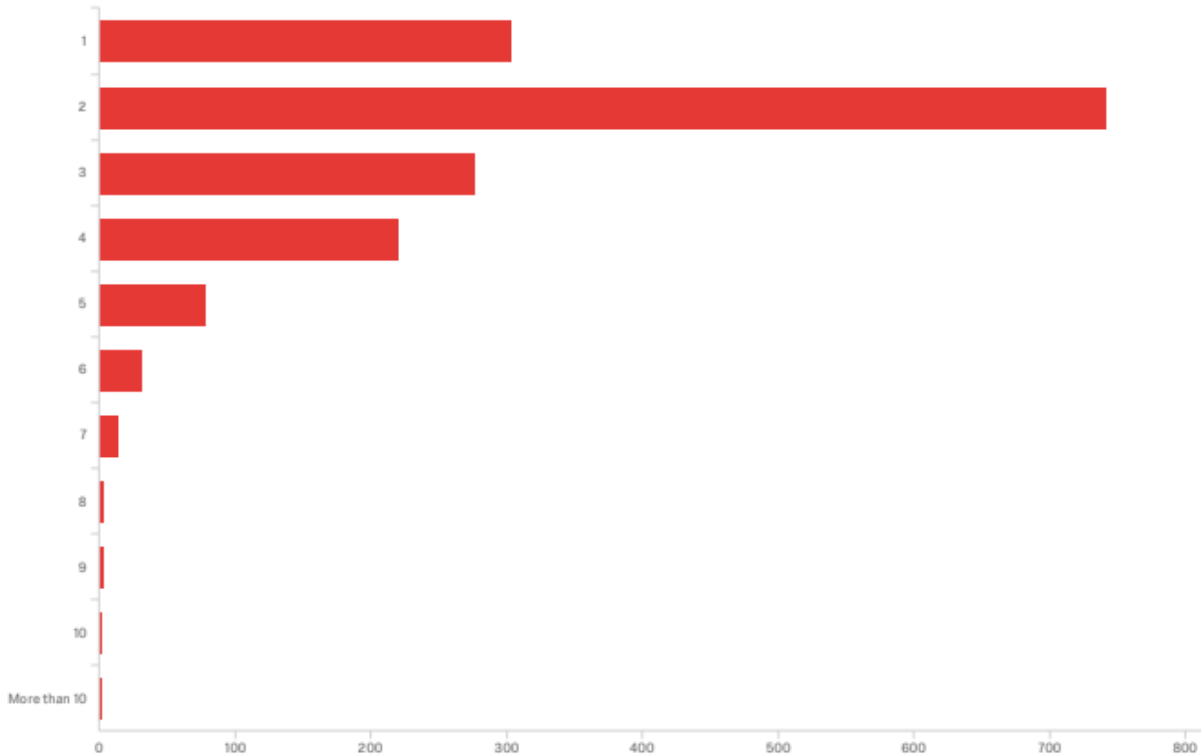




What is the type of household you currently live in?



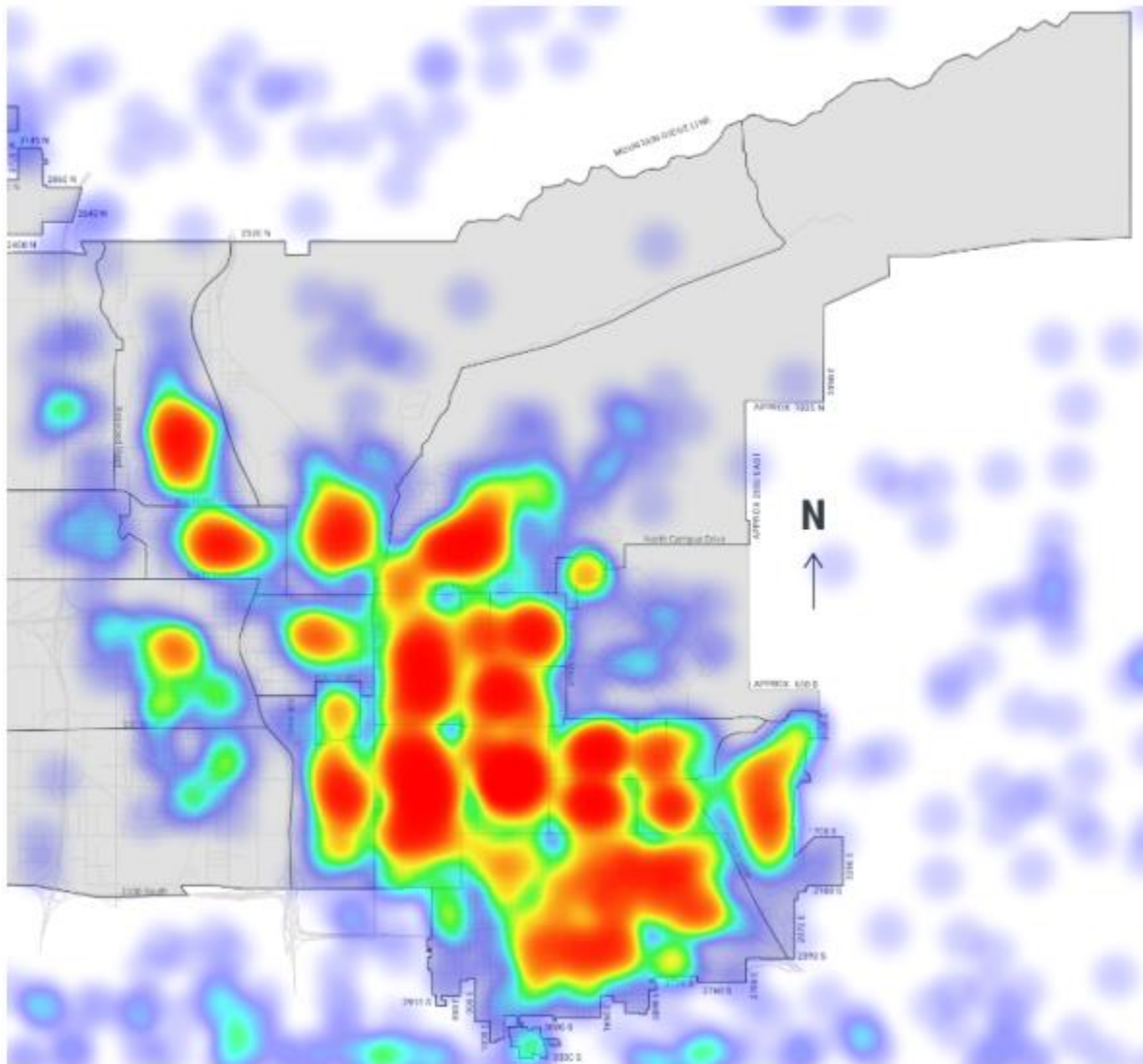
What is your household size?



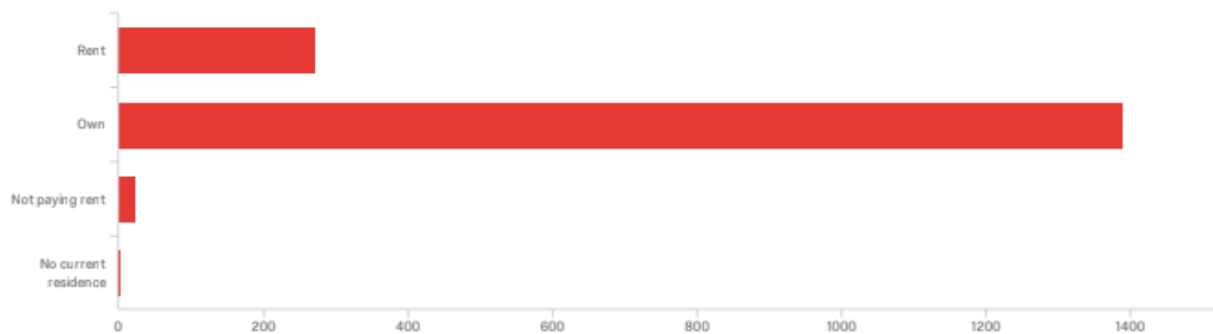


Please click on the map the area of Salt Lake City you live in. (if you live outside of

Salt Lake, please click off the map)

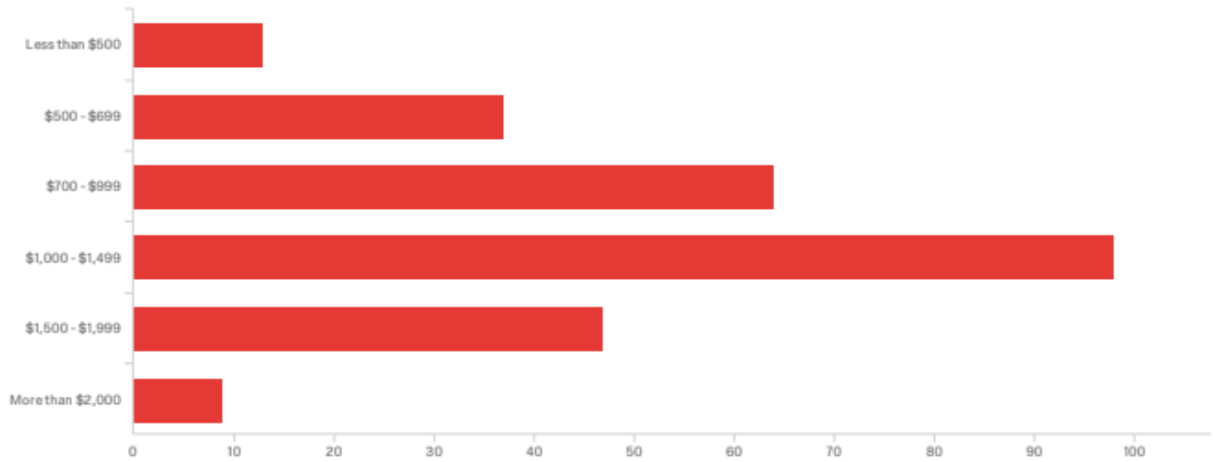


Do you rent or own your current residence?

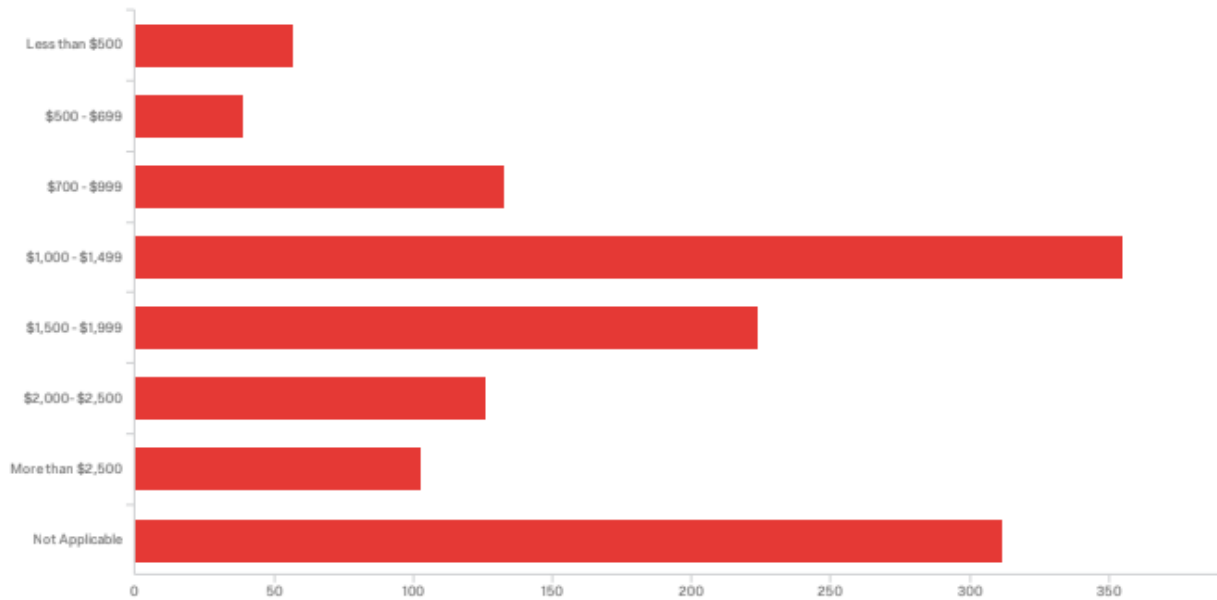




If you rent your current residence, what is your monthly rent payment?

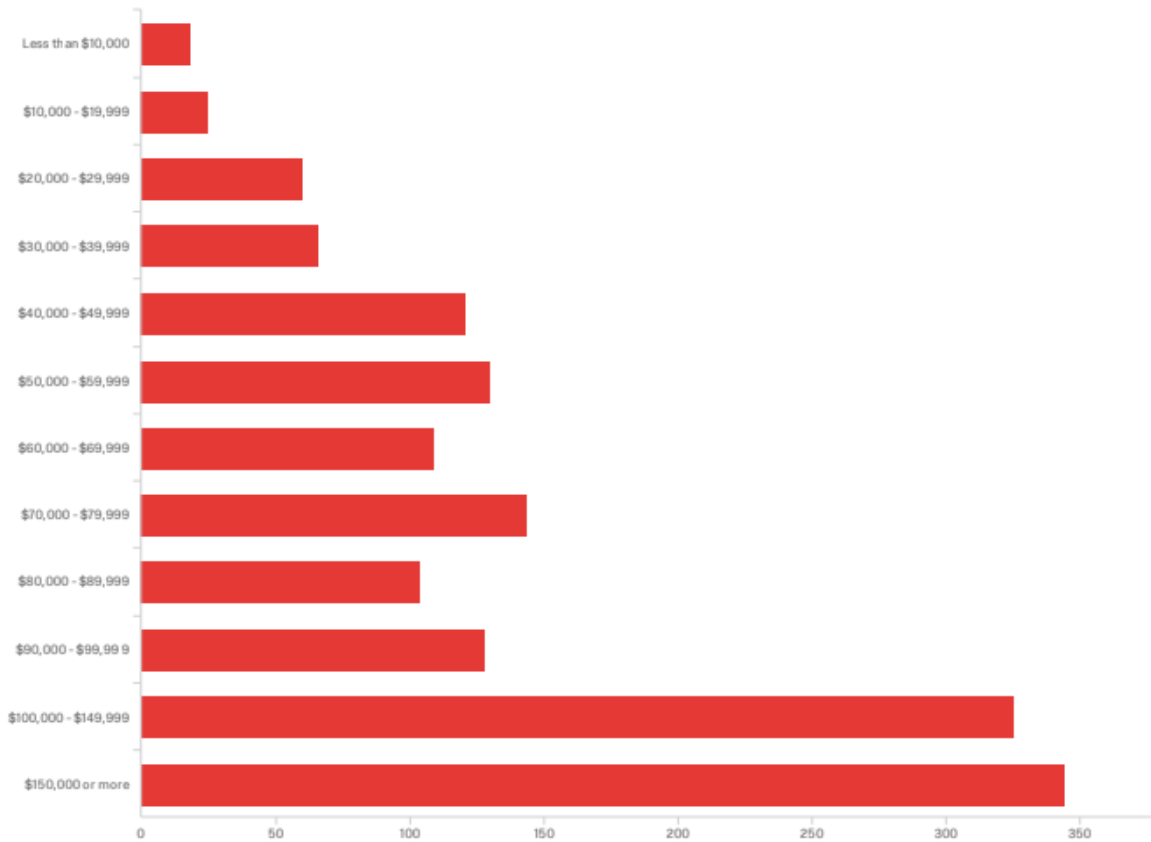


If you own your current residence, what is your monthly mortgage payment?





What is the total yearly income for your household?



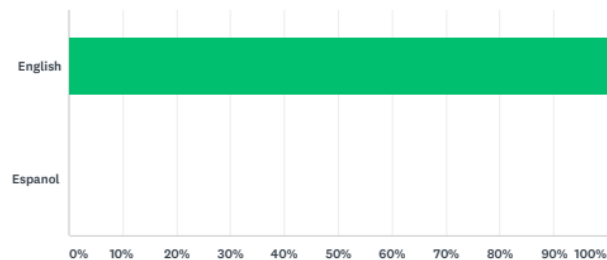
SALT LAKE COUNTY 2019 COMMUNITY NEEDS SURVEY

Salt Lake County also conducted a survey to collect public input on community needs in regard to economic development, as well as housing and community development. 243 respondents reported living in Salt Lake City and indicated that air quality, housing affordability, and homeless services. The survey results also showed that over 78% of respondents either disagreed or strongly disagreed with the notion that Salt Lake County's available housing units meet the need of the growing population.

Survey results were as follows:

English or Spanish?

Answered: 222 Skipped: 21

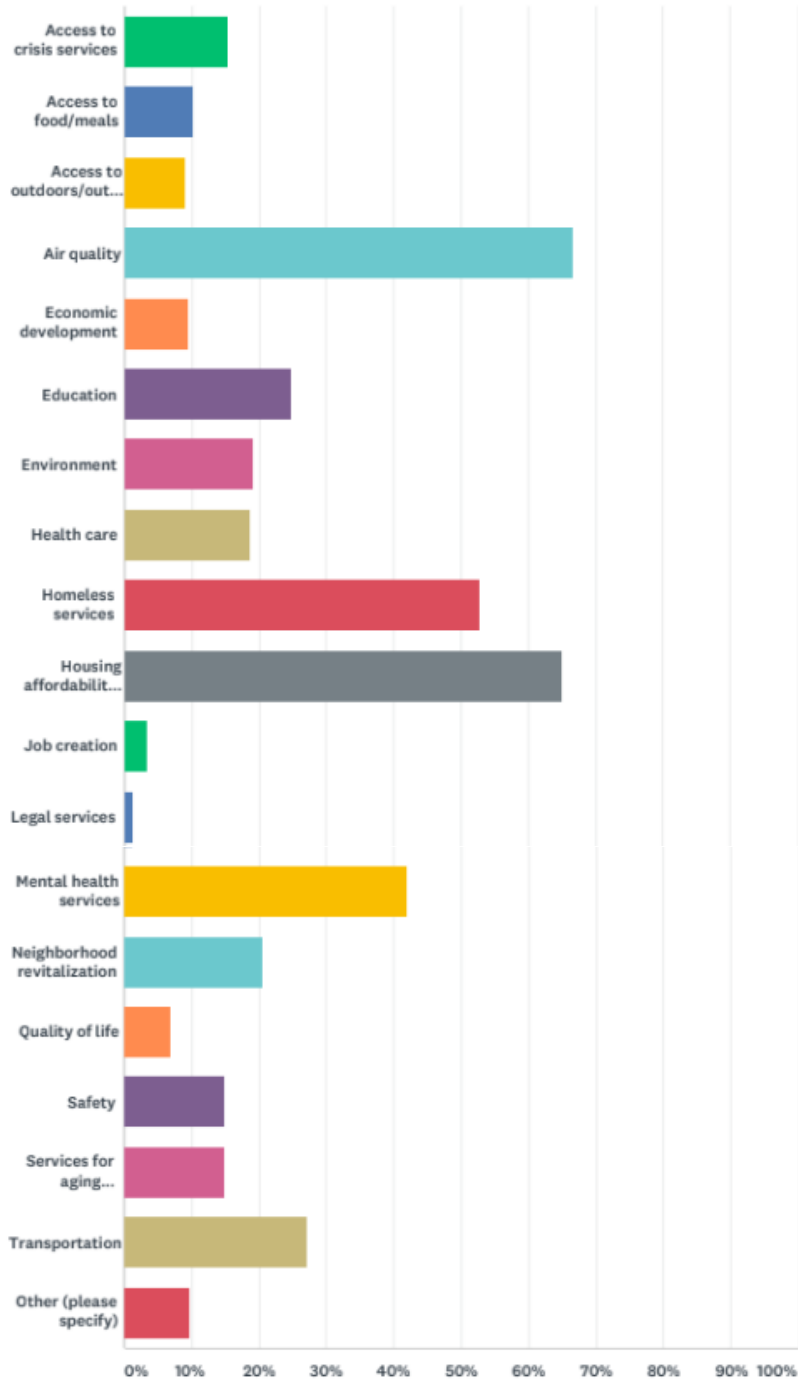




In your opinion, which of the following do you think needs most improvement in your local community? (select up to 5)

Answered: 243 Skipped: 0

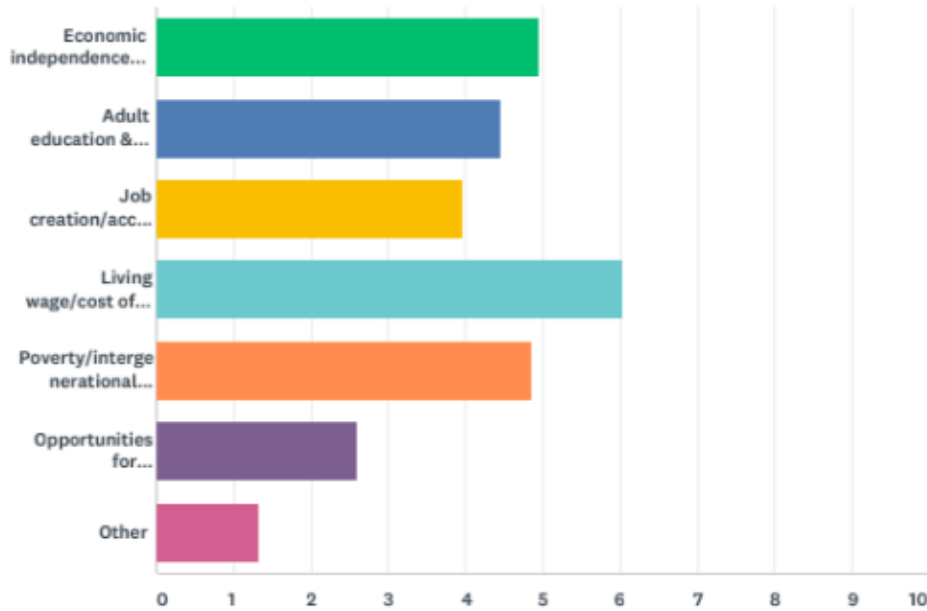
2019 Community Needs Survey





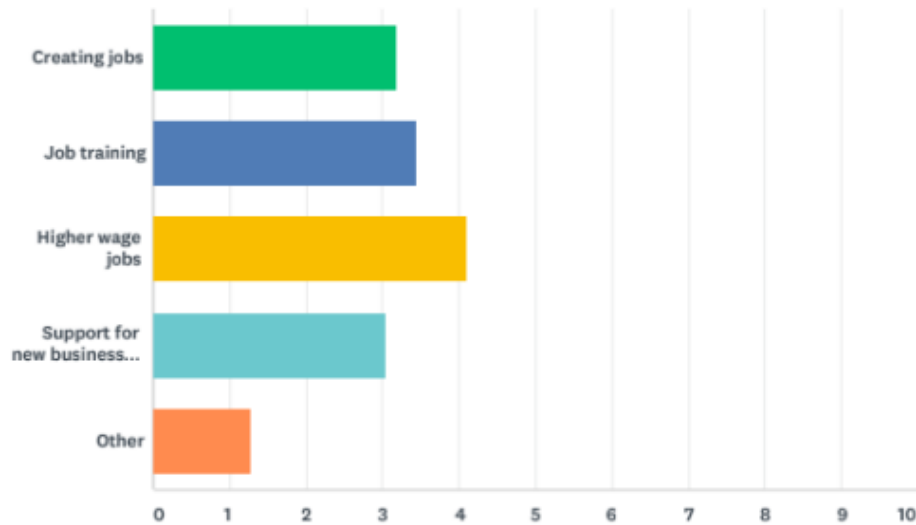
ECONOMY In your opinion, which are the most pressing economic concerns in your community? (rank by dragging and dropping or using the arrows to the left of each answer)

Answered: 239 Skipped: 4



In your opinion, how should Salt Lake County prioritize the following “economic development initiatives”? (rank by dragging and dropping or using the arrows to the left of each answer)

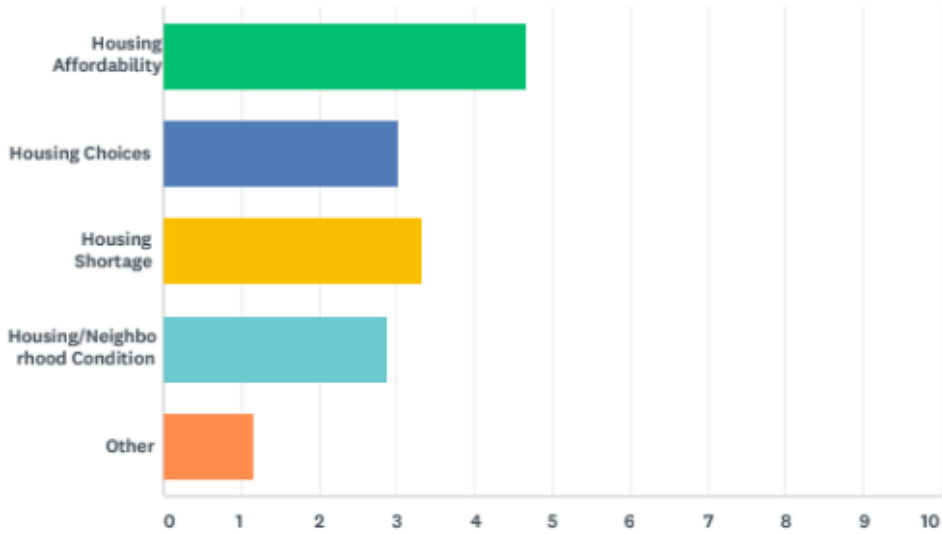
Answered: 235 Skipped: 8





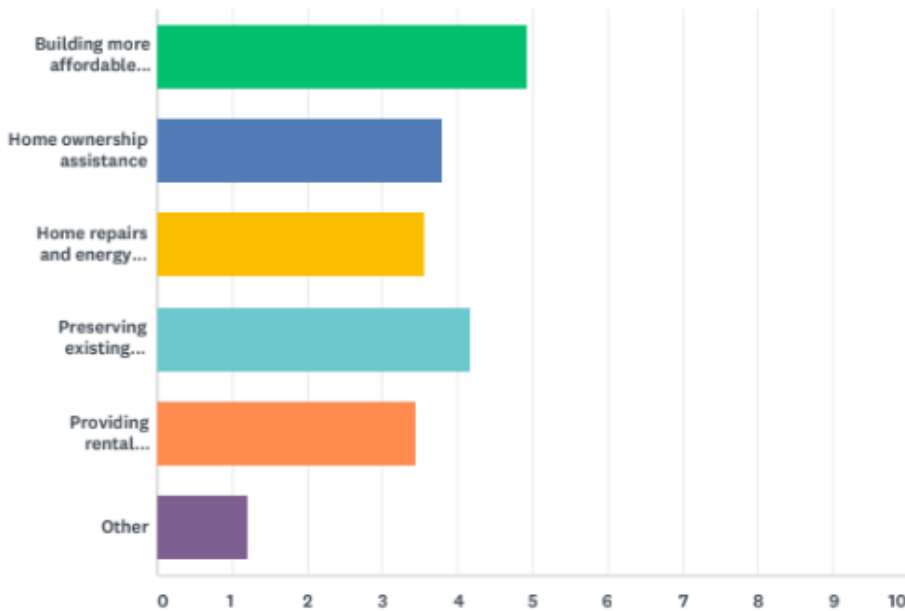
HOUSING In your opinion, which are the most pressing housing concerns in your community? (rank by dragging and dropping or using the arrows to the left of each answer)

Answered: 238 Skipped: 5



In your opinion, how should Salt Lake County prioritize the following "housing programs"? (rank by dragging and dropping or using the arrows to the left of each answer)

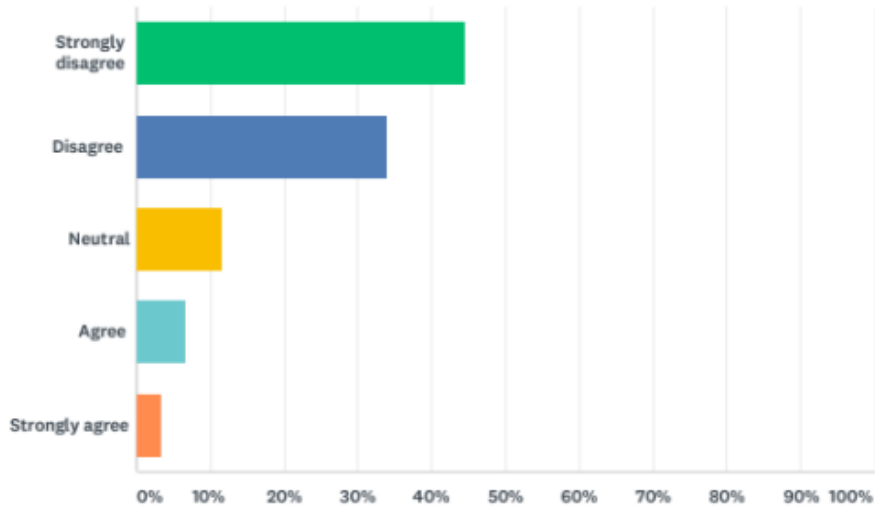
Answered: 239 Skipped: 4





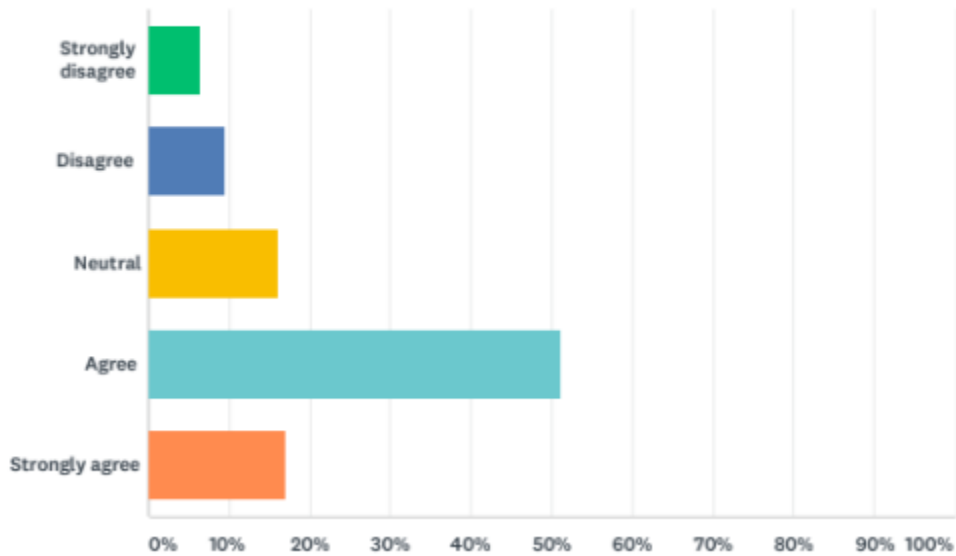
The availability of housing units in Salt Lake County meets the needs of the growing population.

Answered: 242 Skipped: 1



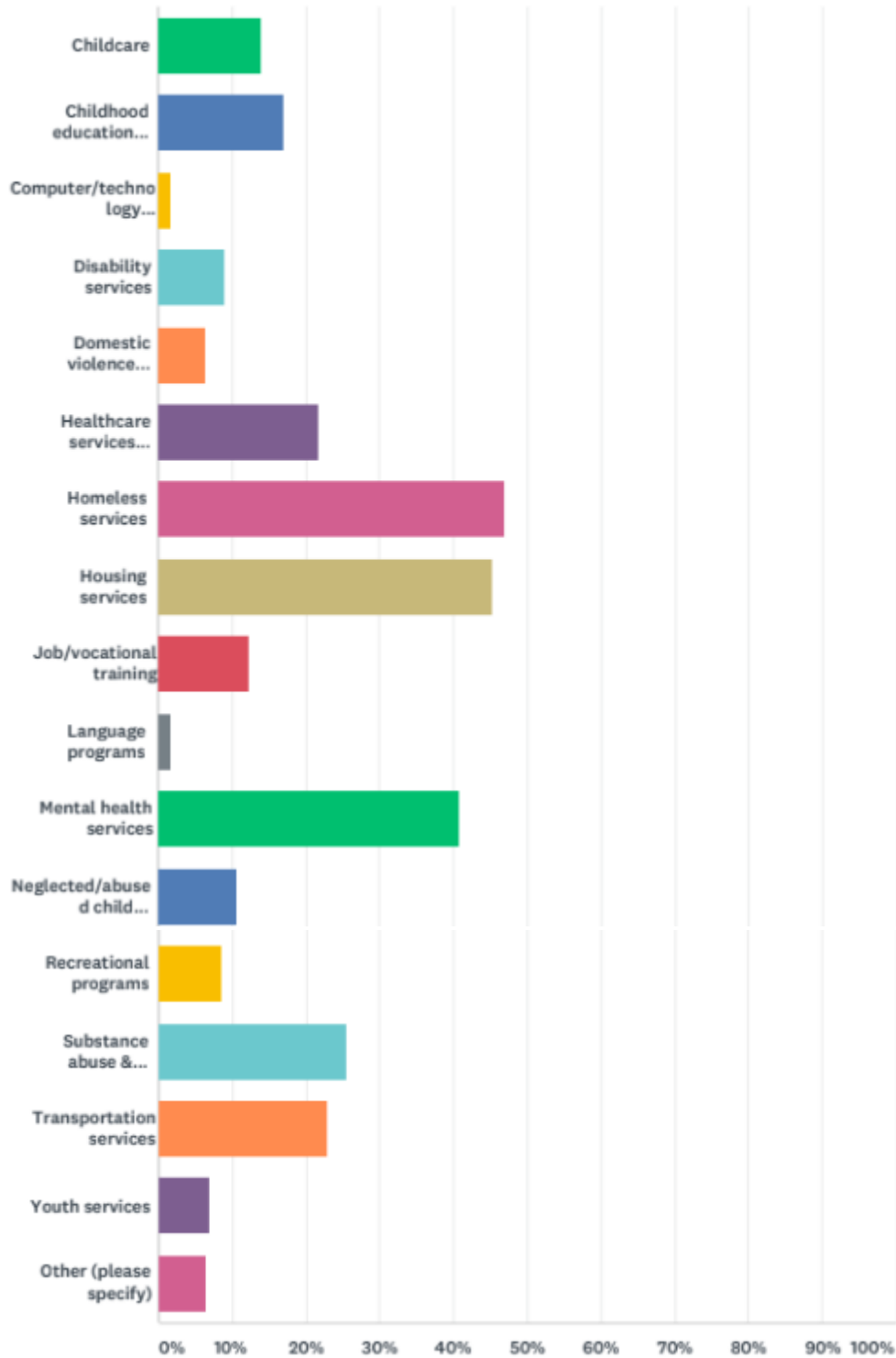
SAFETYI feel safe in my community.

Answered: 243 Skipped: 0





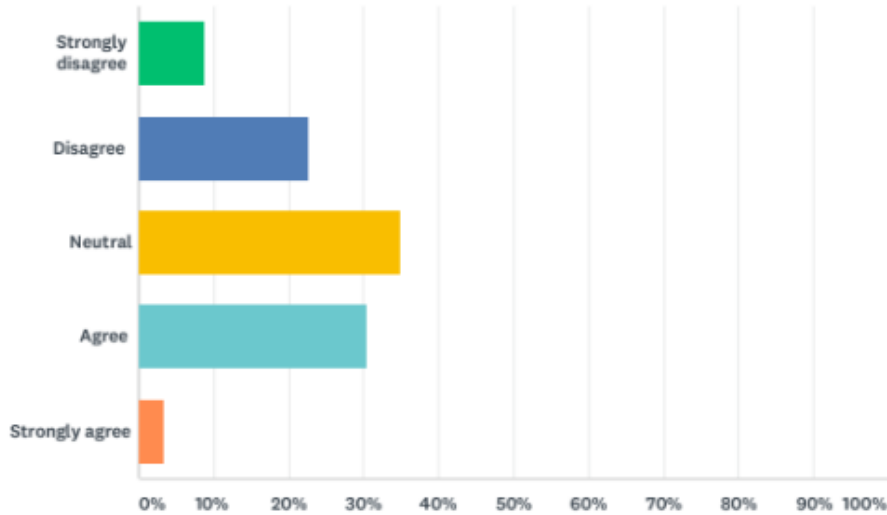
SERVICES AND IMPROVEMENTS In your opinion, how should Salt Lake County prioritize the following services? (select your top three priorities)





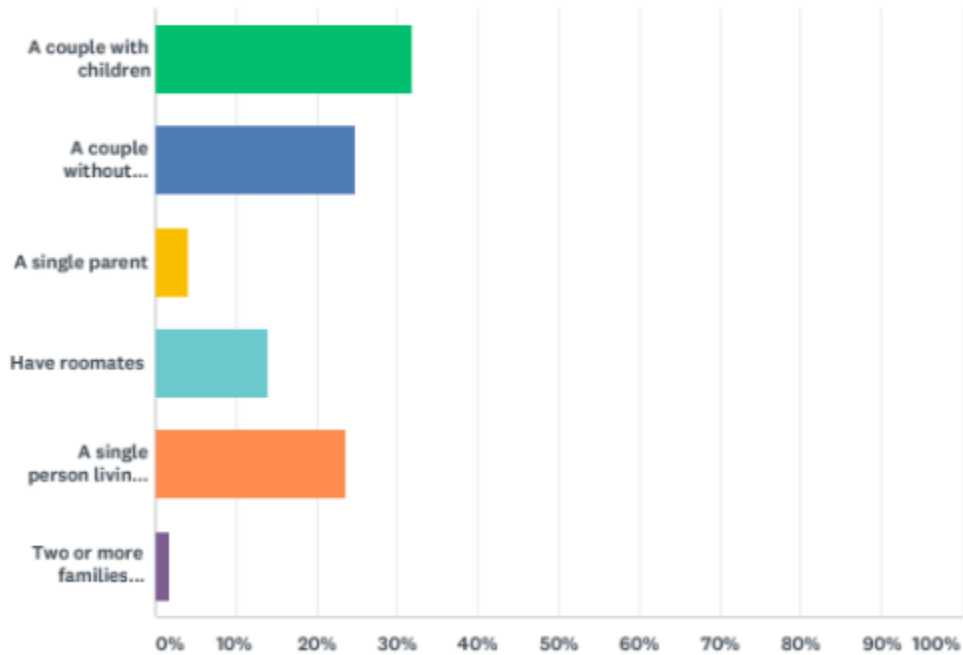
EDUCATION Children in my community are receiving the education they need.

Answered: 240 Skipped: 3



How would you describe your household? Are you:

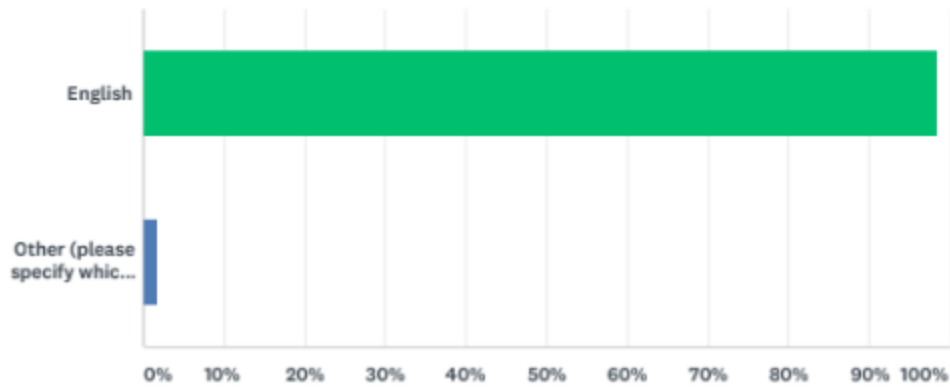
Answered: 242 Skipped: 1





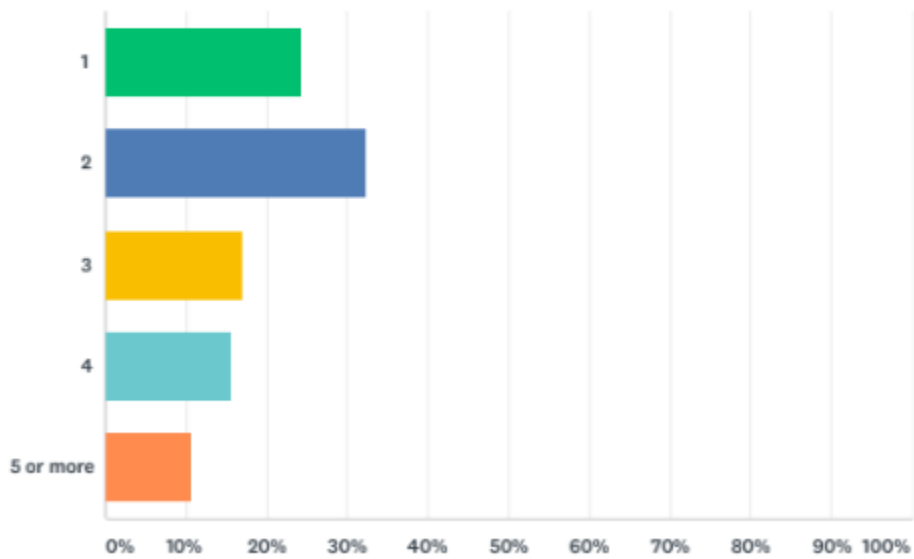
What is the primary language spoken at home?

Answered: 243 Skipped: 0



How many people currently live in your household?

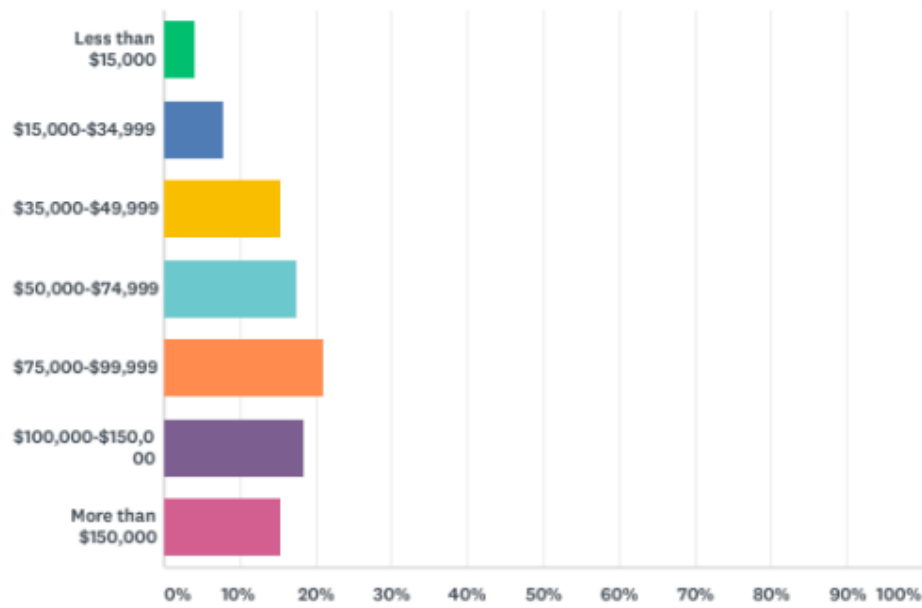
Answered: 243 Skipped: 0





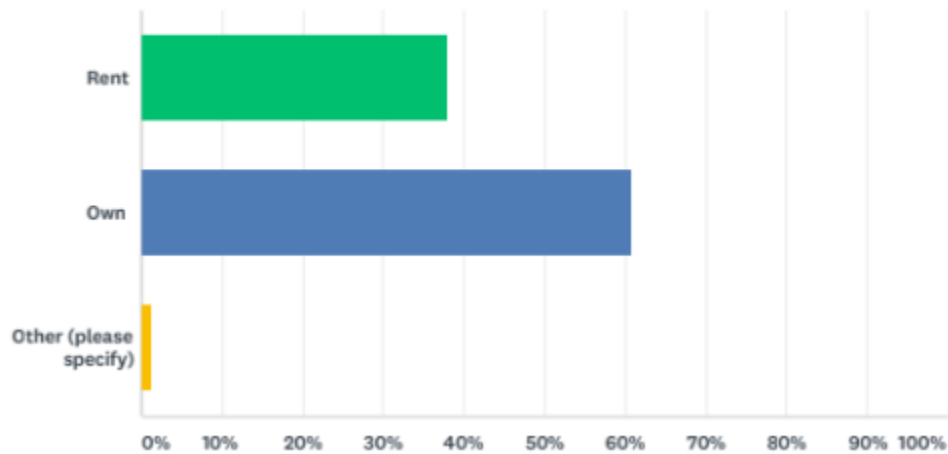
What is the total yearly income of your household, from all sources?

Answered: 239 Skipped: 4



Do you rent or own your current residence?

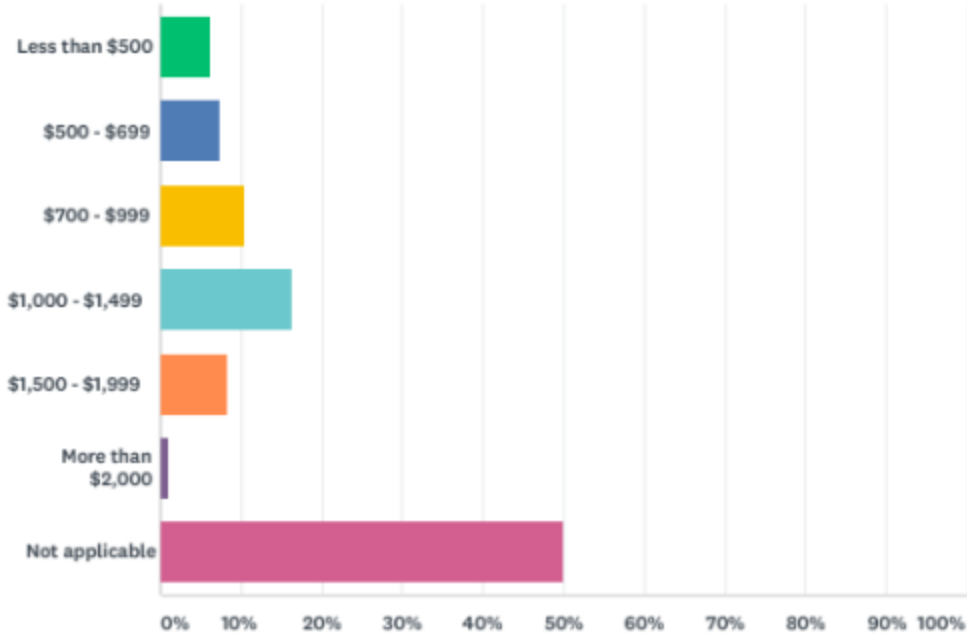
Answered: 238 Skipped: 5





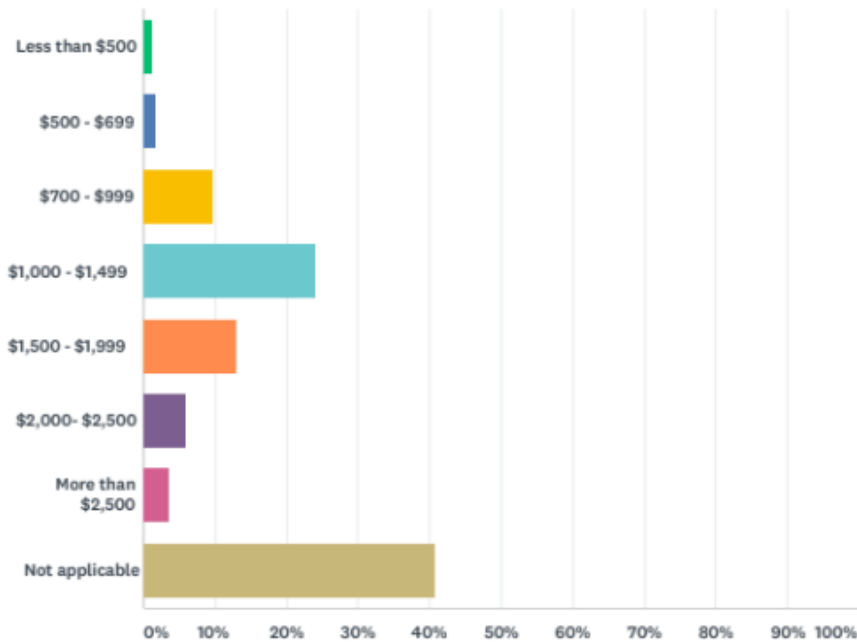
If you rent your current residence, what is your monthly rent payment?

Answered: 190 Skipped: 53



If you own your current residence, what is your monthly mortgage payment?

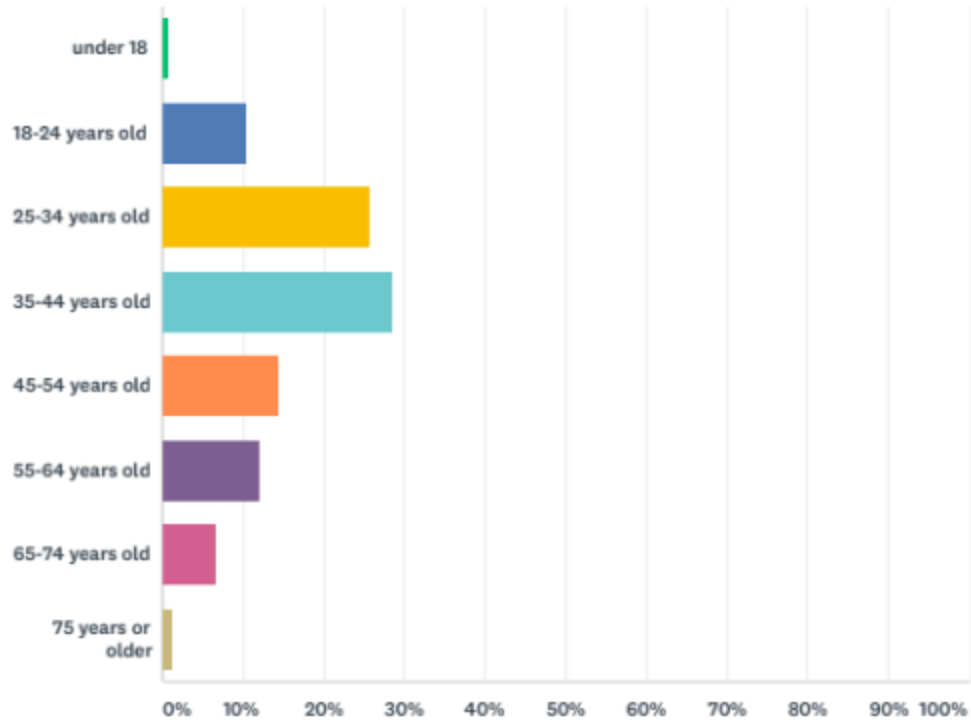
Answered: 225 Skipped: 18





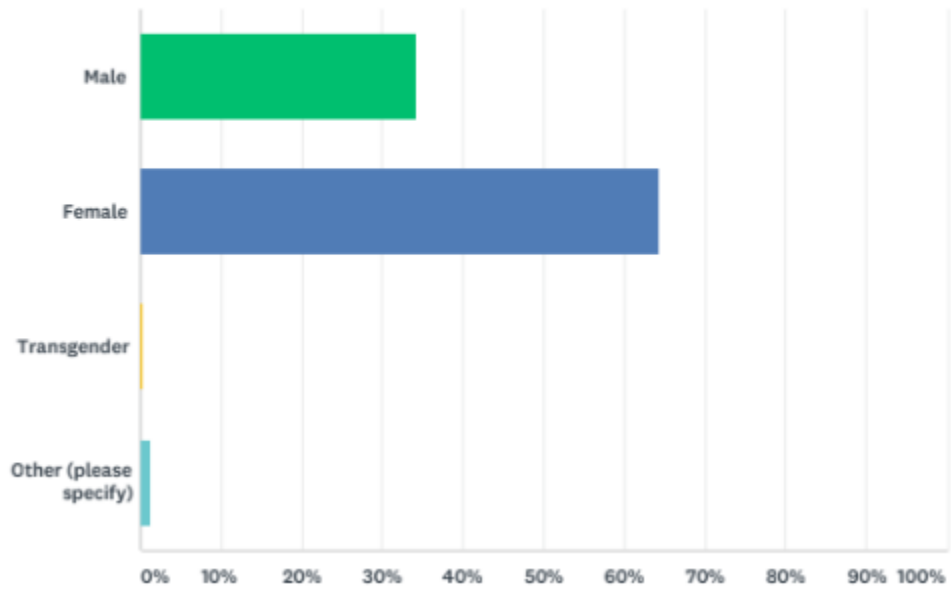
What age group do you fall within?

Answered: 241 Skipped: 2



Do you identify as:

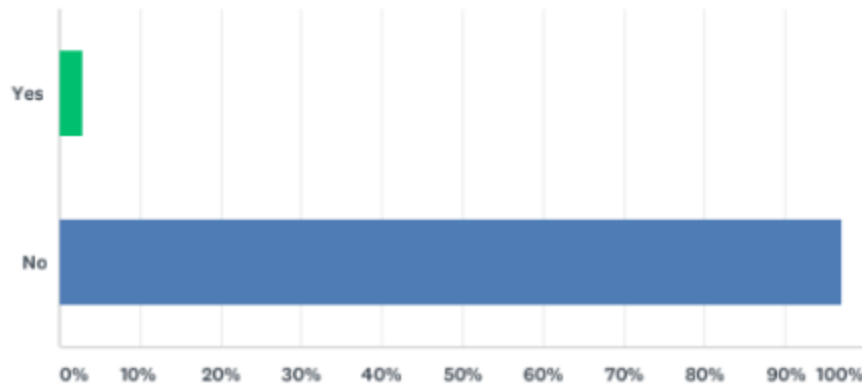
Answered: 241 Skipped: 2





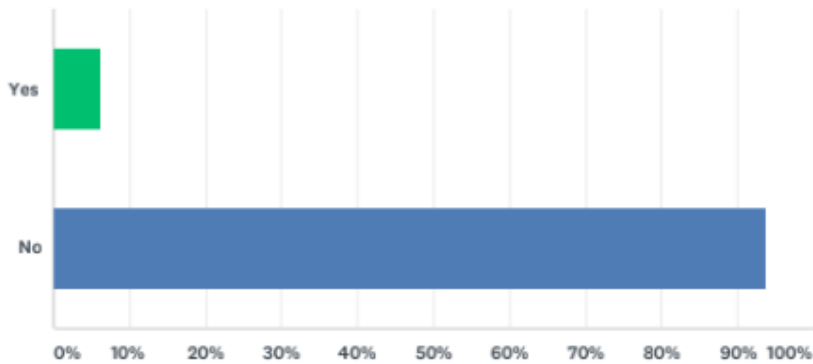
Do you or have you ever served in the United States military?

Answered: 239 Skipped: 4



Do you consider yourself to be disabled? (e.g. you have a physical, sensory, or mental impairment which has substantial and long-term adverse effect on your ability to carry out normal day-to-day activities.)

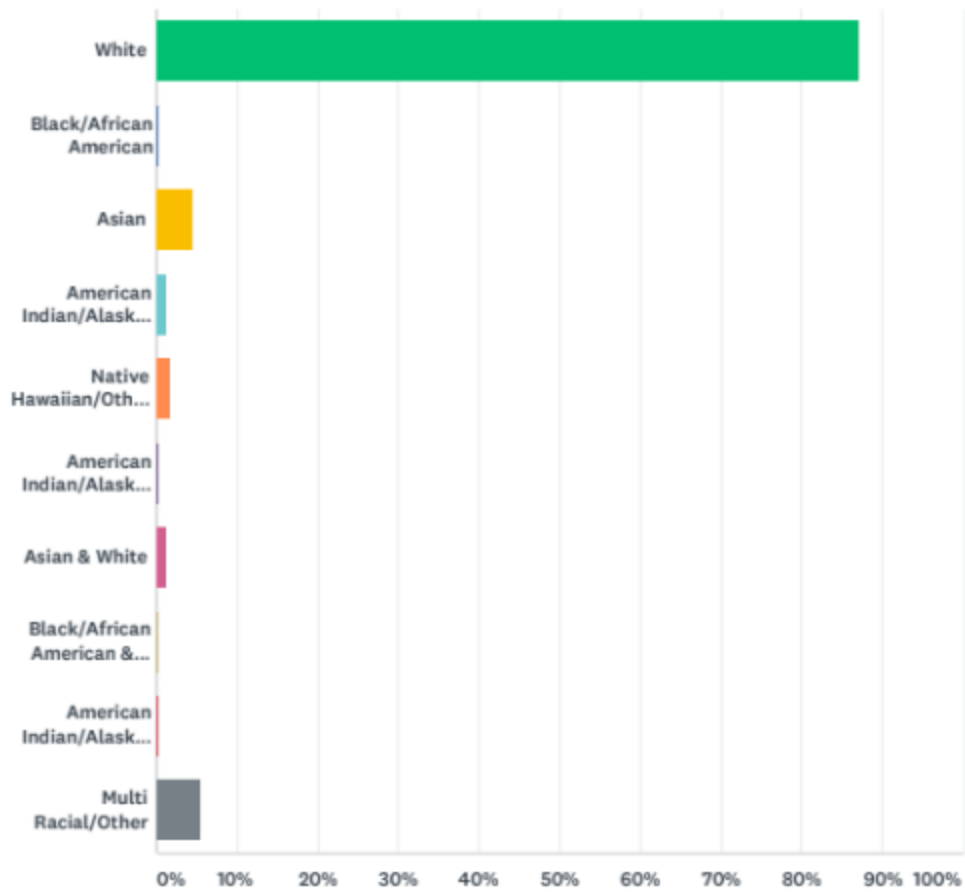
Answered: 240 Skipped: 3





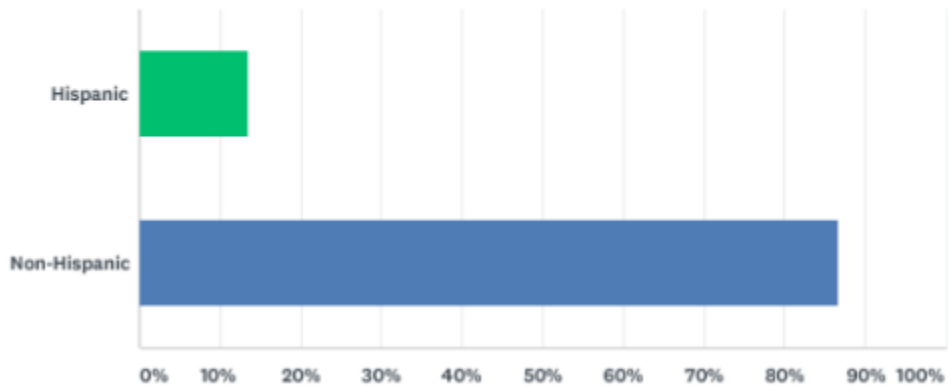
What is your race? (Please select all that apply.)

Answered: 238 Skipped: 5



What is your ethnicity?

Answered: 238 Skipped: 5





MAYOR'S OFFICE
JACKIE BISKUPSKI

PRESS RELEASE

FOR IMMEDIATE RELEASE

September 26, 2019

Contact: Jennifer Schumann

801-535-7276

City Now Accepting Applications for CDBG, ESG, HOME and HOPWA Federal Grant Programs

SALT LAKE CITY – Applications are currently being accepted for the following U.S. Department of Housing and Urban Development (HUD) programs:

- **Community Development Block Grant (CDBG)**
The CDBG program's primary objective is to promote the development of viable urban communities by providing affordable housing, suitable living environments, and economic opportunities for persons of low and moderate income.
- **Emergency Solutions Grant (ESG)**
The ESG program's primary objective is to assist individuals and families regain housing stability after experiencing a housing or homelessness crisis.
- **HOME Investment Partnership Program (HOME)**
The HOME program's primary objective is to create affordable housing opportunities for low-income households.
- **Housing Opportunities for Persons with AIDS (HOPWA)**
The HOPWA program's primary objective is to provide housing assistance and related supportive services to persons living with HIV/AIDS and their families.

Interested entities are invited to submit applications for activities that support local and national program requirements.

An application resource guide is available online at www.sl.gov/hand. Optional training sessions will be held on October 17, 2019 at 9:00 a.m. and October 24, 2019 at 2:00 p.m. for potential applicants in Room 126 of the City and County Building at 451 South State Street. **Applications must be submitted by 11:59 p.m. on Sunday, November 3, 2019. Late applications will not be accepted.**

For questions about Salt Lake City's federal grant programs, contact Jennifer Schumann at 801-535-7276 or email jennifer.schumann@slcgov.com

EQUAL OPPORTUNITY PROGRAM

Reasonable accommodations for individuals with disabilities or those in need of language interpretation services can be provided if four working days' notice is given by calling 801-535-7777. Hearing impaired who wish to attend these meetings should contact our TDD service number, 801-535-6021, four days in advance so an interpreter can be provided. Physical access entrance and parking are located on the east side of the building.

SALT LAKE CITY CORPORATION
451 SOUTH STATE STREET, ROOM 306
P.O. BOX 145474, SALT LAKE CITY, UTAH 84114-5474

WWW.SLCGOV.COM
TEL 801-535-7704 FAX 801-535-6331





JACQUELINE M. BISKUPSKI
Mayor



DEPARTMENT of COMMUNITY
and NEIGHBORHOODS
HOUSING and NEIGHBORHOOD
DEVELOPMENT

NOTICE of 2020-2021 GRANT APPLICATIONS

CDBG, ESG, HOME AND HOPWA PROGRAMS

Salt Lake City will make available applications for the following U.S. Department of Housing and Urban Development (HUD) programs:

- Community Development Block Grant (CDBG)
- Emergency Solutions Grant (ESG)
- HOME Investment Partnership (HOME)
- Housing Opportunities for Persons with AIDS (HOPWA)

Applications will be available Monday, October 7, 2019 with a closing date of Sunday, November 3, 2019 at 11:59 pm. Applications will be accepted via ZoomGrants™, an online grant management system. Please go to www.sl.gov/hand for directions on how to apply.

To assist applicants, Salt Lake City will be hosting two in-person training sessions and will make available training session materials at www.sl.gov/hand. Participation in a training session is highly encouraged. They are as follows:

- In-person trainings: October 17, 2019 at 9:00 a.m.
October 24, 2019 at 2:00 p.m.

In-person training sessions will be held at the City and County Building in Room 126. Potential applicants must RSVP to Baylee White at Baylee.White@sl.gov.

To assist potential applicants, resources have been made available at Salt Lake City's Division of Housing and Neighborhood Development website at www.sl.gov/hand.

Completed applications must be submitted via ZoomGrants by 11:59 p.m. on Sunday, November 3, 2019.

Late applications will not be accepted.

EQUAL OPPORTUNITY PROGRAM

Reasonable accommodations for individuals with disabilities or those in need of language interpretation services can be provided if four working days' notice is given by calling 801-535-7777. Hearing impaired who wish to attend these meetings should contact our TDD service number, 801-535-6021, four days in advance so an interpreter can be provided. Physical access entrance and parking are located on the east side of the building.



INTERDEPARTMENTAL TECHNICAL ADVISORY GROUP MEETING #2

On September 23, 2019, a second ITAG meeting was held to ensure feedback from City staff would be meaningfully considered in the development of Consolidated Plan goals, the City asked ITAG members to prioritize the unmet, unfunded/underfunded needs that they had identified at the initial ITAG meeting in July. Housing, transportation and the provision of needed services ranked as the highest priorities.

STAKEHOLDER MEETING #2

On September 24, 2019, the Housing and Neighborhood Development Division of Salt Lake City held a public meeting with nonprofit providers of housing and supportive services. The purpose of the meeting was to gain input and discuss which strategies that would help achieve the priorities identified in the first stakeholder meeting on July 30, 2019. This input helped form the Consolidated Plan's strategies which would ultimately aid in achieving the overall goals of the plan.

The meeting began with a review of the survey results from the stakeholder meeting held on July 30, 2019 and reaffirmed that the main priorities which had been outlined were housing services and transportation. There was then a review of the data analysis which had been conducted so far with key demographic data points highlighted such as population, housing costs increases, cost burdened households by area, homeless statistics, and others.

The stakeholders then worked together to outline a number of suggested funding strategies that the City and nonprofit service providers might consider employing. These strategies included, but are not limited to:

- Provide 'aging in place' programs
- Offer affordable housing voucher programs
- Provide client centered community-based case management
- Eliminate housing barriers
- Integrate transportation and land use considerations to facilitate affordable housing along transit corridors
- Improve regional collaboration with public and private-sector partners to improve efficiencies in the allocation of resources and to reduce redundancies
- Leverage innovative technologies to improve access to information regarding affordable housing demand and supply
- Offer free fare or reduced transit options
- Expand transit service in underserved communities
- Subsidize rideshare options



GENERAL NEEDS HEARING



PRESS RELEASE

OFFICE of the MAYOR | JACQUELINE BISKUPSKI

FOR IMMEDIATE RELEASE

October 21, 2019
Contact: Elaine Wiseman
801-535-6035

GENERAL NEEDS HEARING - Residents Invited to Submit Comments on Community Development Needs

SALT LAKE CITY – The Salt Lake City Housing and Neighborhood Development Division (HAND) invites residents to participate in a General Needs Hearing to gather public comments on overall housing and community development needs as they relate to low and moderate-income Salt Lake City residents.

Each year Salt Lake City receives Community Development Block Grant (CDBG), Emergency Solutions Grant (ESG), HOME Investment Partnership Program (HOME) and Housing Opportunities for Persons with AIDS (HOPWA) grant funds. For the 2020-21 program year HAND anticipates receiving approximately \$6 million that may be used to support programs and projects throughout the city. Information gathered at this public hearing and other community engagement events will be used to prioritize funding to address eligible community needs during the 2020-21 program year.

Community needs may include projects such as:

<i>Homeless Services</i>	<i>Health Services</i>
<i>Youth Services</i>	<i>Adult Services</i>
<i>Infrastructure</i>	<i>Economic Development</i>
<i>Housing – Rental Services</i>	<i>Housing – Owner Occupied</i>

Hearing from you is vital to ensuring that we are able to prioritize these funds in a way that supports the needs of our community and creates lasting impact. We invite you to participate in the upcoming public hearing or submit comments via email.

Public hearing details are as follows:

DATE: Thursday, October 24, 2019
TIME: 5:30 – 6:30 p.m.
LOCATION: Salt Lake City and County Building
451 South State Street, Room 126



If you are unable to attend the public hearing, written comments may be submitted to Dillon Hase, Housing and Neighborhood Development, 451 South State Street, P.O. Box 145488, Salt Lake City, Utah, 84114, or emailed to dillon.hase@slcgov.com. Comments must be received by November 1, 2019. Please limit your comments to the benefit of the general needs of our citizens/neighborhoods.

EQUAL OPPORTUNITY PROGRAM

People with disabilities may make requests for reasonable accommodation no later than 48 hours in advance in order to attend this public meeting. Accommodations may include alternate formats, interpreters, and other auxiliary aids. This is an accessible facility. Salt Lake City's TDD number is 535-6220. In order to access Salt Lake City's TDD line you must be calling from a TDD line. To request ADA accommodations contact Joshua Rebollo by email at joshua.rebollo@slcgov.com or by phone at 801.535.7976. Please provide 48 hours advanced notice. ADA accommodations can including alternate formats, interpreters and other auxiliary aids.

SALT LAKE CITY CORPORATION
451 SOUTH STATE STREET, ROOM 306
P.O. BOX 145474, SALT LAKE CITY, UTAH 84114-
5474

WWW.SLCGOV.COM
TEL 801-535-7704 FAX 801-535-6331





SALT LAKE CITY CORPORATION

DEPARTMENT OF COMMUNITY AND NEIGHBORHOODS
HOUSING *and* NEIGHBORHOOD DEVELOPMENT DIVISION



GENERAL NEEDS HEARING on FEDERALLY FUNDED PROJECTS

Community Feedback Needed!

WHAT: The Salt Lake City Division of Housing and Neighborhood Development seeks public comment on community need for the development of 5 year Consolidated Plan

WHEN: Thursday, October 24, from 5:30 - 6:30 PM

WHERE: Room 126, Salt Lake City & County Building,
451 South State Street, Salt Lake City

Come let Salt Lake City know what issues are important to your neighborhoods and communities! We want to hear from residents about what issues they are facing and hear suggestions on how we can improve things. We want to hear from you!

Community needs may include projects such as:

<i>Homeless Services</i>	<i>Health Services</i>
<i>Youth Services</i>	<i>Adult Services</i>
<i>Infrastructure</i>	<i>Economic Development</i>
<i>Housing – Rental Services</i>	<i>Housing – Owner Occupied</i>

The Division of Housing and Neighborhood Development considers community need in the development of the new 5 year Consolidated Plan. The Consolidated Plan helps determine funding decisions for our federal grant projects. Community feedback is vital to this process!

Written comments will be accepted by Dillon Hase, Housing and Neighborhood Development, 451 South State Street, P.O. Box 145488, Salt Lake City, Utah, 84114, or emailed to dillon.hase@slcgov.com until November 1, 2019.

EQUAL OPPORTUNITY PROGRAM

People with disabilities may make requests for reasonable accommodation no later than 48 hours in advance in order to attend this public meeting. Accommodations may include alternate formats, interpreters, and other auxiliary aids. This is an accessible facility. Salt Lake City’s TDD number is 535-6220. In order to access Salt Lake City’s TDD line you must be calling from a TDD line. To request ADA accommodations contact Joshua Rebollo by email at joshua.rebollo@slcgov.com or by phone at 801.535.7976. Please provide 48 hours advanced notice. ADA accommodations can including alternate formats, interpreters and other auxiliary aids

SALT LAKE CITY CORPORATION

DEPARTMENT OF COMMUNITY AND NEIGHBORHOODS
HOUSING *and* NEIGHBORHOOD DEVELOPMENT DIVISION





SALT LAKE CITY CORPORATION

DEPARTMENT OF COMMUNITY AND NEIGHBORHOODS
HOUSING *and* NEIGHBORHOOD DEVELOPMENT DIVISION



**AUDIENCIA DE NECESIDADES GENERALES SOBRE PROYECTOS FINANCIADOS CON
FONDOS FEDERALES**

Se Necesitan Comentarios de la Comunidad

Que: El ayuntamiento de la ciudad de Salt Lake busca comentarios del público acerca de las necesidades de la comunidad para el desarrollo del Plan Consolidado a 5 años.

Cuándo: Jueves, 24 de octubre de 5:30 a 6:30.

Donde: Sala 126, Edificio del municipio y Condado,
451 S State Street, Salt Lake City

Venga y deje saber a la Ciudad de Salt Lake que problemas son importantes en sus vecindarios y comunidades! Queremos escuchar a los residentes sobre los problemas que enfrentan y escuchar sugerencias sobre como podemos mejorar las cosas. Queremos escuchar de ti!

Las necesidades de la comunidad pueden incluir proyectos como:

<i>Servicios Para Personas sin Hogar</i>	<i>Servicios de Salud</i>
<i>Servicios Juveniles</i>	<i>Servicios para Adultos</i>
<i>Infraestructura</i>	<i>Desarrollo Economico</i>
<i>Vivienda – Servicios de Alquiler</i>	<i>Vivienda – Ocupada por el Propietario</i>

La Oficina de Vivienda y Desarrollo de Vecindarios considera las necesidades de la comunidad en el desarrollo del nuevo Plan Consolidado de 5 años. El Plan Consolidado ayuda determinar decisiones de financiamiento para nuestros proyectos que serán financiados con dólares federales. Los comentarios de la comunidad son vitales para este proceso.

Los comentarios por escrito serán aceptados por la Oficina de Vivienda y Desarrollo de Vecindarios en 451 South State Street, Sala 445, PO Box 145488, Salt Lake City, Utah 84111 o por correo electrónico a dillon.hase@slcgov.com hasta el 1 de noviembre de 2019.

Programa de igualdad de oportunidades

Las personas con discapacidades pueden solicitar un ajuste razonable con 48 horas de anticipación para asistir a esta reunión pública. Las adaptaciones pueden incluir formatos alternativos, intérpretes y otras ayudas auxiliares. Esta es una facilidad accesible. El número de Salt Lake City's TDD es 801 535-6220. Para acceder a la línea TDD de Salt Lake City, debe llamar desde una línea TDD. Para solicitar alojamiento de ADA, comuníquese con Joshua Rebollo por correo electrónico a joshua.rebollo@slcgov.com o por teléfono al 801.535.7976. Las adaptaciones de ADA pueden incluir formatos alternativos, intérpretes y otras ayudas auxiliares.

SALT LAKE CITY CORPORATION

DEPARTMENT OF COMMUNITY AND NEIGHBORHOODS
HOUSING *and* NEIGHBORHOOD DEVELOPMENT DIVISION





General Needs Hearing NextDoor Invitation

Come let Salt Lake City know what issues are important to your neighborhoods and communities! We want to hear from residents about what issues they are facing and hear suggestions on how we can improve things. We want to hear from you!

Salt Lake City Housing and Neighborhood Development will be hosting a General Needs Hearing on Thursday, October 24, from 5:30 to 6:30pm in Room 126 of the City and County Building at 451 South State Street.

We hope you can join us! If you are not able to attend the public hearing, written comments may be emailed to dillon.hase@slcgov.com. Comments can be sent now through November 1, 2019.



SALT LAKE CITY CORPORATION
COMMUNITY *and* ECONOMIC DEVELOPMENT DEPARTMENT
HOUSING *and* NEIGHBORHOOD DEVELOPMENT DIVISION



2019 General Needs Hearing: Public Comment Summary

Source: Email

Date Submitted: 10/22/19

Contacted Through: NextDoor

Key Points: Streets/Police

Thanks for asking about what are issues are.

Think the city should concentrate on the things the city is supposed to accomplish.

These things, as I see it, are the main responsibilities of the city

Police and Fire protection

Courts

Water and sewer, trash pickup, street lighting, flood control

Streets (repair, traffic flow)

Parks, including golf courses and disc golf courses

I think that the city does a pretty good job on most of these items but, we probably could get better on streets and police.

On the west side the streets are in disrepair and have been for what seems like a long time. The main east/west streets, 10th north, 6th north and North temple all have some problems. 10th and 6th are beat to death and North Temple has poor semaphore usage. I think you are working on a plan for 6th north. If not, you should be. The same needs to be done for 10th North.

On North temple, the Tracks line mid block cross walks (sometimes not at mid block) need to activate only one half of the road at a time. Pedestrians should have to push a button to get from side A to the train island and then push a button to get from the island to side B since most of the people are crossing just to get on the train. Secondly those lights should all be of the new type for pedestrians where passing the button stops traffic and then after a few seconds flashes to make traffic stop, look and go.

As far as police go, I think they do a great job but are somewhat undermanned. I hear and see people speeding or racing on Redwood road far too often. I think if police pull people over once in a while, at random intervals, it would act as a traffic calming action.



Shooting occurs too often. Perhaps a “seen” police presence would help eliminated that. I actually feel safe in my area but I see more city employees on Segways checking the garbage for contraband than I see police in the area. That doesn’t seem right. I also see FAR TOO MANY people texting while driving. I think that if we shower our texters with tickets the streets would be safer. I don’t think that the media campaign is useless but there would be more impact if more people got ticketed.

That’s my 2 cents for now. If I think of anything else, I will add it. If you have any questions or need clarification, please contact me.

Thanks for reading,

Source: Email

Date Submitted: 10/24/19

Contacted Through: NextDoor

Key Points: Air BnB, Private Streets, Community Garden

Dear Dillon,

I have some general concerns to share with you.

1) Short term rentals in residential neighborhoods. I live on the 400 South block of Elizabeth Street, 84102. It's a tiny, private street, and yet there are TWO people operating AirBNB on our block. We have contacted Civil Enforcement often and there is reluctance to do anything. Why isn't the City interested in enforcing existing codes?

2) Private streets are another concern. There are many of these in our city, holdovers, from developments many years ago. Now it is a situation where it is no longer clear that anyone is in charge. Our block of Elizabeth Street is one such example. If you look at the plat map, the street doesn't look like it belongs to anyone. It is in disrepair, but there is no clear way for it to be fixed.

3) The LDS church is apparently planning to change the space that has been a community garden behind the 33rd Ward (453 S 1100E, 84102) into a parking lot. This is of great concern to me, both as a member of the garden and a neighbor of the plot. It is in a historic district, and based on the zoning it seems inappropriate.

Thanks for the opportunity to comment.

Happy to follow up with you



COMMUNITY EVENTS

Beginning in May and running through November of 2019, the City performed a grassroots citizen participation effort where City staff attended community events to gather public input through existing forums where opportunities existed to reach hundreds of people at a single event. Some of the events included:

- The Rose Park Festival
- The Sorenson CommUNITY Fair
- Partners in the Park
- Groove in the Grove
- The Monster Block Party
- And dozens more

City staff managed information booths and solicited input from residents in the form of interactive materials. It is estimated that over 1,322 residents participated resulting in the following outcome:





STAKEHOLDER AND ITAG COMBINED #3

On December 11, 2019, the final stakeholder meeting was held in collaboration with members of the City's ITAG to ensure collaboration between nonprofit service providers and City departments. The meeting focused on the following objectives:

- Homeless Services
- Housing Services
- Transportation
- Economic Development
- Behavioral Health: Mental Health & Substance Abuse

Stakeholders and City staff voted on strategies which could be used to directly address the objectives of the Consolidated Plan. It was indicated that client centered community-based case management, treatment services for mental health and substance abuse, as well as the provision of housing, transit passes, and job training to income-eligible residents were their top priorities to meet these five objectives.



SALT LAKE CITY PLANNING COMMISSION MEETING

**MEMORANDUM**

PLANNING DIVISION COMMUNITY & NEIGHBORHOOD DEVELOPMENT

To: Salt Lake City Planning Commission

From: Jennifer Schumann, Deputy Director, SLC Housing and Neighborhood Development (HAND)
801-535-7276 or jennifer.schumann@slcgov.com

Date: January 29, 2020

Re: Draft 2020-2024 Salt Lake City Consolidated Plan

BACKGROUND:

The United States Department of Housing and Urban Development (HUD) requires entitlement cities like Salt Lake City to develop a Consolidated Plan once every five years. The Consolidated Plan is designed to identify goals, priorities, and strategies that efficiently use federal funding to meet our community's housing and economic development needs. The consolidated planning process serves as the framework for a community-wide dialogue that aligns and focuses funding from four specific federal formula block grant programs: Community Development Block Grant (CDBG) Program, HOME Investment Partnerships (HOME) Program, Emergency Solutions Grants (ESG) Program, and Housing Opportunities for Persons With AIDS (HOPWA) Program.

The 2015-2019 SLC Consolidated Plan is the current framework established for the City. The funding allocated to grantees using the 2015-2019 SLC Consolidated Plan's framework is implemented and tracked through Annual Action Plans and Consolidated Annual Performance and Evaluation Reports. Over the past seven months, the City has been in the process of creating the Draft 2020-2024 SLC Consolidated Plan. HAND staff presented the preliminary framework to you in November 2019 because it relates to housing policies within the City. Staff solicited your feedback regarding the goals, objectives, and priorities you would like to see reflected in the Consolidated Plan.

In addition to your feedback, HAND staff and consultants have used existing documents such as the Growing SLC: A 5-Year Housing Plan 2018-2022, the 2015-2019 SLC Consolidated Plan, and the City's current housing policies as references to create the Draft 2020-2024 SLC Consolidated Plan. The Consolidated Plan seeks to support the vibrancy of SLC neighborhoods by maximizing property, providing funding, and creating housing opportunities that improve lives for underserved and under resourced individuals, families, and communities.

The City has hired Zions Bank Public Finance and X-Factor Strategic Communications to help create the Consolidated Plan and conduct robust citizen participation efforts to solicit input that will inform the Plan. The Plan development process started in June 2019. Final adoption is anticipated in early spring 2020.

ACTION:

The City is nearing completion of the Draft 2020-2024 SLC Consolidated Plan and seeks action from the SLC Planning Commission to forward to the SLC City Council.

SALT LAKE CITY CORPORATION
451 SOUTH STATE STREET, ROOM 406
PO BOX 145480 SALT LAKE CITY, UT 84114-5480

WWW.SLCGOV.COM
TEL 801-535-7757 FAX 801-535-6174



Recognized Organization Input Notification

US Department of Housing & Urban Development: Salt Lake City's 2020-2024 Consolidated Plan

TO: Registered Recognized Community Organizations

FROM: Jennifer Schumann, Deputy Director, Salt Lake City Housing & Neighborhood Development (jennifer.schumann@slcgov.com or 801-535-7276);
John Anderson, Planning Manager, Salt Lake City Planning Division (john.anderson@slcgov.com or 801-535-7214)

DATE: February 7, 2020

RE: Proposed Salt Lake City Consolidated Plan

Since May of 2019, Salt Lake City's Housing & Neighborhood Development Division has been working on creating the City's 2020-2024 Consolidated Plan, as required by the US Department of Housing & Urban Development. Part of the Plan's development has included engaging over 4,000 interested parties at community events, focus groups, and an online survey. A draft of the plan is now ready for review and consideration by the Planning Commission. We are formally requesting input from the Recognized Community Councils within the City on the draft before we present it to the Planning Commission.

Request Description:

The 2020-2024 Consolidated Plan is the City's guiding document for expenditure of the following U.S. Department of Housing and Urban Development (HUD) entitlement funds: Community Development Block Grant (CDBG), Emergency Solutions Grant (ESG), Home Investment Partnership Program (HOME), and Housing Opportunities for Persons with AIDS (HOPWA). These funds are intended to address disparities that exist in our community impacting low income residents and/or low-income areas of the City. Through an extensive process, the City has collaborated with over 4,000 interested parties in the development of the draft Plan. This includes constituents, community partners, city experts, elected officials, state departments, and local municipalities. Together, we have identified highest priority needs; service and funding gaps; actionable goals and strategies; performance measurements and desired outcomes; and specific geographic areas of the city to focus infrastructure improvements.

Over the US Department of Housing & Urban Development Program years of 2020 through 2024, Salt Lake City Housing & Neighborhood Development will accept applications from non-profit partners, city divisions, and other agencies that address the specific goals and strategies outlined in the plan. All projects/programs must adhere to the applicable grant regulations, the 2020-2024 Consolidated Plan, and city policies.

Those interested in learning more about the Plan may visit <https://www.sl.gov/hand/consolidated-plan/>. Housing & Neighborhood Development respectfully requests that all comments be submitted via the following email address: consolidatedplan@slcgov.com.

Request for Input from Your Recognized Organization

As part of this process, the applicant is required to solicit comments from Recognized Organizations. The purpose of the Recognized Organization review is to inform the community of the project and solicit



comments/concerns they have with the project. The Recognized Organization may also take a vote to determine whether there is support for the project, but this is not required.

In general, the plan details specific ways in which CDBG, ESG, HOME, & HOPWA funding may be used to address a wide variety of community needs. This includes goals and strategies around *Affordable housing, Transportation, Economic Development, Homeless Services, and Behavioral Health.*

Per City Code 2.60.050 - The recognized community organization chair(s) have **forty five (45) days** to provide comments, from the date the notice was sent. A public hearing will not be held, nor will a final decision be made about the project within the forty five (45) day notice period. This notice period ends on the following day:

March 23, 2020

Open House

The Planning Division will be holding an Open House to solicit comments on this project. Housing & Neighborhood Development Division staff will be on hand to review and discuss the draft plan.

The Open House will be held on Thursday, **February 20, 2020** from 5:00-7:00 PM in the 4th floor conference room of the SLC Main Library located at 210 E. 400 S.

Comment Guidance

Public comments will be received up to the date of the Planning Commission public hearing. However, you should submit your organization's comments within 45 days of receiving this notice in order for those comments to be included in the staff report.

Questions and issues that you might want to consider:

For your reference, the following are topics that the Planning Commission may want to hear about.

1. What are the community development and social service needs in your neighborhood that could be addressed with the listed, eligible federal funded priorities & activities?
2. What are the community development and social service needs in your neighborhood that are not addressed in this plan? Note that any needs must be eligible for CDBG, ESG, HOME, and/or HOPWA funding, and must rise to a community highest priority need.

Comment Submission Address

You may submit your written comments via e-mail to consolidatedplan@slcgov.com or mail them to:

ATTN Jennifer Schumann
Salt Lake City Housing & Neighborhood Development Division
451 S State St Rm 445
PO Box 145487
Salt Lake City UT 84114-5487

If you have any questions, please call me at (801) 535-7276 or contact me via e-mail at jennifer.schumann@slcgov.com.



CONSTANT CONTACT



[Preview](#) | [Print](#)

Provide Comments on Salt Lake City's Draft 2020-2024 Consolidated Plan

SENT on Thu, Feb 13, 2020 at 12:33 pm MST

Lists HAND Affordable Housing Developers, HAND Federal Grants

From Name Salt Lake City Housing & Neighborhood Development

From Address consolidatedplan@slcgov.com

Reply-to Address consolidatedplan@slcgov.com

Email Link <https://conta.cc/2SrLFz0>

EMAIL STATS



Salt Lake City seeks to develop and enhance livable, healthy, and sustainable neighborhoods through robust planning and actions that reflect the needs and values of our community. We are in the process of creating the 2020-2024 Consolidated Plan that will provide a framework for how we use federal funding for vital services and programs that support our community's housing, infrastructure, and economic development needs.

We will stay true to our values of inclusiveness and innovation in embracing opportunities to provide sustainable, equitable, and thoughtful services. Your feedback will be instrumental in helping us identify priorities for this available funding.

Thanks to the hundreds of residents who have already taken the survey. If you haven't already done so, please take this brief, 5-minute survey to let us know what you think! The survey is available in both English and Spanish.

[TAKE SURVEY](#)

What is the Consolidated Plan?

The consolidated plan provides a framework for how **Salt Lake City** spends funding from four specific federal programs administered through the U.S. Department of Housing and Urban Development. These programs provide funding for a wide variety of needs such as housing, infrastructure, and economic development specifically for under-served individuals, families, and areas within our community.

For more information, please visit www.slc.gov/consolidated-plan.

Questions or Comments?

Please feel free to submit comments or questions via email to consolidatedplan@slcgov.com.



PUBLIC HEARING #1



SALT LAKE CITY NOTICE OF PUBLIC HEARING

March 24, 2020 at 7:00 p.m.

NOTICE IS HEREBY GIVENT THAT ON Tuesday, March 24, 2020 at 7:00 p.m. a public hearing will be held in Room 315, Council Chambers, City County Building, 451 South State, Salt Lake City, Utah, before the Salt Lake City Council to accept public comment on proposed projects and activities to be undertaken with 2020-2021 federal funds under the following U.S. Department of Housing and Urban Development (HUD) programs:

- **Community Development Block Grant (CDBG)**
CDBG funds may be used for the development of viable urban communities by providing decent housing and suitable living environments for persons of low and moderate-income.
- **Emergency Solutions Grant (ESG)**
ESG funds may be used to assist individuals and families regain housing stability after experiencing a housing or homelessness crisis.
- **HOME Investment Partnership Program (HOME)**
HOME funds may be used to create affordable housing opportunities for low-income households.
- **Housing Opportunities for Persons with AIDS (HOPWA)**
HOPWA funds may be used to provide housing assistance and related supportive services to persons living with HIV/AIDS and their families.

Prior to making funding decisions on the 2020-2021 program year, the Salt Lake City Council will consider and review all public comments, as well as funding recommendations provided by Mayor Mendenhall and resident advisory boards. Information about funding recommendations can be found on Salt Lake City's Housing and Neighborhood Development (HAND) website at www.slcgov.com/HAND.

If you are unable to attend the hearing and want your voice to be heard, written comments may be submitted to Tony.Milner@slcgov.com. Comments will also be accepted by the Salt Lake City Council office at 451 South State Street, Room 304, PO Box 145476, Salt Lake City, Utah 84111, or emailed to council.comments@slcgov.com. Additionally, messages may be left on the Council comment telephone number; 801-535-7654. Comments must be submitted by April 7, 2020.

EQUAL OPPORTUNITY PROGRAM

People with disabilities may make requests for reasonable accommodation no later than 48 hours in advance in order to attend this public meeting. Accommodations may include alternate formats, interpreters, and other auxiliary aids. This is an accessible facility. Salt Lake City Corporation is committed to ensuring we are accessible to all members of the public. To request ADA accommodations contact Sarah Benj by email at sarah.benj@slcgov.com or by phone at 801.535.7697.



SALT LAKE CITY CORPORATION

COMMUNITY *and* ECONOMIC DEVELOPMENT DEPARTMENT
HOUSING *and* NEIGHBORHOOD DEVELOPMENT DIVISION



PUBLIC HEARING on FEDERALLY FUNDED PROJECTS

CDBG, ESG, HOME AND HOPWA PROGRAMS

- WHAT: The Salt Lake City Council seeks public comment on proposed 2020-2021 projects to be funded with federal dollars
- WHEN: Tuesday, March 24th, 2020 at 7:00 PM
- WHERE: City Council Chambers, Room 315, Salt Lake City & County Building, 451 South State Street

A public hearing will be held before the Salt Lake City Council to accept comment on proposed projects and activities to be undertaken with 2020-2021 federal funds under the following U.S. Department of Housing and Urban Development (HUD) programs:

- Community Development Block Grant (CDBG)
- Emergency Solutions Grant (ESG)
- HOME Investment Partnership Program (HOME)
- Housing Opportunities for Persons With AIDS (HOPWA)

Prior to making funding decisions on the 2020-2021 program year, the Salt Lake City Council will consider and review all public comments, as well as funding recommendations provided by Mayor Mendenhall and resident advisory boards. Information about funding recommendations can be found on Salt Lake City's Housing and Neighborhood Development (HAND) website at www.slcgov.com/HAND.

If you are unable to attend the hearing and want your voice to be heard, written comments may be submitted to Tony.Milner@slcgov.com. Comments will also be accepted by the Salt Lake City Council office at 451 South State Street, Room 304, PO Box 145476, Salt Lake City, Utah 84111, or emailed to council.comments@slcgov.com. Additionally, messages may be left on the Council comment telephone number; 801-535-7654. Comments must be submitted by April 7, 2020.

EQUAL OPPORTUNITY PROGRAM

People with disabilities may make requests for reasonable accommodation no later than 48 hours in advance in order to attend this public meeting. Accommodations may include alternate formats, interpreters, and other auxiliary aids. This is an accessible facility. Salt Lake City Corporation is committed to ensuring we are accessible to all members of the public. To request ADA accommodations contact Sarah Benj by email at sarah.benj@slcgov.com or by phone at 801.535.7697.



SALT LAKE CITY CORPORATION

COMMUNITY *and* ECONOMIC DEVELOPMENT DEPARTMENT
HOUSING *and* NEIGHBORHOOD DEVELOPMENT DIVISION



Audiencia Pública sobre proyectos con fondos federales

Programas CDBG, ESG, HOME AND HOPWA

- Que: El Ayuntamiento de la Ciudad de Salt Lake requiere el comentario público acerca de proyectos propuestos para el 2020-2021 que serán financiados con dólares federales
- Cuándo: Martes, 24 de marzo 2020 a las 7:00 de la noche
- Donde: Cámara de Ayuntamiento de la Ciudad, Cuarto 315, Edificio del Condado y Municipal, 451 South State Street

Se llevara a cabo una audiencia pública ante el Ayuntamiento de Salt Lake en búsqueda de comentarios en proyectos y actividades propuestos que se realizaran con fondos federales en el 2020-2021 bajo los siguientes programas del Departamento de Vivienda y Desarrollo Urbano de los EE.UU. (HUD).

- Community Development Block Grant (CDBG)
- Emergency Solutions Grant (ESG)
- HOME Investment Partnership Program (HOME)
- Housing Opportunities for Persons with AIDS (HOPWA)

El Ayuntamiento de la Ciudad de Salt Lake examinará y revisará todos los comentarios recibidos durante la audiencia pública, así como recomendaciones de financiamiento previstas por el Alcalde Mendenhall y los asesora de residentes. Información sobre la financiación de recomendaciones se puede encontrar en el sitio web la Desarrollo de Viviendas y Vecindarios (Housing and Neighborhood Development) de Salt Lake City a www.slcgov.com/HAND.

Si no puede asistir a la audiencia y quiere que su voz sea escuchada, comentarios por escrito podrán ser presentadas a Tony.Milner@slcgov.com. Comentarios en referencia a la propuesta de financiamiento serán aceptadas por las oficinas del ayuntamiento de Salt Lake City en la 451 South State Street, Room 304, PO Box 145476, Salt Lake City, Utah 84111, o por correo electrónico a council.comments@slcgov.com. También puede dejar mensajes en el teléfono de comentarios del ayuntamiento marcando el número, 801.535.7654. Comentarios deben ser presentadas antes de abril 7, 2020.

Programa de Igualdad de Oportunidades

Las personas con discapacidades pueden solicita acomodación razonable a más tardar con 48 horas de anticipación para asistir a esta reunión pública. Las adaptaciones pueden incluir formatos alternativos, intérpretes y otras ayudas auxiliares. Esta es una instalación accesible. Salt Lake City Corporation se compromete a garantizar que todos los miembros del público puedan acceder la. Para solicitar alojamiento de ADA, comuníquese con Sarah Benj por correo electrónico a sarah.benj@slcgov.com o por teléfono al 801.535.7697.



PUBLIC HEARING #2



SALT LAKE CITY NOTICE OF PUBLIC HEARING

April 7, 2020 at 7:00 p.m.

NOTICE IS HEREBY GIVENT THAT ON Tuesday, April 7, 2020 at 7:00 p.m. a remote public hearing will be held before the Salt Lake City Council to accept public comment on proposed projects and activities to be undertaken with 2020-2021 federal funds under the following U.S. Department of Housing and Urban Development (HUD) programs:

- **Community Development Block Grant (CDBG)**
CDBG funds may be used for the development of viable urban communities by providing decent housing and suitable living environments for persons of low and moderate-income.
- **Emergency Solutions Grant (ESG)**
ESG funds may be used to assist individuals and families regain housing stability after experiencing a housing or homelessness crisis.
- **HOME Investment Partnership Program (HOME)**
HOME funds may be used to create affordable housing opportunities for low-income households.
- **Housing Opportunities for Persons With AIDS (HOPWA)**
HOPWA funds may be used to provide housing assistance and related supportive services to persons living With HIV/AIDS and their families.

This Council Meeting will NOT have a physical location. All participants will connect remotely.

(This public hearing is an additional public hearing opportunity in addition to the public hearing held March 24, 2020.)

Prior to making funding decisions on the 2020-2021 program year, the Salt Lake City Council will consider and review all public comments, as well as funding recommendations provided by Mayor Mendenhall and resident advisory boards. Information about funding recommendations can be found on Salt Lake City's Housing and Neighborhood Development (HAND) website at www.slcgov.com/HAND.

To send comments directly to the Council, email council.comments@slcgov.com, leave a message on the 24-hour comment line 801-535-7654, mail comments to the Salt Lake City Council office at 451 South State Street, Room 304, PO Box 145476, Salt Lake City, Utah 84111, or see Webex Instructions to learn how to participate live, <https://www.sl.c.gov/council/news/featured-news/virtually-attend-city-council-meetings/>. All comments received through any source are shared with the Council and added to the public record. Written comments may also be submitted to HAND, tony.milner@slcgov.com, which will be provided to the Council.



EQUAL OPPORTUNITY PROGRAM

People with disabilities may make requests for reasonable accommodation no later than 48 hours in advance in order to attend this public meeting. Accommodations may include alternate formats, interpreters, and other auxiliary aids. This is an accessible facility. Salt Lake City Corporation is committed to ensuring we are accessible to all members of the public. To request ADA accommodations contact Sarah Benj by email at sarah.benj@slcgov.com or by phone at 801-535-7697.



SALT LAKE CITY

AVISO DE AUDIENCIA PÚBLICA

abril 7, 2020 at 7:00 p.m.

POR MEDIO DE LA PRESENTE SE NOTIFICA QUE EL martes 7 de abril de 2020 a las 7:00 p.m. se llevará a cabo una audiencia pública remota ante el Consejo de la Ciudad de Salt Lake para aceptar comentarios públicos sobre los proyectos y actividades propuestas que se llevarán a cabo con 2020-2021 fondos federales bajo los siguientes programas del Departamento de Vivienda y Desarrollo Urbano de los Estados Unidos (HUD):

- **Community Development Block Grant (CDBG)**

Los fondos CDBG pueden utilizarse para el desarrollo de comunidades urbanas viables al proporcionar viviendas dignas y entornos de vida adecuados para personas de ingresos bajos y moderados.

- **Emergency Solutions Grant (ESG)**

Los fondos ESG pueden usarse para ayudar a las personas y familias a recuperar la estabilidad de la vivienda después de experimentar una crisis de vivienda o falta de vivienda.

- **HOME Investment Partnership Program (HOME)**

Los fondos de HOME pueden utilizarse para crear oportunidades de vivienda asequible para núcleos familiares de bajos ingresos.

- **Housing Opportunities for Persons with AIDS (HOPWA)**

Los fondos de HOPWA se pueden utilizar para proporcionar asistencia de vivienda y servicios de apoyo relacionados a personas que viven con VIH / SIDA y sus familias.

Esta reunión del consejo NO se efectuara físicamente. Todos los participantes se conectarán de forma remota. (Esta audiencia pública es una oportunidad de audiencia pública adicional además de la audiencia pública celebrada el 24 de marzo de 2020).

El Ayuntamiento de la Ciudad de Salt Lake examinará y revisará todos los comentarios recibidos durante la audiencia pública, así como recomendaciones de financiamiento previstas por el Alcalde Mendenhall y los asesora de residentes. Información sobre la financiación de recomendaciones se puede encontrar en el sitio web la Desarrollo de Viviendas y Vecindarios (Housing and Neighborhood Development) de Salt Lake City a www.slcgov.com/HAND.

Para enviar comentarios directamente al Consejo, envíe un correo electrónico a council.comments@slcgov.com, deje un mensaje en la línea de comentarios de 24 horas 801-535-7654, envíe comentarios a la oficina del Consejo de Salt Lake City en 451 South State Street, Room 304 , PO Box 145476, Salt Lake City, Utah 84111, o vea las Instrucciones de Webex para aprender cómo participar en vivo, <https://www.slcgov/council/news/featured-news/virtually-attend-city-council-meetings/>. Todos los comentarios recibidos a través de cualquier fuente se comparten con el Consejo y se agregan al registro público. Los comentarios por escrito también se pueden enviar a HAND, tony.milner@slcgov.com, que se proporcionará al Consejo.



Programa de Igualdad de Oportunidades

Las personas con discapacidades pueden solicitar acomodación razonable a más tardar con 48 horas de anticipación para asistir a esta reunión pública. Las adaptaciones pueden incluir formatos alternativos, intérpretes y otras ayudas auxiliares. Esta es una instalación accesible. Salt Lake City Corporation se compromete a garantizar que todos los miembros del público puedan acceder la. Para solicitar alojamiento de ADA, comuníquese con Sarah Benj por correo electrónico a sarah.benj@slcgov.com o por teléfono al 801-535-7697.



PUBLIC COMMENTS RECEIVED FROM PUBLIC HEARING #1 AND #2

Salt Lake City Council. Public Hearing, March 24, 2020, 7pm, via WebEx, Facebook, and YouTube. Public Comments.

Source: WebEx Digital Service

Date Submitted: 3/24/20

7:12 pm

Executive Director of Journey of Hope.

CDBG – Public Services Applicant. Agency: Journey of Hope. Project: Advocacy and Case Management Services.

Comments: Retired from law enforcement after 20 years of services. She set up programs for women getting out of jail and prison, did as much work inside the system as she could. She started Journey of Hope, and they've served 2,000 women in five years, with only 17% recidivism. Overall, their services have saved millions of dollars to the State. Their second try for SLC CDBG funds for case management services to expand services to girls who are aging out of the juvenile justice system. These girls have been sexually exploited and trafficked. These girls turning to the Youth Resource Center as they have no family, where there are boys and gang members who traffic girls. Had one young lady who was drugged and woke up in Las Vegas. One of the few non-profits standing in the gap for girls/women leaving the justice system. They were not chosen for CDBG, they're the "little guys" and are new, they would like to be re-considered for CDBG funding.

Source: WebEx Digital Service

Date Submitted: 3/24/20

7:24pm. He worked with International Rescue Commission. He recommended how great the agency is and how hard they work. He wants funding for digital equity, as not everyone has internet or access to computers.

Source: WebEx Digital Service

Date Submitted: 3/24/20

7:26pm. She Executive Director of The INN Between. Applied for CDBG – Public Services, wasn't recommended by the CDCIP Board or the Mayor for funding. Hospice and Medical Respite for-Homeless. Comments: Asked the Council to reconsider the non-recommendation for funding. Strong partnership with the City. Before the agency existed, many homeless individuals were dying on the street without access to hospice care, that cannot be delivered in shelters, campsites, or motels. They offer wrap around services and save the area money. The Inn Between serves 40 individuals a night and is projected serve 30 more. They serve homeless and non-homeless, those near medical bankruptcy. End of life care without having to go into shelter or hospital. The Inn Between is a critical part of homeless services. They have the infrastructure, licensing and professional staff in place. The new Homeless Resource Centers don't have medical beds, and they're able to fill that need. The homeless resource centers are also at capacity. The Homeless Resource Center's don't have the ability to care for people getting cancer treatment. Asking for only one half of 1% of total budget to serve the homeless, 60% of the clients come from Salt Lake City.

**Source: WebEx Digital Service****Date Submitted: 3/24/20**

7:34pm. Executive Director of the International Rescue Committee Applied for CDBG – Public Services. Program: International Rescue Committee Getting Up to Speed: Expanding Digital Services for Refugees and Asylees in Salt Lake City. Not recommended for funding.

Comments: Appreciates the consideration of their digital inclusion application. She identified how the program serves those vulnerable in the community.

Source: WebEx Digital Service**Date Submitted: 3/24/20**

7:37 pm. Grants Manager, International Rescue Committee. CDBG – Public Services. Getting Up to Speed: Expanding Digital Services for Refugees and Asylees in Salt Lake City. Not recommended for funding.

Comments: Thank you to the Mayor and City council and Housing and Neighborhood Staff for continued support for CDBG funding, and for past funding.

Highlights the connection for digital inclusion and refugees. Aligned to digital connection to Housing Plan, stabilizing renters and increasing self-sufficient, employment and financial stability. A renewal would help increase refugee household overall stability who are hampered by language and cultural skills. Project complimented through cross agency interaction. Digital inclusion program is integral for clients accessing employment when they enter the U.S. She identified that the program stabilizes low income renters by helping them obtain employment, which in turn helps with stable housing.

Emails Regrading Federal Funds Between City Council Meetings**Source: Email to City Council Staff****Date Submitted: 3/27/20**

Salt Lake City Council Members,

Volunteers of America, Utah is grateful for the partnership we have had with the City government over many years. We appreciate the time that the CDCIP Board, Mayor Mendenhall and her staff have spent reviewing all applications that were submitted.

Volunteers of America, Utah has submitted three applications for funding for next fiscal year 2020-2021.

Community Development Block Grant – CDBG Public Services

Program	Request	CDCIP Board Recommendation	Mayors Recommendation
Geraldine E. King Women's Resource Center	\$105,797	\$89,000	100,281

We are grateful for both recommendations and encourage the support of Mayor Mendenhall's recommendation of \$100,281.



Emergency Solutions Grant – Shelter Operations

Program	Request	CDCIP Board Recommendation	Mayors Recommendation
Geraldine E. King Women's Resource Center	\$40,000	\$38,000	\$38,000
Youth Resource Center	\$60,000	\$46,000	\$46,000

We appreciate the CDCIP Board and the Mayors funding recommendation for both emergency solutions grant applications.

We value the support of our programs that provide shelter and services for both homeless youth and homeless women. We thank you for the opportunity to submit a written document at this time given the Stay Home. Stay Safe. Order endorsed by the Mayor to decrease public gatherings.

Comments Received by Email regarding Federal Grant Dollars**Source: Email****Date Submitted: 4/6/2020**

I am a Salt Lake City resident, and I urge you to reconsider your CDBG funding decision for The INN Between. Any amount that you can fund will help the sustainability of their program. This is not the time to cut support services for the homeless. They are, along with the undocumented, the ones least likely to get adequate medical care during this pandemic.

Source: Email**Date Submitted: 4/6/2020**

Hello,

I am a Salt Lake City resident and a neighbor of The Inn Between. I am writing to urge you to reconsider your CDBG funding decision for The INN Between. Any amount that you can fund will help the sustainability of their program. The Inn Between plays a key role to our homeless and their need for hospice care, and we need to support them so they can continue to serve our community.

Source: Email**Date Submitted: 4/6/2020**

Dear Council Members:

I just got word that the Mayor and Salt Lake City Council will be cutting off funding for The Inn Between – this is being sent as my plea that you carefully reconsider this decision.



The Inn Between is a wonderful organization that provides much needed, and otherwise lacking, services to the homeless community. Its funding is limited, and this decision by the City Council and Mayor will have a significantly detrimental impact on its ability to provide these services – which will in turn only contribute to our homeless challenges. I plead with you to reconsider and continue the funding that is so needed to help sustain this important organization. In these challenging times, it is even more important that organizations like The Inn Between – and the mission it serves – receive our support.

Thank you.

Regards,

Source: Email

Date Submitted: 4/6/2020

Hello,

I am a Salt Lake City resident, and I urge you to reconsider your CDBG funding decision for The INN Between. Any amount that you can fund will help the sustainability of their program.

During a crisis like the one we are in, cutting funding to organizations like the INN Between seems shortsighted and unnecessary.

Thanks

Source: Email

Date Submitted: 4/6/2020

Dear Council member,

The Inn Between has provided a place for terminally ill homeless patients to receive comfort care in their final days. It is a much need service provider in this community. They have previously received \$46,000 in Block Grant Funds to help them provide their services. Please reconsider your funding discussions and allow them the money to continue their important work.

Source: Email

Date Submitted: 4/6/2020

Dear Salt Lake City Council Members,

I am a Salt Lake City resident and actually a neighbor of the Inn Between. I am also a member of The Inn Between Board of Directors. Every month at our board meetings we hear a “mission moment” when a member of the staff shares a story of an event at The Inn Between since we last met. Sometime it is about a reunification with a resident and their extended family, sometimes it is about a residents last days and passing, always the stories reflect the mission of The Inn Between to enhance the dignity of each resident wherever they are in their life journey.



In this time of uncertainty, anxiety and fear, and human and economic crises, there are hard choices to be made. While previous levels of funding may not be possible, I urge you to reconsider your funding decision regarding the CDBG dollars. Any amount you can fund would be of great assistance in sustaining the vital work of The Inn Between. The efforts of the staff of The Inn Between have been nothing less than heroic in protecting the residents from contracting Covid-19. Continuing some level of funding assures them their efforts are not in vain and that you too understand the importance of not forcing our residents to have to access services from already overwhelmed medical services in our community or even worse, die in the streets.

Your consideration of this plea is much appreciated.

Source: Email

Date Submitted: 4/6/2020

Dear Council Members,

I have been a volunteer with the Inn Between for 4 years and have seen first hand the good this nonprofit has done for the vulnerable homeless in our city.

PLEASE, please reconsider giving any amount possible to this facility.

Source: Email

Date Submitted: 4/6/2020

To whom it may concern,

I am a Salt Lake City resident, and I urge you to reconsider your CDBG funding decision for The INN Between. Any amount that you can fund will help the sustainability of their program.

"I am a Salt Lake City resident, and I urge you to reconsider your CDBG funding decision for The INN Between. Any amount that you can fund will help the sustainability of their program."

Source: Email

Date Submitted: 4/6/2020

Dear Council members,

I am the Volunteer Coordinator at The INN Between and have been since the beginning. I have watched our resident population expand from 16 to 40 with the move to our new location.

I am asking that you please reconsider your CDBG funding decision for the support of our residents. Our historical amount of about \$46,000 represents only 3% of our annual budget, and yet about 80% of the people we serve are from salt Lake City.

The need is great among homeless service providers and funding is understandably limited. However, TIB will be significantly impacted by this funding cut. We would appreciate your funding at any level.

Please consider your CDBG funding decision. Which of our 40 residents would you deny?

Thank you and my best to you all.

**Source: Email****Date Submitted: 4/6/2020**

Greetings,

I understand that The Inn Between is not being recommended for CDBG Funding at this time. I would like to strongly encourage you to restore CDBG funding to this important asset in our community. As some of you may know, I work to support students experiencing homelessness within the educational system. I have become more acutely aware of the needs of all individuals experiencing homelessness. Compound that with a terminal illness, or a need to be in a rehabilitation program for a long term condition, and the odds are not good. As a community, we need to do better by our homeless friends. The Inn between provides a vital service to our entire community. It allows those with no limited options, a place to die with dignity.

I was fortunate to become acquainted with The Inn Between when it was across the street from my house. I volunteered to be part of the Neighborhood Advisory Committee, and heled address concerns neighbors had with the program. I found the staff to be willing to work with community members to address concerns, and make sure they were being good neighbors. I am sure that is still the same today in their new neighborhood.

Please restore the funding request to the Inn Between, so they can continue the work on behalf of our truly less fortunate community members in Salt Lake City.

Sincerely,

Source: Email**Date Submitted: 4/6/2020**

PLEASE - As a Salt Lake City resident, and I implore you to reconsider decision to cut CDBG funding for The INN Between. I realize this is a difficult time but this is a group that has done so much with so little as it is and this is a great humanitarian need. Please continue to help them with any amount that you can to sustain their program. Thank you.

Source: Email**Date Submitted: 4/6/2020**

Dear Council Members,

I urge you to reconsider your CDBG funding decision for The INN Between for 2020-2021. They provide critical medical respite housing services for medically frail and terminally ill clients, and are an integral part of the homeless services continuum in Salt Lake City. However, they do not receive adequate funding from the state or other sources because they are not designated as a "shelter," which means that they must raise funding from other sources to provide this medical housing service to the community. Any amount of funding that you grant will help the sustainability of the program.

Sincerely,

**Source: Email****Date Submitted: 4/6/2020**

I am a Salt Lake City resident, and I urge you to reconsider your CDBG funding decision for The INN Between. Any amount that you can fund will help the sustainability of their program.

It is shameful for you to cut their funding.

Source: Email**Date Submitted: 4/6/2020**

Dear SLC Council,

As an Avenues resident of Salt Lake City, I am writing to urge you to reconsider your CDBG funding decision for The INN Between. This facility provides a desperately-needed service, providing hospice care for the homeless of SLC.

Any amount that you can fund will help them provide dignity at the end of life.

Thanks for your consideration.

Source: Email**Date Submitted: 4/6/2020**

Dear City Council,

I am a Salt Lake City resident and I urge you to reconsider your funding for the Inn Between. I understand that there is an urgent need to help the homeless in Salt Lake City, but the Inn Between needs funding to remain open and provide their care for the very ill and dying among the homeless. We must care for the poor, sick and/or dying members of our community. It is not only a moral and humane obligation but a public health issue as well.

Before the Inn Between existed, my husband and I stood in the the cold in winter with fellow church members holding a candles to protest the fact that we had Salt Lake City residents dying in our streets. Please don't let us go back to those dark days. The Inn Between has my support and I hope you will make sure they have the funding to help them maintain their service.

Source: Email**Date Submitted: 4/6/2020**

I am very concerned about the proposal to reduce funding for the homeless in Salt Lake - in particular the federal HUD funds distributed by the SLC Community Development Block Grant program for the INN Between. They - and the homeless - especially need these funds now during this exceptional crisis. I ask you to please reconsider this decision.

Thank you for your attention,

**Source: Email****Date Submitted: 4/6/2020**

Hello Salt Lake City Council,

I am a Salt Lake City resident, and I urge you to reconsider your CDBG funding decision for The INN Between. Your funding is invaluable to the sustainability of this wonderful program.

Thank you,

Source: Email**Date Submitted: 4/6/2020**

As a resident of Salt Lake City, I believe The INN Between is an appropriate expenditure for CDBG funding. Please do not cut that appropriation at this precipitous time for the most vulnerable.

Sincerely,

Source: Email**Date Submitted: 4/6/2020**

Dear Salt Lake City Council Members:

As a resident of Salt Lake City and a board member of The Inn Between, I write to urge your reconsideration of The INN Between's request for CDBG funds to help insure our homeless population receives hospice, respite care and shelter.

I am sure that requests for funding far outweigh what is available, but I would be grateful for any support you could provide.

Thank you for your service and consideration.

Kind regards,

Source: Email**Date Submitted: 4/6/2020**

Dear City Council Members:

I am a Salt Lake City resident, as well as a volunteer at The Inn Between. I am aware of how tight budgets are this year. However, I urge you to consider funding The INN Between at any level possible. This facility is of vital importance to our community.

Thank you.

**Source: Email****Date Submitted: 4/6/2020**

Dear Council:

I am a resident of Salt Lake City, and an advocate for the ethical treatment of vulnerable populations, the homeless being one. I ask that you reconsider your CDBG funding decision for The INN Between. Any amount that you can fund will help the sustainability of their program, and give the population they serve a safe place to live the remainder of their lives, and access to the treatment they deserve.

Thank you,

Source: Email**Date Submitted: 4/6/2020**

I am reaching out and asking that you consider helping with any funding possible for the folks at the Inn Between I know these are crazy times but please help these folks provide some little bit of help to the dying Thank you Mike Evans SLC Resident

Source: Email**Date Submitted: 4/6/2020**

Dear Salt Lake City Council Members,

I am a resident of Salt Lake City and am very concerned that The INN Between receive proper funding from the city.

Please reconsider the funding for The INN Between. The services they provide are critical to those at the end of life and ultimately, to our community at large. We simply cannot turn our back on such a vulnerable population. At the least, we should fund at previous levels if not beyond, given the difficult time that we're in. Logic would lead one to anticipate the population served by The INN Between is going to be more vulnerable to COVID19 and thus in need of their services. And, God forbid, should the infection result in more people dying before they need to be admitted to The INN Between, there will still be people who will be in need of hospice care for other reasons. This facility is desperately needed by the community much less by those whom it serves. The dignity conveyed upon the dying is shared by those who exhibit such compassion. The city funds a small but critical amount of the facility's needs, but it's probably that many corporate and personal contributions will be less this year than in the past.

Thank you for your consideration of this. I could argue that this facility is needed even more than Allen Park. Please prove to me that my community cares more for people than for birds. (I love birds and agree that we deserve to have them in our midst, but not at the expense of caring for a human being as they die).

**Source: Email****Date Submitted: 4/6/2020**

I understand that funds from the Community Development Block Grant will not be allocated to The Inn Between. These are difficult times for the city I know, but this is an excellent organization deserving of a second look at funding. The Inn Between fulfills a very heartbreaking mission.

We hear much now about patients dying in hospitals due to Covid-19, separated from loved ones. Imagine dying alone, homeless, without friends or family.

Any amount of funding would help The Inn Between achieve its mission.

Sincerely,

Source: Email**Date Submitted: 4/6/2020**

I urge you to reconsider your CDBG funding decision for The INN Between. Any amount that you can fund will help the sustainability of their program. I have seen the good that this facility does. Please do not cut funding, ESPECIALLY now.

Source: Email**Date Submitted: 4/6/2020**

Dear Council members,

I know the city is dealing with major shortfalls, but just want to plead for maintaining funding for the INN Between - this program provides an incredibly valuable service to hospice patients who do not have a home. Please re-consider and try to maintain their funding.

Sincerely,

Source: Email**Date Submitted: 4/6/2020**

I am a Salt Lake City resident, and I urge you to reconsider your CDBG funding decision for The INN Between. Any amount that you can fund will help the sustainability of their program.

I feel this is especially important in this time of COVID-19.

Thank you,

**Source: Email****Date Submitted: 4/6/2020**

I am a Salt Lake City resident, and I urge you to reconsider your CDBG funding decision for The INN Between. Any amount that you can fund will help the sustainability of their program.

Best,

Source: Email**Date Submitted: 4/6/2020**

Dear City Council Members,

I have recently learned that the latest budget effort does not include funding for the homeless hospice, and I ask you to reconsider. I know that you care and that all the choices you must make are hard. However, their funding is only in the tens of thousands and every dollar is well spent to keep homeless people from dying by emergency room visits. We will wind up having to pay for their medical expenses anyway, and the Inn Between is a MUCH more efficient use of those relatively modest funds.

Also, in addition to the obvious need for care these people experience, the rest of us are affected by seeing them uncared for on the streets, which affects morale at this difficult time.

Please reconsider, and fund the Inn Between for our most desperate and voiceless citizens.

Sincerely,

Source: Email**Date Submitted: 4/6/2020**

Salt Lake City Council

As a resident of Salt Lake City, I am asking you to please reconsider the much needed funding for the Inn Between.

The important part they play in giving a safe place for those that would otherwise die on the streets is so valuable, and allows them to at least die with dignity in a safe place.

When my late husband passed away in 2015 we were among the lucky ones, as the job he had held for only 6 months placed him on long term disability which gave us an income which allowed us to continue living in a safe place, with the care he needed. Otherwise we would probably have landed on the street somewhere and he wouldn't have had the care he received up until the end.

I do what little I can to support the Inn Between, and I am reaching out to you and asking that you do your part to help them keep helping those that need it the most.

Thank you

**Source: Email****Date Submitted: 4/6/2020**

To whom it may concern,

"I am a Salt Lake City resident, and I urge you to reconsider your CDBG funding decision for The INN Between. Any amount that you can fund will help the sustainability of their valuable program. Thank you very much,

Source: Email**Date Submitted: 4/6/2020**

Dear Ladies & Gentlemen,

I am a Salt Lake City resident, and I ask you to please reconsider funding the CDBG (in any amount) for The Inn Between. Thank you so much.

Source: Email**Date Submitted: 4/6/2020**

Please continue funding the Inn Between they do wonderful work..

Source: Email**Date Submitted: 4/6/2020**

Dear Salt Lake City Council Members –

Everyone seems to talk a lot about what they'll do for the homeless, but actions speak so much louder than those words.

I just discovered that CDBG funding for The INN Between is at risk. The funding received by The INN Between in the past is a small fraction of available CDBG funding and makes a tremendous difference in the sustainability of its program.

This is all about dignity and compassion for dying homeless people. If the funding is going to be eliminated, please provide me and the rest of the community with your reasoning.

I know there are a lot of competing claims for CDBG funding. For the eight years I served as Mayor, I went through the grueling process of considering all requests and making the tough decisions for CDBG funding recommendations. I was also aware that the priorities of City government were reflected in the funding decisions recommended by the Mayor and ultimately made by the City Council.

Please count dying with dignity as a value supported by the City Council.

**Source: Email****Date Submitted: 4/6/2020**

City Council:

As a Salt Lake City resident and supporter of The INN Between I am writing to ask you to please reconsider your CDBG funding decision you made in regards to this important organization. I believe that they provide a vital and compassionate service for the least among us.

Thank you for your service and reconsideration.

Sincerely,

Source: Email**Date Submitted: 4/6/2020**

To whom it may concern: I am a Salt Lake City resident, and I urge you to reconsider your CDBG funding decision for The INN Between. Any amount that you can fund will help the sustainability of their program. I have volunteered for years with the group and they do amazing things for the homeless and critically ill patients.

Thank you,

Source: Email**Date Submitted: 4/6/2020**

Council Members, I am the resident of township but familiar with the INN and their mission. They provide a major social return for a very small amount of public funding. It is not easy to put a price on death with dignity but in this health crisis death on the streets should be a public concern. Thank you for your consideration in renewing their funding.

Source: Email**Date Submitted: 4/6/2020**

Dear City Council Members,

I am a Salt Lake City resident, and I urge you to reconsider your CDBG funding decision for The INN Between.

Any amount that you can fund will help the sustainability of their program

Thank you for your consideration.

Sincerely,

**Source: Email****Date Submitted: 4/6/2020**

I live in Salt Lake City and I volunteer at the Inn Between. It provides needed medical service for our citizens who have limited access to medical care. I urge you to reconsider your CDBG funding decision for The INN Between. Any amount that you can fund will help the sustainability of their program.

Source: Email**Date Submitted: 4/6/2020**

Hello, City Council

I'm a neighbor of The Inn Between, and I urge you to reconsider your CDBG funding decision for The INN Between, especially during this time of crisis.

The Inn Between performs a vital service on behalf our community's most vulnerable people, and they need your help.

Thank You and Kind Regards,

Source: Email**Date Submitted: 4/7/2020**

Council,

I am writing this to urge you to reconsider your CDBG funding decision for The INN Between. This money is critical for the sustainability of their program. As a volunteer for the Inn, a resident of Salt Lake City, and a Firefighter I see the the incredible work that the INN Between does for our most vulnerable population. Please don't turn your back on this fine organization.

Thank you,

Source: Email**Date Submitted: 4/7/2020**

Dear Council Members,

Please Support the CDBG funding decision for The INN Between. Any amount that you can fund will help the sustainability of their program. I support The INN Between, by being a good neighbor 1 block south, by small personal donations of money, food, and clothes, and through supporting the efforts of my wife Mary Beth Vogel-Ferguson Ph. D, who is on the board of directors. As a former RN I've had experience in hospice settings, witnessed death with dignity, and I know the positive impact The Inn Between has on our people in need. Please support their request for the CABG funding. We must ensure that The INN Between can continue to serve the poor and afflicted members of our community as they face a medical crisis or the end of life.

Sincerely,

**Source: Email****Date Submitted: 4/7/2020**

I am pleading to have continued funding for The Inn Between in this upcoming year; I speak as a family member of Patricia Rice who died there Nov. 7, 2019. She was diagnosed with cirrhosis from Hepatitis C in 2007, continued to work at a SLC company until her disability prevented her from doing acceptable work, @ 2013 when she went to full time disability through her employer and applied for Medicaid. She received a waiver through Salt Lake County Aging Services and was able to live pretty independently that way at Wasatch Manor with HUD funds until Sept. 2019 when too many falls made it impossible for her to live alone. Her hospice agency and SLCounty Aging services expedited her move to The Inn Between the first week of Sept 2019 and she was able to live there with some level of dignity and safety until her death. She was care for very tenderly and I have the greatest respect for all the staff and volunteers whose efforts let her die in dignity and peace.

The population of poor and ill are the most voiceless in our community and I know we must speak for them when their care and protection are threatened. They are not receiving luxuries, they are offered a clean place to live in their dying days; some have shared rooms, there are clothes available from donations, arts/crafts supplies are donated, classes are given by volunteers. This is a remarkable example of public/private/volunteer collaboration to support these least of us in their times of need. If anyone would like me to speak directly to the time my sister spent at The Inn Between, I am sheltering at home (I live in the Liberty Wells section of SLCity) during this time of Coved19. My telephone number is 801-674-0721, this is my email and I can use ZOOM. I can't imagine the impact of Coved 19 on the poor and homeless population of SLCity and that The Inn Between may be the last option for more people next year than this year. This is not the time to cut their funds. Please reconsider.

Very truly,

Source: Email**Date Submitted: 4/7/2020**

Dear Council members, I'm writing to advocate for the INN-between. This is a first class organization that is taking a huge burden off of the city of Salt Lake. Over three-quarters of the hospice patients taken in by the INN are from Salt Lake City..

I run a Resort property on North Temple and we've been supporting the INN with dollars as well as supplies, for years. Their work deserves to be encouraged and supported.

I hope you will put a line item in the budget equivalent to the \$46,000 from last year or at least very very close to that. They're doing the work for us all and taking the financial burden of those folks away from Salt Lake City government!

Proven track record spanning years ~

Regards,

**Source: Email****Date Submitted: 4/7/2020**

Hello,

I am a Salt Lake City resident, and I urge you to reconsider your CDBG funding decision for The INN Between. Any amount that you can fund will help the sustainability of their program.

Sincerely,

Source: Email**Date Submitted: 4/7/2020**

Dear Members of the City Council,

I am a resident of Salt Lake City and a supporter of the Inn Between. I am asking you to reconsider your CDBG funding decision for The INN Between. The INN Between provides an important service as a medical respite facility for homeless individuals, 80% of whom are from Salt Lake City. I understand that there are many, many competing needs for funding at this time. However, having a safe place for medically-fragile people to recover is still important, even more important, during this challenging time. Please consider restoring their funding for this year. Thank you.

Sincerely,

Source: Email**Date Submitted: 4/7/2020**

I am a volunteer hairdresser for The Inbetween as well as a Salt Lake City resident, and I urge you to reconsider your CDBG funding decision for The INN Between. Any amount that you can fund will help the sustainability of their program. I first hand, have seen the impact of this program for the staff, patients and community. These beautiful people would be lost or have died a lonely death without this service. As a community we must look out for each other, provide a better future for each other and build each other up. This is how you can help. As in life you meet the good the bad and the ugly. These people are good that want good, want a chance and want comfort in their final days or the support to make a new future. In all the conversations I have had with people at the Innbetween I have realized, this could be you, your mentors, your family members, your neighbors or your friends. What would you do if they needed your help in their final days?

I hope you continue the support for such a great cause.

Source: Email**Date Submitted: 4/7/2020**

I am a palliative and hospice care social worker. The InnBetween is vital. We cannot return to the homeless dying on our streets. We are better than this.

I urge you to reconsider your CDBG funding decision for The INN Between. Any amount that you can fund will help the sustainability of their program!

We vote!

**Source: Email****Date Submitted: 4/7/2020**

Hello,

I am sincerely asking you to not cut funding for the INN Between. This organization performs such important work in serving the dying within the homeless population.

Sincerely,

Source: Email**Date Submitted: 4/7/2020**

Dear Council Members:

I am writing this letter on behalf of the Inn Between. I was shocked and surprised that the funding was cut for support of this very important and necessary service to provide a place for homeless citizens to die with dignity.

I was a volunteer in the very beginning of the Inn Between and have been an advocate ever since. I have been so impressed with the loving care that is provided for the very sick and the end of life care that is provided for the homeless and less privileged in our city. Please continue your support. Salt Lake City has been a model for other states to provide the same kind of service.

Thank you for reconsidering your decisions and I pray for your continued support.

Best Regards,

Source: Email**Date Submitted: 4/7/2020**

Please DO NOT cut funding for The Inn Between

Source: Email**Date Submitted: 4/7/2020**

Dear Council members,

I will keep this note short, as I realize this is an intense time for the world and our community.

I am a Salt Lake City resident, and I urge you to reconsider your CDBG funding decision for The INN Between. Any amount that you can fund will help the sustainability of their program

Thank you for your consideration.

Sincerely,



Source: Email

Date Submitted: 4/7/2020

Council Members:

I am a Salt Lake City resident, and I am writing this to urge you to reconsider your Community Development Block Grant (CDBG) funding decision for The INN Between. Any amount that you can fund will help the sustainability of this program. I am aware that our city and the country are facing more than difficult times, but this program is so important for our homeless who require hospice or respite care.

Yours,

Source: Email

Date Submitted: 4/7/2020

Dear city council members,

Please reconsider your position on funding the Inn Between. This organization is the only one of its kind serving the clients they help: homeless individuals who are dying and others who cannot get hospice or respite care any other way. They desperately need funding support, so please reconsider the cut and fund them fully.

Thank you,

Source: Email

Date Submitted: 4/7/2020

SLC shelters the homeless who are living.

The Inn Between shelters the homeless who are dying. Please do not massively cut their funding.

Source: Email

Date Submitted: 4/7/2020

Dear Members of the SLC council,

I will keep this note brief as I realize this is and incredibly intense and scary time in our community and our world.

As a resident of Salt Lake City and the Sugarhouse/Yalecrest neighborhood, I am asking you to please, please reconsider your CDBG funding decision for The INN Between. The Inn provides a critical service in our community and any amount that you can fund will help sustain this very important program.

Thank you for your consideration.

Sincerely,



Source: Email

Date Submitted: 4/7/2020

The Inn Between has emailed their supporters and asked them to send letters of support for funding.

As many of you know, I do not support funding The Inn Between. If the genesis/funding/operations of organizations like this is typical, - then it will not stand out for you. Incompetence and grift should never be the norm and I will speak out against it at every opportunity. I have already been attacked and opined upon by SLT and Gehrke so I have nothing to hide from.

I don't have to tell you that the decision being made, based on models of a virus, are going to have devastating effects on the economy as a whole. Places like The Inn Between will now stand out as the repellent example of waste that they are.

1. The State granted them a license as an assisted living (AL). In order to be legal in zoning. They have between 5-10 on the AL side.
2. The City granted them a license under eleemosynary and then housed the chronically homeless with NO criteria for entry.
3. This is not a hospice and never has been! They have since rebranded and covered most of the signage that indicates they are a hospice.
4. The appropriations committee gave them 1M dollars to buy a building that was sound and needed no work. The attached pictures shows the current work taking place which includes a new roof/electrical/elevator/HVAC to just name a few! This was possible from a federal grant that someone in this state gave them. I will be researching more on that.
5. Within 5 months of opening they were over budget by \$700,000.
6. They were over budget because they did not hire the required medical staff per AL licensing. They were operating for 5 months without MA's. And guess what? Everyone was just fine. They operated for several years at Goshen street without MA's. Why? Because they were not needed. So basically we are paying for medical staff so that they can be legal in zoning they should not be in.
7. Drug deals, residents sneaking out at night, assaults, suicides all go on within this facility.
8. 911 calls from WITHIN this facility are significant and consistent.
9. Our City Council, Erin Mendenhall told us at a town hall that she would hold TIB accountable. Many on the street, as well as myself, reached out to her with our concerns and proof of misdeeds. We never got a response. The only way any improvements have been made at TIB is because myself and several others have held them accountable.

This is the project of those that want to put homeless shelters in neighborhoods because somehow it will fix the ills of these people. Senator Escamilla made that exact claim. While I am glad that people have a roof over their head, it should not be at the expense of what was once a functioning street. The residents of Sherman Ave. who could and understood the implications of housing the mentally ill and addicted, sold or moved and got out of the neighborhood.

Stop rewarding incompetence.

**Source: Email****Date Submitted: 4/7/2020**

Dear council members and Mayor
Mendenhall,

I am writing to request that you reinstate funding for the hospice center The Inn Between. Without this service, the most vulnerable among us the homeless who are facing death will again die on our streets. Certainly we can find the funds to provide hospice care to our brothers and sisters in need. I trust that you will find it in your hearts to continue helping those who help others.

Sincerely,

Source: Email**Date Submitted: 4/7/2020**

Dear Council Members:

I am a volunteer with the Inn Between and live in District 7. I understand that you are cutting the CBDG funds allotted to the program.

I urge you to reconsider directing those funds to support the facility. They operate under a bare-bones budget and do whatever they can to minimize costs yet maintain the quality of service they provide to this most needy population. Through my observations at the facility I can assure you that the funds are well spent.

I appreciate your time and hope you will reconsider funding this most needed program.

Source: Email**Date Submitted: 4/7/2020**

I am a Salt Lake City resident, and have been for 20 years. My house is one block from the INN Between. I urge you to reconsider your CDBG funding decision for The INN Between. Any amount that you can fund will help the sustainability of their program.

This is not the time to reduce funding for the critical programs provided by this important institution. If it puts the homeless terminally ill back on the streets, you will be responsible for having made our current health care crisis worse. More city residents will die, and not just those at the INN Between. I ask that you reconsider this decision.

Source: Email**Date Submitted: 4/7/2020**

I can't believe you red lined the whole budget for the INN Between. It's a treasure for those who need it most. The people who are the most vulnerable are the ones we need to tend too. As a society, we are judged by the thoughts and actions of those who can give, and the homeless are the ones who need a voice, they need the kind and giving support of people who are fortunate to have the means to give back.



You, as a City Council have those means of giving dignity, and relief to people that have no where else to turn. Please, I beg, return the funding to a project that truly helps people who are suffering. Kim has worked so hard, put in so many hours to bring this idea to life. Don't bring it down now.

Sincerely,

Source: Email

Date Submitted: 4/7/2020

It has come to our attention that the City Council has cut funding to The INN Between. We are Salt Lake City residents and believe that this facility provides an invaluable service to members of our community who are otherwise unable to care for themselves. I urge you to reconsider your CDBG funding decision for The INN Between. Any amount that you can fund will benefit the sustainability of their program. The people who are served there are primarily from Salt Lake City, and, we believe, deserve to have end of life services provided when they have nowhere else to turn. Please do reconsider your decision.

We live in the general neighborhood (1900 E & 900 S), an area filled with medical care facilities. This one is providing a service like no other. Please do not let such a facility fold for lack of funds or for lack of consideration by those who may indeed have a say in its viability!

Sincerely,

Source: Email

Date Submitted: 4/7/2020

To whom ever it may concern and City Counsel Members,

I am a Salt Lake City resident who has volunteered for years at The Inn Between and I urge you to reconsider your CDBG funding decision for The INN Between. Any amount that you can fund will help the sustainability of their program.

Though it is only 3% is a small percentage of our absolutely necessary funding to keep the INN functioning for the many Salt Lake Residence that we provide safe, clean residence for. Most of our residence are, in fact, from Salt Lake City.

We are able to supply a caring and supportive environment for our residence from a deeply committed staff and volunteers.

This is an underserved community and your support deeply matters. Please come by and visit us at you convenience.

Thank you warmly,

**Source: Email****Date Submitted: 4/7/2020**

To whom it may concern:

I am a Salt Lake County resident, and I urge you to reconsider your CDBG funding decision for The INN Between. Any amount that you can fund will help the sustainability of their program. It is clear that the homeless will be disproportionately affected by the COVID-19 crisis. Cutting any funding to their care at this point could be especially catastrophic to them, as well as our community as a whole!

Respectfully,

Source: Email**Date Submitted: 4/7/2020**

Hi, I'm a SLC resident, and I heard that that the Council has cut all CDBG funding to The INN Between, which continues to serve our local homeless population at a time of great need.

Can you explain why this was done? Where are those funds being redirected?

I hope you will reconsider your decision, and perhaps find additional resources that can help The INN Between continue their important mission.

My heart aches when I try to imagine the suffering to come for those who have nothing. I beg you to feel the same compassion.

Thank you for your work, as well. I hope that you'll reply to this email.

Sincerely,

Source: Email**Date Submitted: 4/7/2020**

Greetings Salt Lake City Council,

I just found out that tomorrow (April 7th) is the last time to send in a comment on the next city budget. I would like to personally advocate for restoring funding to The INN Between (TIB). I know you have very difficult decisions to make as to allocation of the CDBG money, and there is not enough to spread as far as desired.

However, I have been following TIB closely (live near them) and am so impressed with their mission and the compassion and professionalism they bring to fulfilling it. Any amount of restoration of funding will be very much appreciated and frugally utilized. I stand with my friends experiencing homelessness in our community, particularly as they face end of life and medical rehab needs. I know you care as well and thank you for your consideration of this matter.

Thanks,

**Source: Email****Date Submitted: 4/7/2020**

I am employed by Rocky Mountain Community Reinvestment Corporation (RMCRC). In 2019 RMCRC provided most of the financing for the acquisition and rehab of the current Inn Between facility.

Through its involvement RMCRC became uniquely aware of the cost savings to the City of Salt Lake and emergency services and local hospital emergency rooms because of the Inn Between. RMCRC has since been repaid on its loan and funding of the INN Between will have no impact on it financially. The relatively few dollars allocated to the Inn Between if withdrawn will substantially impact the City of Salt Lake's expenditures for emergency care and transit for this vulnerable and costly segment of the homeless population in the City.

We strongly urge you to support the INN Between by continuing your funding. It is pennies on the dollar savings to the City of Salt Lake.

Source: Email**Date Submitted: 4/7/2020**

Hi,

As someone who has volunteered at INN Between and lived at the Young Men's Transition Home, I have seen first hand the benefit that these programs provide for people. I have consistently seen young men make it out of homelessness thanks to this transition home program; and countless old folks have died with a smile on their face instead of a grieving frown. Let us value this as highly as it deserves to be. And let us know that our community's tax dollars are going to a good cause thanks to these programs. We would all rather fund these programs with our tax dollars than something else.

Sincerely,

Source: Email**Date Submitted: 4/7/2020**

Dear Members of the Salt Lake City Council,

We are volunteers and financial supporters of The INN Between and witness the impact which this non profit clinic has on many Salt Lake City residents in need. We're asking you to reconsider the decision to cut CDBG funding for this facility. This grant is vital in ensuring that the clinic can continue to serve the poorest and most distressed members of our community. Please remember that The INN Between provides shelter to homeless individuals facing medical crisis as well as safety and comfort to those at the end of life.

If you'd like to contact us, we'd be happy to provide you with more information about the mission of The INN Between and their success stories.

Sincerely,

**Source: Email****Date Submitted: 4/7/2020**

To whom it may concern,

Please accept this letter of support for The INN Between. The INN Between is a wonderful organization that we have worked with several times in the past as a private foundation. They make such an important impact in our community and I would urge that you reconsider your CDBG funding decision. Any amount funded can help this program remain sustainable.

Kind regards,

Source: Email**Date Submitted: 4/7/2020**

Greetings Salt Lake City Council Members,

I am a Salt Lake City resident and volunteer at the Inn Between, and I strongly urge you to reconsider your CDBG funding decision for The INN Between. Any amount that you can fund will help the sustainability of the program. 80% of the people we serve are from Salt Lake City and they would take the hit if we stop receiving this grant.

Thank you,

Source: Email**Date Submitted: 4/7/2020**

Council Members,

I would urge you to reconsider cutting funding for one of the most vulnerable populations in Utah. The INN Between is a wonderful place that brings homeless patients comfort and hospice care during their last days on earth. Every human deserves palliative care and to be surrounded by those who show them love. I know that they have taken multiple patients from the Fourth Street Clinic before they became terminally ill.

I appreciate you all working towards a solution towards the housing and healthcare crises and for fighting the idea that humanity is conditional.

Sincerely,

**Source: Email****Date Submitted: 4/7/2020**

Hello,

I've been a Salt Lake City resident for almost 3 years now and one of the things that impressed me the most was your care for the less fortunate. Having a hospice for the homeless demonstrates that care. My parents and two siblings, indeed, my whole family, benefited from the care they received through hospice at the end of their lives. I urge you to reconsider your CDBG funding decision for The INN Between. Any amount that you can fund will help the sustainability of their program.

Thank you for your reconsideration,

Source: Email**Date Submitted: 4/7/2020**

I am a Salt Lake City resident and I am writing this email today to plead that you reconsider cutting the funding for this. Especially in the current situation we are in as a nation. We need to band together and help those in need as much as possible. Our homeless population are still people and deserve to have a place to go and die with some dignity and care. Life is hard enough for everyone, we need to show some basic human compassion and not have them suffering and miserable in their last bit of life left to die on the streets. Again, I ask to please reconsider cutting funding this would be such a sad shame. Any type of funding you can allot for this organization would be greatly appreciated!

Thank you in advance for taking the time to read this email,

Source: Email**Date Submitted: 4/7/2020**

Dear Council Members,

I am concerned about the proposed complete cut to funding for The INN Between from Salt Lake City's Community Development Block Grant program.

I am a Salt Lake City resident who cares deeply about this compassionate resource that does so much with so little, receives significant volunteer support, and is surely deserving of ongoing recognition and support from our city.

Please reconsider your decision and return funding to The INN Between at any amount, to show the city's support of this vital, meaningful service in our community.

Sincerely,

Source: Email**Date Submitted: 4/7/2020**

I just found out that the funding has been stop for places like the Inn Between. This place is essential for a lot of people waiting for surgery or getting treatment for Cancer and other medical needs. Hospice for the homeless for those who would having a worse time at a bad time in their life. I hope that you reconsider what you're doing. I am a registered voter and my voice counts!

**Source: Email****Date Submitted: 4/7/2020**

I am a Salt Lake City resident, and I urge you to reconsider your CDBG funding decision for The INN Between. Any amount that you can fund will help the sustainability of their program. I understand that funding will be tight with everything going on but this program has minimal funding to begin with. Please reconsider.

Thank you!

Source: Email**Date Submitted: 4/7/2020**

Hello,

I received an email from a friend with concerns about SLC cutting their funding for the Inn Between. While it represents a low percentage of the Inn's funding, any more cuts at this time would appear rather devastating because of funding cuts from other private groups. Is there any rationale for cuts to those who would appear to be in dire need of medical and hospice care? I assume patients at the Inn are sheltered in place and there must be restrictions on who may come and go. If not, there should be enforcement of appropriate safe guards. I lost my husband to terminal cancer 2.5 yrs ago after enduring 4.5 yrs of a lot of pain and suffering through treatments and the devastation of this disease. I can't imagine what lack of care and home comforts would be like for those at the end of their lives no matter the illness. That goes for those who would need skilled nursing and medical care as well. We were so fortunate to have excellent care and medical insurance.

I live within 4-5 miles S of the Inn and am a SLCo resident. Certainly homelessness affects anyone in this area. A shelter was already closed. The homeless disperse throughout the valley and areas near the City and end up in homes or on other streets. It affects many areas and I applaud city and county efforts to address homelessness issues. I'm merely expressing my concerns and have questions.

Thank you, and stay healthy.

Source: Email**Date Submitted: 4/7/2020**

I urge you to reconsider funding for the INN Between. They offer vital services to the homeless population that no other provider offers. We have been supporting The INN Between for many years and urge the county to do the same.

Source: Email**Date Submitted: 4/7/2020**

I am a Salt Lake City resident, and I urge you to reconsider your CDBG funding decision for The INN Between. Any amount that you can fund will help the sustainability of their program.

PLEASE PLEASE PLEASE HELP THEM!!!! They're doing some of the greatest work!!!! Homeless that are dying need a place to die with dignity, love, care and compassion. We need someone to FIGHT for them!!!!!! They need us!!!!!!!!!!!! HELP THEM!!!!!!!! Thank you!!!!!!!!!!

**Source: Email****Date Submitted: 4/7/2020**

Please do not cut funding for the Inn Between. Other than people who are on ventilators in hospitals right now, I can't think of any group of people more in need of support than those who are both homeless and ill, some of the terminally.

Source: Email**Date Submitted: 4/7/2020**

A critical component in this community of so many homeless. The INN Between is a functioning resource and will continue with active funding from Salt City and other organizations. The need for funding is now...now. Please.

Kim Correa and other staff members are dedicated of course, and the hours and commitment they provide is...well...unreal.

A perfect time for CDBG) funding.

Thank you .

Source: Email**Date Submitted: 4/7/2020**

To whom it may concern:

I'm reaching out to you as a Service Provider in this community who has benefited from having had a wonderful organization like the Inn Between available to take in and care for Sick Homeless clients. They have been cut enormously over this last few years and I am very much afraid especially having 255 fewer Shelter beds still than we logistically need. I really feel like cutting funding and not increasing it during the Covid-19 crisis would be a bad look. Our Homeless and unsheltered community bear the brunt of our lack of investment in vital community programs when we invest in a continually over-developed city and we don't even have enough shelter beds even with the Sugarhouse shelter, it feels uncaring and that is not who we are as a community. Please reconsider your decision to cut the CDBG Grant Please consider offering more help to an agency that shows up for our very sick, and dying homeless population.

Thanks for taking the time to read this.

Thank You,

Source: Email**Date Submitted: 4/7/2020**

Dear City Council-

I know there are a lot of competing priorities out there right now. As a 40 year resident of Utah (the Avenues) I've supported many organizations. The Inn Between fulfills a unique niche within our



community and their public funding is essential to them fulfilling their mission. I hope you will consider funding them to the extent that you can and know the people they support need it now more than ever. Thank you,

Source: Email

Date Submitted: 4/7/2020

I am a Salt Lake City resident, and I urge you to reconsider your CDBG funding decision for The INN Between. Any amount that you can fund will help the sustainability of their program. I am a hospice music therapist and have had the privilege of serving patients at this facility, and know how valuable it is to the wellbeing of those it serves.

Thank you for your consideration.

Source: Email

Date Submitted: 4/7/2020

I am a resident of SLC and ask they you consider the continuation of funding for the Innbetween, this is a much needed organization and we as the people should help in whatever manner we can. CDBG funding is necessary please reconsider. Thank you,

Source: Email

Date Submitted: 4/7/2020

Seems like a bad time to cut funding to a homeless shelter that serves unhoused persons with serious health issues!

Janine Sheldon
Neighbor

Source: Email

Date Submitted: 4/7/2020

Hello council members,

I'm a resident of SLC and I urge you to reconsider your CDBG funding decision regarding The Inn Between (TIB). TIB provides an essential service to those experiencing homelessness and significant and/or terminal illnesses. Any amount of money that could be allocated to TIB would be put to important use.

Thank you,



Source: Email

Date Submitted: 4/7/2020

Dear Salt Lake County Council Members:

I am writing on behalf of the organization Inn Between which provides much needed hospice care for homeless individuals that have nowhere to go. Please do not cut funding which would mean the individuals being helped would have no other means for services. I know you have to budget funding. I know you have to make hard decisions. At a time when everyone has so much to lose, this loss would seem astronomical to the individuals receiving care. Every life is valuable and worthy of dignity facing end of life. We as a people have to do a better job of helping people feel their self -worth.

Thank you,

Source: Email

Date Submitted: 4/7/2020

Dear Salt Lake City Council,

I sincerely hope you and your loved ones are safe and healthy during these uncertain times.

I am a Salt Lake City resident, living a couple blocks away from The INN Between. What they do for those underserved in our community is remarkable. **This organization is doing the work no one else wants to do.** We should be honoring them, thanking them, and funding them with whatever we can. Any amount makes a difference to them - please do not cut their funding. You must reconsider your CDBG funding decision for their facility.

Do the right thing.

Thank you,

Source: Email

Date Submitted: 4/7/2020

We , as a community need to support the marvelous work done by In Between. Please reconsider your decision for funding this fine organization.

Source: Email

Date Submitted: 4/7/2020

Please continue your support for The Inn Between!!

It plays such a vital role in this community and is a model of compassion.

**Source: Email****Date Submitted: 4/7/2020**

Dear Council Members,

I am a Salt Lake City resident, and I urge you to reconsider your CDBG funding decision for The INN Between. Any amount that you can fund will help the sustainability of their program.

Thank you for your consideration.

Sincerely,

Source: Email**Date Submitted: 4/7/2020**

Mayor Mendenhall and Salt Lake City Council Members,

I am a Salt Lake City resident. I've watched the various 'assistance programs' that have existed for individuals experiencing homelessness over the last 12 years that I've lived here. Every administration, and even different council members, has had a different impact on the population of individuals that need help.

Has all the help had the intended outcome? No. Are we getting there? Perhaps.

I realize that there is a lot going on right now. I find myself disappointed to hear with everything that is going on, that you have cut CDBG funding to The Inn Between. I am writing to urge you to reconsider. Any amount that you can fund will help the sustainability of their unique program.

Thank you,

Source: Email**Date Submitted: 4/7/2020**

Dear City Council Members,

I am the founder and current Nurse Supervisor of The INN Between and am really grateful for all of the support you have provided for this vital agency in the past. Historically we have received about \$46,000 from the Community Development Block Grant program. This represents only about 3% of our annual budget yet about 80% of our residents come from the Salt Lake City community. The need is great for all homeless service providers, however, even the small percentage of a cut in our budget represents a significant impact on what we can do to serve this community.

I would urge you to reconsider the elimination of funding for The INN Between and know that we will appreciate funding at any level.

Sincerely,

**Source: Email****Date Submitted: 4/7/2020**

To SL City Council Members,

I am a resident of salt lake city. In the past you have supported the INN Between. Pleas, please help again by granting money to the INN Between via the block grant program.

Thank You!

Source: Email**Date Submitted: 4/7/2020**

Hello Council Members,

I'm writing you to plead with you to continue supporting The Inn Between. The services they provide are truly nonexistent anywhere else. Our low-income, homeless, and formerly homeless neighbors NEED this service. To deprive this population of the option of having a place to die with dignity would be so cruel. As both a social worker and a resident of Ssalt Lake City, I urge you to continue your support. The alternative for many of these folks is to die alone and without the proper care that you or I would be able to receive. Any help you can continue to give them would be truly appreciated. These people are among our most vulnerable.

Thanks so much for your consideration,

Source: Email**Date Submitted: 4/7/2020**

To whom it may concern, I am a Salt Lake City resident, and I urge you to reconsider your CDBG funding decision for The INN Between. Any amount that you can fund will help the sustainability of their program. Please have empathy and compassion for our homeless community. They have a right to pass away with dignity and as comfortably as possible.

Thank you,

Source: Email**Date Submitted: 4/7/2020**

Dear Council members,

We have been Salt Lake City residents for more than three decades. For the past two years we have been weekly volunteers at The Inn Between, which, as you know, is the nation's first hospice for terminally-ill homeless people, something SLC can be most proud of. It's likely that the COVID pandemic will increase the number of such people, yet the City plans to actually eliminate its financial support for The Inn Between.



We can well imagine the financial constraints the City must be laboring under during this economic/healthcare crisis. Still, if you have any discretionary funds available, we hope you will continue supporting The Inn Between.

Sincerely,

Source: Email

Date Submitted: 4/7/2020

Hi,

I am a Salt Lake City resident, and I live just 2 blocks from the Inn Between and support the work they are engaged with. I urge you to reconsider your CDBG funding decision for The INN Between. Any amount that you can fund will help the sustainability of their program.

Respectfully,

Source: Email

Date Submitted: 4/7/2020

I am a resident of Salt Lake City, residing at 923 S 1500 E writing to urge you to reconsider CDBG for the Inn Between.

Thank you,

Source: Email

Date Submitted: 4/7/2020

Hello Council:

I am a Salt Lake City resident, and I urge you to reconsider your CDBG funding decision for The INN Between. Any amount that you can fund will help the sustainability of their program.

As a former volunteer and public relations coordinator for the INN Between, I witnessed the achievement of this small group of people firsthand. I count as friends the residents who passed through those doors. Their colorful and tragic way of living left an indelible imprint that remains as part of the very fiber of my being. The thought of a funding loss for such a worthy program is painfully disheartening and for want of a better word, ludicrous.

Given the COVID outbreak, so many homeless are helplessly forced into death even earlier. Denied services by hospitals all across the united states, they face horrendous conditions without help. The INN Between is one of only TWO such facilities in the entire United States able to provide services to those who are terminally ill and homeless. In and of itself, this is shameful. I am at a loss trying to fathom why you would cut funding.



Kim Correa and her incredible staff are tirelessly devoted to ensuring quality care *for each and every patient* in this facility. For so many of us navigating the waters of COVID and staying alive is actually an ever-present goal. Up to three months ago, it wasn't even a thought. For the residents of the INN Between and all the homeless struggling to stay alive, this is the ever-present reality of daily living. Why would you want to participate in any effort to undermine this herculean effort and support for the downtrodden?

Thank you for funding the INN Between, please keep doing so. Save lives instead of taking them away.

Truly,

Source: Email

Date Submitted: 4/7/2020

Dear members of the City Council,

I am a Salt Lake City resident who also serves as a volunteer (board member) at The Inn Between. I write to strongly encourage continued City assistance to The Inn Between, particularly at this critical time for the homeless in our City.

Respectfully,

Source: Email

Date Submitted: 4/7/2020

I am a constituent of SLC and I support funding for the Inn Between.

Source: Email

Date Submitted: 4/7/2020

I am a Salt Lake City resident, and I urge you to reconsider your CDBG funding decision for The INN Between. Any amount that you can fund will help the sustainability of their program.

Thanks,

Source: Email

Date Submitted: 4/7/2020

As a Salt Lake City resident who is concerned about the welfare of people experiencing homelessness, I respectfully ask you to reconsider your CDBG funding decision for The INN Between. Any amount you can fund will help the sustainability of their program, particularly at a time when public health is a concern for all, with vulnerable populations at even greater risk.

Thank you for your consideration,

**Source: Email****Date Submitted: 4/7/2020**

Dear Salt Lake City Council,

My name is _____, a student at the University of Utah and proud resident of Salt Lake City. I am writing to you at this time as an advocate for The INN Between, a remarkable organization that I also volunteer for. The INN Between is an incredibly charitable organization that provides invaluable services to many marginalized residents of Salt Lake City. The INN Between provides a beacon of hope for numerous individuals suffering from homelessness and provides an opportunity for them to get back on their feet and become valuable members of the community. In my volunteer efforts, I have seen firsthand the benevolent services that are provided to the occupants at The INN Between who deeply appreciate the care that they receive. I would ask that you please consider renewing the public funds that are granted to the The INN Between via Salt Lake City's Community Development Block Grant (CDBG) program as this will drastically assist in helping provide vital services for some of the most vulnerable populations of this great city.

Thank you for your great leadership for the residents of Salt Lake City during these extraordinary times.

Best,

Source: Email**Date Submitted: 4/7/2020**

Dear Council and Mayor -

I urge you to please find a way to fund the CDBG request for The INN Between. They do so much with so little, and I can't imagine a better use of a small portion of my taxes than toward this essential service.

The INN Between provides critical care to individuals who are homeless, largely due to terminal health conditions. Please support allowing them to live out their remaining days in dignity, and for those few who recover in their care, be a part of working miracles.

Yours in hope and gratitude -

Source: Email**Date Submitted: 4/7/2020****Sent:** Tuesday, April 7, 2020 6:02 PM**To:** Council Comments <Comments.Council@slcgov.com>**Subject:** (EXTERNAL) Bridge to Backman

Greeting City Council-

Thank you for considering the additional funding for the Bridge to Backman. I want to echo James Rodgers' comments regarding the importance to funding the whole project. If not funded or only partially funded, this would still leave a big empty eyesore in the Westside community. The empty lot we are wanting to improve serves as a message to our community about the investment the city is willing to



make in us. 900 South, on the Eastside, gets ANOTHER facelift and Rose Park fails to be properly invested in. With the 600N/700N plan underway, this is a great way to beautify and enhance the corridor. Please consider the importance of the project on a school and community and needs and deserves beautiful spaces to enjoy.

Best,

Salt Lake City Council. Public Hearing, April 7th, 2020, 7pm, via WebEx, Facebook, and YouTube. Public Comments.

Source: WebEx

Date Submitted: 4/7/2020

Comments:

She felt she could help women better outside of the criminal justice system than inside, wanted to address women through a trauma informed lens. Journey of Hope offers services to women with high ACE scores, institutionalized, homeless, evicted, victims of sexual violence and/or trafficking. They have served over 2,000 women in their program. Most will not recidivate if they have supportive services. 17% of their clients do not return to incarceration. They offer mentorship for up to 18 months, and most don't return to homelessness after their treatment. 200 of their clients haven't returned to homeless, after receiving their services. Their agency needs the funding to serve people, please reconsider, there are many women and girls aging-out of foster care/Juvenile Justice Services or slated to go to homeless shelters who are getting out of jail. She fears those girls/women going to shelter will be exposed to trafficking or drugs.

Source: WebEx

Date Submitted: 4/7/2020

Comments: Survivor of sexual and physical abuse, she got her first job out of incarceration at Journey of Hope. Journey of Hope could do so much more in the state, they could flip the recidivism rate, which Utah is the highest in the country. It's difficult to pull people out of poverty if they don't have enough staff support. They're the only agency that will go into all settings to serve women in the criminal justice system. Their Executive Director understands the issues these girls/women face. Journey of Hope hires survivors to serve other survivors. Please reconsider funding recommendations.

Source: WebEx

Date Submitted: 4/7/2020

Comments: SVS is a domestic violence shelter that serves people affected by physical or sexual violence, located in West Jordan. Though they serve residents of Salt Lake City through the Salt Lake City Library and the Geraldine King Women's Resource Center. This allows flexibility to meet survivors at places they're at instead of their agency. They serve over 400 domestic violence survivors a year. This improves their quality of life. Thank you for recommendation for funding to provide case management in various SLC locations and the support for South Valley Services.



Source: WebEx

Date Submitted: 4/7/2020

7:43 pm. With Journey of Hope. Wants to inform you of how her experience working with Journey of Hope has improved her life. With the agency she's had the opportunity to work with women like her, who are getting out of prison, to get sober and get custody of their children. She's had the chance to work with domestic violence and rape survivors and women coming out homelessness. She's been able to turn her adverse childhood experiences and turn it into hope for other women. Journey of Hope has empowered her to move forward and help others find their voice and hope. She hopes the Council will consider them for their funding. Without the funding they cannot help as many women. She wants to thank them for hearing her, and for all that they do.

Additional Comments Received After the Public Meeting

Source: Email

Date Submitted: 4/8/2020

Sent: Wednesday, April 8, 2020 12:16 AM

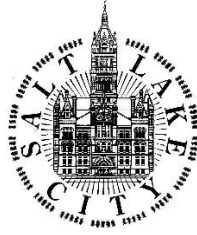
To: Council Comments <Comments.Council@slcgov.com>

Subject: (EXTERNAL) CDBG Funding Recommendations

Dear Council Members,

I am the Executive Director of Utah Health and Human Rights. We have provided wrap-around services for refugee, immigrant, and asylee survivors of torture for 17 years. I recognize that all the recommended CDBG projects focus on homeless services. I attended all the consolidated plan stakeholder meetings and am disheartened to see that programs that work tirelessly to prevent homelessness have been overlooked such as ours. 99% of our clients have income less than 50% of the MFI. Our clients have overcome the unimaginable in their home countries and continue to face obstacles with mental health, poverty, language and cultural barriers, physical health, and ongoing trauma. We are the only refugee service provider in Utah who provides services without time limits. Survivors can access our services no matter how long that have been in the U.S. and they can actively receive services for as long as they need, whether that is 8 months, or 8 years. Without our services many of our clients would face homelessness, generational poverty and trauma, and chronic physical health needs. I hope that you will consider funding our program as an essential service keeping Salt Lake City families from entering homelessness.

Thank you,



SALT LAKE CITY COUNCIL
and
 REDEVELOPMENT AGENCY *of* SALT LAKE CITY
and
 LOCAL BUILDING AUTHORITY *of* SALT LAKE CITY

FORMAL MEETING AGENDA
April 21, 2020 **Tuesday 7:00 PM**

This meeting will be an electronic meeting pursuant to the Salt Lake City Emergency Proclamation.

SLCCouncil.com

CITY COUNCIL MEMBERS:

Chris Wharton, Chair District 3	Andrew Johnston, Vice Chair District 2
James Rogers District 1	Ana Valdemoros District 4
Dan Dugan District 6	Darin Mano District 5
	Amy Fowler District 7

Generated: 4/21/2020 4:33:58 PM

This meeting will be an electronic meeting pursuant to the Salt Lake City Emergency Proclamation. This Council Meeting will **not** have a physical location at the City and County Building for this meeting. All attendees will connect remotely. Members of the public are encouraged to participate in meetings. We want to make sure everyone interested in the City Council meetings can still access the meetings how they feel most comfortable. If you are interested in watching the City Council meetings, they are available on the following platforms:

- Facebook Live: www.facebook.com/slcCouncil/
- YouTube: www.youtube.com/slclivemeetings
- Web Agenda: www.slc.gov/council/agendas/
- SLCTv Channel 17 Live: www.slctv.com/livestream/SLCtv-Live/2



- If you are interested in participating during the Formal Meeting for the Public Hearings or general comment period, please [visit our website](#) or call us at 801-535-7600 to learn how you can share your comments live during the meetings.
- As always, if you would like to provide feedback or comment, please call us or send us an email:
- 24-Hour comment line: 801-535-7654
- council.comments@slcgov.com

More info and resources can be found at: www.slc.gov/council/contact-us/
Upcoming meetings and meeting information can be found here: www.slc.gov/council/agendas/

We welcome and encourage your comments! We have Council staff monitoring inboxes and voicemail, as always, to receive and share your comments with Council Members. **All agenda related comments received through any source are shared with the Council and added to the public meeting record.** [View comments submitted](#) during the virtual Council meetings.

The standard order of the Formal Meeting Agenda will be adjusted to accommodate the electronic meeting. General Comment and Public Hearings will be heard as one item. Speakers may speak for up to two minutes per public hearing item or for a two-minute public comment. We ask speakers to conclude their comment prior to beginning to speak to the next.

Please note: Dates not identified in the FYI - Project Timeline are either not applicable or not yet determined.

[WELCOME AND PUBLIC MEETING RULES](#)

A. OPENING CEREMONY:

1.

Council Member Chris Wharton will conduct the meeting.

2.

Pledge of Allegiance.

3.

Welcome and Public Meeting Rules.



4.

The Council will approve the work session meeting minutes of Tuesday, March 17, 2020 and Tuesday, March 24, 2020 as well as formal meeting minutes of Tuesday, March 24, 2020.

B. PUBLIC HEARINGS:

Public Hearings and General Comments will be heard as one item.

1. Resolution: Update and Timeline for the City's 2020-24 Consolidated Plan Guiding Use of U.S. Department of Housing and Urban Development Funds

The Council will continue to accept public comment and consider adopting a resolution that would update and approve the timeline for the City's 2020-24 Consolidated Plan as required by the U.S. Department of Housing and Urban Development (HUD). The Consolidated Plan details the City's goals and objectives to build healthy and sustainable communities through four federal grants: Community Development Block Grants (CDBG), Emergency Solutions Grants (ESG), Home Investment Partnerships, and Housing Opportunities for Persons With AIDS (HOPWA).

FYI – Project Timeline: (subject to change per Chair direction or Council discussion)
Briefing - Tuesday, October 8, 2019; Tuesday, February 4, 2020; Tuesday, April 7, 2020; Tuesday, April 14, 2020; and Tuesday, April 21, 2020
Set Public Hearing Date - Tuesday, March 3, 2020
Hold hearing to accept public comment - Tuesday, March 24, 2020 and Tuesday April 7, 2020 at 7 p.m.
TENTATIVE Council Action - Tuesday, April 21, 2020

Staff Recommendation - Refer to motion sheet(s).

2. Grant Application: U.S. Department of Justice (DOJ) COPS Office Fiscal Year 2020 Hiring Grant

The Council will accept public comment for a grant application request that would fund the salary and benefits of ten (10) new police officer positions. The new officers would be assigned to the Patrol Division, and the Police Department would assign ten experienced officers to newly created Intelligence-led policing squads which would focus on addressing emerging violent crime issues and repeat violent crime offenders in Salt Lake City.

FYI – Project Timeline: (subject to change per Chair direction or Council discussion)



Briefing -
Set Public Hearing Date -
Hold hearing to accept public comment - Tuesday, April 21, 2020 at 7 p.m.
TENTATIVE Council Action -

Staff Recommendation - Close and refer to future consent agenda.

3. Grant Application: 2020 Grants to Improving Criminal Justice Responses to Sexual Assault, Domestic Violence, Dating Violence, and Stalking

The Council will accept public comment for a grant application request that would fund the salary and benefits for one full-time Victim Advocate position at the YWCA Utah. This new position would replace a current part-time, grant-funded advocate position. This advocate will be co-located at the YWCA Family Justice Center (FJC) and will serve as a liaison to support victims, ensure they receive appropriate services, and are informed about the criminal justice process. If awarded, the grant would also fund police overtime efforts to increase arrests for protection order violation warrants and warrants in domestic violence cases.

FYI – Project Timeline: (subject to change per Chair direction or Council discussion)

Briefing -
Set Public Hearing Date -
Hold hearing to accept public comment - Tuesday, April 21, 2020 at 7 p.m.
TENTATIVE Council Action -

Staff Recommendation - Close and refer to future consent agenda.

4. Grant Application: Assistance to Firefighters Grant

The Council will accept public comment for a grant application request that would fund eight battery-powered ventilation fans to replace old gas-powered fans for the Salt Lake City Fire Department. The new fans are more compact, can be safely carried by one firefighter, and do not emit fumes. In addition, the grant funding would be used to purchase eight battery-operated, vehicle-mounted extrication units which will replace older equipment to ensure successful heavy rescue extrication on metals used in newer vehicles.

FYI – Project Timeline: (subject to change per Chair direction or Council discussion)

Briefing -
Set Public Hearing Date -
Hold hearing to accept public comment - Tuesday, April 21, 2020 at 7 p.m.



TENTATIVE Council Action -

Staff Recommendation - Close and refer to future consent agenda.

5. Grant Application: 2020 Parks as Community Nutrition Hubs: Expanding Access to Healthy Foods

The Council will accept public comment for a grant application request that would be used to construct a 1,000 square foot outdoor classroom at the Sorenson Unity Center. The classroom will become a community nutrition hub for hosting nutrition and gardening education events, a farmers market, and health and wellness activities for Glendale and Poplar Grove residents.

FYI – Project Timeline: (subject to change per Chair direction or Council discussion)
Briefing -
Set Public Hearing Date -
Hold hearing to accept public comment - Tuesday, April 21, 2020 at 7 p.m.
TENTATIVE Council Action -

Staff Recommendation - Close and refer to future consent agenda.

6. Grant Application: U.S. Department of Justice Department (DOJ) COPS Office Fiscal Year 2020 Community Police Development Grant

The Council will accept public comment for a grant application request that would fund the salary and benefits of three new part-time Gang Outreach Advocate positions to assist with the Promising Youth Project, a gang intervention and prevention program.

FYI – Project Timeline: (subject to change per Chair direction or Council discussion)
Briefing -
Set Public Hearing Date -
Hold hearing to accept public comment - Tuesday, April 21, 2020 at 7 p.m.
TENTATIVE Council Action -

Staff Recommendation - Close and refer to future consent agenda.

**C. COMMENTS:**

1. Comments to the City Council. (Comments are taken on any item not scheduled for a public hearing, as well as on any other City business. Comments are limited to two minutes.)
2. Questions to the Mayor from the City Council.

D.**POTENTIAL ACTION ITEMS:****1. One-year Action Plan for Community Development Block Grant & Other Federal Grants for Fiscal Year 2020-21**

The Council will consider a resolution adopting the Mayor's funding recommendations and an appropriations resolution adopting the One-Year Annual Action Plan that includes Community Development Block Grant (CDBG) funding, HOME Investment Partnership Program funding, Emergency Solutions Grant (ESG) funding, Housing Opportunities for Persons with AIDS (HOPWA) funding, for Fiscal Year 2020-21 and approving an Interlocal Cooperation Agreement between Salt Lake City and the U.S. Department of Housing and Urban Development (HUD).

FYI – Project Timeline: (subject to change per Chair direction or Council discussion)

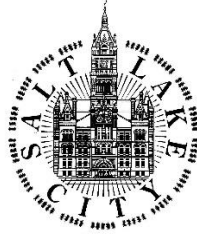
Briefing - Tuesday, April 7, 2020; Tuesday, April 14, 2020; and Tuesday, April 21, 2020

Set Public Hearing Date - Tuesday, March 3, 2020

Hold hearing to accept public comment - Tuesday, March 24, 2020 and Tuesday, April 7, 2020 at 7 p.m.

TENTATIVE Council Action - Tuesday, April 21, 2020

Staff Recommendation - Refer to motion sheet(s).



SALT LAKE CITY COUNCIL
and
REDEVELOPMENT AGENCY *of* SALT LAKE CITY
and
LOCAL BUILDING AUTHORITY *of* SALT LAKE CITY

FORMAL MEETING AGENDAS

May 5, 2020

Tuesday 7:00 PM

**This meeting will be an electronic meeting pursuant to the Salt Lake City
Emergency Proclamation.**

SLCCouncil.com

CITY COUNCIL/BOARD MEMBERS:

Chris Wharton, Chair

[District 3](#)

Andrew Johnston, Vice Chair

[District 2](#)

James Rogers

[District 1](#)

Ana Valdemoros

[District 4](#)

Darin Mano

[District 5](#)

Dan Dugan

[District 6](#)

Amy Fowler

[District 7](#)

Generated: 5/4/2020 5:11:05 PM

**This meeting will be an electronic meeting pursuant to the Salt Lake City
Emergency Proclamation.** This Council Meeting will **not** have a physical location at
the City and County Building for this meeting. All attendees will connect remotely.
Members of the public are encouraged to participate in meetings. We want to make sure
everyone interested in the City Council meetings can still access the meetings how they
feel most comfortable. If you are interested in watching the City Council meetings, they
are available on the following platforms:

- Facebook Live: www.facebook.com/slcCouncil/
- YouTube: www.youtube.com/slclivemeetings
- Web Agenda: www.sl.gov/council/agendas/
- SLCTv Channel 17 Live: www.slctv.com/livestream/SLCtv-Live/2



If you are interested in participating during the Formal Meeting for the Public Hearings or general comment period, please [visit our website](#) or call us at 801-535-7600 to learn how you can share your comments live during the meetings.

As always, if you would like to provide feedback or comment, please call us or send us an email:

- 24-Hour comment line: 801-535-7654
- council.comments@slcgov.com

More info and resources can be found at: www.slc.gov/council/contact-us/

Upcoming meetings and meeting information can be found here: www.slc.gov/council/agendas/

We welcome and encourage your comments! We have Council staff monitoring inboxes and voicemail, as always, to receive and share your comments with Council Members. **All agenda related comments received through any source are shared with the Council and added to the public meeting record.** [View comments submitted](#) during the virtual Council meetings.

The standard order of the Formal Meeting Agenda will be adjusted to accommodate the electronic meeting. General Comment and Public Hearings will be heard as one item. Speakers may speak for up to two minutes per public hearing item or for a two-minute public comment. We ask speakers to conclude their comment prior to beginning to speak to the next.

LOCAL BUILDING AUTHORITY of SALT LAKE CITY, UTAH MEETING

Please note: Dates not identified in the FYI - Project Timeline are either not applicable or not yet determined.

[WELCOME AND PUBLIC MEETING RULES](#)

A. OPENING CEREMONY:

1.

Council/Board Member Chris Wharton will conduct the formal meetings.

2.

Pledge of Allegiance.

3.

Welcome and Public Meeting Rules.

**B. UNFINISHED BUSINESS:****1. Resolution: Tentative Budget for the Capital Projects Fund of the Local Building Authority for Fiscal Year 2020-21**

The Board will consider approving a resolution adopting the tentative budget for the Capital Projects Fund of the Local Building Authority of Salt Lake City, Utah for Fiscal Year 2020-21.

FYI – Project Timeline: (subject to change per Chair direction or Council discussion)

Briefing -

Set Public Hearing Date - Tuesday, April 21, 2020

Hold hearing to accept public comment - Tuesday, May 19, 2020 and Tuesday, June 2, 2020 at 7 p.m.

TENTATIVE Council Action - Tuesday, June 9, 2020

Staff Recommendation - Refer to motion sheet(s).

C. CONSENT:**1. Resolution: Budget for the Capital Projects Fund of the Local Building Authority for Fiscal Year 2020-21**

The Board will confirm the dates of Tuesday, May 19, 2020 and Tuesday, June 2, 2020 at 7 p.m. to accept public comment and consider approving a resolution adopting the final budget for the Capital Projects Fund of the Local Building Authority of Salt Lake City, Utah for Fiscal Year 2020-21.

FYI – Project Timeline: (subject to change per Chair direction or Council discussion)

Briefing -

Set Public Hearing Date - Tuesday, April 21, 2020 and Tuesday, May 5, 2020

Hold hearing to accept public comment - Tuesday, May 21, 2019 and Tuesday, June 4, 2019 at 7 p.m.

TENTATIVE Council Action -

Staff Recommendation - Confirm the Public Hearing dates

D. ADJOURNMENT:**REDEVELOPMENT AGENCY *of*
SALT LAKE CITY, UTAH MEETING**

Please note: Dates not identified in the FYI - Project Timeline are either not applicable or not yet determined.

**E. UNFINISHED BUSINESS:****1. Resolution: Tentative Budget for the Redevelopment Agency of Salt Lake City for Fiscal Year 2020-21**

The Board will consider approving a resolution adopting the tentative budget for the Redevelopment Agency of Salt Lake City for Fiscal Year 2020-21.

FYI – Project Timeline: (subject to change per Chair direction or Council discussion)

Briefing -

Set Public Hearing Date - Tuesday, April 14, 2020 and Tuesday, May 5, 2020

Hold hearing to accept public comment - Tuesday, May 19, 2020 and Tuesday, June 2, 2020 at 7 p.m.

TENTATIVE Council Action - Tuesday, June 9, 2020

Staff Recommendation - Refer to motion sheet(s).

F. CONSENT:**1. Resolution: Budget for the Redevelopment Agency of Salt Lake City for Fiscal Year 2020-21**

The Board will confirm the dates of Tuesday, May 19, 2020 and Tuesday, June 2, 2020 at 7 p.m. to accept public comment and consider approving a resolution adopting the final budget for the Redevelopment Agency of Salt Lake City, Utah for Fiscal Year 2020-21.

FYI – Project Timeline: (subject to change per Chair direction or Council discussion)

Briefing -

Set Public Hearing Date - Tuesday, April 21, 2020 and Tuesday, May 5, 2020

Hold hearing to accept public comment - Tuesday, May 19, 2020 and Tuesday, June 2, 2020 at 7 p.m.

TENTATIVE Council Action - Tuesday, June 9, 2020

Staff Recommendation - Confirm the Public Hearing dates

G. ADJOURNMENT:**SALT LAKE CITY COUNCIL MEETING**

Please note: Dates not identified in the FYI - Project Timeline are either not applicable or not yet determined.

H. OPENING CEREMONY:**1.**

The Council will approve the formal meeting minutes of Tuesday, April 14, 2020.

2.

Mayor Mendenhall will present the proposed Salt Lake City budget, including the Library Fund, for Fiscal Year 2020-21.

I. PUBLIC HEARINGS:



Public Hearings and General Comments will be heard as one item.

1. Ordinance: 1172 East Chandler Drive Rezone

The Council will accept public comment and consider adopting an ordinance that would rezone a parcel at approximately 1172 East Chandler Drive from Open Space District (OS) to Foothills Residential District (FR-3/12,000). The intent of the rezone is to match the zoning of the property to the east, which is under the same ownership, to allow residential accessory uses on the property after the two lots are combined. Consideration may be given to rezoning the property to another zoning district with similar characteristics. Petition No.: PLNPCM2019-00795

FYI – Project Timeline: (subject to change per Chair direction or Council discussion)

Briefing - Tuesday, April 14, 2020

Set Public Hearing Date - Tuesday, April 7, 2020

Hold hearing to accept public comment - Tuesday, May 5, 2020 at 7 p.m.

TENTATIVE Council Action - Tuesday, May 19, 2020

Staff Recommendation - Refer to motion sheet(s).

2. Ordinance: 2064 North and 2066 North 2200 West Zoning Map Amendment

The Council will continue to accept public comment and consider adopting an ordinance that would rezone property at 2064 North and 2066 North 2200 West from AG-2 (Agricultural) to M-1 (Light Manufacturing). The applicant is requesting the rezone to accommodate future development of the property and implement the area master plan zoning. No site development proposal has been submitted at this time. Although the applicant has requested that the property be rezoned to M-1, consideration may be given to rezoning the property to another zoning district with similar characteristics. Petition No. PLNPCM-2019-00431.

FYI – Project Timeline: (subject to change per Chair direction or Council discussion)

Briefing - Tuesday, March 3, 2020

Set Public Hearing Date - Tuesday, March 3, 2020 and Tuesday, April 21, 2020

Hold hearing to accept public comment - Tuesday, April 7, 2020 and Tuesday, May 5, 2020

TENTATIVE Council Action - Tuesday, May 5, 2020

Staff Recommendation - Refer to motion sheet(s).

3. Ordinance: Washington Street Alley Vacation

The Council will continue to accept public comment and consider adopting an ordinance that would close a City-owned alley located at approximately 1040 South Washington Street. The alley is 15 feet wide and approximately 253 feet long. It runs west of Washington Street toward an abandoned Utah Transit Authority (UTA) railroad line, where it becomes a dead end before reaching 300 West Street. The proposal would allow the petitioner to incorporate it into the seven of eight adjacent properties they own.

FYI – Project Timeline: (subject to change per Chair direction or Council discussion)

Briefing - Tuesday, March 3, 2020

Set Public Hearing Date - Tuesday, March 3, 2020

Hold hearing to accept public comment - Tuesday, April 7, 2020 and Tuesday, May 5, 2020 at 7 p.m.

TENTATIVE Council Action - Tuesday, May 5, 2020

Staff Recommendation - Refer to motion sheet(s).

4. Ordinance: Cleveland Court Master Plan Amendment and Rezone (1430 South 400 East)

The Council will continue to accept public comment and consider adopting an ordinance that would amend the Central Community Master Plan Future Land Use Map and the zoning map pertaining to a property at 1430 South 400 East. The rezone and amendments would allow the applicant to build a seven-unit development. The proposal would change the Central Community Master Plan Future Land Use Map from Low Density



Residential to Medium Density Residential and rezone the property from RMF-35 (Moderate Density Multi-Family Residential District) to FB-UN1 (Form Based Urban Neighborhood District). Although the applicant has requested that the property be rezoned to the FB-UN1 district, consideration may be given to rezoning the property to another zoning district with similar characteristics. Petition Nos.: PLNPCM2019-00189 & PLNPCM2019-00190

FYI – Project Timeline: (subject to change per Chair direction or Council discussion)

Briefing - Tuesday, March 17, 2020

Set Public Hearing Date - Tuesday, March 24, 2020

Hold hearing to accept public comment - Tuesday, April 7, 2020 and Tuesday, May 5, 2020 at 7 p.m.

TENTATIVE Council Action - Tuesday, May 5, 2020

Staff Recommendation - Refer to motion sheet(s).

5. Ordinance: RECM Investments, LLC Zoning Map Amendment at 347, 353 and 359 North 700 West

The Council will continue to accept public comment and consider adopting an ordinance that would amend the zoning map pertaining to three parcels of property located at 347, 353 and 359 North 700 West to rezone the parcels from SR-1 Special Development Pattern Residential to RMF-35 Moderate Density Multi-family Residential. The request is in anticipation of a multi-family project being constructed at the site. Consideration may be given to rezoning the property to another zoning district with similar characteristics. Petition No. PLNPCM2019-00638.

FYI – Project Timeline: (subject to change per Chair direction or Council discussion)

Briefing - Tuesday, February 18, 2020

Set Public Hearing Date - Tuesday, February 18, 2020

Hold hearing to accept public comment - Tuesday, March 24, 2020 and Tuesday, May 5, 2020 at 7 p.m.

TENTATIVE Council Action - Tuesday, May 5, 2020

Staff Recommendation - Refer to motion sheet(s).

6. Ordinance: Zoning Map Amendment 480 E 6th Avenue

The Council will continue to accept public comment and consider adopting an ordinance that would amend the zoning map for the property at 480 East 6th Avenue from Special Development Pattern Residential District (SR-1A) to Small Neighborhood Business District (SNB). The proposed rezone is to make the current legal nonconforming commercial use in the 6th Avenue structure conforming and allow for a commercial use in the historically residential structure facing G Street. Consideration may be given to rezoning the property to another zoning district with similar characteristics. Petition No. PLNPCM2018-00813.

FYI – Project Timeline: (subject to change per Chair direction or Council discussion)

Briefing - Tuesday, February 18, 2020

Set Public Hearing Date - Tuesday, February 18, 2020

Hold hearing to accept public comment - Tuesday, March 24, 2020 and Tuesday, May 5, 2020 at 7 p.m.

TENTATIVE Council Action - Tuesday, May 5, 2020

Staff Recommendation - Refer to motion sheet(s).

7. Grant Application: 2021 Distracted Driving Prevention Program Grant

The Council will accept public comment for a grant application request from the Salt Lake City Police Department that would fund enforcement/education overtime shifts for the Distracted Driving Prevention program.

FYI – Project Timeline: (subject to change per Chair direction or Council discussion)

Briefing -

Set Public Hearing Date -



Hold hearing to accept public comment - Tuesday, May 5, 2020 at 7 p.m.
TENTATIVE Council Action -

Staff Recommendation - Close and refer to future consent agenda.

8. Grant Application: 2021 Bicycle and Pedestrian Safety Program Grant

The Council will accept public comment for a grant application request from the Salt Lake City Police Department that would fund crosswalk enforcement/education overtime as well as youth bicycle rodeo overtime.

FYI – Project Timeline: (subject to change per Chair direction or Council discussion)

Briefing -

Set Public Hearing Date -

Hold hearing to accept public comment - Tuesday, May 5, 2020 at 7 p.m.

TENTATIVE Council Action -

Staff Recommendation - Close and refer to future consent agenda.

J. COMMENTS:

1. Comments to the City Council. (Comments are taken on any item not scheduled for a public hearing, as well as on any other City business. Comments are limited to two minutes.)
2. Questions to the Mayor from the City Council.

K. POTENTIAL ACTION ITEMS:

1. Resolution: Update and Timeline for the City’s 2020-24 Consolidated Plan Guiding Use of U.S. Department of Housing and Urban Development Funds

The Council will consider adopting a resolution that would update and approve the timeline for the City’s 2020-24 Consolidated Plan as required by the U.S. Department of Housing and Urban Development (HUD). The Consolidated Plan details the City’s goals and objectives to build healthy and sustainable communities through four federal grants: Community Development Block Grants (CDBG), Emergency Solutions Grants (ESG), Home Investment Partnerships, and Housing Opportunities for Persons With AIDS (HOPWA).

FYI – Project Timeline: (subject to change per Chair direction or Council discussion)

Briefing - Tuesday, October 8, 2019; Tuesday, February 4, 2020; Tuesday, April 7, 2020; Tuesday, April 14, 2020; and Tuesday, April 21, 2020

Set Public Hearing Date - Tuesday, March 3, 2020

Hold hearing to accept public comment - Tuesday, March 24, 2020; Tuesday April 7, 2020; and Tuesday April 21, 2020 at 7 p.m.

TENTATIVE Council Action - Tuesday, May 5, 2020

Staff Recommendation - Refer to motion sheet(s).

2. One-year Action Plan for Community Development Block Grant & Other Federal Grants for Fiscal Year 2020-21

The Council will consider a resolution adopting the Mayor’s funding recommendations and an appropriations resolution adopting the One-Year Annual Action Plan that includes Community Development Block Grant (CDBG) funding, HOME Investment Partnership Program funding, Emergency Solutions Grant (ESG) funding, Housing Opportunities for Persons with AIDS (HOPWA) funding, for Fiscal Year 2020-21 and approving an



Interlocal Cooperation Agreement between Salt Lake City and the U.S. Department of Housing and Urban Development (HUD).

FYI – Project Timeline: (subject to change per Chair direction or Council discussion)

Briefing - Tuesday, April 7, 2020; Tuesday, April 14, 2020; and Tuesday, April 21, 2020

Set Public Hearing Date - Tuesday, March 3, 2020

Hold hearing to accept public comment - Tuesday, March 24, 2020 and Tuesday, April 7, 2020 at 7 p.m.

TENTATIVE Council Action - Tuesday, May 5, 2020

Staff Recommendation - Refer to motion sheet(s).



APPENDIX C: 2020 – 2024 CITIZEN PARTICIPATION PLAN

INTRODUCTION

The Citizen Participation Plan specifies the policies and procedures that encourage participation by Salt Lake City residents in the planning, implementation, and ongoing evaluation of the City's Consolidated Plan as required by the U.S. Department of Housing and Urban Development (HUD). The Citizen Participation Plan encourages participation from citizens in neighborhoods that receive significant federal funding and from citizens living throughout the City. The Consolidated Plan articulates how HUD funding will be used for the following programs:

- Community Development Block Grant (CDBG);
- Emergency Solutions Grant Program (ESG);
- Home Investment Partnership Program (HOME); and
- Housing Opportunities for Persons with AIDS (HOPWA).

Citizen participation in planning and implementing housing, public services, infrastructure, and economic development activities is an essential step in creating vibrant, livable and sustainable cities that are responsive to resident's needs. A robust citizen participation process provides residents with an opportunity to improve their environment and equips local elected officials with information regarding their constituent's desires and priorities. If residents are involved in designing programs that will improve their communities, it is more likely that projects and strategies will meet their needs.

Interested groups and individuals are encouraged to provide input into all aspects of the City's consolidated planning activities, including but not limited to assessing needs, setting priorities, and evaluating performance. This Citizen Participation Plan offers numerous opportunities for citizens to contribute feedback regarding ways to provide decent housing, establish and maintain a suitable living environment, invest in infrastructure, and expand economic opportunities, particularly for low-and moderate-income (LMI) persons.

Salt Lake City's Housing and Neighborhood Development Division (HAND) will be responsible for overseeing the development and implementation of the applicable plans. The Citizen Participation Plan applies to the following:

- The five-year Consolidated Plan;
- The Annual Action Plan (AAP);
- The Consolidated Annual Performance and Evaluation Report (CAPER);
- Any substantial amendments to the five-year Consolidated Plan and/or annual Action Plan; and
- Amendments to the Citizen Participation Plan.

The City's fiscal year begins July 1 of each year and ends June 30 of the following year. Each area of planning has its own schedule and must be maintained to ensure compliance with HUD regulations and eligibility for future funding.

In all areas, the City will look to include the use of electronic communication, meetings, training, noticing, outreach, etc. where appropriate so long as it is clearly communicated for participation by the general public.



HUD PROGRAMS

Salt Lake City receives four entitlement grants from HUD to help address the City's affordable housing, community, and economic development needs. The four grant programs are described below:

1. **Community Development Block Grant Program (CDBG):** Title I of the Housing and Community Development Act of 1974 created the CDBG program. It was reauthorized in 1990 as part of the Cranston-Gonzalez National Affordable Housing Act. The primary objective of the CDBG program is to develop viable urban communities by providing decent housing and a suitable living environment and by expanding economic development opportunities for persons of low and moderate income. The City develops locally defined programs and funding priorities for CDBG, but activities must address one or more of the national objectives of the CDBG program. The three national objectives are: (1) to benefit low- and moderate- income persons; (2) to aid in the prevention or elimination of slums or blight; and/or (3) to meet other urgent community development needs. The City's CDBG program emphasizes activities that directly benefit low and moderate-income persons.
2. **Emergency Solutions Grant (ESG):** The ESG Program is authorized by the Steward B. McKinney Homeless Assistance Act of 1987 and was amended by the Homeless Emergency Assistance and Rapid Transition to Housing (HEARTH) Act of 2009. The ESG Interim Rule took effect on January 4, 2012. The change in the program's name, from Emergency Shelter Grants to Emergency Solutions Grants, reflects the change in the program's focus from addressing the needs of homeless people in emergency or transitional shelters to assisting people to quickly regain stability in permanent housing after experiencing a housing crisis and/or homelessness. The ESG program provides funding to address five program components: street outreach, emergency shelter, homelessness prevention, rapid re-housing assistance, and HMIS; as well as administrative activities.
3. **HOME Investment Partnerships Program (HOME):** HOME was introduced in the Cranston-Gonzalez National Affordable Housing Act of 1990 and provides funding for housing rehabilitation, new housing construction, acquisition of affordable housing, and tenant-based rental assistance. A portion of the funds (15 percent) must be set aside for Community Housing Development Organizations (CHDO) certified by the City.
4. **Housing Opportunities for Persons with AIDS (HOPWA):** HOPWA funds may be used to assist housing designed to meet the needs of persons with HIV/AIDS, including the prevention of homelessness. Supportive services may also be included. HOPWA grants are allocated to Eligible Metropolitan Statistical Areas (EMSAs) with a high incidence of HIV/AIDS. The City receives HOPWA funds that can be utilized in Salt Lake County, Tooele County and Summit County.

CITIZEN ADVISORY BOARDS

The City uses advisory boards to assist in the recommendation of funding for these grant programs. CDBG & ESG applications are reviewed by the Community Development and Capital Improvements Program Advisory Board (CDCIP). The HOME & HOPWA applications are reviewed by the Housing Trust Fund Advisory Board (HTFAB). These advisory boards are made up of a diverse resident base that allows for additional community input. The recommendation of the board is used by the Mayor and City Council as final funding allocations are determined.

If a member of the public is interested in serving on the CDCIP or HTF Advisory Boards, please contact Housing and Neighborhood Development to learn how you can help direct the efforts of the city at



www.slcgov.com/hand. The City encourages diversity among its boards and encourage constituents from a wide variety of backgrounds, and experiences to apply for volunteerism on this and other city boards.

During the development of the 2020-2024 Consolidated Plan, the City consulted with businesses, developers, and nonprofit organizations, as well as philanthropic, community, and faith-based organizations. Representatives from these various entities served on a Stakeholder Advisory Committee and provided valuable input regarding suggested priorities for unmet, unfunded needs. In addition, these stakeholders provided direction regarding the strategies the City could employ to help address those needs with the federal funding available through the Consolidated Plan. This input is reflected in the Consolidated Plan and will help to guide how the funding is used over the five-year period.

Salt Lake City will continue to use advisory boards as a way to receive community input and encourage citizens to play an active role in decision making processes. The advisory boards will provide recommendation for funding to the Mayor & City Council for consideration. The Mayor may elect to change which advisory board(s) responsible for review and recommendation of these grant sources, without further impact to this Plan or associated Plans.

PUBLIC HOUSING AGENCY (PHA)

The City will provide information about consolidated plan activities to the Housing Authority of Salt Lake City (HASLC) and the Salt Lake County Housing Authority, "Housing Connect." This will allow HASLC and Housing Connect to make this information available at the annual public hearing required for the Public Housing Authority (PHA) Plan.

MEASURING SUCCESS

The City will explore alternative public involvement techniques and quantitative approaches to measuring the success of efforts related to the Consolidated Plan. These techniques could include various online engagement tools such as online surveys, discussion forums, GIS-based interactive maps with public comment layers, social media analytics, and/or other quantitative approaches.

DISPLACEMENT OF PERSONS

SLC will adhere to and uphold all requirements under the Federal Uniform Relocation Assistance Real Property Acquisition Act of 1970. The City will continue to explore other methods to ensure that displacement is minimized where applicable.

PUBLIC NOTICE

The City will provide advanced public notice once when a planning activity subject to the Citizen Participation Plan occurs. When appropriate, public notices, announcements, draft documents, and final documents may be provided as follows:

1. Press Releases issued by the Office of the Mayor;
2. Written Public Notices, provided in both English and Spanish;
3. Posting of written Public Notices on the State's Public Notice website;
4. Email to HAND's comprehensive contact list consisting of residents, past and present grant applicants, government officials, Council liaisons, interested parties, Community Councils, local neighborhood groups, and City departments;



5. Post announcements, information, and documents to the City's Housing and Neighborhood Development website;
6. Information released via the City's social media accounts;
7. Follow the City's Public Engagement Guide;
8. The City will use electronic means wherever applicable to reduce the requirement for in person noticing or engagement.

To be added to HAND's email/ mailing lists for the purpose of automatically being informed about the federal grant activities and processes, please contact Housing and Neighborhood Development at www.slcgov.com/hand.

SALT LAKE CITY PUBLIC ENGAGEMENT GUIDE

In September 2019, Salt Lake City updated the ***Salt Lake City Public Engagement Guide***. The document has been accepted by the legislative body (though not officially adopted by the City Council), and serves as a framework for use by all Departments, Divisions, and employees as they engage the public in City decisions. The ***Salt Lake City Public Engagement Guide*** was developed in conjunction with the Open Government Initiative and principles of the International Association for Public Participation (IAP2). The ***Salt Lake City Public Engagement Guide*** is a tool designed to assist city employees in determining the scope and appropriate level of public engagement necessary for a successful process.

Issues of culture, language, income and protected classes come into play when the specific and/or unique stakeholders are identified, based on the characteristics and intent of a particular plan, program or process being discussed. This guide will be used in the programming and implementation of gaining the greatest level of meaningful participation with the citizens of Salt Lake City.

PLANNING ACTIVITIES SUBJECT TO THE CITIZEN PARTICIPATION PLAN

General Needs Hearing

Each year, during the grant application period, the City will host a General Needs Hearing. The public is invited to attend the hearing and provide input on the general needs within their community. This may include gaps in services, housing opportunities, neighborhood improvements, the provision of public service, and other needs. Information gathered at the General Needs Hearing will be used to prioritize funding to address community needs.

To reach a wide variety of residents, Housing and Neighborhood Development may outreach to the public using the following forums:

1. Public Notice that meets State public noticing requirements in advance to HAND's comprehensive email/ mailing list in both English and Spanish;
2. Press Release, released through the Mayor's Office
3. Details will be posted on Housing and Neighborhood Development's website;
4. Request that non-profit organizations and business partners post the English and Spanish notice in a public space in their place of business;
5. Post details of the hearing on the State's Public Notice website;
6. Additional outreach may include utilizing the Mayor's social media platforms and other applicable forms of electronic communication, meetings, training, and noticing.



Grant Application Availability

The City will attempt to alert eligible applicants of the application process, training opportunities, and application deadlines when grant applications are available. Outreach may be repeated as often as necessary to ensure outreach is successful. To reach current and potential partners, HAND will provide outreach as follows:

1. Public Notice to HAND's comprehensive email/ mailing list;
2. Press Release, released through the Mayor's Office;
3. Details will be posted on Housing and Neighborhood Development's website;
4. Additional outreach may include utilizing the Mayor's social media platforms and other applicable forms of electronic communication, meetings, training, and noticing.

Advisory Board Meetings

The public is invited to attend and observe all Advisory Board meetings. Per State requirements, all CDCIP & HTF Advisory Board meetings are posted on the State's Public Notice website. These public meetings may occur in person or electronically, following the State of Utah Open Meetings Act requirements. This includes and is not limited to hosting remote meetings as necessary.

During time of emergency declaration, these meetings will continue to follow the State of Utah Open Meetings Act requirements as advised by and under the input of the City Attorney. This includes and is not limited to hosting remote meetings as necessary.

Community Input/Public Engagement

On an annual basis before the Advisory Boards make funding recommendations for the CDBG, ESG, HOME, or HOPWA funding, the City will conduct a widespread effort to ensure that a wide variety of community members have the ability to provide input into funding priorities. The method of this effort may change from year to year, however, it is always the goal of the City to specifically outreach to community members that are more likely to use the services and programs supported by these funding sources. Each year the efforts will enhance and improve the outreach to vulnerable populations, communities of color, disadvantaged populations, and will always include outreach within CDBG eligible areas and/or areas of high poverty.

Consolidated Plan

U.S. Department of Housing and Urban Development requirements dictate that the City must have a Consolidated Plan. This is a five-year strategic plan that identifies community development and housing needs within the community. This document must specify short-term and long-term objectives that provide for decent housing, a suitable living environment, and expanded economic opportunity primarily for persons of low and moderate income.

Salt Lake City's 2020-2024 Consolidated Plan is a strategic plan focused on increasing opportunity in neighborhoods with concentrated poverty and supporting the City's most vulnerable populations. The five-year plan provides a strategy for maximizing and leveraging the City's block grant allocations to build healthy and sustainable communities that connect and expand opportunities for residents.

Many steps were taken to determine the community needs and solicit feedback from the community, interested parties, stakeholders and government partners. Below is a list of events, activities and reports that were completed:



The public was invited to comment on the 2020-2024 Consolidated Plan draft document before adoption by the City Council. Printed copies of the Consolidated Plan Executive Summary were made available for public review and comment for 30 calendar days. The copies were located at Salt Lake City Corporation, 451 South State Street, in the Office of Community Affairs (Room 345), Housing and Neighborhood Development (Room 445), the Salt Lake City Public Library, Main Branch, located at 210 East 400 South in Salt Lake City. An electronic version of the draft Consolidated Plan was posted on the City's official website during the same period. The final adopted Consolidated Plan will be made available on the City's official website.

Any comments made by the public were reviewed and analyzed by Housing and Neighborhood Development. Comments and may be incorporated into the final Plan document.

Substantial Amendments to the Consolidated Plan

The Citizen Participation Plan defines a substantial amendment as:

1. A proposed use of funds that does not address a goal or underlying strategy identified in the governing Consolidated Plan or Annual Action Plan; or
2. Increasing funding levels for a given project by 100% or more of the previously adopted amount; or
3. Decreasing funding levels for a given project by 100% AND pivoting impacted funds to another approved use during an action plan period; or
4. A change to a regulatory requirement or additional allocated funding from the US Department of Housing & Urban Development that defines that a substantial amendment must be completed.

The above list represents the City's criteria for determining what constitutes a substantial amendment and are subject to the City's citizen participation process.

The public is invited to comment on any Substantial Amendments to the Consolidated Plan before adoption by City Council. Announcements of a Substantial Amendment may be communicated by the following way(s):

1. Public Notice to HAND's comprehensive email/ mailing list; or
2. Press Release, released through the Mayor's Office; or
3. Details will be posted on Housing and Neighborhood Development's website; or
4. Additional outreach may include utilizing the Mayor's social media platforms and other applicable forms of electronic communication, meetings, training, and noticing.

Printed and electronic draft documents of Substantial Amendments to the Consolidated Plan will be made available for public review and comment. Where allowable, the City will follow the required noticing of 30 calendar days, except for when US Department of Housing & Urban Development allows for a lesser amount of noticing days.

If accessible, printed copies will be located at Salt Lake City Corporation, 451 South State Street, in the Office of Community Affairs (Room 345), Housing and Neighborhood Development (Room 445), and the Salt Lake City Public Library, Main Branch, located at 210 East 400 South in Salt Lake City. An electronic version of any Substantial Amendments to the Consolidated Plan will be posted on the City's official web site during the same period.



Any comments made by the public will be reviewed and analyzed by Housing and Neighborhood Development. Comments may be incorporated into the final Consolidated Plan document. A summary of these comments or views, and a summary of any comments or views not accepted and the reasons therefor, shall be attached to the substantial amendment of the consolidated plan.

Annual Action Plan City Council Public Hearing

Each year, the Salt Lake City Council will host a public hearing to allow public input on projects proposed for funding. This is one of the two public hearings during the planning process as noted in the General Requirements section of the Citizen Participation Plan. To engage citizens, outreach will be conducted as follows:

1. Public Notice, provided at least 14 calendar days in advance to HAND's comprehensive email/mailling list in both English and Spanish;
2. Press Release, released through the Mayor's Office.
3. Details will be posted on Housing and Neighborhood Development's website.
4. Request that non-profit organizations and business partners post the English and Spanish notice in a public space in their place of business;
5. Post details of the hearing on the State's Public Notice website;
6. Additional outreach may include utilizing the Mayor's social media platforms and other applicable forms of electronic communication, meetings, training, and noticing.

The City Council will accept public input from those who attended the public hearing to express their views, either by verbally addressing the Council or providing written comments. Written comments are also allowed by those unable to attend in person, but who wanted to provide their input on the projects requesting funding. The draft AAP will be available for public comment for 14 calendar days. Any comments made by the public will be reviewed and analyzed by Housing and Neighborhood Development. Comments may be incorporated into the final Plan document.

Consolidated Annual Performance and Evaluation Report (CAPER)

Every year, the City must submit to HUD the Consolidated Annual Performance and Evaluation Report (CAPER) within 90 calendar days of the close of the program year. The CAPER describes how funds were spent and the extent to which funds were used for activities that benefit low- and moderate- income residents.

The City will provide reasonable notice that the draft CAPER is available so that residents will have an opportunity to review and comment. The draft CAPER will be available for public comment for 15 calendar days. To engage citizens, outreach will be as follows:

1. Public Notice to HAND's comprehensive email/mailling list;
2. Details will be posted on Housing and Neighborhood Development's website;
3. Additional outreach may include utilizing the Mayor's social media platforms and other applicable forms of electronic communication, meetings, training, and noticing.

Any comments made by the public will be reviewed by Housing and Neighborhood Development. The City will consider any comments or views of citizens received in writing, in preparing the performance report. A summary of these comments or views shall be attached to the performance report.



Amendments to the Citizen Participation Plan

An "Amendment" to the Citizen Participation Plan is defined as:

If HUD has new citizen participation plan requirements, that will be considered amendment. If the City finds that this Citizen Participation Plan no longer meets the needs of the community and decision makers, an adjustment to this Plan will be considered an amendment. This Citizen Participation Plan can be amended only after the public has been notified of the City's intent to modify it, and only after the public has had a reasonable chance to review and comment on proposed substantial changes. The draft Amendment to the Citizen Participation Plan will be available for public comment for 15 calendar days. To engage citizens, outreach will be as follows:

1. Public Notice to HAND's comprehensive email/mailling list;
2. Details will be posted on Housing and Neighborhood Development's website;
3. Additional outreach may include utilizing the Mayor's social media platforms and other applicable forms of electronic communication, meetings, training, and noticing.

Any comments made by the public will be reviewed and analyzed by Housing and Neighborhood Development. Comments may be reflected in the final amendment to the Citizen Participation Plan. A summary of these comments or views, and a summary of any comments or views not accepted and the reasons therefor, shall be attached to the substantial amendment of the consolidated plan.

GENERAL REQUIREMENTS

Public Hearings

There will be a minimum of two public hearings during the planning stages of any formal Plan required by HUD. Notices of all Public Hearings will be communicated within 14 calendar days of the Hearing. Public Hearings will also be identified on Utah's Public Notice website.

Public hearings may occur in person, electronically, or by written comment.

People with disabilities may make requests for reasonable accommodation no later than 48 hours in advance in order to attend this public meeting. Accommodations may include alternate formats, interpreters, and other auxiliary aids. This is an accessible facility. Salt Lake City Corporation is committed to ensuring we are accessible to all members of the public. To request ADA accommodations contact Sarah Benj by email at sarah.benj@slcgov.com or by phone at 801.535.7697. Please provide 48 hours advanced notice. ADA accommodations can including alternate formats, interpreters and other auxiliary aids.

Public Meetings

Public meetings may occur throughout the grant application and administration process. Any public meeting that is being held to discuss a matter of the federal grants discussed herein, will be communicated at a minimum of 2 calendar days in advance of said meeting. Notices of all public meetings will also be identified on Utah's Public Notice website.

People with disabilities may make requests for reasonable accommodation no later than 48 hours in advance in order to attend this public meeting. Accommodations may include alternate formats, interpreters, and other auxiliary aids. This is an accessible facility. Salt Lake City Corporation is committed to ensuring we are accessible to all members of the public. To request ADA accommodations contact Sarah Benj by email at sarah.benj@slcgov.com or by phone at 801.535.7697. Please provide 48 hours



advanced notice. ADA accommodations can including alternate formats, interpreters and other auxiliary aids.

Non-English speaking

In the case of public hearings where a significant number of non-English speaking residents can reasonably be expected to participate, the City will meet the needs of non-English speaking residents by providing translation services and interpreters, upon request.

People with disabilities may make requests for reasonable accommodation no later than 48 hours in advance in order to attend this public meeting. Accommodations may include alternate formats, interpreters, and other auxiliary aids. This is an accessible facility. Salt Lake City Corporation is committed to ensuring we are accessible to all members of the public. To request ADA accommodations contact Sarah Benj by email at sarah.benj@slcgov.com or by phone at 801.535.7697. Please provide 48 hours advanced notice. ADA accommodations can including alternate formats, interpreters and other auxiliary aids.

Individuals with Disabilities

People with disabilities may make requests for reasonable accommodation no later than 48 hours in advance in order to attend this public meeting. Accommodations may include alternate formats, interpreters, and other auxiliary aids. This is an accessible facility. Salt Lake City Corporation is committed to ensuring we are accessible to all members of the public. To request ADA accommodations contact Sarah Benj by email at sarah.benj@slcgov.com or by phone at 801.535.7697. Please provide 48 hours advanced notice. ADA accommodations can including alternate formats, interpreters and other auxiliary aids.

Document Access

Copies of all final planning documents including the following federal reports will be made available on the City's website:

- Citizen Participation Plan
- Five Year Consolidated Plan
- Annual Action Plan Funding Allocations
- Consolidated Annual Performance and Evaluation Report

Printed copies of these documents are available to the public upon request. Additional reasonable accommodations will be made for individuals with disabilities, upon request.

Access to Records

The City will provide citizens, public agencies, and other interested parties reasonable and timely access to information and records relating to the Citizen Participation Plan, Five Year Consolidated Plan, annual Action Plan, and CAPER, and the City's use of assistance under the four entitlement grant programs.

Technical Assistance

The City will provide technical assistance upon request and to the extent resources are available to groups or individuals that need assistance in preparing funding proposals, provided that the level of technical assistance does not constitute a violation of federal or local rules or regulations. The provision of technical assistance does not involve reassignment of City staff to the proposed project or group, or



the use of City equipment, nor does technical assistance guarantee an award of funds. Contact information for City staff is as follows:

Salt Lake City
Housing & Neighborhood Development
451 South State Street
PO BOX 145488
Salt Lake City, UT 84114-5488
801-535-7712
www.slcgov.com/hand

CITIZENS' COMPLAINTS

Written complaints related to Salt Lake City's programs and activities funded through entitlement grant funding may be directed to SLC's Housing and Neighborhood Development Division (HAND). A timely, written and substantive response to the complainant will be prepared within 15 calendar days of receipt of the complaint by HAND. Salt Lake City Housing & Neighborhood Development will work to determine the appropriate course of action, including but not limited to, involving other City divisions, any State or Federal community level resources to help address the complaint to the fullest extent reasonably possible based upon the nature of the complaint. Written complaints must include the complainant's name, address, and zip code and must be signed by the person(s) filing the formal complaint. A daytime telephone number and/or email address should also be included in the event further information or clarification is needed. Complaints should be addressed as follows:

Salt Lake City
Housing & Neighborhood Development
Attn: Director
451 South State Street
PO BOX 145488
Salt Lake City, UT 84114-5488



**SALT LAKE CITY
2020-2021 ACTION PLAN**

MAYOR
ERIN MENDENHALL

CITY COUNCIL
DISTRICT 1: JAMES ROGERS
DISTRICT 2 & VICE CHAIR: ANDREW JOHNSTON
DISTRICT 3 & CHAIR: CHRIS WHARTON
DISTRICT 4: ANALIA VALDEMOROS
DISTRICT 5: DARIN MANO
DISTRICT 6: DAN DUGAN
DISTRICT 7: AMY FOWLER

Prepared by
S A L T L A K E C I T Y
HOUSING and NEIGHBORHOOD DEVELOPMENT DIVISION
COMMUNITY and NEIGHBORHOODS DEPARTMENT

TABLE OF CONTENTS

I. FIRST YEAR ACTION PLAN

AP-05 EXECUTIVE SUMMARY	04
AP-05 LEAD & RESPONSIBLE AGENCIES	12
AP-10 CONSULTATION	13
AP-12 PARTICIPATION	27
AP-15 EXPECTED RESOURCES.....	33
AP-20 ANNUAL GOALS AND OBJECTIVES.....	38
AP-35 PROJECTS.....	41
AP-38 PROJECT SUMMARY.....	44
AP-50 GEOGRAPHICAL DISTRIBUTION.....	53
AP-55 AFFORDABLE HOUSING.....	56
AP-60 PUBLIC HOUSING	57
AP-65 HOMELESS AND OTHER SPECIAL NEEDS ACTIVITIES	59
AP-70 HOPWA GOALS	64
AP-75 BARRIERS TO AFFORDABLE HOUSING.....	64
AP-85 OTHER ACTIONS.....	68
AP-90 PROGRAM SPECIFIC REQUIREMENTS.....	74

FIRST YEAR ACTION PLAN

The First Year Action Plan outlines the activities and funding priorities for the first year of the 2020-2024 Consolidated Plan, covering July 1, 2020 – June 30, 2021

EXECUTIVE SUMMARY

AP-05 Executive Summary 24 CFR 91.200(c), 91.220(b)

1. Introduction

Salt Lake City's 2020-2021 Action Plan is the product of a collaborative, strategic process that spans community partners, service providers, non-profit/for-profit housing developers, housing authorities, internal divisions/departments, and the input of our citizens. Housing and Neighborhood Development (HAND) has worked extensively to identify community development needs and establish goals that align funding streams, community priorities and city initiatives. This plan highlights many of the efforts to maximize and leverage the City's block grant allocations with other resources to build healthy and sustainable communities.

The 2020-2021 Action Plan identifies how the City intends to leverage the Community Development Block Grant (CDBG), Emergency Solutions Grant (ESG), HOME Investment Partnership Program (HOME), and Housing Opportunities for Persons With Aids (HOPWA) funding. These four resources will provide for over \$5.4 million in support for low to moderate income households or areas of the city.

Similar to cities across the country, Salt Lake City is faced with growing income inequality, increasing poverty levels, decreasing housing affordability and diminishing federal resources. We are also grappling with the immediate, mid-term and long-term impacts of the Coronavirus, which is sure to have lasting impacts on our community. This Action Plan works to address concerns within each of these needs by continuing to develop and refine new and collaborative strategies. The following highlights a few of the initiatives and efforts that the City is excited about:

- Salt Lake City has gone through a robust community engagement process in the development of the 2020-2024 Consolidated Plan (Con Plan) and the 2020-2021 Action Plan. These planning efforts have provided the City with a clear vision of the needs in the community and a framework for strategic and targeted deployment of funding. The Consolidated Plan will serve as the foundation and guide as the City implements block grant funding over the next five years. Each program identified in the 2020-2021 Action Plan meets one of the five goals as outlined in the Consolidated Plan and below. Additionally, the programs will serve as the catalyst to implement the strategies tied to each of the five goals.
 - Housing – Provide expanded housing options for all economic and demographic segments of Salt Lake City's population will diversifying the housing stock within neighborhoods.
 - Transportation – Promote accessibility and affordability of multimodal transportation options.
 - Build Community Resiliency – Build resiliency by providing tools to increase economic and/or housing stability.

- Homeless Services – Expand access to supportive programs that help ensure that homelessness is rare, brief, and non-recurring.
 - Behavioral Health – Provide support for low-income and vulnerable populations experiencing behavioral health concerns such as substance abuse disorders and mental health challenges.
- In January 2020 Erin Mendenhall was sworn in as the 36th Mayor of Salt Lake City. Mayor Mendenhall's Administration is focused on breaking down equity barriers within Salt Lake City and providing opportunities for upward mobility for residents regardless of race, income, age or ability. Ensuring a diverse and equitable community is at the foundation of the City's guiding principles. The City strives to understand the needs of underrepresented residents and will be embarking on a gentrification and equity study in the coming year to help shape future policy and program decisions.
- Salt Lake City in partnership with Salt Lake County, the State, and community-based organizations is working to rapidly respond to the community impact from the Coronavirus (aka COVID-19) and a 5.7 magnitude earthquake that occurred on March 18, 2020. These tragic events have further emphasized the need for affordable housing in our community and the need for resources has never been greater. The City has applied for PY 19/20 waivers for service providers to provide flexibility and deployment of resources. Additionally, the City is working on a substantial amendment to the PY 19/20 Action Plan, Consolidated Plan, and Citizen Participation Plan in anticipation of the CARES Act funding award. Salt Lake City will have an accelerated, but competitive application process for our community partners to address the immediate and pressing needs as they are responding to the COVID-19 crisis.
- Salt Lake City conducted a survey in which 37 community partners responded to help the City understand how community and organization needs have shifted during the pandemic. These survey results have helped to identify the need in the community and organizational capacity to implement programs in response to COVID-19. Additionally, the City hosted an "Ask Me Anything" on Facebook that provided residents with an opportunity to ask housing related questions. Additionally, numerous outreach materials have been created and distributed to guide residents to services.
- The City has been a constant leader in the Salt Lake Valley Coalition to End Homelessness (Coalition) which is a coordinated coalition of stakeholders working collaboratively to end homelessness in Salt Lake County. In the fall of 2019, the Coalition transitioned homeless shelters to a Homeless Resource Center (HRC) model. The HRC's provide residents housing stability and case management services to assist clients in overcoming barriers to self-sufficiency. The HRC's provide a multitude of services

include housing navigation, job training, employment services, life skills, and connection to community resources. The HRC's will continue to be an important and critical service in our community and will lift our most vulnerable residents out of homelessness.

- Salt Lake City supports the Housing First model, that housing is a right not a privilege. This view shapes housing policy and program implementation. Salt Lake City is working closely with community partners to provide opportunities for permanent supportive housing. This model provides the City's vulnerable residents with critical services to find stability, self-sufficiency, and upward mobility.
- Small community businesses serve as the life blood of Salt Lake City. They not only provide opportunities for employment but also build the fabric of diversity within the City. Salt Lake City will continue to support our small, locally owned businesses by providing economic development loan funding through City resources. The COVID-19 crisis has impacted small, local businesses at a devastating level. The City is committed to ensuring that small, local businesses are able to open safely, and survive this economic crisis.

While this is just a sampling of many of the exciting efforts the city is undertaking to address the needs in our community, it is fair to say that while federal funding plays an important role in our ability to leverage and maximize long term impact, it is – and will continue to be a struggle as funding continues to be constantly challenged. As a city we look to other communities, best practices, etc. to find the most effective methods of deploying these limited resources.

In an effort to engage and leverage best practices across the nation, HAND participates in training opportunities, attends national conferences, contributes to regional planning conversations, and looks for opportunities to advocate not only for affordable housing, but also for addressing the gaps of funding or services that exist in our community.

2. Summarize the Goals and Strategies identified in the Plan

This Year-1 Action Plan establishes and addressed several Goals and Strategies as outlined in the 2020-2024 Consolidated Plan. These goals are briefly outlined below. Greater detail is provided in section AP-20.

1) Housing: Provide expanded housing options for all economic and demographic segments of Salt Lake City's population while diversifying the housing stock within neighborhoods.

Strategies:

- Support housing programs that address the needs of aging housing stock through targeting rehabilitation efforts and diversifying the housing stock within neighborhoods
- Expand housing support for aging residents that ensure access to continued stable housing
- Support affordable housing development that increases the number and types of units available for income eligible residents
- Support programs that provide access to home ownership via down payment assistance, and/or housing subsidy, and/or financing
- Support rent assistance programs to emphasize stable housing as a primary strategy to prevent and end homelessness
- Support programs that provide connection to permanent housing upon exiting behavioral health programs. Support may include, but is not limited to supporting obtaining housing via deposit and rent assistance and barrier elimination to the extent allowable to regulation
- Provide housing and essential services for persons with HIV/AIDS

2) Transportation: Promote accessibility and affordability of multimodal transportation options.

Strategies:

- Improve bus stop amenities as a way to encourage the accessibility of public transit and enhance the experience of public transit in target areas
- Support access to transportation prioritizing very low-income and vulnerable populations
- Expand and support the installation of bike racks, stations, and amenities as a way to encourage use of alternative modes of transportation in target areas

3) Build Community Resiliency: Build resiliency by providing tools to increase economic and/or housing stability.

Strategies:

- Provide job training/vocational training programs targeting low-income and vulnerable populations including, but not limited to; chronically homeless; those exiting treatment centers/programs and/or institutions; and persons with disabilities
- Economic Development efforts via supporting the improvement and visibility of small businesses through façade improvement programs
- Provide economic development support for microenterprise businesses
- Direct financial assistance to for-profit businesses
- Expand access to early childhood education to set the stage for academic achievement, social development, and change the cycle of poverty
- Promote digital inclusion through access to digital communication technologies and the internet
- Provide support for programs that reduce food insecurity for vulnerable populations

4) Homeless Services: Expand access to supportive programs that help ensure that homelessness is rare, brief, and non-recurring.

Strategies:

- Expand support for medical and dental care options for those experiencing homelessness
- Provide support for homeless services including Homeless Resource Center Operations and Emergency overflow operations
- Provide support for programs providing outreach services to address the needs of those living an unsheltered life
- Expand case management support as a way to connect those experiencing homelessness with permanent housing and supportive services

5) Behavioral Health: Provide support for low-income and vulnerable populations experiencing behavioral health concerns such as substance abuse disorders and mental health challenges.

Strategies:

- Expand treatment options, counseling support, and case management for those experiencing behavioral health crisis

6) Administration -- To support the administration, coordination, and management of Salt Lake City's CDBG, ESG HOME, and HOPWA programs.

Salt Lake City's strategy for most-effectively utilizing HUD funding is heavily influenced by the City's housing market study, the City's Five Year Housing Plan, the annual Utah Comprehensive Report on Homelessness, and the adopted Salt Lake City Master Plans that highlight strategic neighborhood investment opportunities.

3. Evaluation of past performance

Salt Lake City deliberately monitors the process of advancing the strategic goals outlined in the newly adopted 2020-2024 Consolidated Plan. This plan, like the previous 2015-2019 Consolidated Plan was developed with input from many stakeholders, and it is our responsibility to report back to US Department of Housing & Urban Development (HUD), the residents, community and decision makers the impact of these funds. As we complete the time period associated with the 2015-2019 Consolidated Plan, here is an evaluation of progress during that time period

In preparation for development of the 2020-2024 Consolidated Plan and 2020-2021 Action Plan, Salt Lake City's Housing and Neighborhood Development Division reviewed Consolidated Annual Performance Reports (CAPERs) submitted to HUD under the 2015-2019 Consolidated Plan. The CAPERs provide an evaluation of past performance and accomplishments in relation to established goals and priorities. The City's previous Action Plans and CAPERs can be viewed at www.hudexchange.info/programs/consolidated-plan/con-plans-aaps-capers/.

During the course of the 2015-2019 Consolidated Plan, the City has been able to meet the vast majority of established goals and priorities. In addition, the City was able to comply with statutes and regulations set by HUD.

SALT LAKE CITY 2015-2019 CONSOLIDATED PLAN ACCOMPLISHMENTS

Goal	Description	Estimated	Projected
1	Improve and Expand the Affordable Housing Stock	1,325	1,430
2	Expand Homeownership Opportunities	110	70
3	Provide Housing & Related Services to Persons with HIV/AIDS	725	925
4	Provide Housing for Homeless & At-Risk of Homeless Individuals and Families	965	3,217
5	Provide Day-to-Day Services for Homeless Individuals & Families	15,000	7,380
6	Provide Public Services to Expand Opportunity & Self-Sufficiency for At-Risk Populations	35,000	24,385
7	Revitalize Business Nodes in Target Areas	75	50
8	Improve the Quality of Public Facilities	1,093	1,344
9	Improve Infrastructure in Distressed Neighborhoods & Target Areas	100,000	139,112

All the goals surrounding homeownership continued to be a struggle as the city experiences a sustained, rapid increase in housing prices and land values. This created challenges on two fronts, one being finding an eligible household that can afford the housing units long term. The other is finding units available to purchase to utilize for affordable housing. Often, single family homes are on the market mere moments before very competitive offers come in. Unfortunately, municipalities are not set up to quickly react as housing becomes available. That often means that the city ends up paying more for a unit that requires a lot of rehabilitation to bring it up to city code. These increased costs must be carefully weighed as housing can easily out price available federal subsidies and regulatory limitations.

In 2016, the City launched a new economic development program to address the façade of businesses within the geographic target area of the 2015-2019 Consolidated Plan. The reception of the program and impact has been terrific, even though our initial projections proved to be overly optimistic for an entirely new program.

Over the past several years, the City has taken a different approach to homeless services. This includes making a city commitment of over \$2 million from general fund sources. As homelessness continues to be an issue that

needs to be addressed, the city took the approach of shifting many of the service providers from this competitive annual process to the general fund. Additionally, Salt Lake City has further invested general fund dollars into homeless services through the Funding Our Future sales tax increase initiative. This shift allowed the city to invest significantly more funding, provide local direction, closely monitor performance measurements, and provide flexibility that makes sense for the local challenges we face. It is important to reiterate that the city continues to be committed to providing and expanding services for the homeless population. This also means that federal resources are being diverted to address other Plan goals, while the city is taking the opportunity to leverage local resources.

Providing public services to our community fell short. Over the past few years, the City modified its strategy for spending in this category, providing more services to a smaller group of people that are in greatest need. This has been a successful strategy thus far, though it does mean the City is serving a smaller total number of individuals.

Salt Lake City will soon be receiving final reports regarding 19-20 funding. This data will drive future decisions about funding allocation. This data will also be fully reflected in the upcoming Consolidated Annual Performance Evaluation and Report (CAPER).

4. Summary of Citizen Participation Process and consultation process

Citizen participation is an integral part of the Consolidated Plan & Action Plan planning process, as it ensures goals and priorities are defined in the context of the community needs and preferences. In addition, the citizen participation process provides a format to educate the community about the City's federal grant programs. To this end, Salt Lake City solicited involvement from a diverse group of stakeholders and community members during the development of the 2020-2024 Consolidated Plan and 2020-2021 Action Plan. A comprehensive public engagement process included a citywide survey (including 2,000+ respondents), public hearings, public meetings, one-on-one meetings, stakeholder committee meetings, task force meetings, Salt Lake City internal technical committee meetings, and a public comment period. In total, over 4,000 residents participated in providing input into this plan.

The City received input and buy-in from residents, homeless service providers, low-income service providers, anti-poverty advocates, healthcare providers, housing advocates, housing developers, housing authorities, community development organizations, educational institutions, transit authority planners, City divisions and departments, among others. For more information on the citizen participation efforts, refer to the *AP-10 Consultation*.

The City held three public hearings at different points in the process. The General Needs Hearing is an event open to the public to comment on community needs. HAND accepts all comments and looks to understand how federal funding can address these concerns. The concerns that are not within the purview of the federal funding is passed along to the appropriate City Department. The City Council Public Hearing is an opportunity for the public and non-profit partners to comment on how federal funding may impact their neighborhoods or the services being provided. This year, City Council held-over the initial public hearing for a second public hearing two weeks later. This is because the City had just entered into an electronic meeting space due to COVID-19 and Council wanted to ensure that constituents had as much opportunity for input into the process. More detail about these events is available in the *AP-12 Participation* section.

5. Summary of public comments

A summary of the public comments can be found in the appendix of the finalized 2020-2024 Consolidated Plan. All comments were received and considered while creating this 2020-2021 Action Plan. In general, the comments submitted through both the General Needs Hearing and the City Council Public Hearings were very positive. The comments received during the City Council Hearing typically related to the support of funding a specific agency. Topics included homelessness, housing, social service programs, youth advocacy, youth protections, health services, and addressing the special needs of populations such as refugees, aging or disabled residents. While most comments did advocate for a specific organization, many comments were based on sound evidence to make a point about service delivery creating powerful narratives that advanced the issue being addressed beyond a simple funding request.

AP-05 Lead & Responsible Agencies 91.200(b)**1. Agency/entity responsible for preparing/administering the Consolidated Plan**

Describe the agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
CDBG Administrator	SALT LAKE CITY	Housing and Neighborhood Development Division
HOPWA Administrator	SALT LAKE CITY	Housing and Neighborhood Development Division
HOME Administrator	SALT LAKE CITY	Housing and Neighborhood Development Division
ESG Administrator	SALT LAKE CITY	Housing and Neighborhood Development Division

Narrative (optional)

Salt Lake City was the sole agency responsible for developing the Consolidated Plan and is solely responsible for the subsequent Action Plans. Salt Lake City administers each of the HUD grant programs and the funding sources.

Consolidated Plan Public Contact Information

- Lani Eggertsen-Goff, Director of Housing and Neighborhood Development, Lani.Eggertsen-Goff@slcgov.com or 801-535-6240.
- Jennifer Schumann, Deputy Director, Jennifer.Schumann@slcgov.com or 801-535-7276.
- Tony Milner, Policy & Program Manager, Tony.Milner@slcgov.com or 801-535-6168.

Salt Lake City Housing and Neighborhood Development
 451 South State Street, Room 445
 P.O. Box 145488
 Salt Lake City, UT 84114-5488

AP-10 Consultation 91.100, 91.200(b), 91.215(l)**Introduction**

The City engaged in an in-depth and collaborative effort to consult with City departments, representatives of low-income neighborhoods, non-profit and for-profit housing developers, service providers, social service agencies, homeless shelter and service providers, supportive housing and service providers, community stakeholders, community partners, and beneficiaries of entitlement programs to inform and develop the priorities and strategies contained within the Consolidated Plan. Salt Lake City continues to engage these critical partners regularly as we look to maximize our potential impact on an annual basis.

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l))

The Salt Lake City Mayor and key staff worked this year with the State legislature on a bill that has increased access to Medicaid for the most vulnerable members of our community. Proposition 3 and SB96 have expanded Medicaid access to an estimated 70,000 – 90,000 people across the state. Recently, the City has also passed a city-wide sales tax increase which has allotted over \$5 million for housing programs across the city. This funding source has increased funding for programs that provide housing for the chronically homeless, homeless, mentally ill, children, developers, and people on the verge of becoming homeless, amongst others.

The City is also a key participant in Salt Lake County's Collective Impact process which is responsible for coordinating a new homeless care model. This effort is driven by improving service delivery to all individuals who may enter homelessness for any period of time.

Lastly, the City is very active in working with State Legislators at crafting legislation that can positively impact housing. Recently this has include working on bills such as SB34, SB39, and SB3006. Each of these bills are critical at supporting affordable housing in the State.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness

Salt Lake City representatives actively participated in the Salt Lake Valley Coalition to End Homelessness (SLVCEH), the entity responsible for oversight of the Continuum of Care (CoC). SLVCEH's primary goal is to end homelessness in Salt Lake Valley through a system-wide commitment of resources, services, data collection, analysis and coordination among all stakeholders. The Coalition gathers community consensus to create and fulfill established outcomes. Using these goals, the

Coalition partners with key stakeholders to fill the needs of the Salt Lake County Valley community. City representatives served on the SLVCEH Steering Committee and actively participated in meetings and efforts.

Salt Lake City representatives participate in the local Continuum of Care's (CoC) executive board and its prioritization committee specifically, so the Continuum of Care's priorities are considered during Emergency Solutions Grant allocations. Also, the three local Emergency Solutions Grant (ESG) funders meet regularly to coordinate ESG and CoC activities to make sure service are not being over or under funded and services being funded meet the community's needs and goals.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS

Allocate ESG Funds

Salt Lake City representatives participate in the local Continuum of Care's executive board and its prioritization committee specifically, so the Continuum of Care's priorities are considered during Emergency Solutions Grant allocations. Also, the three local ESG funders meet regularly to coordinate ESG and CoC activities to make sure service are not being over or under funded and services being funded meet the community's needs and goals.

Develop Performance Standards and Evaluate Outcomes

The Salt Lake Continuum of Care and the three ESG funders share common measures to evaluate service providers. The three entities also share monitoring results of subrecipients.

Develop Funding, Policies and Procedures for the Administration of HMIS

The Salt Lake Continuum of Care contracts with the State of Utah to administer the Homeless Management Information System (HMIS). All service agencies in the state are under a uniform data standard for HUD reporting and local ESG funders. All ESG funded organizations participate in HMIS.

TABLE: CONSULTATION AND PUBLIC PARTICIPATION PARTICIPANTS

STAKEHOLDER ADVISORY COMMITTEE		
1	Agency/Group/Organization	Refugee and Immigration Center - Asian Association of Utah
	Agency/Group/Organization Type	Services - Refugees
	What section of the Plan was addressed by consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Public Service Organization that assisted in identifying service gaps within the community. The collaborative effort allowed for discussion and feedback from the agencies that are the closest to those we are assisting. From these efforts, the City

		was able to determine the overarching priorities and goals of the Plan, including specific public service focus areas where funding will be targeted and leveraged community wide.
2	Agency/Group/Organization	ASSIST
	Agency/Group/Organization Type	Services - Persons with Disabilities, Housing
	What section of the Plan was addressed by consultation?	Housing Needs Assessment, Non -Homeless Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Public Service Organization that assisted in identifying service gaps within the community. The collaborative effort allowed for discussion and feedback from the agencies that are the closest to those we are assisting. From these efforts, the City was able to determine the overarching priorities and goals of the Plan, including specific public service focus areas where funding will be targeted and leveraged community wide.
3	Agency/Group/Organization	Columbus Community Center
	Agency/Group/Organization Type	Services - Employment, Persons with Disabilities
	What section of the Plan was addressed by consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Public Service Organization that assisted in identifying service gaps within the community. The collaborative effort allowed for discussion and feedback from the agencies that are the closest to those we are assisting. From these efforts, the City was able to determine the overarching priorities and goals of the Plan, including specific public service focus areas where funding will be targeted and leveraged community wide.
4	Agency/Group/Organization	Community Development Corporation, Utah
	Agency/Group/Organization Type	Services - Housing
	What section of the Plan was addressed by consultation?	Housing Needs Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Public Service Organization that assisted in identifying service gaps within the community. The collaborative effort allowed for discussion and feedback from the agencies that are the closest to those we are assisting. From these efforts, the City was able to determine the overarching priorities and goals of the Plan, including specific public service focus areas where funding will be targeted and leveraged community wide.
5	Agency/Group/Organization	Community Health Center of Utah
	Agency/Group/Organization Type	Services - Health
	What section of the Plan was addressed by consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated	Public Service Organization that assisted in identifying service gaps within the community. The collaborative effort allowed for discussion and feedback from the agencies that are the

	outcomes of the consultation or areas for improved coordination?	closest to those we are assisting. From these efforts, the City was able to determine the overarching priorities and goals of the Plan, including specific public service focus areas where funding will be targeted and leveraged communitywide.
6	Agency/Group/Organization	Disability Law Center
	Agency/Group/Organization Type	Services - Law, Persons with Disabilities
	What section of the Plan was addressed by consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Public Service Organization that assisted in identifying service gaps within the community. The collaborative effort allowed for discussion and feedback from the agencies that are the closest to those we are assisting. From these efforts, the City was able to determine the overarching priorities and goals of the Plan, including specific public service focus areas where funding will be targeted and leveraged communitywide.
7	Agency/Group/Organization	Donated Dental
	Agency/Group/Organization Type	Services - Health
	What section of the Plan was addressed by consultation?	Homeless Needs - Families with Children, Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Public Service Organization that assisted in identifying service gaps within the community. The collaborative effort allowed for discussion and feedback from the agencies that are the closest to those we are assisting. From these efforts, the City was able to determine the overarching priorities and goals of the Plan, including specific public service focus areas where funding will be targeted and leveraged communitywide.
8	Agency/Group/Organization	First Step House
	Agency/Group/Organization Type	Services - Housing, Persons with Disabilities, Homeless, Health
	What section of the Plan was addressed by consultation?	Housing Need Assessment, Homeless Needs - Chronically Homeless, Homeless Needs - Veterans, Homeless Strategy, Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Public Service Organization that assisted in identifying service gaps within the community. The collaborative effort allowed for discussion and feedback from the agencies that are the closest to those we are assisting. From these efforts, the City was able to determine the overarching priorities and goals of the Plan, including specific public service focus areas where funding will be targeted and leveraged communitywide.
9	Agency/Group/Organization	Habitat for Humanity
	Agency/Group/Organization Type	Services - Housing
	What section of the Plan was addressed by consultation?	Housing Need Assessment

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Public Service Organization that assisted in identifying service gaps within the community. The collaborative effort allowed for discussion and feedback from the agencies that are the closest to those we are assisting. From these efforts, the City was able to determine the overarching priorities and goals of the Plan, including specific public service focus areas where funding will be targeted and leveraged communitywide.
10	Agency/Group/Organization	Salt Lake County Housing Authority DBA Housing Connect
	Agency/Group/Organization Type	Services - Housing, Homeless
	What section of the Plan was addressed by consultation?	Housing Need Assessment, Homeless Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Public Service Organization that assisted in identifying service gaps within the community. The collaborative effort allowed for discussion and feedback from the agencies that are the closest to those we are assisting. From these efforts, the City was able to determine the overarching priorities and goals of the Plan, including specific public service focus areas where funding will be targeted and leveraged communitywide.
11	Agency/Group/Organization	Intermountain Healthcare
	Agency/Group/Organization Type	Services - Health, Impact Investment
	What section of the Plan was addressed by consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Public Service Organization that assisted in identifying service gaps within the community. The collaborative effort allowed for discussion and feedback from the agencies that are the closest to those we are assisting. From these efforts, the City was able to determine the overarching priorities and goals of the Plan, including specific public service focus areas where funding will be targeted and leveraged communitywide.
12	Agency/Group/Organization	Maliheh Free Clinic
	Agency/Group/Organization Type	Services - Health, Refugees
	What section of the Plan was addressed by consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Public Service Organization that assisted in identifying service gaps within the community. The collaborative effort allowed for discussion and feedback from the agencies that are the closest to those we are assisting. From these efforts, the City was able to determine the overarching priorities and goals of the Plan, including specific public service focus areas where funding will be targeted and leveraged communitywide.
13	Agency/Group/Organization	NeighborWorks Salt Lake
	Agency/Group/Organization Type	Services - Housing

	What section of the Plan was addressed by consultation?	Housing Needs Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Public Service Organization that assisted in identifying service gaps within the community. The collaborative effort allowed for discussion and feedback from the agencies that are the closest to those we are assisting. From these efforts, the City was able to determine the overarching priorities and goals of the Plan, including specific public service focus areas where funding will be targeted and leveraged communitywide.
14	Agency/Group/Organization	Optum Health
	Agency/Group/Organization Type	Services - Health
	What section of the Plan was addressed by consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Public Service Organization that assisted in identifying service gaps within the community. The collaborative effort allowed for discussion and feedback from the agencies that are the closest to those we are assisting. From these efforts, the City was able to determine the overarching priorities and goals of the Plan, including specific public service focus areas where funding will be targeted and leveraged communitywide.
15	Agency/Group/Organization	Salt Lake City Housing Authority
	Agency/Group/Organization Type	Services - Housing, Homeless
	What section of the Plan was addressed by consultation?	Housing Needs Assessment, Homeless Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Public Service Organization that assisted in identifying service gaps within the community. The collaborative effort allowed for discussion and feedback from the agencies that are the closest to those we are assisting. From these efforts, the City was able to determine the overarching priorities and goals of the Plan, including specific public service focus areas where funding will be targeted and leveraged communitywide.
16	Agency/Group/Organization	Salt Lake County Aging and Adult Services
	Agency/Group/Organization Type	Services - Seniors, Aging Services
	What section of the Plan was addressed by consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Public Service Organization that assisted in identifying service gaps within the community. The collaborative effort allowed for discussion and feedback from the agencies that are the closest to those we are assisting. From these efforts, the City was able to determine the overarching priorities and goals of the Plan, including specific public service focus areas where funding will be targeted and leveraged communitywide.
17	Agency/Group/Organization	Shelter the Homeless

	Agency/Group/Organization Type	Services - Homeless
	What section of the Plan was addressed by consultation?	Housing Needs Assessment, Homeless Strategy, Homeless Needs - Chronically Homeless
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Public Service Organization that assisted in identifying service gaps within the community. The collaborative effort allowed for discussion and feedback from the agencies that are the closest to those we are assisting. From these efforts, the City was able to determine the overarching priorities and goals of the Plan, including specific public service focus areas where funding will be targeted and leveraged communitywide.
18	Agency/Group/Organization	South Valley Services
	Agency/Group/Organization Type	Services - Domestic Violence
	What section of the Plan was addressed by consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Public Service Organization that assisted in identifying service gaps within the community. The collaborative effort allowed for discussion and feedback from the agencies that are the closest to those we are assisting. From these efforts, the City was able to determine the overarching priorities and goals of the Plan, including specific public service focus areas where funding will be targeted and leveraged communitywide.
19	Agency/Group/Organization	Utah Community Action
	Agency/Group/Organization Type	Services - Housing, Food Bank, Early Education
	What section of the Plan was addressed by consultation?	Housing Needs Assessment, Homeless Strategy, Anti-Poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Public Service Organization that assisted in identifying service gaps within the community. The collaborative effort allowed for discussion and feedback from the agencies that are the closest to those we are assisting. From these efforts, the City was able to determine the overarching priorities and goals of the Plan, including specific public service focus areas where funding will be targeted and leveraged communitywide.
20	Agency/Group/Organization	Utah Department of Workforce Services
	Agency/Group/Organization Type	Services - Medicaid, Food, Employment
	What section of the Plan was addressed by consultation?	Homeless Strategy, Economic Development, Anti-Poverty Strategy, Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Public Service Organization that assisted in identifying service gaps within the community. The collaborative effort allowed for discussion and feedback from the agencies that are the closest to those we are assisting. From these efforts, the City was able to determine the overarching priorities and goals of the Plan, including specific public service focus areas where funding will be targeted and leveraged communitywide.

21	Agency/Group/Organization	Utah Health and Human Rights
	Agency/Group/Organization Type	Services - Mental Health
	What section of the Plan was addressed by consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Public Service Organization that assisted in identifying service gaps within the community. The collaborative effort allowed for discussion and feedback from the agencies that are the closest to those we are assisting. From these efforts, the City was able to determine the overarching priorities and goals of the Plan, including specific public service focus areas where funding will be targeted and leveraged communitywide.
22	Agency/Group/Organization	Utah Transit Authority
	Agency/Group/Organization Type	Services - Transit, Transportation
	What section of the Plan was addressed by consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Public Service Organization that assisted in identifying service gaps within the community. The collaborative effort allowed for discussion and feedback from the agencies that are the closest to those we are assisting. From these efforts, the City was able to determine the overarching priorities and goals of the Plan, including specific public service focus areas where funding will be targeted and leveraged communitywide.
23	Agency/Group/Organization	Volunteers of America - Utah
	Agency/Group/Organization Type	Services - Housing, Persons with Disabilities, Homeless, Health
	What section of the Plan was addressed by consultation?	Housing Needs Assessment, Homeless Needs - Chronically Homeless, Homeless Needs - Families with Children, Homeless Needs - Veterans, Homeless Needs - Unaccompanied Youth, Homeless Strategy, Anti-Poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Public Service Organization that assisted in identifying service gaps within the community. The collaborative effort allowed for discussion and feedback from the agencies that are the closest to those we are assisting. From these efforts, the City was able to determine the overarching priorities and goals of the Plan, including specific public service focus areas where funding will be targeted and leveraged communitywide.
24	Agency/Group/Organization	Young Women's Christian Association
	Agency/Group/Organization Type	Services - Housing, Children, Victims of Domestic Violence, Homeless, Victims
	What section of the Plan was addressed by consultation?	Homeless Needs - Families with Children, Homeless Strategy, Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated	Public Service Organization that assisted in identifying service gaps within the community. The collaborative effort allowed for discussion and feedback from the agencies that are the

	outcomes of the consultation or areas for improved coordination?	closest to those we are assisting. From these efforts, the City was able to determine the overarching priorities and goals of the Plan, including specific public service focus areas where funding will be targeted and leveraged communitywide.
INTERDEPARTMENTAL TECHNICAL ASSISTANCE GROUP		
25	Agency/Group/Organization	Salt Lake City Community and Neighborhoods Department
	Agency/Group/Organization Type	Other Governmental - Local, Planning Organization
	What section of the Plan was addressed by consultation?	City Infrastructure, Community Needs, Community Safety, Economic Development, Homeless Services, Housing Needs Assessment, Market Analysis, Non -Homeless Special Needs, Planning/Zoning/Land Use, Public Services
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The City assembled an Interdepartmental Technical Committee to discuss the necessity of leveraging federal and non -federal funding opportunities. The Committee assisted in creating target areas to geographically focus city-wide efforts and discuss other funding tools that may be available. The group committed to working collaboratively to maximize resources. Collaborations will continue to occur on City infrastructure, economic development, and transportation efforts that are in a geographically focused area.
26	Agency/Group/Organization	Salt Lake City Council
	Agency/Group/Organization Type	Other Governmental - Local, Planning Organization
	What section of the Plan was addressed by consultation?	City Infrastructure, City Policy, Community Needs, Community Safety, Economic Development, Homeless Services, Housing Needs Assessment, Market Analysis, Non -Homeless Special Needs, Planning/Zoning/Land Use, Public Services
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The City assembled an Interdepartmental Technical Committee to discuss the necessity of leveraging federal and non -federal funding opportunities. The Committee assisted in creating target areas to geographically focus city-wide efforts and discuss other funding tools that may be available. The group committed to working collaboratively to maximize resources. Collaborations will continue to occur on City infrastructure, economic development, and transportation efforts that are in a geographically focused area.
27	Agency/Group/Organization	Salt Lake City Division of Economic Development
	Agency/Group/Organization Type	Other Governmental - Local, Planning Organization
	What section of the Plan was addressed by consultation?	City Infrastructure, Community Needs, Community Safety, Economic Development, Homeless Services, Housing Needs Assessment, Market Analysis, Non -Homeless Special Needs, Planning/Zoning/Land Use, Public Services
	How was the Agency/Group/Organization consulted and what are the anticipated	The City assembled an Interdepartmental Technical Committee to discuss the necessity of leveraging federal and

	outcomes of the consultation or areas for improved coordination?	non-federal funding opportunities. The Committee assisted in creating target areas to geographically focus city-wide efforts and discuss other funding tools that may be available. The group committed to working collaboratively to maximize resources. Collaborations will continue to occur on City infrastructure, economic development, and transportation efforts that are in a geographically focused area.
28	Agency/Group/Organization	Salt Lake City Engineering Division
	Agency/Group/Organization Type	Other Governmental - Local, Planning Organization
	What section of the Plan was addressed by consultation?	City Infrastructure, Community Needs, Community Safety, Economic Development, Homeless Services, Housing Needs Assessment, Market Analysis, Non-Homeless Special Needs, Planning/Zoning/Land Use, Public Services
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The City assembled an Interdepartmental Technical Committee to discuss the necessity of leveraging federal and non-federal funding opportunities. The Committee assisted in creating target areas to geographically focus city-wide efforts and discuss other funding tools that may be available. The group committed to working collaboratively to maximize resources. Collaborations will continue to occur on City infrastructure, economic development, and transportation efforts that are in a geographically focused area.
29	Agency/Group/Organization	Salt Lake City Parks & Public Lands Division
	Agency/Group/Organization Type	Other Governmental - Local, Planning Organization
	What section of the Plan was addressed by consultation?	City Infrastructure, Community Needs, Community Safety, Economic Development, Homeless Services, Housing Needs Assessment, Market Analysis, Non-Homeless Special Needs, Planning/Zoning/Land Use, Public Services
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The City assembled an Interdepartmental Technical Committee to discuss the necessity of leveraging federal and non-federal funding opportunities. The Committee assisted in creating target areas to geographically focus city-wide efforts and discuss other funding tools that may be available. The group committed to working collaboratively to maximize resources. Collaborations will continue to occur on City infrastructure, economic development, and transportation efforts that are in a geographically focused area.
30	Agency/Group/Organization	Salt Lake City Redevelopment Agency
	Agency/Group/Organization Type	Other Governmental - Local, Planning Organization
	What section of the Plan was addressed by consultation?	City Infrastructure, Community Needs, Community Safety, Economic Development, Homeless Services, Housing Needs Assessment, Market Analysis, Non-Homeless Special Needs, Planning/Zoning/Land Use, Public Services
	How was the Agency/Group/Organization consulted and what are the anticipated	The City assembled an Interdepartmental Technical Committee to discuss the necessity of leveraging federal and

	outcomes of the consultation or areas for improved coordination?	non-federal funding opportunities. The Committee assisted in creating target areas to geographically focus city-wide efforts and discuss other funding tools that may be available. The group committed to working collaboratively to maximize resources. Collaborations will continue to occur on City infrastructure, economic development, and transportation efforts that are in a geographically focused area.
31	Agency/Group/Organization	Salt Lake City Transportation Division
	Agency/Group/Organization Type	Other Governmental - Local, Planning Organization
	What section of the Plan was addressed by consultation?	City Infrastructure, Community Needs, Community Safety, Economic Development, Homeless Services, Housing Needs Assessment, Market Analysis, Non-Homeless Special Needs, Planning/Zoning/Land Use, Public Services
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The City assembled an Interdepartmental Technical Committee to discuss the necessity of leveraging federal and non-federal funding opportunities. The Committee assisted in creating target areas to geographically focus city-wide efforts and discuss other funding tools that may be available. The group committed to working collaboratively to maximize resources. Collaborations will continue to occur on City infrastructure, economic development, and transportation efforts that are in a geographically focused area.
32	Agency/Group/Organization	Salt Lake City Civic Engagement
	Agency/Group/Organization Type	Other Governmental – Local, Planning Organization
	What section of the Plan was addressed by consultation?	City Infrastructure, Community Needs, Community Safety, Economic Development, Homeless Services, Housing Needs Assessment, Market Analysis, Non-Homeless Special Needs, Planning/Zoning/Land Use, Public Services
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The City assembled an Interdepartmental Technical Committee to discuss the necessity of leveraging federal and non-federal funding opportunities. The Committee assisted in creating target areas to geographically focus city-wide efforts and discuss other funding tools that may be available. The group committed to working collaboratively to maximize resources. Collaborations will continue to occur on City infrastructure, economic development, and transportation efforts that are in a geographically focused area.
33	Agency/Group/Organization	Salt Lake City Police Department
	Agency/Group/Organization Type	Other Governmental - Local
	What section of the Plan was addressed by consultation?	Community Safety, Homeless Services, Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The City assembled an Interdepartmental Technical Committee to discuss the necessity of leveraging federal and non-federal funding opportunities. The Committee assisted in creating target areas to geographically focus city-wide efforts

		and discuss other funding tools that may be available. The group committed to working collaboratively to maximize resources. Collaborations will continue to occur on City infrastructure, economic development, and transportation efforts that are in a geographically focused area.
34	Agency/Group/Organization	Salt Lake City Sustainability Division
	Agency/Group/Organization Type	Other Governmental - Local Planning Organization
	What section of the Plan was addressed by consultation?	City Infrastructure, Community Needs, Community Safety, Economic Development, Homeless Services, Housing Needs Assessment, Market Analysis, Non -Homeless Special Needs, Planning/Zoning/Land Use, Public Services
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The City assembled an Interdepartmental Technical Committee to discuss the necessity of leveraging federal and non-federal funding opportunities. The Committee assisted in creating target areas to geographically focus city-wide efforts and discuss other funding tools that may be available. The group committed to working collaboratively to maximize resources. Collaborations will continue to occur on City infrastructure, economic development, and transportation efforts that are in a geographically focused area.
35	Agency/Group/Organization	Salt Lake City Planning Division
	Agency/Group/Organization Type	Other Governmental – Local Planning Organization
	What sections of the Plan was addressed by consultation?	City Infrastructure, Community Needs, Community Safety, Economic Development, Homeless Services, Housing Needs Assessment, Market Analysis, Non -Homeless Special Needs, Planning/Zoning/Land Use, Public Services
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The City assembled an Interdepartmental Technical Committee to discuss the necessity of leveraging federal and non-federal funding opportunities. The Committee assisted in creating target areas to geographically focus city-wide efforts and discuss other funding tools that may be available. The group committed to working collaboratively to maximize resources. Collaborations will continue to occur on City infrastructure, economic development, and transportation efforts that are in a geographically focused area.

Identify any Agency Types not consulted and provide rationale for not consulting:

All agency types were invited to participate in the process.

Other local/regional/state/federal planning efforts considered when preparing the Plan

TABLE: PLAN CONSULTATION

COMMUNITY PLAN CONSULTATIONS

1	Name of Plan	10-Year Plan to End Chronic Homelessness
	Lead Organization	State of Utah
	How do the goals of your Strategic Plan overlap with the goals of each plan?	Created in 2004, updated in 2013, this plan highlights initiatives centered on using the Housing First Model to end chronic homelessness. This plan places minimal restriction on persons to place them into safe housing. Housing goals include promoting the construction of safe, decent, and affordable homes for all income levels and to put specific emphasis on housing homeless persons.
2	Name of Plan	Annual Point-in-Time Count
	Lead Organization	State of Utah
	How do the goals of your Strategic Plan overlap with the goals of each plan?	This plan highlights an initiative to find homeless persons living on the streets and gather information in order to connect them with available services. By doing so, this will help policymakers and program administrators set benchmarks to measure progress toward the goal of ending homelessness, help plan services and programs to appropriately address local needs, identify strengths and gaps in a community's current homelessness assistance system, inform public opinion, increase public awareness, attract resources, and create the most reliable estimate of people experiencing homelessness throughout Utah.
3	Name of Plan	Growing SLC
	Lead Organization	Salt Lake City
	How do the goals of your Strategic Plan overlap with the goals of each plan?	Policy solutions over the five year period of this plan will focus on: 1) updates to zoning code, 2) preservation of long-term affordable housing, 3) establishment of a significant funding source, 4) stabilizing low-income tenants, 5) innovation in design, 6) partnerships and collaboration in housing, and 7) equitability and fair housing.
4	Name of Plan	Salt Lake City Master Plans
	Lead Organization	Salt Lake City
	How do the goals of your Strategic Plan overlap with the goals of each plan?	Salt Lake City's master plans provide vision and goals for future development in the City. The plans guide the development and use of land, as well as provide recommendations for particular places within the City. HAND utilized the City's master plans to align policies, goals, and priorities.
5	Name of Plan	Salt Lake Valley Coalition to End Homelessness
	Lead Organization	Salt Lake County
	How do the goals of your Strategic Plan overlap with the goals of each plan?	This plan emphasizes the promotion of a community-wide commitment to the goal of ending homelessness, provide funding for efforts to quickly re-house individuals and families who are homeless, which minimizes the trauma and dislocation caused by homelessness, promote access to and effective use of mainstream programs, optimize self-sufficiency among individuals and families experiencing homelessness
6	Name of Plan	State of Utah Strategic Plan on Homelessness
	Lead Organization	State of Utah
	How do the goals of your Strategic Plan overlap with the goals of each plan?	The strategic plan establishes statewide goals and benchmarks on which to measure progress toward these goals. The plan recognizes that every community in Utah is different in their challenges, resources available, and needs of those who experience homelessness.

7	Name of Plan	Strategic Economic Development Plan
	Lead Organization	Salt Lake City Economic Development
	How do the goals of your Strategic Plan overlap with the goals of each plan?	The Strategic Plan establishes an assessment of existing economic conditions of Salt Lake City through analysis of quantitative and qualitative data. This information guided a strategic framework that builds on existing strengths and seeks to overcome identified challenges to ensure the City's fiscal health, enhance its business climate, and promote economic growth.
8	Name of Plan	Housing Gap Coalition Report
	Lead Organization	Salt Lake Chamber
	How do the goals of your Strategic Plan overlap with the goals of each plan?	Initiative that seeks to safeguard Utah's economic prosperity by ensuring home ownership is attainable and housing affordability is a priority, protecting Utahns quality of life and expanding opportunities for all.
9	Name of Plan	Housing Affordability Crisis
	Lead Organization	Kem C. Gardner Policy Institute
	How do the goals of your Strategic Plan overlap with the goals of each plan?	Policy brief regarding the current and projected state of rising housing prices in Utah and recommendations regarding what to do about it.

AP-12 Participation 91.105, 91.200(c)**1. Summary of citizen participation process/Efforts made to broaden citizen participation
Summarize citizen participation process and how it impacted goal-setting**

The City seeks to develop and enhance livable, healthy, and sustainable neighborhoods through robust planning and actions that reflect the needs and values of the local community. The City has stayed true to its values of inclusiveness and innovation by embracing opportunities to provide equitable services, offer funding, and create housing opportunities that improve lives for individuals and families in underserved and under-resourced communities.

The City recognizes that citizen participation is critical for the development of a Consolidated Plan that reflects the needs of affected persons and residents. In accordance with 24 CFR 91.105, the City solicited robust citizen participation over the course of an entire year. Between May 2019 and May 2020, over 4,000 residents, stakeholders, agency partners, and City officials participated through proactive, community-based outreach, facilitated stakeholder engagement, and online surveys. The City involved affected persons and residents through stakeholder consultation, a community survey, community events, public meetings, public hearings, public comment periods, and one-on-one consultations. The following provides a synopsis of these efforts.

The City created a survey to solicit feedback from residents regarding their priorities for the provision of housing, economic development, and public services in the most underserved and under-resourced areas of the community. The survey and all accompanying materials were translated into Spanish, with additional language translation services available upon request.

The survey was posted on the City website and social media platforms, third-party digital applications like Nextdoor and was distributed to thousands of residents through the City's email listserv. In addition, digital flyers with Quick Response (QR) codes were created and distributed to stakeholder advisory and interdepartmental working group members. Members of these groups were asked to distribute the flyer to their respective constituencies.

The survey fielding occurred from August 15 through September 30, 2019 with a total of 2,068 respondents completing it. Respondents ranked homeless and transportation services as their top priorities for City services. Street improvements, job creation and rental assistance were the top priorities for community, economic development, and housing investments, respectively.

Respondents identified Poplar Grove, Fairpark, and Ballpark as areas of the City with the most unmet needs for underserved individuals and families. The overwhelming majority of residents did not feel that the current housing stock was sufficient to meet the needs of a growing City, particularly for low-income populations, seniors, and individuals with disabilities.

Since the survey was open to anyone who wanted to take it, results may have included self-selection bias. To supplement these results with a more representative understanding of resident sentiment, the City also compared them with the recently completed annual resident survey results. Both surveys showed that residents wanted more housing and transportation investments for underserved areas of the community.



1. Salt Lake City residents consistently report a **high quality of life** over time.
2. On average, residents rank **investing in affordable housing programs** as their highest priority city initiative.
3. 95% of respondents rank **improving air quality** as their highest environmental priority.
4. A majority of respondents believe **Salt Lake City has job opportunities for them, but they also believe that the City can do more to attract businesses.**
5. A plurality of residents **would prefer to receive information regarding SLC via email.** Fewer than a quarter report following the City's social media accounts.
6. There is currently a general **lack of knowledge regarding the Inland Port Project.** Residents who follow the city's social media accounts and use the city website report greater understanding of what the project is.
7. **Favorability of the port is heavily divided** with an average score of 42 on a scale of 0-100. Currently, **greater understanding of the port is associated with less favorable opinions of it.**

FINDINGS TO REMEMBER

TABLE: CITIZEN PARTICIPATION OUTREACH SUMMARY CHART

Mode of Outreach	Effort	Target of Outreach	Summary of Response/Attendance	Summary of Comments Received	Summary of Comments not Accepted & Reasons
Internet Outreach	Survey	Minorities; Non-English Speaking; Spanish; Persons with Disabilities; Non-Targeted/Broad community; residents of Public and Assisted Housing	2,068 Respondents	Respondents ranked homeless and transportation services as their top priorities for City services. Street improvements, job creation, and rental assistance were the top priorities for community, economic development, and housing investments respectively.	All comments were accepted and taken into consideration as the Consolidated Plan developed.
Other: City Collaboration	Interdepartmental Technical Advisory Committee	Other: City Departments/ Divisions	On average, approximately 30-40 City staff attended multiple meetings to discuss targeted approach to utilizing federal funding sources.	Discussions focused on identifying where the City could collaborate to better leverage federal funding, city priorities, and local efforts. Topics included all areas of City infrastructure, services, and investment.	All comments were accepted and taken into consideration as the Consolidated Plan developed.
Focus Group	Stakeholder Advisory Committee	Minorities; Non-English Speaking; Spanish; Persons with Disabilities; Non-Targeted/Broad community; residents of	On average, approximately 40-50 representatives from non-profit service providers and government entities attended	Discussions focused on identifying where the City could collaborate to better leverage federal funding, city priorities, and	All comments were accepted and taken into consideration as the Consolidated Plan developed.

Mode of Outreach	Effort	Target of Outreach	Summary of Response/Attendance	Summary of Comments Received	Summary of Comments not Accepted & Reasons
		Public and Assisted Housing	multiple meetings to discuss targeted approach to utilizing federal funding sources.	local efforts. Topics included all areas of City infrastructure, services, and investment.	
Public Meeting	Presentation to City Council	Minorities; Non-English Speaking; Spanish; Persons with Disabilities; Non-Targeted/Broad community; residents of Public and Assisted Housing	Approximately 30 members of the public attended this meeting.	Discussions focused on how the City could better leverage federal funding, city priorities, and local efforts. Topics included all areas of City infrastructure, services, and investment.	All comments were accepted and taken into consideration as the Consolidated Plan developed.
Public Meeting	Presentation to Planning Commission	Minorities; Non-English Speaking; Spanish; Persons with Disabilities; Non-Targeted/Broad community; residents of Public and Assisted Housing	Approximately 30 members of the public attended this meeting.	Discussions focused on how the City could better leverage federal funding, city priorities, and local efforts. Topics included all areas of City infrastructure, services, and investment.	All comments were accepted and taken into consideration as the Consolidated Plan developed.
Public Hearing	General Needs Hearing	Minorities; Non-English Speaking; Spanish; Persons with Disabilities; Non-Targeted/Broad community; residents of	1 resident attended the hearing and 2 residents emailed public comments	Discussions focused on how the City could better leverage federal funding, city priorities, and local efforts. Topics	All comments were accepted and taken into consideration as the Consolidated Plan developed.

Mode of Outreach	Effort	Target of Outreach	Summary of Response/Attendance	Summary of Comments Received	Summary of Comments not Accepted & Reasons
		Public and Assisted Housing		included all areas of City infrastructure, services, and investment.	
Public Hearing	Consolidated Plan & Annual Action Plan (AAP) Hearing	Planning Commissioner s, City staff, Minorities; Non-English Speaking; Spanish; Persons with Disabilities; Non-Targeted/Broad community; residents of Public and Assisted Housing			All comments were accepted and taken into consideration as the Consolidated Plan developed.
Public Hearing	Consolidated Plan Hearing	City Councilmembers, City staff, Minorities; Non-English Speaking; Spanish; Persons with Disabilities; Non-Targeted/Broad community; residents of Public and Assisted Housing			All comments were accepted and taken into consideration as the Consolidated Plan developed.
Other: Community Events	Community Events	Minorities; Non-English Speaking; Spanish; Persons with Disabilities; Non-Targeted/Broad community; residents of Public and	Over 1,322 respondents	Staff attended dozens of community events over the course of the Consolidated Plan development process. Respondents ranked	All comments were accepted and taken into consideration as the Consolidated Plan developed.

Mode of Outreach	Effort	Target of Outreach	Summary of Response/Attendance	Summary of Comments Received	Summary of Comments not Accepted & Reasons
		Assisted Housing		homelessness, substance abuse & mental health, and transportation services as their top priorities for the City.	

AP-15 EXPECTED RESOURCES - 91.220(c)(1,2)

Introduction

7

TABLE: EXPECTED RESOURCES

	Uses of Funding	Expected Amount Available – Year 1				Expected Amount Available – Remainder of Con Plan	Description
		Annual Allocation	Program Income	Prior Year Resources	Total		
CDBG	Acquisition	\$3,509,164	\$0	\$35,000	\$3,544,164	\$14,176,656	Amount for remainder of Con Plan is estimated as four times the Year 1 allocation.
	Administration						
	Economic Development						
	Homebuyer Assistance						
	Homeowner Rehabilitation						
	Multifamily Rental						
	Construction Multifamily						
	Public Improvements						
	Public Services						
	Rental Rehabilitation						
	New Construction for Ownership						
	TBRA						
	Historic Rental Rehabilitation						
New Construction							
HOME	Acquisition	\$957,501	\$300,000	\$0	\$1,257,501	\$5,030,004	Amount for remainder of Con Plan is estimated as four times the Year 1 allocation, program
	Administration						
	Homebuyer Assistance						
	Homeowner Rehabilitation						

	Uses of Funding	Expected Amount Available – Year 1				Expected Amount Available – Remainder of Con Plan	Description
		Annual Allocation	Program Income	Prior Year Resources	Total		
	Multifamily Rental Construction Multifamily Rental Rehabilitation New Construction for Ownership TBRA						income is typically generated from housing loan repayments from nonprofit agencies
ESG	Administration Financial Assistance Overnight Shelter Rapid Re-Housing (Rental Assistance) Rental Assistance Services Transitional Housing	\$301,734	\$0	\$2,500	\$304,234	\$1,216,936	Amount for remainder of Con Plan is estimated as four times the Year 1 allocation amount
HOPWA	Administration Permanent Housing in Facilities Permanent Housing Placement STRMU Short-Term or Transitional Housing Facilities Supportive Services TBRA	\$600,867	\$0	\$15,000	\$615,687	\$2,463,468	Amount for remainder of Con Plan is estimated as four times the Year 1 allocation amount
OT HE	Acquisitions Administration	\$0	\$0	\$2,000,000	\$2,000,000	\$3,000,000	The Trust Fund has a

	Uses of Funding	Expected Amount Available – Year 1				Expected Amount Available – Remainder of Con Plan	Description
		Annual Allocation	Program Income	Prior Year Resources	Total		
	Conversion and Rehab for Transitional Housing						budget of \$2m and expects to receive a total of approximately \$3m in revenue over the next plan period.
	Homebuyer Rehabilitation Housing						
	Multifamily Rental New Construction						
	Multifamily Rental Rehab						
	New Construction for Ownership						
	Permanent Housing in Facilities						
	Rapid Re-Housing						
	Rental Assistance						
	TBRA						
	Transitional Housing						
OTHER PROGRAM INCOME	All CDBG Eligible Activities per Housing Program Rules	\$0	\$1,500,000	\$0	\$1,500,000	\$6,000,000	
	All HOME Eligible Activities per Housing Program Rules						

	Uses of Funding	Expected Amount Available – Year 1				Expected Amount Available – Remainder of Con Plan	Description
		Annual Allocation	Program Income	Prior Year Resources	Total		
OTHER ECONOMIC DEVELOPMENT LOAN FUND	Economic Development	\$0	\$0	\$0	\$0	\$4,000,000	The fund currently has a balance of approximately \$4m.

Source: Salt Lake City Division of Housing and Neighborhood Development

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

HUD, like many other federal agencies, encourages the recipients of federal monies to demonstrate that efforts are being made to strategically leverage additional funds in order to achieve greater results. Matches require subrecipients to produce a specific amount of funding that will “match” the amount of program funds available. In a US Dept of Housing & Urban Development memo from John Gibbs, Acting Assistant Secretary for Community Planning and Development (D), dated April 10, 2020, re: Availability of Waivers and Suspensions of the HOME Program Requirements in Response to COVID-19 Pandemic, Salt Lake City intends to maximize the waiver and suspension of HOME match requirements.

- HOME Investment Partnership Program – 25% Match Requirement

As per #4 of the above mentioned memo, Matching Contribution Requirements, given the urgent housing and economic needs created by COVID-19, and substantial financial impact the Participating Jurisdiction (PJ) will face in addressing those needs, wavier of these regulations (24 CFR 92.218 and 92.222(b)) will relieve the PJ from the need to identify ad provide matching contributions to HOME projects.

- Emergency Solutions Grant – 100% Match Requirement

Salt Lake City will ensure that ESG match requirements are met by utilizing the leveraging capacity of its subgrantees. Funding sources used to meet the ESG match requirements include federal, state and local

grants; private contributions; private foundations; United Way; Continuum of Care funding; City General Fund; in-kind match and unrestricted donations.

Fund Leveraging

Leverage, in the context of the City's four HUD Programs, means bringing other local, state, and federal financial resources in order to maximize the reach and impact of the City's HUD Programs. Resources for leverage include the following:

- Housing Choice Section 8 Vouchers
- Low Income Housing Tax Credits
- New Market Tax Credits
- RDA Development Funding
- Salt Lake City Housing Trust Fund (HTF)
- Salt Lake City Economic Development Loan Fund (EDLF)
- Salt Lake City General Fund
- Olene Walker Housing Loan Fund
- Industrial & Commercial Bank Funding
- Continuum of Care Funding
- Foundations & Other Philanthropic Partners

If appropriate, describe publicly owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

Salt Lake City intends to expand affordable housing and economic development opportunities through the redevelopment of City-owned land, strategic land acquisitions, expansion of the Community Land Trust for affordable housing, parcel assembly, and disposition. The Housing and Neighborhood Development Division will work collaboratively with other City Divisions that oversee or control parcels that are owned by the City to evaluate the appropriateness for affordable housing opportunities.

Discussion:

Salt Lake City will continue to seek other federal, state and private funds to leverage entitlement grant funding. In addition, the City will support the proposed community development initiatives outlined in this Plan through strategic initiatives, policies, and programs.

AP-20 ANNUAL GOALS AND STRATEGIES

TABLE: GOALS, PRIORITY NEEDS AND OUTCOME INDICATORS

Sort Order	Goal	Start Year	End Year	Category	Geographic Area	Priority Needs Addressed	Funding	Goal Outcome Indicator
1 - Housing	Expand housing options	2020	2021	Affordable Housing	Citywide	Affordable Housing	CDBG \$1,855,073, ESG \$135,104, HOME \$1,536,677, HOPWA \$702,841,	1149 Households assisted
2 – Transportation	Improve access to transportation	2020	2021	Transportation	City Wide	Transportation	CDBG \$45,000	271 Households assisted
3 – Community Resiliency	Increase economic and/or housing stability	2020	2021	Economic Development/Public Services	Target Areas/City Wide	Community Resiliency	CDBG \$530,692	126 Individuals or businesses assisted
4 – Homeless Services	Ensure that homelessness is brief, rare, and non-recurring	2020	2021	Public Services/Homeless Services	Citywide	Homeless Services	CDBG \$279,566, ESG \$174,000,	630 Persons assisted
5 – Behavioral Health	Support vulnerable populations experiencing substance abuse and mental health challenges	2020	2021	Public Services/Behavioral Health	Citywide	Behavioral Health	CDBG \$97,000	299 households assisted
6 – Administration	Administration	2020	2021	Administration	Citywide	Administration	CDBG \$701,833 ESG \$22,630 HOME \$95,750 HOPWA \$18,026	N/A

Goal Descriptions

TABLE GOAL DESCRIPTIONS

	Goal Name	Goal Description
1	Housing	<p>To provide expanded housing options for all economic and demographic segments of Salt Lake City's population while diversifying the housing stock within neighborhoods.</p> <ul style="list-style-type: none"> • Support housing programs that address the needs of aging housing stock through targeted rehabilitation efforts and diversifying the housing stock within the neighborhoods • Support affordable housing development that increases the number and types of units available for qualified residents • Support programs that provide access to home ownership • Support rent assistance programs to emphasize stable housing as a primary strategy to prevent and/or end homelessness • Support programs that provide connection to permanent housing upon exiting behavioral health programs • Provide housing and essential supportive services to persons with HIV/AIDS
2	Transportation	<p>To promote accessibility and affordability of multimodal transportation options.</p> <ul style="list-style-type: none"> • Within eligible target areas, improve bus stop amenities as a way to encourage the accessibility of public transit and enhance the experience of public transit • Within eligible target areas, expand and support the installation of bike racks, stations, and amenities as a way to encourage use of alternative modes of transportation • Support access to transportation, prioritizing very low-income and vulnerable populations
3	Community Resiliency	<p>Provide tools to increase economic and/or housing stability</p> <ul style="list-style-type: none"> • Support job training and vocational rehabilitation programs that increase economic mobility • Improve visual and physical appearance of deteriorating commercial buildings - limited to CDBG Target Area • Provide economic development support for microenterprise businesses • Direct financial assistance to for-profit businesses • Expand access to early childhood education to set the stage for academic achievement, social development, and change the cycle of poverty • Promote digital inclusion through access to digital communication technologies and the internet • Provide support for programs that reduce food insecurity for vulnerable population
4	Homeless Services	<p>To expand access to supportive programs that help ensure that homelessness is rare, brief, and non-recurring</p> <ul style="list-style-type: none"> • Expand support for medical and dental care options for those experiencing homelessness • Provide support for homeless services including Homeless Resource Center Operations and Emergency Overflow Operations • Provide support for programs undertaking outreach services to address the needs of those living an unsheltered life • Expand case management support as a way to connect those experiencing homelessness with permanent housing and supportive services

	Goal Name	Goal Description
5	Behavioral Health	To provide support for low -income and vulnerable populations experiencing behavioral health concerns such as substance abuse disorders and mental health challenges. <ul style="list-style-type: none"> • Expand treatment options, counseling support, and case management for those experiencing behavioral health crisis
6	Administration	5

AP-35 PROJECTS – 91.220(d)**Introduction**

The goals and strategies outlined in Salt Lake City's 2020-2024 Consolidated Plan serve as the foundation for program year 2020-2021 projects and activities. The Consolidated Plan encourages building resiliency in low income areas by investing in economic development, and transportation infrastructure. These two categories of projects/activities will be limited to the West Side CDBG Target Area. The Consolidated Plan also addresses the need to utilize federal funding to further support housing, transportation, building community resiliency, homeless services, and behavioral health. The Consolidated Plan goals will be supported through the following 2019-2020 efforts:

This Year-1 Action Plan establishes and addressed several Goals and Strategies as outlined in the 2020-2024 Consolidated Plan. It is recognized that not every strategy will be accessed each year, however, each year there will be projects that move forward each of the goals identified.

Housing: Provide expanded housing options for all economic and demographic segments of Salt Lake City's population while diversifying the housing stock within neighborhoods.*Strategies:*

- Support housing programs that address the needs of aging housing stock through targeting rehabilitation efforts and diversifying the housing stock within neighborhoods
- Expand housing support for aging residents that ensure access to continued stable housing
- Support affordable housing development that increases the number and types of units available for income eligible residents
- Support programs that provide access to home ownership via down payment assistance, and/or housing subsidy, and/or financing
- Support rent assistance programs to emphasize stable housing as a primary strategy to prevent and end homelessness
- Support programs that provide connection to permanent housing upon exiting behavioral health programs. Support may include, but is not limited to supporting obtaining housing via deposit and rent assistance and barrier elimination to the extent allowable to regulation
- Provide housing and essential services for persons with HIV/AIDS

Transportation: Promote accessibility and affordability of multimodal transportation options.*Strategies:*

- Improve bus stop amenities as a way to encourage the accessibility of public transit and enhance the experience of public transit in target areas
- Support access to transportation prioritizing very low-income and vulnerable populations
- Expand and support the installation of bike racks, stations, and amenities as a way to encourage use of alternative modes of transportation in target areas

Build Community Resiliency: Build resiliency by providing tools to increase economic and/or housing stability.

Strategies:

- Provide job training/vocational training programs targeting low-income and vulnerable populations including, but not limited to; chronically homeless; those exiting treatment centers/programs and/or institutions; and persons with disabilities
- Economic Development efforts via supporting the improvement and visibility of small businesses through façade improvement programs
- Provide economic development support for microenterprise businesses
- Direct financial assistance to for-profit businesses
- Expand access to early childhood education to set the stage for academic achievement, social development, and change the cycle of poverty
- Promote digital inclusion through access to digital communication technologies and the internet
- Provide support for programs that reduce food insecurity for vulnerable population

Homeless Services: Expand access supportive programs that help ensure that homelessness is rare, brief, and non-recurring.

Strategies:

- Expand support for medical and dental care options for those experiencing homelessness
- Provide support for homeless services including Homeless Resource Center Operations and Emergency overflow operations
- Provide support for programs providing outreach services to address the needs of those living an unsheltered life
- Expand case management support as a way to connect those experiencing homelessness with permanent housing and supportive services

Behavioral Health: Provide support for low-income and vulnerable populations experiencing behavioral health concerns such as substance abuse disorders and mental health challenges.

Strategies:

- Expand treatment options, counseling support, and case management for those experiencing behavioral health crisis

Administration -- To support the administration, coordination, and management of Salt Lake City's CDBG, ESG HOME, and HOPWA programs.

TABLE: PROJECT NAME

#	Project Name
1	CDBG: Public Services: Homeless Service Programs
2	CDBG: Public Services: Build Community Resiliency - Job Training Programs
3	CDBG: Public Services: Behavioral Health
4	CDBG: Housing
5	CDBG: Build Community Resiliency - Economic Development
6	CDBG: Public Services: Transportation
7	CDBG: Administration
8	ESG20: Salt Lake City
9	HOME: Tenant Based Rental Assistance
10	HOME: Down Payment Assistance
11	HOME: Salt Lake City Home Development Fund
12	HOME: Administration
13	HOPWA20: Salt Lake City

AP-38 PROJECTS

TABLE: PROJECT SUMMARY INFORMATION

1	Project Name	CDBG Public Services: Homeless Service Programs
	Target Area	Citywide
	Goals Supported	Homeless Services
	Needs Addressed	Homeless: Mitigation, Prevention, Public Services
	Funding	CDBG: \$279,566
	Description	Funding for eligible activities that support homeless resource centers, emergency shelters and other supportive service programs directed to individuals and families experiencing homelessness. Funding allocations are coordinated with local CoC and ESG efforts.
	Target Date	
	Matrix Code	03T
	National Objective	LMC
	Estimate the number and type of families that will benefit from the proposed activities	158 homeless individuals including chronically homeless, victims of domestic violence, persons with disabilities and other vulnerable populations are expected to benefit from proposed activities.
	Location Description	Citywide
Planned Activities	<p>Activities will provide essential day-to-day services for the city's most vulnerable populations. Funding will be targeted, in accordance with meeting a national objective, to support the chronically homeless, homeless families, and victims of domestic violence. Funding is projected to be allocated as follows:</p> <p>Catholic Community Services, Weigand Homeless Resource Center, \$47,000</p> <p>Volunteers of America, Utah, Geraldine King Resource Center, \$100,281</p> <p>Salt Lake Donated Dental Services, Community Dental Project, \$44,000</p> <p>YWCA of Utah, Women in Jeopardy, \$58,285</p> <p>South Valley Services, Domestic Violence Victim Advocate, \$30,000</p>	
2	Project Name	CDBG Public Services: Build Community Resiliency - Job Training Programs
	Target Area	Citywide
	Goals Supported	Build Community Resiliency
	Needs Addressed	Build community resiliency

	Funding	CDBG: \$104,809
	Description	Funding for eligible activities that enhance, expand, and improve job training programs as a way to build resiliency and self sufficiency.
	Target Date	
	Matrix Code	05H
	National Objective	LMC
	Estimate the number and type of families that will benefit from the proposed activities	96 adults are expected to benefit from proposed activities. This includes low income residents that are working with existing job training programs for those that are homeless, exiting homelessness or low income residents.
	Location Description	Citywide with a focus on assisting residents in racial and ethnic concentrated areas of poverty and local target areas.
	Planned Activities	<p>Activities will provide a cost-effective intervention in increasing self-sufficiency for households for those that are low income and/or living in poverty. Many adults experiencing intergenerational poverty are employed but unable to meet the needs of their families. Adults and teenagers experiencing intergenerational poverty will be connected to resources that assist them with employment and job training. Funding is projected to be allocated as follows:</p> <p>Advantage Services, Provisional Support Employment Program: \$64,809</p> <p>Catholic Community Services of Utah, St. Vincent Kitchen Academy, \$40,000</p>
3	Project Name	CDBG Public Services: Behavioral Health
	Target Area	Citywide
	Goals Supported	Behavioral Health
	Needs Addressed	Public Services: Expand Opportunity/Self-Sufficiency
	Funding	CDBG: \$97,000
	Description	Public Service activities that provide a behavioral health component for the City.
	Target Date	
	Matrix Code	05M
	National Objective	LMC
	Estimate the number and type of families that will benefit from the proposed activities	299 adults living at or near the poverty level are expected to benefit from proposed activities. This includes refugees, recent immigrants, homeless individuals, persons with a disability, victims of domestic violence and other vulnerable adults.
	Location Description	Citywide with a focus on assisting residents in behavioral health programming.
Planned Activities	Activities will provide access to behavioral health programs, with an added benefit of connection to stable housing opportunities and building self resiliency.	

	<p>First Step House, Employment Preparation and Employment, \$47,000</p> <p>First Step House, Peer Support Services, \$50,000</p>
Project Name	CDBG: Housing
Target Area	Citywide
	West Side Target Area
Goals Supported	Housing
Needs Addressed	Affordable Housing Development & Preservation
Funding	CDBG: \$1,855,073
Description	Funding for eligible activities that provide housing rehabilitation, emergency home repair, and accessibility modifications for eligible households.
Target Date	
Matrix Code	14A
National Objective	LMH
Estimate the number and type of families that will benefit from the proposed activities	369 low and moderate-income households are expected to benefit from proposed activities. Funding will be targeted to elderly, disabled, low-income, racial/ethnic minorities, single-parent, and large-family households. This may include, but is not limited to, multi-family housing or single-family housing.
Location Description	Citywide with a focus on assisting residents in racial and ethnic concentrated areas of poverty and local target areas.
Planned Activities	<p>Activities will provide essential housing rehabilitation, emergency repair, and accessibility modifications to address health/safety/welfare issues for eligible homeowners. Assistance will be provided as grants or low-interest loans. Funding is projected to be allocated as follows:</p> <p>ASSIST Inc. –Community Design Center, Emergency Home Repair; Accessibility and Community Design, \$391,373</p> <p>Community Development Corp. of Utah, Affordable Housing and Revitalization: \$68,100</p> <p>NeighborWorks Salt Lake, Rebuild and Revitalize Blight (RRB), \$100,000</p> <p>SLC Housing and Neighborhood Development, Community Land Trust, \$250,000</p> <p>SLC Housing and Neighborhood Development, Housing Rehabilitation and Homebuyer Program, \$485,600</p> <p>SLC Housing and Neighborhood Development, Targeted Repairs Program, \$500,000</p> <p>SLC Housing and Neighborhood Development, Small Repair Program, \$60,000</p>

4

5	Project Name	CDBG: Build Community Resiliency - Economic Development
	Target Area	West Side Target Area
	Goals Supported	Build Community Resiliency
	Needs Addressed	Support access to building community resiliency by providing opportunities for small businesses to thrive
	Funding	CDBG: \$425,883
	Description	Funding for eligible activities that provide commercial rehabilitation in local target areas.
	Target Date	
	Matrix Code	14E
	National Objective	LMA
	Estimate the number and type of families that will benefit from the proposed activities	30 businesses
	Location Description	Targeted outreach in West Side Target Area
	Planned Activities	Activities will include grants and forgivable loans/grants for businesses located in the West Side target area to make exterior façade improvements and to correct code violations. Eligible costs include labor, materials, supplies, and soft costs relating to the commercial rehabilitation. Planned activities are as follows: Salt Lake City Housing and Neighborhood Development: \$425,883
6	Project Name	CDBG: Public Services: Transportation
	Target Area	Citywide
	Goals Supported	Transportation
	Needs Addressed	Support access to transportation prioritizing very low-income and vulnerable populations, by offering reduced-fare transit passes to individuals experiencing homelessness. .
	Funding	CDBG: \$45,000
	Description	Funding will be utilized to promote accessibility and affordability of multimodal transportation options.
	Target Date	
	Matrix Code	05E
	National Objective	LMC
Estimate the number and type of families that will benefit from the proposed activities	271 individuals	

	Location Description	Citywide.
	Planned Activities	Support access to transportation prioritizing very low-income and vulnerable populations, by offering reduced-fare transit passes to individuals experiencing homelessness. . Salt Lake City Transportation, HIVE Pass Will Call, \$45,000
7	Project Name	CDBG: Administration
	Target Area	N/A
	Goals Supported	Administration
	Needs Addressed	
	Funding	CDBG: \$701,833
	Description	Funding will be utilized for general management, oversight and coordination of Salt Lake City's CDBG program.
	Target Date	
	Matrix Code	21A
	National Objective	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
Planned Activities	Activities will include program administration and overall program management, coordination, monitoring, reporting and evaluation.	
8	Project Name	ESG20 Salt Lake City
	Target Area	County-wide
	Goals Supported	Homeless Services
	Needs Addressed	Homeless: Mitigation, Prevention, Public Services
	Funding	ESG: \$301,734
	Description	Funding will be utilized for homeless prevention to prevent individuals and families from moving into homelessness, and for rapid re-housing to move families out of homelessness. In addition, funding will be utilized for emergency shelter, shelter diversion, outreach and other essential services for homeless individuals and families.
	Target Date	
Matrix Code	03T	

National Objective	LMC
Estimate the number and type of families that will benefit from the proposed activities	<p>Proposed activities will prevent individuals and families from moving into homelessness; provide rapid rehousing to quickly move families out of homelessness; and provide day-to-day services for individuals and families experiencing homelessness as follows</p> <p>Part 1 ESG: Shelter Operations, Outreach, Day-to-Day Services: 97 individuals</p> <p>Part 2 ESG: Prevention, Rapid Rehousing, Diversion: 481 individuals</p>
Location Description	County-wide
Planned Activities	<p>1. Activities will prevent household from moving into homelessness and move homeless families quickly into permanent, stable housing through the following eligible costs: utilities, rental application fees, security/utility deposits, rental fees, housing placement fees, housing stability case management, and other eligible costs. Funding is projected to be allocated as follows:</p> <p>The Road Home, Rapid Rehousing Program, \$40,765</p> <p>Utah Community Action, Rapid Rehousing Program, \$30,000</p> <p>Utah Community Action, Diversion Program, \$30,000</p> <p>Housing Authority of Salt Lake City, Homeless Prevention Program, \$34,339</p> <p>2. Activities will provide emergency shelter and other essential services for individuals and families experiencing homelessness. Services include outpatient health services, homeless resource centers, and transitional housing. Funding is projected to be allocated as follows:</p> <p>First Step House, Homeless Resource Center Behavioral Health Treatment Services, \$60,000</p> <p>Volunteers of America, Utah, Geraldine King Women's Resource Center, \$38,000</p> <p>Volunteers of America, Utah, Homeless Youth Resource Center, \$46,000</p> <p>3. In addition, \$22,630 will be utilized for program administration for general management, oversight and coordination of the City's ESG program.</p>
Project Name	HOME: Tenant Based Rental Assistance
Target Area	Citywide
Goals Supported	Housing
Needs Addressed	Access to affordable housing
Funding	HOME: \$270,000
Description	Funding will be utilized to provide tenant-based rental assistance housing to homeless and at-risk of homeless individuals and families.
Target Date	
Estimate the number and type of families	112 families will benefit from the proposed activities.

9

	that will benefit from the proposed activities	
	Location Description	Citywide
	Planned Activities	Activities will provide tenant-based rental assistance to homeless, disabled persons and other vulnerable populations. Funding is projected to be allocated as follows: Utah Community Action Program, TBRA: \$70,000 The Road Home, TBRA: \$200,000
10	Project Name	HOME: Down Payment and Deposit Assistance
	Target Area	Citywide
	Goals Supported	Housing
	Needs Addressed	Affordable Housing Development & Preservation
	Funding	HOME: \$200,000
	Description	Funding will be utilized to provide low-interest loans and/or grants for down payment assistance and/or closing costs to eligible homebuyers.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	13 households will benefit from proposed activities.
	Location Description	Citywide
	Planned Activities	Direct financial assistance to eligible homebuyers in the form of down payment low-interest loans and/or grants. Funding is projected to be allocated as follows: Community Development Corp. of Utah, Down Payment Assistance: \$200,000
11	Project Name	HOME: Salt Lake City Home Development Fund
	Target Area	Citywide
	Goals Supported	Housing
	Needs Addressed	Affordable Housing Development & Preservation
	Funding	HOME: \$1,066,677
	Description	Funds will be used for development activities including acquisition, new construction, and rehabilitation of existing housing.
	Target Date	

	Estimate the number and type of families that will benefit from the proposed activities	At least 7 households are to benefit from proposed activities.
	Location Description	Citywide
	Planned Activities	Funds will be used for development activities including acquisition, new construction, and rehabilitation of multi-family properties and single family homes. SLC Housing and Neighborhood Dev, HOME Development Fund: \$1,066,677
12	Project Name	HOME: Administration
	Target Area	Citywide
	Goals Supported	Administration
	Needs Addressed	
	Funding	HOME: \$97,750
	Description	Funding will be utilized for general management, oversight and coordination of Salt Lake City's HOME program.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
Planned Activities	Activities will include program administration and overall program management, coordination, monitoring, reporting and evaluation.	
13	Project Name	HOPWA20 Salt Lake City
	Target Area	Metropolitan Statistical Area
	Goals Supported	Housing
	Needs Addressed	Access to affordable housing
	Funding	HOPWA: \$600,867
	Description	Funding will be utilized to provide housing and related services to persons with HIV/AIDS and their families. Activities include, TBRA, Housing Information Services, Permanent Housing Placement, STRMU, and supportive services.
	Target Date	

Estimate the number and type of families that will benefit from the proposed activities	Persons living with HIV/AIDS and their families are expected to benefit from the proposed activities as follows:
	Supportive Services: 36 households
	STRMU/PHP/Supportive Services: 65 households TBRA: 66 households
Location Description	Salt Lake City Metropolitan Statistical Area
Planned Activities	<p>Activities will include project-based rental assistance, tenant-based rental assistance, short-term rental/mortgage/utility assistance, housing information services, permanent housing placement, and supportive services for persons living with HIV/AIDS and their families. Funding is projected to be allocated as follows:</p> <p>Housing Authority of the County of Salt Lake, TBRA, \$510,797</p> <p>Utah Community Action Program, STRMU, PHP, Supportive Services, \$162,044</p> <p>Utah AIDS Foundation, Supportive Services, \$30,000</p> <p>In addition, Salt Lake City will utilize \$18,026 in program administration for general management, oversight and coordination of the Salt Lake City MSA HOPWA program.</p>

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

As entitlement funding decreased considerably over the past decade, the city is taking a strategic approach to directing funding. Priorities include expanding affordable housing opportunities throughout the city, providing critical services for the city’s most vulnerable residents, expanding self-sufficiency for at-risk populations, and improving neighborhood conditions in concentrated areas of poverty.

The City and partners are unable to fully address needs due to a lack of funding and resources. To address the lack of resources, the City will continue to engage with community development organizations, housing providers, housing developers, service providers, community councils, City departments, local businesses, residents, and other stakeholders to develop strategies for increasing impacts and meeting gaps in services.

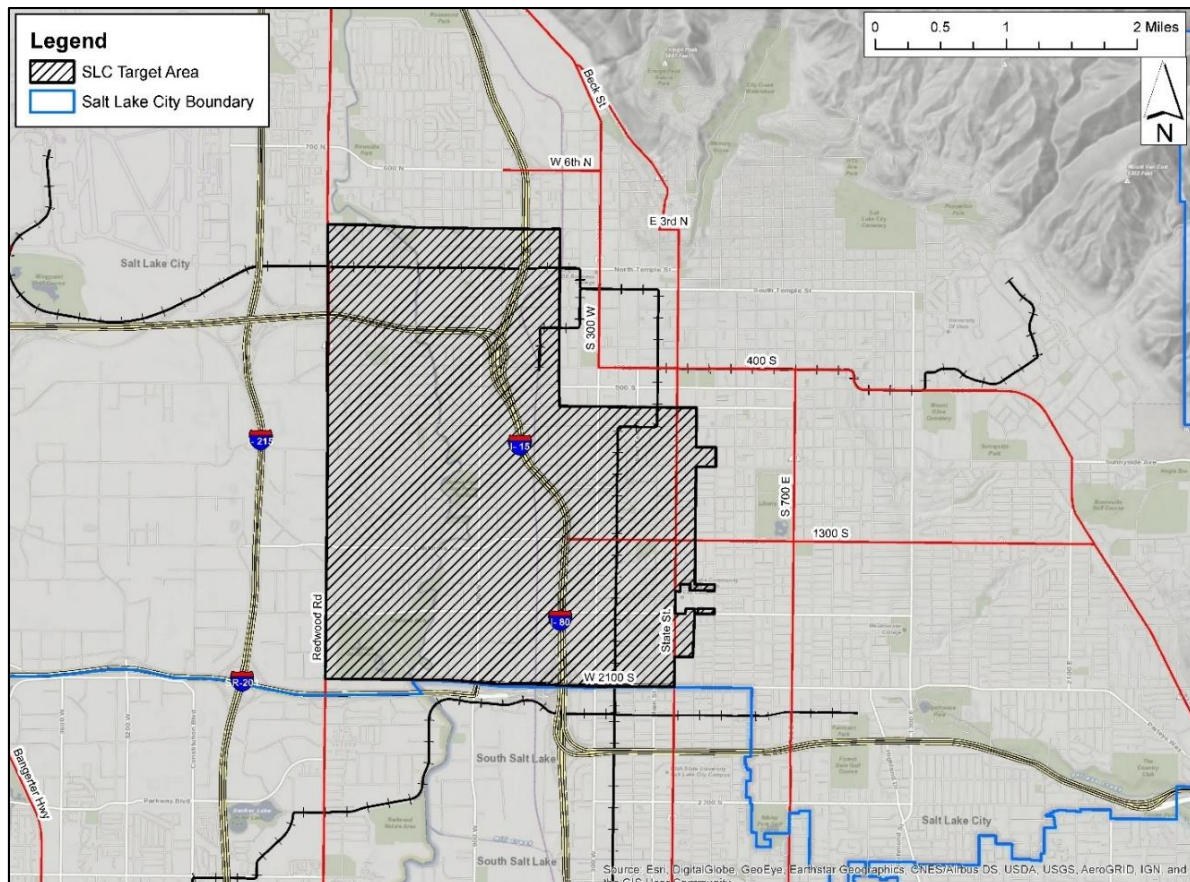
AP-50 GEOGRAPHICAL DISTRIBUTION – 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

Locally-defined target areas provide an opportunity to maximize impact and align HUD funding with existing investment while simultaneously addressing neighborhoods with the most severe needs. According to HUD standards, a Local Target Area is designed to allow for a locally targeted approach to the investment of CDBG and other federal funds.

The target area for the entirety of the associated Consolidated Plan period, will be identified as, “West Side Target Area”, as shown on the map below. CDBG and other federal funding will be concentrated, but not necessarily limited to, the target area. Neighborhood and community nodes will be identified and targeted to maximized community impact and drive further neighborhood investment. During this Action Plan period, infrastructure projects such as transportation projects and commercial façade improvements will be limited to this target area. Housing activities will happen citywide, however, a more concentrated marketing strategy for rehabilitation efforts will be deployed in the West Side Target Area as an opportunity to expand housing stability.

FIGURE: 2020-2024 WEST SIDE CDBG TARGET AREA



Salt Lake City’s HUD entitlement funds are geographically distributed with the following priorities:

The CDBG program’s primary objective is to promote the development of viable urban communities by providing decent housing, suitable living environments and expanded economic activities to persons of low and moderate income. To support the CDBG program’s primary objectives, Salt Lake City is taking a two-pronged approach to the distribution of funding:

1. Direct funding to local target areas to build capacity and expand resources within concentrated areas of poverty.
2. Utilize funding citywide, in accordance with meeting a national objective, to support the city’s most vulnerable populations, including the chronically homeless, homeless families, food -insecure individuals, the disabled, persons living with HIV/AIDS, victims of domestic violence and the low - income elderly.

The ESG program’s primary objective is to assist individuals and families regain housing stability after experiencing a housing or homelessness crisis. ESG funding is distributed citywide to support emergency shelter, day services, resource centers, rapid re-housing and homeless prevention activities. The majority of funding is target to Salt Lake City’s urban core, as this is where the highest concentration of homeless services are located.

The HOME program’s primary objective is to create affordable housing opportunities for low -income households. HOME funding is distributed citywide to provide direct financial assistance to homebuyers, tenant -based rental assistance, acquisition, and rehabilitation.

The HOPWA program’s primary objective is to provide housing assistance and related supportive services to persons living with HIV/AIDS and their families. HOPWA funding is distributed throughout the Salt Lake City MSA, including Salt Lake, Summit, and Tooele counties, to provide project-based rental assistance, tenant-based rental assistance, short-term rental assistance, and supportive services. The majority of funding is utilized in Salt Lake County, as the majority of HIV/AIDS services are located in the Salt Lake area.

TABLE: GEOGRPAHIC DISTRIBUTION

	Target Area	% of Funds
1	West Side CDBG Target Area	12%

Rationale for the priorities for allocating investments geographically

The Target Area was identified through an extensive process that analyzed local poverty rates, low -and moderate-income rates, neighborhood conditions, citizen input, and available resources.

A recent fair housing equity assessment (May 2018) completed by the Kem C. Gardner Policy Institute at the University of Utah states that there is a housing shortage in Utah, with the supply of new homes and existing “for sale” homes falling short of demand. While the impact of higher housing prices is widespread, affecting buyers, sellers, and renters in all income groups, the report concludes that those households below the median income, and particularly low-income households, are disproportionately hurt by higher housing prices. In fact, households with incomes below the median have a 1 in 5 chance of a severe housing cost-burden, paying at least 50% of their income toward housing, while households with incomes above the median have a 1 in 130 chance.¹

Discussion

The City’s west side and central corridor continue to have economic disparities that can be addressed through investments of CDBG funding. Expanding and building upon the target areas of the 2015-2019 Consolidated Plan, will allow the city to continue to focus resources in a meaningful way. The first year of this plan is a transition year and will see a small level of investment at approximately 12%. The city will look to grow that in future years that will ultimately end up in investments closer to 35% on an annual basis. While not limited to the target area, housing rehabilitation efforts will be heavily marketed in the target area. For the 2020-2021 Action Plan, this includes efforts of partners such as ASSIST, NeighborWorks, and Salt Lake City’s Housing & Neighborhood Development (HAND). Each organization provides housing rehabilitation services targeted to low-to-moderate income households. Marketing these programs will help ensure that aging housing stock does not fall into disrepair or become blighted. Throughout this Plan period and beyond, the City will leverage and strategically target funding for neighborhood improvements, transportation improvements, and economic development to maximize impact within targeted neighborhoods.

¹ James Wood, Dejan Eskic and D. J. Benway, Gardner Business Review, *What Rapidly Rising Prices Mean for Housing Affordability*, May 2018.

AP-55 AFFORDABLE HOUSING

Introduction

The Salt Lake City's Housing and Neighborhood Development Division (HAND) is committed to lessening the current housing crisis that is affecting Salt Lake City, and all U.S. cities, through a range of robust policy and project initiatives to improve housing affordability for all residents, with an emphasis on households earning 40% AMI or below.

One Year Goals for the Number of Households to be Supported

Homeless:	378
Non-Homeless:	1365
Special Needs:	65
TOTAL:	1808

One Year Goals for the Number of Households Supported Through

Rental Assistance:	492
The Production of New Units:	7
Rehab of Existing Units:	257
Acquisition of Existing Units:	23
TOTAL:	790

Discussion

The City's Housing and Neighborhood Development Division (HAND) is committed to lessening the current housing crisis that is affecting Salt Lake City, and all U.S. cities, through a range of robust policy and project initiatives to improve housing affordability for all residents, with an emphasis on households earning 40% AMI or below.

To guide these initiatives, in December 2017, the City approved *Growing SLC, A Five Year Housing Plan, 2018-2022*, a thoughtful, data-driven strategy for ensuring long-term affordability and preservation while continuing to enhance neighborhoods, while balancing their unique needs.

Salt Lake City will support affordable housing activities in the coming year by utilizing the following federal community development funding programs: CDBG, ESG, HOME, and HOPWA. Affordable housing activities will provide subsidies for individuals and families ranging from 0% to 80% AMI. Activities will include:

- Tenant-based rental assistance;
- Short-term rental/utility assistance;
- Rapid re-housing;
- Homeowner housing rehabilitation; and
- Direct financial assistance for eligible homebuyers.

AP-60 PUBLIC HOUSING

Introduction

The Housing Authority of Salt Lake City (HASLC) is responsible for managing the public housing inventory, developing new affordable housing units and administering the Housing Choice voucher programs for the City. The Authority strives to provide affordable housing opportunities throughout the community by developing new or rehabilitating existing housing that is safe, decent, and affordable – a place where a person’s income level or background cannot be identified by the neighborhood in which they live.

In addition to the development and rehabilitation of units, the HASLC also manages several properties emphasizing safe, decent, and affordable housing that provides an enjoyable living environment that is free from discrimination, efficient to operate, and remains an asset to the community. The HASLC maintains a strong financial portfolio to ensure flexibility, sustainability, and continued access to affordable tax credits, foundations, and grant resources.

As an administrator of the City’s Housing Choice voucher programs, the Housing Choice Voucher Program provides rental assistance to low-income families (50% of area median income and below). This program provides rental subsidies to 3,000 low-income families, disabled, elderly, and chronically homeless clients. Other programs under the Housing Choice umbrella include: Housing Choice Moderate Rehabilitation; Housing Choice New Construction; Project Based Vouchers; Multifamily Project Based Vouchers; Veterans Affairs Supportive Housing Vouchers; Housing Opportunities for Persons with HIV/AIDS; and Shelter plus Care Vouchers. Under these other Housing Choice programs, the HASLC provided rental subsidies to additional qualified program participants.

Actions planned during the next year to address the needs to public housing

HASLC continues to build a strong portfolio of new properties and aggressively apply for additional vouchers. As part of a strategic planning process held with Commissioners, staff, and residential leaders, HASLC has also identified several goals for 2020-2021. Among these goals are increased focus on assisting local leaders and agencies respond to homelessness in the City as well as developing and attaining more capacity for additional living units through real estate activities, rehabilitation, pursuing new Shared Housing (previously referred to as Single Room Occupancy) projects, developing increased relationships and services targeting and attracting landlords, and sophisticated management of HUD programs. In April 2019, HASLC broke ground on Pamela’s Place a new 100 unit PSH project for chronically homeless individuals. This project is anticipated to be completed in August 2020. HASLC also utilizes HUD RAD to preserve and improve their many properties.

HASLC continues to look for ways to expand their portfolio by identifying challenging properties and continuing to develop catalytic and transformative projects and programming.

Actions to encourage public housing residents to become more involved in management and participate in homeownership

Both HASLC and Housing Connect have active monthly tenant meetings and encourage participation in management decisions related to the specific housing communities. Housing Connect has a Resident Advisory Board that has representatives from public housing, Section 8, and special needs programs. A member of the Resident Advisory Board is appointed to the Housing Connect's Board of Commissioners.

HASLC operates Family Self-Sufficiency programs that address areas of improving personal finances and homeownership preparation for voucher recipients.

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

Housing Connect and HASLC are both designated as high performers.

AP-65 HOMELESS AND OTHER SPECIAL NEEDS ACTIVITIES

Introduction

Salt Lake City works with a large homeless services community to reduce the number of persons experiencing homelessness, reduce the length of time individuals experience homelessness, increase successful transitions out of homelessness, and reduce the number of instances that clients may return to homelessness.

Salt Lake City representatives participate in the local Continuum of Care's executive board and its prioritization committee specifically, so the Continuum of Care's priorities are considered during Emergency Solutions Grant allocations. The three local ESG funders also meet regularly to coordinate ESG and CoC activities to ensure an accurate level of funding is provided to match the community's service needs and goals. Additionally, the City participates in Salt Lake County's Coalition to End Homelessness and the State Homeless Coordinating Council to further coordinate efforts.

The Salt Lake Continuum of Care contracts with the State of Utah to administer HMIS. All service agencies in the region and the rest of the state are under a uniform data standard for HUD reporting and local ESG funders. All ESG funded organizations participate in HMIS. A representative from Salt Lake City sits on the HMIS Steering Committee. HMIS data allows Salt Lake City and its partners to track the effectiveness of programs and gauge the continuing service needs of the community.

The State of Utah, in coordination with local service providers and volunteers, conduct an annual Point In Time count at the end of January to count sheltered (emergency shelter and transitional housing) and unsheltered homeless individuals. Unsheltered homeless individuals are counted by canvassing volunteers. The volunteers use the VI-SPDAT assessment tool to interview and try to connect unsheltered homeless individuals into services.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

Salt Lake City's primary homeless services goal is to help homeless individuals and families get off the street and into permanent housing. In the short term, Salt Lake City will continue to provide collaborative services to the homeless population.

Salt Lake City recognizes that not every homeless individual is alike and because of that, there is no one size fits all solution. There is a wide variety of homeless subpopulations in the greater community. Each of these groups have different needs that Salt Lake City focuses on in order to provide the best services possible.

There are groups of chronic homeless individuals, veterans, families, women with children, youth, and homeless-by-choice in the greater community. Each of these groups have different needs and each stage of homelessness must also be considered. The four stages of homelessness are prevention (keeping people from dropping into homelessness with jobs and affordable housing), homelessness (helping with daily needs – lockers, showers, etc.), transcending homelessness (finding housing, employment), preventing recurrence (offering supportive services to housing). If the four stages are not considered for each group, efforts will eventually be unsuccessful.

Personalized one-on-one outreach to homeless individuals providing information about the specific services that individual needs (e.g., housing, mental health treatment, a hot meal) is the most effective outreach approach. Salt Lake City is exploring how to introduce lived experience peer support assistance as outreach teams work with unsheltered homeless individuals. Salt Lake City works regularly with various community partners that provide outreach and assessment of individuals experiencing homelessness including Catholic Community Services; Volunteers of America, Utah; the Department of Veterans Affairs; The Road Home and others. In 2016, Salt Lake City opened the Community Connection Center (CCC) located in the primary homeless services area of the City. The CCC operates as a drop-in center and employs social workers that assess individuals' needs and help connect people with available housing and supportive services. The CCC has been successful in filling the need for additional homeless outreach and case management services in the City. The work of the CCC is continuing through 2020 and continues to be a support space as Salt Lake City looks to readdress homeless services in our community.

Addressing the emergency shelter and transitional housing needs of homeless persons

Starting with the State of Utah's Ten-Year Plan to End Chronic Homelessness, most efforts to deal with homelessness in Utah rely on the Housing First model. Although the ten year plan has sunset, the programs and direction are still being implemented throughout the State. The premise of Housing First is that once homeless individuals have housing, they are more likely to seek and continue receiving services and can search for employment. The Housing First model has been effective in Salt Lake City, though meeting the varied housing needs of this population can be challenging. The homeless housing market needs more permanent supportive housing, housing vouchers, affordable non-supportive housing, and housing located near transit and services. Salt Lake City is working towards new solutions in these areas as outlined in the City's adopted five-year housing plan, *Growing SLC*.

There is a continued need for day services to meet the basic needs of persons experiencing homelessness. Needed daytime services include bathrooms, laundry, safe storage for their life's belongings, mail receipt, and an indoor area to "hang out". Salt Lake City addresses these issues by supporting shelters, day services, and providing a free storage program. These things were all considered in the recent creation of the homeless resource centers. These centers also provide food services and look to be all inclusive, one stop shop for services and connection to community resources. This shift in how homeless services are provided will help the community realize our goal that homelessness is rare, brief, and non-recurring.

Moving forward, Salt Lake City will aim to assist homeless persons make the transition to permanent housing, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again.

The City plays an important role by providing strategic funding for the valuable efforts undertaken by other stakeholders and, at times, filling in gaps in essential services. The City can also lend its voice and political weight to lobby for changes in policy, regulation, and statutes as needed to facilitate a comprehensive and effective approach to addressing homelessness and related issues.

Salt Lake City's newly adopted housing plan, Growing SLC, includes efforts to provide affordable housing options along with the spectrum of housing including permanent supportive housing, transition in place, tenant based rental assistance, and affordable non-supportive housing.

Shelter the Homeless, Collective Impact to End Homelessness Steering Committee, and the Salt Lake City Continuum of Care voted in support of merging these two entities into a new homeless system structure called the Salt Lake Valley Coalition to End Homelessness. This Coalition's primary goals are to prevent and end homelessness in the Salt Lake Valley through a system-wide commitment of resources, services, data collection, analysis and coordination among all stakeholders. Salt Lake City staff play a key role in assisting this effort as it moves forward.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

Salt Lake City and its service partners work with homeless individuals to help them successfully transition from living on the streets or shelters and into permanent housing or independent living. Salt Lake City has been working with service partners and other governmental agencies through the Salt Lake Valley Coalition to End Homelessness (SLVCEH). This includes work on various subgroups that focus on specific areas of service, including housing and coordinated entry. Salt Lake City has the goal to help streamline service delivery to the homeless community with the express purpose of shortening the period that individuals and families experience homelessness.

Salt Lake City has also funded the creation of new permanent supportive housing units and programs which serve the most vulnerable members of our community. Progress is being made on both goals. Salt Lake City and its partner, the Road Home, are continuing to operate the House 20 program. The House 20 program engages with some of the most vulnerable members of our community, the majority of whom are now in stable housing. Through the City's Funding Our Future efforts, the City has funded a variety of housing programs that aim to fill in gaps in services in our community. These programs include a new shared housing pilot program and housing programs which target families with children, individuals with substance use disorders, refugees, and victims of domestic violence. Salt Lake City has provided funding to support the creation of a combined 280 new units of permanent supportive housing that are at various stages of development in the City. 175 of these PSH units are slated for completion within the calendar year. These permanent supportive housing units have been identified by the Salt Lake Continuum of Care as a need in the larger homeless services community.

Salt Lake City continues to make progress on our 5-year housing plan, *Growing SLC*, which seeks to improve the housing market in the City by focusing on three primary goals:

- Reforming City practices to promote a responsive, affordable high-opportunity housing market;
- Increasing housing opportunities for cost-burdened households; and
- Building a more equitable city.

Through implementation of *Growing SLC* and the funding of housing programs through Funding our Future and Federal dollars, Salt Lake City is working to increase access to affordable housing units for individuals and families experiencing homelessness. These efforts will help shorten the period of time individuals and families experience homeless and prevent recently homeless individuals and families from falling back into homelessness.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-

income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

Salt Lake City, along with other organizations in the Salt Lake Continuum of Care, work to prevent and divert individuals and families from experiencing homelessness. Salt Lake City, Salt Lake County and the State of Utah all provide funding to Utah Community Action for short-term rental assistance to families at risk of falling into homelessness.

Discussion

Salt Lake City is reducing and ending homelessness in the community through strong collaborations with partner organizations throughout the Salt Lake Continuum of Care. Salt Lake City works closely with Salt Lake County, the State of Utah and service providers to stop families from dropping into homelessness, reduce the length of time individuals and families experience homelessness, help individuals and families successfully transition out of homelessness, and keep individuals and families from rescinding back into homelessness.

AP-70 HOPWA GOALS

One year goals for the number of households to be provided housing through the use of HOPWA for

Short-term Rent, Mortgage, and Utility Assistance Payments:	65
Tenant-Based Rental Assistance:	66
Units Provided in Permanent Housing Facilities Developed, Leased, or Operated with HOPWA Funds:	0
Units provided in Transitional Short-Term Housing Facilities Developed, Leased, or Operated with HOPWA Funds:	0
TOTAL:	131

AP-75 ACTION PLAN BARRIERS TO AFFORDABLE HOUSING

Introduction

As discussed in sections MA-40 and SP-55 of the 2020-2024 Consolidated Plan, several barriers to the development and preservation of affordable housing exist within Salt Lake City, including the following:

- Land costs
- Construction costs
- Housing and transportation costs
- Development and rehabilitation financing
- Housing rehabilitation complexities
- Foreclosures and loan modifications
- Neighborhood market conditions
- Economic conditions
- Land use regulations
- Development fees and assessments
- Permit processing procedures
- Environmental review procedures
- Lack of zoning and development incentives
- Complicated impact fee waiver process
- Competition for limited development incentives
- Landlord tenant policies
- NIMBY'ism

While not all of these barriers can be addressed during with federal funding, during the 2020-2021 program year, the City will work to reduce barriers to affordable housing through the following planning efforts and initiatives:

- *Growing SLC: A Five-Year Plan, 2018-2022*: The City has formally adopted a housing plan that is addressing the barriers listed above and has served as a catalyst on a local and regional level to focus on the housing crisis. The plan provides an assessment of citywide housing needs, with emphasis on the availability and affordability of housing, housing needs for changing demographics, and neighborhood-specific needs. *Growing SLC* identifies several goals to remove barriers to affordable housing. Those goals include reforming City practices to promote a responsive, affordable, high-opportunity housing market; increase housing opportunities for cost-burdened households; and building a more equitable City.
- *Homeless Strategies*: Salt Lake City works collaboratively with service providers, local municipalities, the State of Utah, the Continuum of Care, and other stakeholders through the Salt Lake Valley Coalition to End Homelessness (Coalition) to ensure a regional and concerted effort to address homeless issues within the City. The structure of the Coalition provides a succinct network for data collection, resource deployment, and service implementation. The City will continue to play a critical and visionary role in the Coalition in the coming year.
- *Home Ownership Options*: The City has launched a new program for homeownership, Welcome Home SLC. The program provides low to moderate-income families the opportunity to purchase a home in Salt Lake City. It will help stabilize communities, provide incentive for neighborhood investments, and allow families to build wealth.
- *Community Land Trust*: Salt Lake City has launched a Community Land Trust that will allow donated and trusted land to maintain perpetual affordability while ensuring the structure on the land, the home is purchased, owned, and sold over time to income-qualifying households, just as any other home would be. By holding the land itself in the trust, the land effectively receives a write down each time the home is sold, insulating the property for growing land costs but still allowing equity to be built by the homeowner.
- *Funding Our Future*: Will provide additional funding during FY 20-21 to increase housing opportunities in Salt Lake City through a new .5% sales tax increase approved by Council in May 2018.
- *Leverage Public Land*: The City has been and will continue to look at City owned properties as an investment in affordable housing. Additionally, proceeds from development on public land could be used for future affordable housing development.
- *Redevelopment Agency*: The Salt Lake City Redevelopment Agency has committed \$17 million since 2017 to address affordable housing efforts in the City, with a specific focus on areas with high land values.
- *Housing Trust Fund*: The Housing Trust Fund was created in 2000 to provide financial assistance to support the development and preservation of affordable and special needs housing in Salt Lake City.

Eligible activities include acquisition, new construction, and rehabilitation of both multifamily rental properties and single-family homeownership. Additional assistance relating to housing for eligible households also may include project or tenant-based rental assistance, down payment assistance and technical assistance. Applications for funding can be accepted year-round and are approved through a citizen's advisory board, the Mayor and the City Council.

- Policy: The City is continually evaluating policies that may impede the development of affordable housing. A few policy changes the City is considering over the coming year include an Affordable Housing Overlay zoning ordinance, Housing Loss Mitigation ordinance amendment, and a Single Room Occupancy (SRO)/Shared Housing ordinance.

Actions planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

Salt Lake City will work to remove or ameliorate public policies that serve as barriers to affordable housing through the following efforts:

- Affordable Housing Development Incentives: Zoning and fee waiver incentives will be implemented and/or strengthened, including the following:
 - Review the City's Housing Loss Mitigation ordinance to ensure that the city's stock of inexpensive housing isn't rapidly being replaced by more expensive units.
 - Develop an Affordable Housing Overlay zone that allows for and provides incentives for the creation and preservation of affordable housing.
 - Evaluate the desire for a Single Room Occupancy (SRO)/Shared Housing ordinance that allows for SRO's in single-family neighborhoods throughout the City.
 - Off-Street Parking Ordinance update to improve pedestrian-scale development and amenities.
 - Low-Density Multi-Family Residential Zoning amendments to remove local zoning barriers to housing density and types of housing.
- Leverage Public Resources for Affordable Housing Development: Public resources, including city-owned land, will be leveraged with private resources for affordable housing development.
- Funding Targeting: The Division of Housing and Neighborhood Development is evaluating ways to coordinate and target affordable housing subsidies more effectively, to include the coordination of

local funding sources (Olene Walker Housing Loan Fund, Salt Lake City Housing Trust Fund, Salt Lake County funding, etc.).

- Implement Fair Housing Action Items: Salt Lake City will work to remove and/or ameliorate housing impediments for protected classes through action items as identified in the City's 2020-2024 Fair Housing Action Plan.
- Utilize Federal Funding to Expand Affordable Housing Opportunities: Utilize CDBG, ESG, HOME, and HOPWA funding to expand housing opportunity through homeowner rehabilitation, emergency home repair, acquisition/rehabilitation, direct financial assistance, tenant-based rental assistance, project-based rental assistance, and rapid re-housing.

AP-85 OTHER ACTIONS

Introduction

This section outlines Salt Lake City's efforts to carry out the following:

- Address obstacles to meeting underserved needs
- Foster and maintain affordable housing
- Reduce lead-based paint hazards
- Reduce the number of poverty-level families
- Develop institutional structure
- Enhance coordination between public and private housing and social service agencies
- Radon Mitigation Policy

Actions planned to address obstacles to meeting underserved needs

The most substantial impediment in meeting underserved needs is a lack of funding and resources. Strategic shifts identified through Salt Lake City's 2020-2024 Consolidated Plan provide a framework for maximizing and leveraging the City's block grant allocations better focus funding to address underserved needs. Underserved needs and strategic actions are as follows:

Underserved Need: Affordable housing

- Actions: Salt Lake City is utilizing federal and local resources to expand both rental and homeownership opportunities. In addition, the City is utilizing public land to leverage private capital for the development of affordable housing. These efforts will work to address the affordable housing gap in Salt Lake City.

Underserved Need: Homelessness

- Actions: Salt Lake City is working with housing and homeless service providers to coordinate and streamline processes for service delivery. By utilizing the VI-SPDAT pre-screen survey, providers are able to access and prioritize services based on chronicity and medical vulnerability. These efforts will assist in addressing unmet needs by utilizing resources more effectively.

Underserved Need: Special needs individuals.

- Actions: Salt Lake City is working to address underserved needs for refugees, immigrants, the elderly, victims of domestic violence, persons living with HIV/AIDS, and persons with a disability by providing resources for basic needs, as well as resources to expand self-sufficiency. For example, federal funding is utilized to provide early childhood education for refugees and other at-risk children; improve immediate and long-term outcomes for persons living with HIV/AIDS; and provide job training vulnerable populations; and provide medical services for at risk populations.

Actions planned to foster and maintain affordable housing

The City is committed to foster and maintain affordable housing throughout our City. This is evident through identifying specific gaps that exist in the community, and then designing affordable housing efforts specifically to address these needs. The City has developed an aggressive strategy to develop, preserve and assist affordable housing over the next two years. The initiative aims to target households earning 80% AMI and below, with emphasis on households earning 40% AMI and below. Through this housing initiative and efforts identified in the 2020-2024 Consolidated Plan, Salt Lake City aims to:

- Address the City's affordable housing shortage for those most in need.
- Address housing needs for Salt Lake City's changing demographics.
- Address neighborhood specific needs, including the following:
 - Protect affordability in neighborhoods where affordability is disappearing.
 - Promote affordability in neighborhoods with a lack of affordable housing.
- Preserve the City's existing affordable housing stock.
- Strengthen the City's relationship with our housing partners, financial institutions, and foundations.
- Support those who develop and advocate for affordable housing.

Toward this end, Salt Lake City will foster and maintain affordable housing during the 2019-2020 program year through the following actions:

- Utilize CDBG funding to support owner-occupied rehabilitation for households at 80% AMI and below.
- Utilize CDBG and HOME funding for acquisition and rehabilitation of dilapidated and blighted housing.
- Utilize ESG, HOME and HOPWA funding to create housing opportunities for individuals and households at 30% AMI and below through Tenant-Based Rental Assistance and Rapid Re-Housing.
- Utilize CDBG and HOME funding for direct financial assistance to homebuyers at 80% AMI and below.
- Promote the development of affordable housing with low income housing tax credits, Salt Lake City Housing Trust Fund, Olene Walker Housing Loan Fund, Salt Lake City's HOME Development fund and other funding sources.
- Leverage public resources, including publicly owned land, with private capital for the development of affordable housing.
- Work to ameliorate and/or eliminate housing impediments for protected classes as outlined in the Fair Housing Action Plan.
- Work to leverage other city resources such as Redevelopment Agency funding/strategies, maximize sales tax housing funding, and other sources as they are identified with federal funding where applicable.

- Salt Lake City has launched a new Community Land Trust that currently has six properties, with plans to increase the number of properties in the coming years.

Actions planned to reduce lead-based paint hazards

Because of the high percentage of the housing units in Salt Lake City that were built before 1978, outreach and education efforts must continue. As such, the City has implemented a plan to address lead issues in our residential rehabilitation projects. The City's Housing Rehabilitation Program is in compliance with HUD's rules concerning identification and treatment of lead hazards. During the 2020-2021 program year, Salt Lake City will work in conjunction with our partners on the state and county levels to educate the public on the dangers posed by lead based paint, to include the following:

- Undertake outreach efforts through direct mailings, the Salt Lake City website, various fairs and public events, and the local community councils.
- Provide materials in Spanish to increase lead-based paint hazard awareness in minority communities.
- Partner with Salt Lake County's Lead Safe Salt Lake program to treat lead hazards in the homes of children identified as having elevated blood levels.
- Emphasize lead hazards in our initial contacts with homeowners needing rehabilitation.
- Work with community partners to encourage local contractors to obtain worker certifications for their employees and sub-contractors.

Actions planned to reduce the number of poverty-level families

In a strategic effort to reduce the number of households living in poverty and prevent households at risk of moving in to poverty from doing so, Salt Lake City is focusing on a two-pronged approach:

1. Creating neighborhoods of opportunity to build capacity and expand resources within concentrated areas of poverty.
2. Support the city's most vulnerable populations, including the chronically homeless, homeless families, food-insecure individuals, the disabled, persons living with HIV/AIDS, victims of domestic violence and the low-income elderly.

The City's anti-poverty strategy aims to close the gap in a number of socioeconomic indicators, such as improving housing affordability, school-readiness of young children, employment skills of at-risk adults, access to transportation for low-income households, and access to fresh foods for food-insecure families. Efforts will focus on the following objectives:

- Assist low-income individuals to maximize their incomes.

- Reduce the linkages between poor health and poverty.
- Expand housing opportunities.
- Reduce the impacts of poverty on children.
- Ensure that vulnerable populations have access to supportive services.

Federal entitlement funds allocated through this 2020-2021 Action Plan will support the City's anti-poverty strategy through the following efforts:

- Provide job training for vulnerable populations.
- Provide early childhood education to limit the effects of intergenerational poverty.
- Provide essential supportive services for vulnerable populations.
- Provide housing rehabilitation for low-income homeowners.
- Expanded affordable housing opportunities.
- Improved neighborhood/commercial infrastructure in West Side Target Area.
- Enhance support for small businesses and micro-enterprise businesses.
- Reduce food insecurities for low income households.

Actions planned to develop institutional structure

As outlined in the 2020-2024 Consolidated Plan, Salt Lake City is building upon the 2019-2015 Plan and continuing to take a coordinated and strategic shift in allocating federal entitlement funds to place a stronger emphasis on community needs, goals, objectives and outcomes. This includes the following efforts to strengthen and develop institutional structure:

- Geographically target infrastructure and economic development funding to areas of the city with higher poverty rates, lower incomes, reduced access to transportation
- Increase coordination between housing and supportive service providers to reduce/eliminate duplicative efforts, encourage partnerships, increase transparency, and standardize processes.
- Strengthen support for the city's most vulnerable populations, including the chronically homeless, homeless families, the disabled, persons living with HIV/AIDS, victims of domestic violence and the low-income elderly.
- Support housing efforts that connect residents with supportive services and programs that improve self-sufficiency.
- Offer technical assistance to agencies implementing projects with CDBG, ESG, HOME, and/or HOPWA funding to ensure compliance and support of program objectives.
- Support employee training and certifications to expand the internal knowledge base on HUD programs, as well as housing and community development best practices.

Actions planned to enhance coordination between public and private housing and social service agencies

Salt Lake City recognizes the importance of coordination between supportive service and housing providers in meeting priority needs. Stakeholders have been working towards developing and implementing a streamlined and effective delivery system to include the following efforts:

- Created and implemented a *no wrong door* approach to accessing housing and other services.
- Increased coordination through the Salt Lake Continuum of Care, Salt Lake Homeless Coordinating Committee, Salt Lake County Collective Impact Committee, and State Homeless Coordinating Council.
- Coordinated assessments to help individuals and families experiencing homelessness move through the system faster.
- Coordinated diversion and homelessness prevention resources to reduce new entries into homelessness.
- Coordinated efforts to house the highest users of the homeless services and provide trauma informed case management.
- Improved weekly “housing triage” meetings that provide a format for developing a housing plan for homeless individuals and families with the most urgent housing needs.

Discussion

Actions planned to mitigate impacts of Radon

Salt Lake City is committed to providing safe, affordable housing opportunities that are free of contaminations that could affect the health and safety of occupants. Section 50.3(i) states that “it is HUD policy that all property proposed for use in HUD programs be free of hazardous materials, contamination, toxic chemicals and gasses, and radioactive substances, where a hazard could affect the health and safety of occupants of conflict with the intended utilization of the property.” To that end, the city created a Radon Mitigation Policy that address the potential of Radon in homes that are newly constructed or rehabilitated utilizing federal funding issued through this Action Plan. In June 2020, Salt Lake City will host a training seminar to review the requirements with subrecipients and ensure that they are prepared to be compliant with the updated requirements. The city has, and will continue, to provide technical assistance to each agency in an effort to ensure agencies are properly identifying sites that must be tested, how to test correctly, how to read test results, and the appropriate mitigation standards that must be followed.

The Radon Mitigation Policy includes specifics on testing and mitigation requirements. The city has also partnered with the State of Utah to implement the mitigation policy, provide technical assistance, and outreach/education materials. To leverage resources, the city will refer clients needing financial assistance for mitigation to other community resources. To ensure that even the most vulnerable and high risk populations

have an opportunity to mitigate Radon, the City has implemented a grant program whereby residents meeting a set of criteria, may apply for a grant to bear the costs of mitigation.

AP-90 PROGRAM SPECIFIC REQUIREMENTS - 91.220(l)(1,2,4)

Introduction

Salt Lake City's program specific requirements for CDBG, HOME, and ESG are outlined as follows.

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(l)(1)

1. **Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out**

1	The total amount of anticipated program income that will have been received before the start of the next program year and that has not yet been reprogrammed.	\$6,000,000
2	The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3	The amount of surplus funds from urban renewal settlements.	0
4	The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan.	0
5	The amount of income from float-funded activities.	0
	Total Program Income:	\$6,000,000

2. **Other CDBG Requirements**

1	The amount of urgent need activities	0
2	The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income	90%

Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. This Annual Action Plan covers a one year period.

HOME Investment Partnership Program (HOME)

Reference 24 CFR 91.220(l)(2)

1. **A description of other forms of investment being used beyond those identified in Section 92.205 is as follows**

Salt Lake City does not utilize HOME funding beyond those identified in Section 92.205.

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows

In order to preserve the number of affordable housing units for continued benefit to low-income residents, Salt Lake City requires that HOME funds used to assist homeownership be recaptured whenever assisted units become vacant prior to the end of the affordability period that is commensurate with the amount of funding invested in the activity. Trust deeds or property restrictions are filed on appropriate properties to ensure compliance with the period of affordability.

Homeownership Recapture:

Salt Lake City follows the HOME recapture provisions established at §92.253(a)(5)(ii). Any remaining HOME assistance to the home buyer must be recovered if the housing does not continue to be the principal residence of the family for the duration of the period of affordability. The HOME investment that is subject to recapture is based on the direct subsidy amount which includes the HOME assistance that enabled the home buyer to buy the housing unit. In all cases, the recapture provisions are limited to the net proceeds of the sale. Salt Lake City requires all sub-recipients and CHDO's to follow the same recapture guidelines as outlined and required in the HOME rule. The City will utilize one of the following options:

- A) If it was determined that HOME regulations were not adhered to for initial approval of the homeowner or during the term of affordability, the entire HOME subsidy will be recaptured.
- B) In the event of change of title/ownership, the City will reduce the HOME investment amount to be recaptured on a pro-rata basis for the time the homeowner has owned and occupied the housing measured against the applicable affordability period.
- C) If the net proceeds are not sufficient to recapture the appropriate HOME investment plus enable the homeowner to recover the amount of the homeowner's down payment and any capital improvement investment made by the owner since purchase, the City will share the net proceeds. Net proceeds are the sales price minus loan repayment (other than HOME funds) and closing costs. The net proceeds will be divided proportionally on a pro-rata basis for the time the homeowner has owned and occupied the housing measured against the applicable affordability period. Owner investment returned first. The City may choose to permit the home buyer to recover the home buyer's entire investment (down payment and capital improvements made by the owner since purchase) before recapturing the HOME investment. This provision is intended to ensure a fair return on investment for the homeowner if a sale occurs during the period of affordability.

HOME Funds Provided for Homebuyer Activity subject to Recapture of HOME Funds	Minimum years of Affordability
Under \$15,000	5 Years
Between \$15,000 and \$40,000	10 Years
Over \$40,000	15 Years

Homeownership Resale:

Resale requirements will only apply to HOME-funded affordable homeownership opportunities provided using the Community Land Trust (CLT) model. In that model, Salt Lake City provides funding to a community land trust to sell homes at an affordable price while placing a 99-year leasehold on the estate. Resale provisions will be enforced by a recorded covenant signed by the land owner, the homebuyer, and the City, and also through a 99-year ground lease between the land owner (the trust) and the homebuyer. Under both the covenant and the ground lease, the home may be sold only to an income-qualified buyer who will occupy the home as a primary residence. The land owner, through the ground lease, shall have an option to purchase in order to ensure that the home is sold to an eligible buyer at an affordable price. The Resale Requirement will limit the sales price, as described below. The provision for determining the sales prices of CLT units incorporates historical appreciation data with an annual appreciation percentage for determining future sales prices. This provision is based on an objective standard and is included in the CLT lease agreement. This provision is intended to ensure a fair return on investment for the homeowner. The provision for determining homeowner return on capital improvements is included in the CLT lease under Construction Carried Out by Homeowner Requirements and Appraised Value of Homeowner's Ownership Interest at Resale or Formula Price.

Due to the growing costs of homes in the Salt Lake City residential market, the City has opted to implement a Homeownership Value Limit of \$378,100 for a single family home. Salt Lake City determined 95 percent of the median area purchase price for single family housing in the jurisdiction in accordance with procedures established at § 92.254(a)(2)(iii). Specifically, this purchase price was calculated based on a median sales price of \$398,000 (i.e. $\$398,000 \times 0.95 = \$378,100$) for single family homes. This figure is for both new construction and existing homes. The attached sales data includes a count of 2,361 sales since May 2020 and only includes addresses within incorporated Salt Lake City boundaries.

An analysis of Salt Lake City's homebuyer market demonstrates a reasonable range of low-income households will continue to qualify for mortgage financing assistance:

- US Census data, Salt Lake City, 2000-2018:
 - The median home values increased 89.8%, from \$152,400 to \$289,200

- The median household income increased by 52.6%, from \$36,944 in 2000 to \$56,370
- HUD, HOME Income Guidelines for 2020, Salt Lake County, 80% AMI for a family of 4: \$70,300
- US Census data, Salt Lake City, 2014-2018:
 - The number of households earning \$50,000 - \$74,999: 13,991 households, 17.9% of total population
 - The average monthly owner costs with a mortgage, \$1,534
- UtahRealEstate.com, May 2020, number of Salt Lake City listings between \$100,000-\$299,999: 554

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows

As stated above, Salt Lake City requires that HOME funds be recaptured whenever assisted units become vacant prior to the end of the affordability period that is commensurate with the amount of funding invested in the activity. In very rare cases, Salt Lake City will use HOME funds as an acquisition source for multifamily projects. With these rental activities, rental projects must meet the appropriate period of affordability or HOME funds provided to them will be recaptured by the City. Trust deeds or property restrictions are filed on appropriate properties to ensure compliance with the period of affordability.

Rental Housing Recapture:

All HOME-assisted units must meet the affordability requirements for not less than the applicable period specified below regardless of the term of any loan or mortgage, transfer of ownership, or repayment of loan funds.

Rental Housing Activity	Minimum years of Affordability
Rehab or acquisition of existing housing per unit amount of HOME funds under \$15,000	5 Years
Between \$15,000 and \$40,000	10 Years
Over \$40,000 or rehab involving refinancing	15 Years
New construction or acquisition of newly constructed housing	20 Years

4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows

Not applicable. Salt Lake City does not intend to use HOME funds to refinance multifamily housing debt.

Emergency Solutions Grant (ESG)

Reference 24 CFR 91.220(I)(4)

1. Include written standards for providing ESG assistance (may include as attachment)

The Emergency Solutions Grant (ESG) Policies include written standards for providing ESG assistance.

2. If the Continuum of Care has established centralized or coordinated assessment system that meets HUD requirements, describe that centralized or coordinated assessment system

The Salt Lake Continuum of Care has developed a collaborative, written coordinated assessment plan.

Consensus exists for a coordinated assessment plan that covers the entire Continuum of Care with a multi-access entry point quick assessment method for any homeless individual or family in need of emergency shelter or service. Our 211 system, service providers, government agencies, and others publicize all existing access points, striving to do everything we can to ensure individuals and families in need have clear direction for accessing appropriate services. After entry into an emergency service, individuals are tracked as they progress toward housing and/or support interventions. All homeless families and those individuals prioritized for permanent supportive housing placements are guided toward this centralized process and placed into one of several housing programs depending on assessment. Standardized assessments include a quick assessment for emergency services and eligibility and enrollment materials for housing placements.

Salt Lake City worked with partners as part of the Collective Impact process to further improve our coordinated assessment system. Representatives of the City worked with the CoC, ESG funders, and service providers to improve the coordinated assessment system to meet requirements set forth in Notice CPD-17-01. The new coordinated assessment system was approved by the Salt Lake County Homeless Coordinating Committee in January, 2018. Salt Lake City is continuing to work with the CoC, ESG funders, and service providers to operationalize these new requirements through the Coordinated Entry Task Group.

3. Identify the process for making sub-awards and describe how the ESG allocation available to private nonprofit organizations (including community and faith-based organizations) will be allocated

Granting sub-awards is an intensive, months-long process. It begins with applications being made available and education workshops held to explain different federal grant programs and eligible activities under each. Staff also reaches out to potential applicants through the Salt Lake Homeless Coordinating Council, the local Continuum of Care, the Utah Housing Coalition and others.

After the application period closes, a general needs hearing is conducted to help guide how ESG monies should be spent. Applications are discussed with a citizen board in a public forum. Applicants are invited to meet with

the citizen board to answer final questions or provide additional information regarding their programs and their role in the larger homeless services system structure.

The Community Development & Capital Improvement Programs Advisory Board (CDCIP Board) reviews the applications and makes a recommendation to the Salt Lake City Mayor based on federal guidelines, the 5 Year Consolidated Plan, and the City's long term homeless services strategies. The Mayor then makes a recommendation on funding to the City Council based on the CDCIP board recommendation, federal guidelines, the 5 Year Consolidated Plan, and the City's long -term homeless services strategies.

The City Council holds a public hearing for comment on the programs and proposed benefits of each. The City Council then makes a funding decision based on public comment, the Mayor's recommendation, federal guidelines, the 5 Year Consolidated Plan, and the City's long term homeless services strategies.

4. If the jurisdiction is unable to meet the homeless participation requirement in 24 CFR 576.405(a), the jurisdiction must specify its plan for reaching out to and consulting with homeless or formerly homeless individuals in considering policies and funding decisions regarding facilities and services funded under ESG

Before the Salt Lake City Council makes the final funding decisions for ESG funds, there are multiple venues for public outreach including two public hearings. Efforts are made to include participation from homeless and formerly homeless individuals. Emergency Solutions Grant funds, along with other public and private monies, are used by Salt Lake City to implement our short and long term homeless service goals.

Individuals experiencing homelessness often help the city craft and implement short-term and long-term service plans. Below are a few examples of how the city has created the opportunity for homeless persons to participate:

- Homeless individuals participated in the creation of the long-term homeless services situation assessment.
- The City interviewed over 100 homeless individuals as part of its Homeless Services Site Evaluation Commission in 2015.
- Summer of 2016, the City held a workshop specifically with individuals experiencing homelessness to draft the criteria used to locate new homeless resource centers.
- February 2017, a workshop was held with homeless individuals to gain feedback on the design, location and programming at new homeless resource centers.
- March 2018, Salt Lake City participated in a Homeless Youth Forum, which brought together a wide range of service providers together to discuss service delivery for homeless youth. There were approximately 20 homeless and formerly homeless youth who were dispersed amongst

the discussion groups and they provided valuable feedback on various service delivery systems.

- Summer of 2018, the City coordinated with Salt Lake County to collect survey data on funding priorities from individuals experiencing homelessness on two separate occasions.
- The City continues to reach out to persons with “lived experience” to help shape the services being prioritized and funded throughout the homeless services system.

ESG subgrantees and other homeless service providers routinely consult with current and formerly homeless individuals to make programming and service delivery decisions. There is representation from homeless and formerly homeless individuals on the Collective Impact Steering Committee and the CoC executive board.

5. Describe performance standards for evaluating ESG

Salt Lake City scores programs receiving Emergency Solutions Grant funding using the performance metrics required by the U.S. Department of Housing and Urban Development (HUD) and local priorities. In an effort to increase transparency, leverage resources, and maximize efficiencies, Salt Lake City does the following:

- All applications undergo a risk analysis prior to the awarding of funds.
- Standardized quarterly reporting is reviewed for compliance, timeliness, and accuracy.
- Monitoring and technical assistance risk analyses are performed on all subgrantees to determine which organization would benefit from monitoring or technical assistance visits.
- Collect information that supports the required performance measurement metrics and provides context on local initiatives.

To ensure consistent performance metrics, the Salt Lake Continuum of Care contracts with the State of Utah to administer HMIS, or Homeless Management Information System. All service agencies in the region and the rest of the state are under a uniform data standard for HUD reporting and local ESG funders. All ESG funded organizations participate in HMIS. Salt Lake City reviews HMIS data to ensure grantees are properly using funds as promised in their contracts and meeting larger City, Continuum of Care, and State goals.

Market Summary Report

The following report breaks down residential properties into price ranges (in increments of 50,000). If no properties fit a range, that range is not shown.

Search Criteria: State is Utah, Property Type is Single Family, County is Salt Lake, City is Salt Lake City, Number of Days Back at most 360 days back, Style is 2-Story or A-Frame or Bungalow/Cottage or Rambler/Ranch or Split-Entry/Bi-Level or Tri/Multi-Level or Tudor or Victorian, Short Sale is not Price subject to 3rd party approval or Price previously approved by 3rd Party, Offer Under 3rd Party Review is No, Construction Status is Blt./Standing, Zoning has any of Single-Family, Open House is No

Sold

Count: 2,361	Low: 132,474	High: 2,540,000	Median Price: 398,000	Average Price: 464,051	Median CDOM: 21
------------------------	------------------------	---------------------------	---------------------------------	----------------------------------	---------------------------

Sold Price Range	# Listings	Median CDOM
100,000 - 149,999	6	26
150,000 - 199,999	13	16
200,000 - 249,999	130	12
250,000 - 299,999	405	18
300,000 - 349,999	349	14
350,000 - 399,999	290	16
400,000 - 449,999	272	22
450,000 - 499,999	187	25
500,000 - 549,999	157	29
550,000 - 599,999	112	15
600,000 - 649,999	81	20
650,000 - 699,999	62	30
700,000 - 749,999	67	35
750,000 - 799,999	45	34
800,000 - 849,999	28	45
850,000 - 899,999	34	41
900,000 - 949,999	21	40
950,000 - 999,999	16	55
1,000,000 - 1,049,999	10	56
1,050,000 - 1,099,999	9	51
1,100,000 - 1,149,999	6	63
1,150,000 - 1,199,999	4	16
1,200,000 - 1,249,999	9	80
1,250,000 - 1,299,999	9	32
1,300,000 - 1,349,999	6	17
1,350,000 - 1,399,999	7	126
1,400,000 - 1,449,999	4	49
1,450,000 - 1,499,999	4	83
1,500,000 - 1,549,999	1	45

1,600,000 - 1,649,999	4	34
1,650,000 - 1,699,999	2	265
1,750,000 - 1,799,999	1	476
1,800,000 - 1,849,999	1	743
1,850,000 - 1,899,999	1	213
1,900,000 - 1,949,999	2	237
1,950,000 - 1,999,999	1	81
2,000,000 - 2,049,999	1	28
2,400,000 - 2,449,999	1	42
2,450,000 - 2,499,999	1	153
2,500,000 - 2,549,999	2	42

Prepared By:

Olga Crump

Equity Real Estate - Premier Elite Branch

801-809-0544

This report was generated automatically by the Wasatch Front Regional MLS on 05/20/2020 at 02:56 PM

Community Land Trust Ground Lease

SALT LAKE CITY CORPORATION

[INSERT TENANT NAME]

SALT LAKE CITY COMMUNITY LAND TRUST GROUND LEASE

TABLE OF CONTENTS

RECITALS

DEFINITIONS

ARTICLE 1: Homeowner's Letter of Agreement and Attorney's Letter of Acknowledgment or Homeowner's Waiver

ARTICLE 2: Leasing of Rights to the Land

- 2.1 CLT LEASES THE LAND TO HOMEOWNER:
- 2.2 MINERAL RIGHTS NOT LEASED TO HOMEOWNER

ARTICLE 3: Term of Lease, Change of Land Owner

- 3.1 TERM OF LEASE IS 99 YEARS
- 3.2 HOMEOWNER CAN RENEW LEASE FOR ANOTHER 99 YEARS
- 3.3 WHAT HAPPENS IF CLT DECIDES TO SELL THE LEASED LAND

ARTICLE 4: Use of Leased Land

- 4.1 HOMEOWNER MAY USE THE HOME ONLY FOR RESIDENTIAL AND RELATED PURPOSES
- 4.2 HOMEOWNER MUST USE THE HOME AND LEASED LAND RESPONSIBLY AND IN COMPLIANCE WITH THE LAW
- 4.3 HOMEOWNER IS RESPONSIBLE FOR USE BY OTHERS
- 4.4 HOMEOWNER MUST OCCUPY THE HOME FOR AT LEAST 10 MONTHS EACH YEAR
- 4.5 LEASED LAND MAY NOT BE SUBLEASED WITHOUT CLT'S PERMISSION
- 4.6 CLT HAS A RIGHT TO INSPECT THE LEASED LAND
- 4.7 HOMEOWNER HAS A RIGHT TO QUIET ENJOYMENT

ARTICLE 5: Lease Fee

- 5.1 AMOUNT OF LEASE FEE
- 5.2 WHEN THE LEASE FEE IS TO BE PAID
- 5.3 HOW THE AMOUNT OF THE LAND USE FEE HAS BEEN DETERMINED
- 5.4 CLT MAY REDUCE OR SUSPEND THE LEASE FEE TO IMPROVE AFFORDABILITY
- 5.5 FEES MAY BE INCREASED FROM TIME TO TIME
- 5.6 LAND USE FEE WILL BE INCREASED IF RESTRICTIONS ARE REMOVED
- 5.7 IF PAYMENT IS LATE, INTEREST CAN BE CHARGED
- 5.8 CLT CAN COLLECT UNPAID FEES WHEN HOME IS SOLD

ARTICLE 6: Taxes and Assessments

- 6.1 HOMEOWNER IS RESPONSIBLE FOR PAYING ALL TAXES AND ASSESSMENTS
- 6.2 CLT WILL PASS ON ANY TAX BILLS IT RECEIVES TO HOMEOWNER
- 6.3 HOMEOWNER HAS A RIGHT TO CONTEST TAXES

- 6.4 IF HOMEOWNER FAILS TO PAY TAXES, CLT MAY INCREASE LEASE FEE
- 6.5 PARTY THAT PAYS TAXES MUST SHOW PROOF

ARTICLE 7: The Home

- 7.1 HOMEOWNER OWNS THE HOUSE AND ALL OTHER IMPROVEMENTS ON THE LEASED LAND
- 7.2 HOMEOWNER PURCHASES HOME WHEN SIGNING LEASE
- 7.3 CONSTRUCTION CARRIED OUT BY HOMEOWNER MUST COMPLY WITH CERTAIN REQUIREMENTS
- 7.4 HOMEOWNER MAY NOT ALLOW STATUTORY LIENS TO REMAIN AGAINST LEASED LAND OR HOME
- 7.5 HOMEOWNER IS RESPONSIBLE FOR SERVICES, MAINTENANCE AND REPAIRS
- 7.6 A REPAIR AND REPLACEMENT RESERVE FUND IS ESTABLISHED TO SUPPORT FUTURE REPAIRS
- 7.7 WHEN LEASE ENDS, OWNERSHIP REVERTS TO CLT, WHICH SHALL REIMBURSE HOMEOWNER

ARTICLE 8: Financing

- 8.1 HOMEOWNER CANNOT MORTGAGE THE HOME WITHOUT CLT's PERMISSION
- 8.2 BY SIGNING LEASE, CLT GIVES PERMISSION FOR ORIGINAL MORTGAGE
- 8.3 HOMEOWNER MUST GET SPECIFIC PERMISSION FOR REFINANCING OR OTHER SUBSEQUENT MORTGAGES.
- 8.4 CLT IS REQUIRED TO PERMIT A "STANDARD PERMITTED MORTGAGE"
- 8.5 A PERMITTED MORTGAGEE HAS CERTAIN OBLIGATIONS UNDER THE LEASE
- 8.6 A PERMITTED MORTGAGEE HAS CERTAIN RIGHTS UNDER THE LEASE
- 8.7 IN THE EVENT OF FORECLOSURE, ANY PROCEEDS IN EXCESS OF THE PURCHASE OPTION PRICE WILL GO TO CLT

ARTICLE 9: Liability, Insurance, Damage and Destruction, Eminent Domain

- 9.1 HOMEOWNER ASSUMES ALL LIABILITY
- 9.2 HOMEOWNER MUST DEFEND CLT AGAINST ALL CLAIMS OF LIABILITY
- 9.3 HOMEOWNER MUST REIMBURSE CLT
- 9.4 HOMEOWNER MUST INSURE THE HOME AGAINST LOSS AND MUST MAINTAIN LIABILITY INSURANCE ON HOME AND LEASED LAND
- 9.5 WHAT HAPPENS IF HOME IS DAMAGED OR DESTROYED
- 9.6 WHAT HAPPENS IF SOME OR ALL OF THE LAND IS TAKEN FOR PUBLIC USE
- 9.7 IF PART OF THE LAND IS TAKEN, THE LEASE FEE MAY BE REDUCED
- 9.8 IF LEASE IS TERMINATED BY DAMAGE, DESTRUCTION OR TAKING, CLT WILL TRY TO HELP HOMEOWNER BUY ANOTHER CLT HOME

ARTICLE 10: Transfer of the Home

- 10.1 INTENT OF THIS ARTICLE IS TO PRESERVE AFFORDABILITY

- 10.2 HOMEOWNER MAY TRANSFER HOME ONLY TO CLT OR QUALIFIED PERSONS
- 10.3 THE HOME MAY BE TRANSFERRED TO CERTAIN HEIRS OF HOMEOWNER
- 10.4 HOMEOWNER'S NOTICE OF INTENT TO SELL
- 10.5 CLT HAS AN OPTION TO PURCHASE THE HOME
- 10.6 IF PURCHASE OPTION EXPIRES, HOMEOWNER MAY SELL ON CERTAIN TERMS
- 10.7 AFTER ONE-YEAR CLT SHALL HAVE POWER OF ATTORNEY TO CONDUCT SALE
- 10.8 PURCHASE OPTION PRICE EQUALS LESSER OF APPRAISED VALUE OF HOMEOWNER'S OWNERSHIP INTEREST OR FORMULA PRICE
- 10.9 HOW THE VALUE OF HOMEOWNER'S OWNERSHIP INTEREST IS DETERMINED
- 10.10 HOW THE FORMULA PRICE IS CALCULATED
- 10.11 QUALIFIED PURCHASER SHALL RECEIVE NEW LEASE
- 10.12 HOMEOWNER AND PURCHASER PAY LEASE TERMINATION FEE
- 10.13 HOMEOWNER REQUIRED TO MAKE NECESSARY REPAIRS AT TRANSFER

ARTICLE 11: Reserved

ARTICLE 12: Default

- 12.1 WHAT HAPPENS IF HOMEOWNER FAILS TO MAKE REQUIRED PAYMENTS TO THE CLT
- 12.2 WHAT HAPPENS IF HOMEOWNER VIOLATES OTHER (NONMONETARY) TERMS OF THE LEASE
- 12.3 WHAT HAPPENS IF HOMEOWNER DEFAULTS AS A RESULT OF JUDICIAL PROCESS
- 12.4 A DEFAULT (UNCURED VIOLATION) GIVES CLT THE RIGHT TO TERMINATE THE LEASE OR EXERCISE ITS PURCHASE OPTION

ARTICLE 13: Mediation and Arbitration

- 13.1 MEDIATION AND ARBITRATION ARE PERMITTED
- 13.2 HOMEOWNER AND CLT SHALL SHARE COST OF ANY MEDIATION OR ARBITRATION

ARTICLE 14: General Provisions

- 14.1 HOMEOWNER'S MEMBERSHIP IN CLT
- 14.2 NOTICES
- 14.3 NO BROKERAGE
- 14.4 SEVERABILITY AND DURATION OF LEASE
- 14.5 RIGHT OF FIRST REFUSAL IN LIEU OF OPTION
- 14.6 WAIVER
- 14.7 CLT'S RIGHT TO PROSECUTE OR DEFEND
- 14.8 CONSTRUCTION
- 14.9 HEADINGS AND TABLE OF CONTENTS

- 14.10 PARTIES BOUND
- 14.11 GOVERNING LAW
- 14.12 RECORDING

Exhibits That Must Be Attached

- Exhibit LETTER OF AGREEMENT
- Exhibit ATTORNEY’S LETTER OF ACKNOWLEDGMENT OR HOMEOWNER’S WAIVER
- Exhibit LEASED LAND
- Exhibit DEED
- Exhibit PERMITTED MORTGAGES
- Exhibit FIRST REFUSAL

Other Exhibits to be attached as Appropriate

- Exhibit ZONING
- Exhibit RESTRICTIONS
- Exhibit INITIAL APPRAISAL

APPENDIX: Alternative versions of Article 10

**SALT LAKE CITY
COMMUNITY LAND TRUST
GROUND LEASE**

THIS SALT LAKE CITY COMMUNITY LAND TRUST GROUND LEASE (this “Lease” or the “Lease”) entered into as of the “Effective Date” (as defined herein), between SALT LAKE CITY CORPORATION, in connection with its COMMUNITY LAND TRUST program (“CLT”) and _____ (“Homeowner”).

RECITALS

- A.** Salt Lake City Corporation has created a Salt Lake City Community Land Trust program (CLT) for the purpose of providing homeownership opportunities for low and moderate income people who would otherwise be unable to afford homeownership.
- B.** A goal of the CLT is to preserve affordable homeownership opportunities through the long-term leasing of land under owner-occupied homes.
- C.** The Leased Land described in this Lease has been acquired and is being leased by the CLT in furtherance of this goal.
- D.** The Homeowner shares the purposes of the CLT and has agreed to enter into this Lease not only to obtain the benefits of homeownership, but also to further the charitable purposes of the CLT.

E. Homeowner and CLT recognize the special nature of the terms of this Lease, and each of them accepts these terms, including those terms that affect the marketing and resale price of the property now being purchased by the Homeowner.

F. Homeowner and CLT agree that the terms of this Lease further their shared goals over an extended period of time and through a succession of owners.

NOW THEREFORE, Homeowner and CLT agree on all of the terms and conditions of this Lease as set forth below.

DEFINITIONS: Homeowner and CLT agree on the following definitions of key terms used in this Lease.

Effective Date: the date on which both parties have executed this Lease and it has been recorded with the Salt Lake City Recorder's Office.

Leased Land: the parcel of land, described in Exhibit: LEASED LAND that is leased to the Homeowner.

Home: the residential structure and other permanent improvements located on the Leased Land and owned by the Homeowner, including both the original Home described in Exhibit: DEED, and all permanent improvements added thereafter by Homeowner at Homeowner's expense.

Base Price: the total price that is paid for the Home by the Homeowner (including the amount provided by a first mortgage loan but not including subsidy in the form of deferred loans to the Homeowner).

Purchase Option Price: the maximum price the Homeowner is allowed to receive for the sale of the Home and the Homeowner's right to possess, occupy and use the Leased Land, as defined in Article 10 of this Lease.

Lease Fee: The monthly fee that the Homeowner pays to the CLT for the continuing use of the Leased Land and any additional amounts that the CLT charges to the Homeowner for reasons permitted by this Lease.

Permitted Mortgage: A mortgage or deed of trust on the Home and the Homeowner's right to possess, occupy and use the Leased Land granted to a lender by the Homeowner with the CLT's Permission. The Homeowner may not mortgage the CLT's interest in the Leased Land, and may not grant any mortgage or deed of trust without CLT's Permission.

Event of Default: Any violation of the terms of the Lease unless it has been corrected ("cured") by Homeowner or the holder of a Permitted Mortgage in the specified period of time after a written Notice of Default has been given by CLT.

ARTICLE 1: Homeowner's Letter of Agreement and Attorney's Letter of Acknowledgment or Homeowner's Waiver

Attached as Exhibit HOMEOWNER'S LETTER OF AGREEMENT and Exhibit ATTORNEY'S LETTER OF ACKNOWLEDGMENT OR HOMEOWNER'S WAIVER and made part of this Lease by reference is a Letter of Agreement from the Homeowner, describing the Homeowner's understanding and acceptance of this Lease (including the parts of the Lease that affect the resale of the Home).

Homeowner understands and acknowledges that Homeowner has had the opportunity to have an attorney review this Lease, the Homeowner's Letter of Agreement, the Deed, and any other materials provided by the CLT, and advise Homeowner regarding Homeowner's rights and obligations under these documents, and the present and foreseeable risks and legal consequences of the transaction. Homeowner further acknowledges that Homeowner is entering into this transaction in reliance on Homeowner's own judgment and upon Homeowner's investigation of the facts. If Homeowner elects to consult with an attorney, the attorney shall provide an Attorney's Letter of Acknowledgement to be attached as an Exhibit to this Lease. Alternatively, if Homeowner does not consult with an attorney, Homeowner will provide a Homeowner's Waiver to be attached as an Exhibit to this Lease.

ARTICLE 2: Leasing of Rights to the Land

2.1 CLT LEASES THE LAND TO HOMEOWNER: The CLT hereby leases to the Homeowner, and Homeowner hereby accepts, the right to possess, occupy and use the Leased Land (described in the attached Exhibit LEASED LAND) in accordance with the terms of this Lease. CLT has furnished to Homeowner a copy of the most current title report, if any, obtained by CLT for the Leased Land, and Homeowner accepts title to the Leased Land in its condition "as is" as of the signing of this Lease.

2.2 MINERAL RIGHTS NOT LEASED TO HOMEOWNER: CLT does not lease to Homeowner the right to remove from the Leased Land any minerals lying beneath the Leased Land's surface. Ownership of such minerals remains with the CLT, but the CLT shall not remove any such minerals from the Leased Land without the Homeowner's written permission.

ARTICLE 3: Term of Lease, Change of Land Owner

3.1 TERM OF LEASE IS 99 YEARS: This Lease shall remain in effect for 99 years, beginning on the Effective Date, and ending on the _____ day of _____, 20____, unless ended sooner or renewed as provided below.

3.2 HOMEOWNER CAN RENEW LEASE FOR ANOTHER 99 YEARS: Homeowner may renew this Lease for one additional period of 99 years. The CLT may change the terms of the Lease for the renewal period prior to the beginning of the renewal period but only if these changes do not materially and adversely interfere with the rights possessed by Homeowner under the Lease. Not more than 365 nor less than 180 days before the last day of the first 99-year period, CLT shall give Homeowner a written notice that states the date of the expiration of the first 99-year period and the conditions for renewal as set forth in the following paragraph ("the Expiration Notice"). The Expiration Notice shall also describe any changes that CLT intends to make in the Lease for the renewal period as permitted above.

The Homeowner shall then have the right to renew the Lease only if the following conditions are met: (a) within 60 days of receipt of the Expiration Notice, the Homeowner shall give CLT written notice stating the Homeowner's desire to renew ("the Renewal Notice"); (b) this Lease shall be in effect on the last day of the original 99-year term, and (c) the Homeowner shall not be in default under this Lease or under any Permitted Mortgage on the last day of the original 99-year term.

When Homeowner has exercised the option to renew, Homeowner and CLT shall sign a memorandum stating that the option has been exercised. The memorandum shall comply with the requirements for a notice of lease as stated in Section 14.12 below. The CLT shall record this memorandum in accordance with the requirements of law promptly after the beginning of the renewal period.

3.3 WHAT HAPPENS IF CLT DECIDES TO SELL THE LEASED LAND: If ownership of the Leased Land is ever transferred by CLT (whether voluntarily or involuntarily) to any other person or institution, this Lease shall not cease, but shall remain binding on the new landowner as well as the Homeowner. If CLT agrees to transfer the Leased Land to any person or institution other than a non-profit corporation, charitable trust, government agency or other similar institution sharing the goals described in the Recitals above, the Homeowner shall have a right of first refusal to purchase the Leased Land. The details of this right shall be as stated in the attached Exhibit FIRST REFUSAL. Any sale or other transfer contrary to this Section 3.3 shall be null and void.

ARTICLE 4: Use of Leased Land

4.1 HOMEOWNER MAY USE THE HOME ONLY FOR RESIDENTIAL AND RELATED PURPOSES: Homeowner shall use, and allow others to use, the Home and Leased Land only for residential purposes and any activities related to residential use that are permitted by local zoning law.

4.2 HOMEOWNER MUST USE THE HOME AND LEASED LAND RESPONSIBLY AND IN COMPLIANCE WITH THE LAW: Homeowner shall use the Home and Leased Land in a way that will not cause harm to others or create any public nuisance. Homeowner shall dispose of all waste in a safe and sanitary manner. Homeowner shall maintain all parts of the Home and Leased Land in safe, sound and habitable condition, in full compliance with all laws and regulations, and in the condition that is required to maintain the insurance coverage required by Section 9.4 of this Lease.

4.3 HOMEOWNER IS RESPONSIBLE FOR USE BY OTHERS: Homeowner shall be responsible for the use of the Home and Leased Land by all residents and visitors and anyone else using the Leased Land with Homeowner's permission and shall make all such people aware of the restrictions on use set forth in this Lease.

4.4 HOMEOWNER MUST OCCUPY THE HOME FOR AT LEAST TEN (10) MONTHS EACH YEAR: Homeowner shall occupy the Home for at least 10 months of each year of this Lease, unless otherwise agreed by CLT. Occupancy by Homeowner's child, spouse, domestic partner or other persons approved by CLT shall be considered occupancy by Homeowner. Neither compliance with the occupancy requirement nor CLT's permission for an extended period of non-occupancy constitutes permission to sublease the Leased Land and Home, which is addressed in Section 4.5 below.

4.5 LEASED LAND MAY NOT BE SUBLEASED WITHOUT CLT'S PERMISSION. Except as otherwise provided in Article 8 and Article 10, Homeowner shall not sublease, sell or otherwise convey any of Homeowner's rights under this Lease, for any period of time, without the written permission of CLT. Homeowner agrees that CLT shall have the right to withhold such consent in order to further the purposes of this Lease.

If permission for subleasing is granted, the sublease shall be subject to the following conditions.

- a) Any sublease shall be subject to all of the terms of this Lease.
- b) The rental or occupancy fee charged the sub-lessee shall not be more than the amount of the Lease Fee charged the Homeowner by the CLT, plus an amount approved by CLT to cover Homeowner's costs in owning the Home, including but not limited to the cost of the homeowner's mortgage payment including principal, interest taxes, insurance and homeowner or condominium association dues, if applicable.

4.6 CLT HAS A RIGHT TO INSPECT THE LEASED LAND: The CLT may inspect any part of the Leased Land at any reasonable time, after notifying the Homeowner at least 24 hours before the planned inspection. No more than one regular inspection may be carried out in a single year, except in the case of an emergency. In an emergency, the CLT may inspect any part of the Leased Land and Home, after making reasonable efforts to inform the Homeowner before the inspection. Should deficiencies be identified during the course of an inspection, the CLT reserves the right to re-inspect the property to ensure they were remedied.

In addition, if the CLT has received an Intent-To-Sell Notice (as described in Section 10.4 below), then the CLT has the right to inspect the interiors of all fully enclosed buildings to determine their condition prior to the sale. The CLT must notify the Homeowner at least 24 hours before carrying out such inspection.

4.7 HOMEOWNER HAS A RIGHT TO QUIET ENJOYMENT: Homeowner has the right to quiet enjoyment of the Leased Land. The CLT has no desire or intention to interfere with the personal lives, associations, expressions, or actions of the Homeowner in any way not permitted by this Lease.

ARTICLE 5: Lease Fee

5.1 AMOUNT OF LEASE FEE: The Homeowner shall pay a monthly Lease Fee in an amount equal to the sum of (a) a Land Use Fee of \$50 to be paid in return for the continuing right to possess, occupy and use the Leased Land, plus (b) a Repair and Replacement Reserve Fee of \$35 to be held by the CLT and used for the purpose of preserving the physical quality of the Home for the long term in accordance with Section 7.6 below.

5.2 WHEN THE LEASE FEE IS TO BE PAID: The Lease Fee shall be payable to CLT on the first day of each month for as long as this Lease remains in effect, unless the Lease Fee is to be escrowed and paid by a Permitted Mortgagee, in which case payment shall be made as directed by that Mortgagee.

5.3 HOW THE AMOUNT OF THE LAND USE FEE HAS BEEN DETERMINED: The amount of the Land Use Fee stated in Section 5.1 above has been determined as follows. First, the approximate monthly fair rental value of the Leased Land has been established, as of the beginning of the Lease term, recognizing that the fair rental value is reduced by certain restrictions imposed by the Lease on the use of the Land. Then the affordability of this monthly amount, plus the amount of the Repair Reserve Fee, for the Homeowner has been analyzed and, if necessary, the Land Use has been reduced to an amount considered to be affordable for Homeowner.

5.4 CLT MAY REDUCE OR SUSPEND THE LEASE FEE TO IMPROVE

AFFORDABILITY: CLT may reduce or suspend the total amount of the Lease Fee for a period of time for the purpose of improving the affordability of the Homeowner's monthly housing costs. Any such reduction or suspension must be in writing and signed by CLT.

5.5 FEES MAY BE INCREASED FROM TIME TO TIME: The CLT may increase the amount of the Land Use Fee and/or the Repair Reserve Fee from time to time, but not more often than once every 2 years. Each time such amounts are increased, the total percentage of increase since the date this Lease was signed shall not be greater than the percentage of increase, over the same period of time, in the Consumer Price Index for urban wage earners and clerical workers for the urban area in which the Leased Land is located.

5.6 LAND USE FEE WILL BE INCREASED IF RESTRICTIONS ARE REMOVED: If, for any reason, the provisions of Article 10 regarding transfers of the Home or Sections 4.4 and 4.5 regarding occupancy and subleasing are suspended or invalidated for any period of time, then during that time the Land Use Fee shall be increased to an amount calculated by CLT to equal the fair rental value of the Leased Land for use not restricted by the suspended provisions, but initially an amount not exceeding ____ dollars. Such increase shall become effective upon CLT's written notice to Homeowner. Thereafter, for so long as these restrictions are not reinstated in the Lease, the CLT may, from time to time, further increase the amount of such Land Use Fee, provided that the amount of the Land Use Fee does not exceed the fair rental value of the property, and provided that such increases do not occur more often than once in every 2 years.

5.7 IF PAYMENT IS LATE, INTEREST CAN BE CHARGED: If the CLT has not received any monthly installment of the Lease Fee on or before the date on which the such installment first becomes payable under this Lease (the "Due Date"), the CLT may require Homeowner to pay interest on the unpaid amount from the Due Date through and including the date such payment or installment is received by CLT, at a rate not to exceed 4%. Such interest shall be deemed additional Lease Fee and shall be paid by Homeowner to CLT upon demand; provided, however, that CLT shall waive any such interest that would otherwise be payable to CLT if such payment of the Lease Fee is received by CLT on or before the thirtieth (30th) day after the Due Date.

5.8 CLT CAN COLLECT UNPAID FEES WHEN HOME IS SOLD: In the event that any amount of payable Lease Fee remains unpaid when the Home is sold, the outstanding amount of payable Lease Fee, including any interest as provided above, shall be paid to CLT out of any proceeds from the sale that would otherwise be due to Homeowner. The CLT shall have, and the Homeowner hereby consents to, a lien upon the Home for any unpaid Lease Fee. Such lien shall be prior to all other liens and encumbrances on the Home except (a) liens and encumbrances recorded before the recording of this Lease, (b) Permitted Mortgages as defined in section 8.1 below; and (c) liens for real property taxes and other governmental assessments or charges against the Home.

ARTICLE 6: Taxes and Assessments**6.1 HOMEOWNER IS RESPONSIBLE FOR PAYING ALL TAXES AND**

ASSESSMENTS: Homeowner shall pay directly; when due, all taxes and governmental

assessments that relate to the Home and the Leased Land (including any taxes relating to the CLT's interest in the Leased Land).

6.2 CLT WILL PASS ON ANY TAX BILLS IT RECEIVES TO HOMEOWNER: In the event that the local taxing authority bills CLT for any portion of the taxes on the Home or Leased Land, CLT shall pass the bill to Homeowner and Homeowner shall promptly pay this bill.

6.3 HOMEOWNER HAS A RIGHT TO CONTEST TAXES: Homeowner shall have the right to contest the amount or validity of any taxes relating to the Home and Leased Land. Upon receiving a reasonable request from Homeowner for assistance in this matter, CLT shall join in contesting such taxes. All costs of such proceedings shall be paid by Homeowner.

6.4 IF HOMEOWNER FAILS TO PAY TAXES, CLT MAY INCREASE LEASE FEE: In the event that Homeowner fails to pay the taxes or other charges described in Section 6.1 above, CLT may increase Homeowner's Lease Fee to offset the amount of taxes and other charges owed by Homeowner. Upon collecting any such amount, CLT shall pay the amount collected to the taxing authority in a timely manner.

6.5 PARTY THAT PAYS TAXES MUST SHOW PROOF: When either party pays taxes relating to the Home or Leased Land, that party shall furnish satisfactory evidence of the payment to the other party. A photocopy of a receipt shall be the usual method of furnishing such evidence.

ARTICLE 7: The Home

7.1 HOMEOWNER OWNS THE HOUSE AND ALL OTHER IMPROVEMENTS ON THE LEASED LAND: All structures, including the house, fixtures, and other improvements purchased, constructed, or installed by the Homeowner on any part of the Leased Land at any time during the term of this Lease (collectively, the "Home") shall be property of the Homeowner. Title to the Home shall be and remain vested in the Homeowner. However, Homeowner's rights of ownership are limited by certain provisions of this Lease, including provisions regarding the sale or leasing of the Home by the Homeowner and the CLT's option to purchase the Home. In addition, Homeowner shall not remove any part of the Home from the Leased Land without CLT's prior written consent.

7.2 HOMEOWNER PURCHASES HOME WHEN SIGNING LEASE: Upon the signing of this Lease, Homeowner is simultaneously purchasing the Home located at that time on the Leased Land, as described in the Deed, a copy of which is attached to this Lease as Exhibit: DEED.

7.3 CONSTRUCTION CARRIED OUT BY HOMEOWNER MUST COMPLY WITH CERTAIN REQUIREMENTS: Any construction in connection with the Home is permitted only if the following requirements are met: (a) all costs shall be paid for by the Homeowner; (b) all construction shall be performed in a professional manner and shall comply with all applicable laws and regulations; (c) all changes in the Home shall be consistent with the permitted uses described in Article 4; (d) the footprint, square-footage, or height of the house

shall not be increased and new structures shall not be built or installed on the Leased Land without the prior written consent of CLT.

For any construction requiring CLT's prior written consent, Homeowner shall submit a written request to the CLT. Such request shall include:

- a) a written statement of the reasons for undertaking the construction;
- b) a set of drawings (floor plan and elevations) showing the dimensions of the proposed construction;
- c) a list of the necessary materials, with quantities needed;
- d) a statement of who will do the work;
- e) before construction can begin, Homeowner shall provide CLT with copies of all necessary building permits, if not previously provided.

If the CLT finds it needs additional information it shall request such information from Homeowner within two weeks of receipt of Homeowner's request. The CLT then, within two weeks of receiving all necessary information (including any additional information it may have requested) shall give Homeowner either its written consent or a written statement of its reasons for not consenting. Before construction can begin, Homeowner shall provide CLT with copies of all necessary building permits, if not previously provided.

7.4 HOMEOWNER MAY NOT ALLOW STATUTORY LIENS TO REMAIN AGAINST LEASED LAND OR HOME: No lien of any type shall attach to the CLT's title to the Leased Land. Homeowner shall not permit any statutory or similar lien to be filed against the Leased Land or the Home which remains more than 60 days after it has been filed. Homeowner shall take action to discharge such lien, whether by means of payment, deposit, bond, court order, or other means permitted by law. If Homeowner fails to discharge such lien within the 60-day period, then Homeowner shall immediately notify CLT of such failure. CLT shall have the right to discharge the lien by paying the amount in question. Homeowner may, at Homeowner's expense, contest the validity of any such asserted lien, provided Homeowner has furnished a bond or other acceptable surety in an amount sufficient to release the Leased Land from such lien. Any amounts paid by CLT to discharge such liens shall be treated as an additional Lease Fee payable by Homeowner upon demand.

7.5 HOMEOWNER IS RESPONSIBLE FOR SERVICES, MAINTENANCE AND REPAIRS: Homeowner hereby assumes responsibility for furnishing all services or facilities on the Leased Land, including but not limited to heat, electricity, air conditioning and water. CLT shall not be required to furnish any services or facilities or to make any repairs to the Home. Homeowner shall maintain the Home and Leased Land as required by Section 4.2 above and shall see that all necessary repairs and replacements are accomplished when needed.

7.6 A REPAIR AND REPLACEMENT RESERVE FUND IS ESTABLISHED TO SUPPORT FUTURE REPAIRS: In order to encourage homeowner success as well as protect the CLT's asset, a repair reserve will be established to help finance the repair and replacement of critical components of the Home such as the roof, siding, windows, HVAC and hot water heater. The repair and replacement reserve fee will be included in the homeowner's monthly mortgage payment in the amount of \$35 per month. Given the nominal amount of the monthly

reserve, it is not anticipated that there will be adequate funds in the reserve to pay for the full replacement of any of the eligible components, and the Homeowner remains solely responsible for the full cost of such repairs and replacements. The CLT will maintain the repair and replacement reserve, and the funds are accessible by the Homeowner only for CLT approved repairs and replacements. When the Homeowner sells the property, the balance of the repair reserve will remain with the CLT and can be used by future homeowners.

7.7 WHEN LEASE ENDS, OWNERSHIP REVERTS TO CLT, WHICH SHALL REIMBURSE HOMEOWNER: Upon the expiration or termination of this Lease, ownership of the Home shall revert to CLT. Upon thus assuming title to the Home, CLT shall promptly pay an amount equal to the Purchase Option Price to the Homeowner and Permitted Mortgagee(s), as follows:

FIRST, CLT shall pay any Permitted Mortgagee(s) the full amount owed to such mortgagee(s) by Homeowner in so far as the amount does not exceed the Purchase Option Price. In no event shall the total amount that the CLT is required to pay Permitted Mortgages be greater than the Purchase Option Price;

SECOND, CLT shall pay the Homeowner the balance of the Purchase Option Price calculated in accordance with Article 10 below, as of the time of reversion of ownership, less the total amount of any unpaid Lease Fee and any other amounts owed to the CLT under the terms of this Lease. The Homeowner shall be responsible for any costs necessary to clear any additional liens or other charges related to the Home which may be assessed against the Home. If the Homeowner fails to clear such liens or charges, the balance due the Homeowner shall also be reduced by the amount necessary to release such liens or charges, including reasonable attorneys' fees incurred by the CLT.

ARTICLE 8: Financing

8.1 HOMEOWNER CANNOT MORTGAGE THE HOME WITHOUT CLT'S PERMISSION: The Homeowner may mortgage the Home only with the written permission of CLT. Any mortgage or deed of trust permitted in writing by the CLT is defined as a Permitted Mortgage, and the holder of such a mortgage or deed of trust is defined as a Permitted Mortgagee.

8.2 BY SIGNING LEASE, CLT GIVES PERMISSION FOR ORIGINAL MORTGAGE. By signing this Lease, CLT gives written permission for any mortgage or deed of trust signed by the Homeowner effective on the day this Lease is signed for the purpose of financing Homeowner's purchase of the Home.

8.3 HOMEOWNER MUST GET SPECIFIC PERMISSION FOR REFINANCING OR OTHER SUBSEQUENT MORTGAGES. If, at any time subsequent to the purchase of the Home and signing of the Lease, the Homeowner seeks a loan that is to be secured by a mortgage on the Home (to refinance an existing Permitted Mortgage or to finance home repairs or for any other purpose), Homeowner must inform CLT, in writing, of the proposed terms and conditions of such mortgage loan at least 15 business days prior to the expected closing of the loan. The information to be provided to the CLT must include:

- a. the name of the proposed lender;
- b. Homeowner's reason for requesting the loan;

- c. the principal amount of the proposed loan and the total mortgage debt that will result from the combination of the loan and existing mortgage debt, if any;
- d. expected closing costs;
- e. the rate of interest;
- f. the repayment schedule;
- g. a copy of the appraisal commissioned in connection with the loan request.

CLT may also require Homeowner to submit additional information. CLT will not permit such a mortgage loan if the loan increases Homeowner's total mortgage debt to an amount greater than 80% of the then current Purchase Option Price, calculated in accordance with Article 10 below, or if the terms of the transaction otherwise threaten the interests of either the Homeowner or the CLT.

8.4 CLT IS REQUIRED TO PERMIT A "STANDARD PERMITTED MORTGAGE." The CLT shall be required to permit any mortgage for which the mortgagee has signed a "Standard Permitted Mortgage Agreement" as set forth in "Exhibit: Permitted Mortgages, Part C," and for which the loan secured thereby does not increase Homeowner's total mortgage debt to an amount greater than the lesser of (a) 105% of the then current Purchase Option Price, calculated in accordance with Article 10 below, or (b) the total of the acquisition cost, plus closing costs from the CLT, plus the first year hazard insurance premium, plus prepaid amounts for the escrow account, plus the cost of the appraisal, less the required homeowner contribution.

8.5 A PERMITTED MORTGAGEE HAS CERTAIN OBLIGATIONS UNDER THE LEASE. Any Permitted Mortgagee shall be bound by each of the requirements stated in "Exhibit: Permitted Mortgages, Part A, Obligations of Permitted Mortgagee," which is made a part of this Lease by reference, unless the particular requirement is removed, contradicted or modified by a Rider to this Lease signed by the Homeowner and the CLT to modify the terms of the Lease during the term of the Permitted Mortgage.

8.6 A PERMITTED MORTGAGEE HAS CERTAIN RIGHTS UNDER THE LEASE. Any Permitted Mortgagee shall have all of the rights and protections stated in "Exhibit: Permitted Mortgages, Part B, Rights of Permitted Mortgagee," which is made a part of this Lease by reference.

8.7 IN THE EVENT OF FORECLOSURE, ANY PROCEEDS IN EXCESS OF THE PURCHASE OPTION PRICE WILL GO TO CLT. Homeowner and CLT recognize that it would be contrary to the purposes of this agreement if Homeowner could receive more than the Purchase Option Price as the result of the foreclosure of a mortgage. Therefore, Homeowner hereby irrevocably assigns to CLT all net proceeds of sale of the Home that would otherwise have been payable to Homeowner and that exceed the amount of net proceeds that Homeowner would have received if the property had been sold for the Purchase Option Price, calculated as described in Section 10.10 below. Homeowner authorizes and instructs the Permitted Mortgagee, or any party conducting any sale, to pay such excess amount directly to CLT. If, for any reason, such excess amount is paid to Homeowner, Homeowner hereby agrees to promptly pay such amount to CLT.

ARTICLE 9: Liability, Insurance, Damage and Destruction, Eminent Domain

9.1 HOMEOWNER ASSUMES ALL LIABILITY. Homeowner assumes all responsibility and liability related to Homeowner's possession, occupancy and use of the Leased Land.

9.2 HOMEOWNER MUST DEFEND CLT AGAINST ALL CLAIMS OF LIABILITY. Homeowner shall defend, indemnify and hold CLT harmless against all liability and claims of liability for injury or damage to person or property from any cause on or about the Leased Land. Homeowner waives all claims against CLT for injury or damage on or about the Leased Land. However, CLT shall remain liable for injury or damage due to the grossly negligent or intentional acts or omissions of CLT or CLT's agents or employees.

9.3 HOMEOWNER MUST REIMBURSE CLT. In the event the CLT shall be required to pay any sum that is the Homeowner's responsibility or liability, the Homeowner shall reimburse the CLT for such payment and for reasonable expenses caused thereby.

9.4 HOMEOWNER MUST INSURE THE HOME AGAINST LOSS AND MUST MAINTAIN LIABILITY INSURANCE ON HOME AND LEASED LAND. Homeowner shall, at Homeowner's expense, keep the Home continuously insured against "all risks" of physical loss, using Insurance Services Office (ISO) Form HO 00 03, or its equivalent, for the full replacement value of the Home, and in any event in an amount that will not incur a coinsurance penalty. The amount of such insured replacement value must be approved by the CLT prior to the commencement of the Lease. Thereafter, if the CLT determines that the replacement value to be insured should be increased, the CLT shall inform the Homeowner of such required increase at least 30 days prior to the next date on which the insurance policy is to be renewed, and the Homeowner shall assure that the renewal includes such change. If Homeowner wishes to decrease the amount of replacement value to be insured, Homeowner shall inform the CLT of the proposed change at least 30 days prior to the time such change would take effect. The change shall not take effect without CLT's approval.

Should the Home lie in a flood hazard zone as defined by the National Flood Insurance Plan, the Homeowner shall keep in full force and effect flood insurance in the maximum amount available.

The Homeowner shall also, at its sole expense, maintain in full force and effect public liability insurance using ISO Form HO 00 03 or its equivalent in the amount of \$500,000 per occurrence and in the aggregate. The CLT shall be named as **Salt Lake City Corporation** as an additional insured using ISO Form HO 04 41 or its equivalent, and certificates of insurance shall be delivered to the CLT prior to the commencement of the Lease and at each anniversary date thereof.

The dollar amounts of such coverage may be increased from time to time at the CLT's request but not more often than once in any one-year period. CLT shall inform the Homeowner of such required increase in coverage at least 30 days prior to the next date on which the insurance policy is to be renewed, and the Homeowner shall assure that the renewal includes such change. The amount of such increase in coverage shall be based on current trends in homeowner's liability insurance coverage in the area in which the Home is located.

9.5 WHAT HAPPENS IF HOME IS DAMAGED OR DESTROYED. Except as provided below, in the event of fire or other damage to the Home, Homeowner shall take all steps necessary to assure the repair of such damage and the restoration of the Home to its condition

immediately prior to the damage. All such repairs and restoration shall be completed as promptly as possible. Homeowner shall also promptly take all steps necessary to assure that the Leased Land is safe and that the damaged Home does not constitute a danger to persons or property.

If Homeowner, based on professional estimates, determines either (a) that full repair and restoration is physically impossible, or (b) that the available insurance proceeds will pay for less than the full cost of necessary repairs and that Homeowner cannot otherwise afford to cover the balance of the cost of repairs, then Homeowner shall notify CLT of this problem, and CLT may then help to resolve the problem. Methods used to resolve the problem may include efforts to increase the available insurance proceeds, efforts to reduce the cost of necessary repairs, efforts to arrange affordable financing covering the costs of repair not covered by insurance proceeds, and any other methods agreed upon by both Homeowner and CLT.

If Homeowner and CLT cannot agree on a way of restoring the Home in the absence of adequate insurance proceeds, then Homeowner may give CLT written notice of intent to terminate the Lease. The date of actual termination shall be no less than 60 days after the date of Homeowner's notice of intent to terminate. Upon termination, any insurance proceeds payable to Homeowner for damage to the Home shall be paid as follows.

FIRST, to the expenses of their collection;

SECOND, to any Permitted Mortgagee(s), to the extent required by the Permitted Mortgagee(s);

THIRD, to the expenses of enclosing or razing the remains of the Home and clearing debris;

FOURTH, to the CLT for any amounts owed under this Lease;

FIFTH, to the Homeowner, up to an amount equal to the Purchase Option Price, as of the day prior to the loss, less any amounts paid with respect to the second, third, and fourth clauses above;

SIXTH, the balance, if any, to the CLT.

9.6 WHAT HAPPENS IF SOME OR ALL OF THE LAND IS TAKEN FOR PUBLIC USE.

If all of the Leased Land is taken by eminent domain or otherwise for public purposes, or if so much of the Leased Land is taken that the Home is lost or damaged beyond repair, the Lease shall terminate as of the date when Homeowner is required to give up possession of the Leased Land. Upon such termination, the entire amount of any award(s) paid shall be allocated in the way described in Section 9.5 above for insurance proceeds.

In the event of a taking of a portion of the Leased Land that does not result in damage to the Home or significant reduction in the usefulness or desirability of the Leased Land for residential purposes, then any monetary compensation for such taking shall be allocated entirely to CLT.

In the event of a taking of a portion of the Leased Land that results in damage to the Home only to such an extent that the Home can reasonably be restored to a residential use consistent with this Lease, then the damage shall be treated as damage is treated in Section 9.5 above, and monetary compensation shall be allocated as insurance proceeds are to be allocated under Section 9.5.

9.7 IF PART OF THE LAND IS TAKEN, THE LEASE FEE MAY BE REDUCED. In the event of any taking that reduces the size of the Leased Land but does not result in the

termination of the Lease, CLT shall reassess the fair rental value of the remaining Land and shall adjust the Lease Fee if necessary to assure that the monthly fee does not exceed the monthly fair rental value of the Land for use as restricted by the Lease.

9.8 IF LEASE IS TERMINATED BY DAMAGE, DESTRUCTION OR TAKING, CLT MAY TRY TO HELP HOMEOWNER BUY ANOTHER CLT HOME. If this Lease is terminated as a result of damage, destruction or taking, except if arising from or in connection with an act or omission by Homeowner or Homeowner's invitee, CLT shall take reasonable steps to allow Homeowner to purchase another home on another parcel of leased land owned by CLT if such home can reasonably be made available. If Homeowner purchases such a home, Homeowner agrees to apply any proceeds or award received by Homeowner to the purchase of the home. Homeowner understands that there are numerous reasons why it may not be possible to make such a home available, and shall have no claim against CLT if such a home is not made available.

ARTICLE 10: Transfer of the Home

10.1 INTENT OF THIS ARTICLE IS TO PRESERVE AFFORDABILITY: Homeowner and CLT agree that the provisions of this Article 10 are intended to preserve the affordability of the Home for lower income households and expand access to homeownership opportunities for such households.

10.2 HOMEOWNER MAY TRANSFER HOME ONLY TO CLT OR QUALIFIED PERSONS: Homeowner may transfer the Home only to the CLT or an Income-Qualified Person as defined below or otherwise only as explicitly permitted by the provisions of this Article 10. All such transfers are to be completed only in strict compliance with this Article 10. Any purported transfer that does not follow the procedures set forth below, except in the case of a transfer to a Permitted Mortgagee in lieu of foreclosure, shall be null and void.

"Income-Qualified Person" shall mean a person or group of persons whose household income does not exceed eighty percent (80%) of the median household income for the applicable Standard Metropolitan Statistical Area or County as calculated and adjusted for household size from time to time by the U.S. Department of Housing and Urban Development (HUD) or any successor.

10.3 THE HOME MAY BE TRANSFERRED TO CERTAIN HEIRS OF HOMEOWNER: If Homeowner dies (or if the last surviving co-owner of the Home dies), the executor or personal representative of Homeowner's estate shall notify CLT within ninety (90) days of the date of the death. Upon receiving such notice CLT shall consent to a transfer of the Home and Homeowner's rights to the Leased Land to one or more of the possible heirs of Homeowner listed below as "a," "b," or "c," provided that a Letter of Agreement and a Letter of Attorney's Acknowledgment (as described in Article 1 above) are submitted to CLT to be attached to the Lease when it is transferred to the heirs.

- a) the spouse of the Homeowner; or
- b) the child or children of the Homeowner; or

- c) member(s) of the Homeowner's household who have resided in the Home for at least one year immediately prior to Homeowner's death.

Any other heirs, legatees or devisees of Homeowner, in addition to submitting Letters of Agreement and Attorney's Acknowledgment as provided above, must demonstrate to CLT's satisfaction that they are Income-Qualified Persons as defined above. If they cannot demonstrate that they are Income-Qualified Persons, they shall not be entitled to possession of the Home but must transfer the Home in accordance with the provisions of this Article.

10.4 HOMEOWNER MUST GIVE NOTICE OF INTENT TO SELL: In the event that Homeowner wishes to sell Homeowner's Property, Homeowner shall notify CLT, in writing, of such wish (the Intent-to-Sell Notice). This Notice shall include a statement as to whether Homeowner wishes to recommend a prospective buyer as of the date of the Notice.

10.5 UPON RECEIVING NOTICE, CLT HAS AN OPTION TO PURCHASE THE HOME. Upon receipt of an Intent-to-Sell Notice from Homeowner, CLT shall have the option to purchase the Home at the Purchase Option Price calculated as set forth below. The Purchase Option is designed to further the purpose of preserving the affordability of the Home for succeeding Income-Qualified Persons while taking fair account of the investment by the Homeowner.

If CLT elects to purchase the Home, CLT shall exercise the Purchase Option by notifying Homeowner, in writing, of such election (the Notice of Exercise of Option) within forty-five (45) days of the receipt of the Intent-to-Sell Notice, or the Option shall expire. Having given such notice, CLT may either proceed to purchase the Home directly or may assign the Purchase Option to an Income-Qualified Person.

The purchase (by CLT or CLT's assignee) must be completed within sixty (60) days of CLT's Notice of Exercise of Option, or Homeowner may sell the Home and Homeowner's rights to the Leased Land as provided in Section 10.7 below. The time permitted for the completion of the purchase may be extended by mutual agreement of CLT and Homeowner.

10.6 IF PURCHASE OPTION EXPIRES, HOMEOWNER MAY SELL ON CERTAIN TERMS: If the Purchase Option has expired or if CLT has failed to complete the purchase within the sixty-day period allowed by Section 10.5 above, Homeowner may sell the Home to any Income-Qualified Person for not more than the then applicable Purchase Option Price. If Homeowner has made diligent efforts to sell the Home for at least six months after the expiration of the Purchase Option (or six months after the expiration of such sixty-day period) and the Home still has not been sold, the CLT once again retains the right to exercise its Purchase Option as outline in section 10.5 above. If the CLT fails to exercise that right and the Home remains unsold, the Homeowner may then sell the Home, for a price no greater than the then applicable Purchase Option Price, to any party regardless of whether that party is an Income-Qualified Person.

10.7 AFTER ONE YEAR CLT SHALL HAVE POWER OF ATTORNEY TO CONDUCT SALE: If CLT does not exercise its option and complete the purchase of Homeowner's Property as described above, and if Homeowner (a) is not then residing in the Home and (b) continues to hold Homeowner's Property out for sale but is unable to locate a buyer and

execute a binding purchase and sale agreement within one year of the date of the Intent to Sell Notice, Homeowner does hereby appoint CLT its attorney in fact to seek a buyer, negotiate a reasonable price that furthers the purposes of this Lease, sell the property, and pay to the Homeowner the proceeds of sale, minus CLT's costs of sale and any other sums owed CLT by Homeowner.

10.8 PURCHASE OPTION PRICE EQUALS LESSER OF APPRAISED VALUE OF HOMEOWNER'S OWNERSHIP INTEREST OR FORMULA PRICE: In no event may the Home be sold for a price that exceeds the Purchase Option Price. The Purchase Option Price shall be the lesser of (a) the Appraised Value of Homeowner's Ownership Interest at Resale calculated in accordance with Section 10.9 below or (b) the Formula Price calculated in accordance with Section 10.10 below. If CLT does not choose to commission an appraisal to determine the appraised value of Homeowner's Ownership Interest, then the Purchase Option Price shall be the Formula Price.

10.9 HOW THE VALUE OF HOMEOWNER'S OWNERSHIP INTEREST IS DETERMINED: If CLT believes that the value of Homeowner's Ownership Interest at Resale may be less than the Formula Price, CLT may, within 15 days of receiving Homeowner's Notice of Intent to Sell, commission a market valuation of the Leased Land and the Home to be performed by a duly licensed appraiser acceptable to CLT. CLT shall pay the cost of such Appraisal. The Appraisal shall be conducted by analysis and comparison of comparable properties as though title to Land and Home were held in fee simple absolute by a single party, disregarding all of the restrictions of this Lease on the use, occupancy and transfer of the property. Copies of the Appraisal are to be provided to both CLT and Homeowner.

CLT and Homeowner agree that, at the time when Homeowner purchased the Home and executed the Lease with the CLT, the appraised market value of the Home and Leased Land was \$_____ (the "Initial Value"), as documented by the appraiser's report attached to this Lease as Exhibit INITIAL APPRAISAL. CLT and Homeowner further agree that Homeowner's Base Price was \$ _____, and that this amount equals ___% of the Initial Value (the Ratio of Base Price to Initial Value)

The Value of Homeowner's Ownership Interest at Resale then equals the appraised value of the Home and Leased Land at resale multiplied by the Ratio of Base Price to Initial Value.

10.10 HOW THE FORMULA PRICE IS CALCULATED: The Formula Price shall be equal to the amount of Homeowner's Base Price (which CLT and Homeowner agree is \$_____) plus 1.75% per year, simple interest. As an example, assume the Homeowner paid \$170,000 for his or her interest in the Home. Then the resale price would be:

	Year	Value	Appreciation
Purchase Year	2018		
Resale Year	2023		
Resale Year	2028		

Resale Year	2033		
-------------	------	--	--

10.11 QUALIFIED PURCHASER SHALL RECEIVE NEW LEASE: The CLT shall issue a new lease to any person who purchases the Home in accordance with the terms of this Article 10. The terms of such lease shall be the same as those of new leases issued to homebuyers at that time for land not previously leased by the CLT.

10.12 HOMEOWNER AND PURCHASER PAY LEASE TERMINATION FEE. When the Homeowner sells the home, the Homeowner will pay a Lease Termination Fee of 3% to the CLT, out of the proceeds of the sale of the home. In addition, the price to be paid by the Purchaser shall include, in addition to the Purchase Option Price, at the discretion of the CLT, an increase of up to 3% to pay for the Purchaser's portion of the lease termination fee. The purpose of the Lease Termination Fee is to compensate the CLT for carrying out its responsibilities with regard to the transaction.

10.13 HOMEOWNER REQUIRED TO MAKE NECESSARY REPAIRS AT TRANSFER: The Homeowner is required to make necessary repairs when Homebuyer voluntarily transfers the Home as follows:

- a) The person purchasing the Home ("Buyer") shall, prior to purchasing the Home, hire at Buyer's sole expense a certified and licensed (if a license is required by the State of Utah) home inspector with a current Home Inspector certification and license to assess the condition of the Home and prepare a written report of the condition ("Inspection Report"). The Homeowner shall cooperate fully with the inspection.
- b) The Buyer shall provide a copy of the Inspection Report to Buyer's lender (if any), the Homeowner, and the CLT within 10 days after receiving the Inspection Report.
- c) Homeowner shall repair specific reported defects or conditions necessary to bring the Home into full compliance with Sections 4.2 and 7.5 above prior to transferring the Home.
- d) Homeowner shall bear the full cost of the necessary repairs and replacements. However, upon Homeowner's written request, the CLT may allow the Homeowner to pay all or a portion of the repair costs after transfer, from Homeowner's proceeds of sale, if Homeowner cannot afford to pay such costs prior to the transfer. In such event, either (i) 150% of the unpaid estimated cost of repairs or (ii) 100% of the unpaid cost of completed repairs shall be withheld from Homeowner's proceeds of sale in a CLT-approved escrow account. Also, upon Homeowner's written request, CLT may, at its discretion, agree to release funds from the Repair Reserve Fund to cover some or all of the cost of such repairs, provided that such use of the Reserve is in full compliance with Section 7.6 above.
- e) Homeowner shall allow CLT, Buyer, and Buyer's building inspector and lender's representative to inspect the repairs prior to closing to determine that the repairs have been satisfactorily completed.
- f) Upon sale or other transfer, Homeowner shall either (i) transfer the Home with all originally purchased appliances or replacements in the Home in good working order or (ii) reduce the Purchase Option Price by the market value of any such appliances that are not left with the Home in good working order.

ARTICLE 11: Reserved**ARTICLE 12: Default**

12.1 WHAT HAPPENS IF HOMEOWNER FAILS TO MAKE PAYMENTS TO THE CLT THAT ARE REQUIRED BY THE LEASE: It shall be an event of default if Homeowner fails to pay the Lease Fee or other charges required by the terms of this Lease and such failure is not cured by Homeowner or a Permitted Mortgagee within thirty (30) days after notice of such failure is given by CLT to Homeowner and Permitted Mortgagee. However, if Homeowner makes a good faith partial payment of at least two-thirds (2/3) of the amount owed during the 30-day cure period, then the cure period shall be extended by an additional 30 days.

12.2 WHAT HAPPENS IF HOMEOWNER VIOLATES OTHER (NONMONETARY) TERMS OF THE LEASE: It shall be an event of default if Homeowner fails to abide by any other requirement or restriction stated in this Lease, and such failure is not cured by Homeowner or a Permitted Mortgagee within sixty (60) days after notice of such failure is given by CLT to Homeowner and Permitted Mortgagee. However, if Homeowner or Permitted Mortgagee has begun to cure such default within the 60-day cure period and is continuing such cure with due diligence but cannot complete the cure within the 60-day cure period, the cure period shall be extended for as much additional time as may be reasonably required to complete the cure.

12.3 WHAT HAPPENS IF HOMEOWNER DEFAULTS AS A RESULT OF JUDICIAL PROCESS: It shall be an event of default if the estate hereby created is taken on execution or by other process of law, or if Homeowner is judicially declared bankrupt or insolvent according to law, or if any assignment is made of the property of Homeowner for the benefit of creditors, or if a receiver, trustee in involuntary bankruptcy or other similar officer is appointed to take charge of any substantial part of the Home or Homeowner's interest in the Leased Land by a court of competent jurisdiction, or if a petition is filed for the reorganization of Homeowner under any provisions of the Bankruptcy Act now or hereafter enacted, or if Homeowner files a petition for such reorganization, or for arrangements under any provision of the Bankruptcy Act now or hereafter enacted and providing a plan for a debtor to settle, satisfy or extend the time for payment of debts.

12.4 A DEFAULT (UNCURED VIOLATION) GIVES CLT THE RIGHT TO TERMINATE THE LEASE OR EXERCISE ITS PURCHASE OPTION:

a) TERMINATION: In the case of any of the events of default described above, CLT may terminate this lease and initiate summary proceedings under applicable law against Homeowner, and CLT shall have all the rights and remedies consistent with such laws and resulting court orders to enter the Leased Land and Home and repossess the entire Leased Land and Home, and expel Homeowner and those claiming rights through Homeowner. In addition, CLT shall have such additional rights and remedies to recover from Homeowner arrears of rent and damages from any preceding breach of any covenant of this Lease. If this Lease is terminated by CLT pursuant to an Event of Default, then, as provided in Section 7.7 above, upon thus assuming title to the Home, CLT shall pay to Homeowner and any Permitted Mortgagee an amount equal to the Purchase Option Price calculated in accordance with

Section 10.9 above, as of the time of reversion of ownership, less the total amount of any unpaid Lease Fee and any other amounts owed to the CLT under the terms of this Lease and all reasonable costs (including reasonable attorneys' fees) incurred by CLT in pursuit of its remedies under this Lease.

If CLT elects to terminate the Lease, then the Permitted Mortgagee shall have the right (subject to Article 8 above and the attached Exhibit: Permitted Mortgages) to postpone and extend the specified date for the termination of the Lease for a period sufficient to enable the Permitted Mortgagee or its designee to acquire Homeowner's interest in the Home and the Leased Land by foreclosure of its mortgage or otherwise.

b) EXERCISE OF OPTION: In the case of any of the events of default described above, Homeowner hereby grants to the CLT (or its assignee) the option to purchase the Home for the Purchase Option Price as such price is defined in Article 10 above. Within thirty (30) days after the expiration of any applicable cure period as established in Sections 12.1 or 12.2 above or within 30 days after any of the events constituting an Event of Default under Section 12.3 above, CLT shall notify the Homeowner and the Permitted Mortgagee(s) of its decision to exercise its option to purchase under this Section 12.4(b). Not later than ninety (90) days after the CLT gives notice to the Homeowner of the CLT's intent to exercise its option under this Section 12.4(a), the CLT or its assignee shall purchase the Home for the Purchase Option Price.

12.5 WHAT HAPPENS IF CLT DEFAULTS: CLT shall in no event be in default in the performance of any of its obligations under the Lease unless and until CLT has failed to perform such obligations within sixty (60) days, or such additional time as is reasonably required to correct any default, after notice by Homeowner to CLT properly specifying CLT's failure to perform any such obligation.

ARTICLE 13: Mediation and Arbitration

13.1 If a dispute arises between CLT and Homeowner, either party may initiate the dispute resolution process by delivering to the other party a written notice of the issue(s) and a proposal to settle the dispute. The recipient shall respond to the proposed solution within 10 days, and shall either agree to the proposed solution or propose an alternative solution. The parties shall continue to correspond until a settlement has been reached or the parties realize that the correspondence will not settle the dispute. The parties agree to make a good faith effort to settle the dispute. If the initial correspondence does not settle the dispute, the parties or their representatives shall meet on at least one occasion to attempt to resolve the dispute. The time and place, within 14 days of the second party's response, shall be mutually agreeable to both parties. If the meeting does not produce a resolution, then any and all disputes arising out of or related to this Lease shall be submitted to non-binding mediation before a mutually acceptable mediator prior to initiating any other resolution process. The mediator shall have expertise in real estate and leases. The parties will be bound to the terms of any mutually agreed upon settlement agreement, which is enforceable in a court of competent jurisdiction.

13.2 Homeowner and CLT shall each pay one half (50%) of any costs incurred in carrying out mediation or arbitration in which the parties have agreed to engage, and shall pay their own personal attorneys.

ARTICLE 14: GENERAL PROVISIONS

14.1 HOMEOWNER'S MEMBERSHIP IN CLT: The Homeowner under this Lease shall automatically be a regular voting member of the CLT.

14.2 NOTICES: Whenever this Lease requires either party to give notice to the other, the notice shall be given in writing and delivered in person, by overnight courier, or mailed, by certified or registered mail, return receipt requested, to the party at the address set forth below, or such other address designated by like written notice:

If to CLT:	Salt Lake City Corporation c/o Director, Housing and Neighborhood Development 451 South State Street, Room 425 P.O. Box 145487 Salt Lake City, Utah 84114-5487
------------	--

With a copy to:

If to Homeowner:

All notices, demands and requests shall be effective upon being deposited in the United States Mail or, in the case of personal delivery, upon actual receipt.

14.3 NO BROKERAGE: Homeowner warrants that it has not dealt with any real estate broker other than _____ in connection with the purchase of the Home. If any claim is made against CLT regarding dealings with brokers other than _____, Homeowner shall defend CLT against such claim with counsel of CLT's selection and shall reimburse CLT for any loss, cost or damage which may result from such claim.

14.4 SEVERABILITY AND DURATION OF LEASE: If any part of this Lease is unenforceable or invalid, such material shall be read out of this Lease and shall not affect the validity of any other part of this Lease or give rise to any cause of action of Homeowner or CLT against the other, and the remainder of this Lease shall be valid and enforced to the fullest extent permitted by law. It is the intention of the parties that CLT's option to purchase and all other rights of both parties under this Lease shall continue in effect for the full term of this Lease and any renewal thereof, and shall be considered to be coupled with an interest.

14.5 RIGHT OF FIRST REFUSAL IN LIEU OF OPTION: If the provisions of the purchase option set forth in Article 10 of this Lease shall, for any reason, become unenforceable, CLT shall nevertheless have a right of first refusal to purchase the Home at the highest documented bona fide purchase price offer made to Homeowner. Such right shall be as specified in Exhibit FIRST REFUSAL. Any sale or transfer contrary to this Section, when applicable, shall be null and void.

14.6 WAIVER: The waiver by CLT at any time of any requirement or restriction in this Lease, or the failure of CLT to take action with respect to any breach of any such requirement or restriction, shall not be deemed to be a waiver of such requirement or restriction with regard to any subsequent breach of such requirement or restriction, or of any other

requirement or restriction in the Lease. CLT may grant waivers in the terms of this Lease, but such waivers must be in writing and signed by CLT before being effective.

The subsequent acceptance of Lease Fee payments by CLT shall not be deemed to be a waiver of any preceding breach by Homeowner of any requirement or restriction in this Lease, other than the failure of the Homeowner to pay the particular Lease Fee so accepted, regardless of CLT's knowledge of such preceding breach at the time of acceptance of such Lease Fee payment.

14.7 CLT'S RIGHT TO PROSECUTE OR DEFEND: CLT shall have the right, but shall have no obligation, to prosecute or defend, in its own or the Homeowner's name, any actions or proceedings appropriate to the protection of its own or Homeowner's interest in the Leased Land. Whenever requested by CLT, Homeowner shall give CLT all reasonable aid in any such action or proceeding.

14.8 CONSTRUCTION: Whenever in this Lease a pronoun is used it shall be construed to represent the singular or the plural, masculine or feminine, as the case shall demand.

14.9 HEADINGS AND TABLE OF CONTENTS: The headings, subheadings and table of contents appearing in this Lease are for convenience only, and are not a part of this Lease and do not in any way limit or amplify the terms or conditions of this Lease.

14.10 PARTIES BOUND: This Lease sets forth the entire agreement between CLT and Homeowner with respect to the leasing of the Land; it is binding upon and inures to the benefit of these parties and, in accordance with the provisions of this Lease, their respective successors in interest. This Lease may be altered or amended only by written notice executed by CLT and Homeowner or their legal representatives or, in accordance with the provisions of this Lease, their successors in interest.

14.11 GOVERNING LAW: This Lease shall be interpreted in accordance with and governed by the laws of Utah. The language in all parts of this Lease shall be, in all cases, construed according to its fair meaning and not strictly for or against CLT or Homeowner. Any action shall be brought in Salt Lake City, Utah.

14.12 RECORDING: The parties agree, as an alternative to the recording of this Lease, to execute a so-called Notice of Lease or Short Form Lease in form recordable and complying with applicable law and reasonably satisfactory to CLT's attorneys. In no event shall such document state the rent or other charges payable by Homeowner under this Lease; and any such document shall expressly state that it is executed pursuant to the provisions contained in this Lease, and is not intended to vary the terms and conditions of this Lease.

IN WITNESS WHEREOF, the parties have executed this Lease to be effective as of the Effective Date.

CLT:

Salt Lake City Corporation, a Utah
municipal corporation

By _____
Director of Housing and
Neighborhood Division

ATTEST:

Approved as to Form
Salt Lake City Attorney's Office

City Recorder

By _____

Date: _____

Homeowner:

[Insert name]

[Insert name]

Exhibit LETTER OF AGREEMENT

Sample **Letter of Agreement**

To Salt Lake City Corporation, acting as the Community Land Trust program (“the CLT”)

Date: _____

This letter is given to the CLT to become an exhibit to a Lease between the CLT and me. I will be leasing a parcel of land from the CLT and will be buying the home that sits on that parcel of land. I will therefore become what is described in the Lease as a “the Homeowner.”

I have had the opportunity to consult with legal counsel to explain to me the terms and conditions of this transaction. I may choose to waive the right to consult with legal counsel. I understand the terms and conditions of this transaction will affect my rights as a CLT homeowner, now and in the future.

In particular I understand and agree with the following points.

One of the goals of the CLT is to keep CLT homes affordable for lower income households from one CLT homeowner to the next. I support this goal as a CLT homeowner and as a member of the CLT.

The terms and conditions of my Lease will keep my home affordable for future “income-qualified persons” (as defined in the Lease). If and when I want to sell my home, the lease requires that I sell it either to the CLT or to another income-qualified person. The terms and conditions of the lease also limit the price for which I can sell the home, in order to keep it affordable for such income-qualified persons. I understand that this means that the amount of equity I can realize in a sale of my home is limited.

It is also a goal of the CLT to promote resident ownership of CLT homes. For this reason, my Lease requires that, if I and my family move out of our home permanently, we must sell it. We cannot continue to own it as absentee owners.

I understand that I can leave my home to my child or children or other members of my household and that, after my death, they can own the home for as long as they want to live in it and abide by the terms of the Lease, or they can sell it on the terms permitted by the Lease.

As a CLT homeowner and a member of the CLT, it is my desire to see the terms of the Lease and related documents honored. I consider these terms fair to me and others.

Sincerely

[Insert homeowner name]

Exhibit ATTORNEY’S LETTER OF ACKNOWLEDGMENT OR HOMEOWNER’S WAIVER

Sample

Letter of Attorney’s Letter of Acknowledgment Or Homeowner’s Waiver

Option A: Attorney’s Letter

I, _____, have been independently employed by _____ (hereinafter “the Client”) who intends to purchase a house and other improvements (the “Home”) on land to be leased from Community Land Trust. The house and land are located at _____.

In connection with the contemplated purchase of the Home and the leasing of the land, I reviewed with the Client the following documents:

- a) this Letter of Attorney’s Acknowledgment and a Letter of Agreement from the Client;
- b) a proposed Deed conveying the Home to the Client;
- c) a proposed Ground Lease conveying the “Leased Land” to the Client;
- d) other written materials provided by the CLT.

The Client has received full and complete information and advice regarding this conveyance and the foregoing documents. In my review of these documents my purpose has been to reasonably inform the Client of the present and foreseeable risks and legal consequences of the contemplated transaction.

The Client is entering the aforesaid transaction in reliance on her/his own judgment and upon her/his investigation of the facts. The advice and information provided by me was an integral element of such investigation.

Name Date

Title

Firm/Address

Option B: Homeowner’s Waiver

I [We], _____, understand and acknowledge that I have had the opportunity to have an attorney review this Lease, the Homeowner’s Letter of Agreement, the Deed, and any other materials provided the CLT, and advise me regarding my rights and obligations under these documents, and the present and foreseeable risks and legal consequences of the transaction. I further acknowledges that I am entering into this transaction in reliance on my own judgment and upon my investigation of the facts. I acknowledge that I have read and understand the paragraph above:

Initials: _____

I have waived my rights to consult with an attorney regarding this transaction:

Initials: _____

[Insert homeowner name]

Date: _____

[Insert homeowner name]

Date: _____

Exhibit LEASED LAND

[Correct legal description of area of Leased Land and appurtenant title rights and obligations.]

Exhibit DEED

WHEN RECORDED, RETURN TO:

Salt Lake City Corporation
Housing and Neighborhood Development
451 South State Street, Room 425
P.O. Box 145487
Salt Lake City, Utah 84114-5487

Tax Parcel No. _____

Special Warranty Deed

SALT LAKE CITY CORPORATION, a Utah municipal corporation (Grantor), having its principal offices at _____, _____, _____,

hereby conveys and warrants against all who claim by, through, or under the Grantor to

JOHN AND MARY DOE (Grantees), residing at _____, _____, _____

for the sum of one dollar, the following described real property located in Salt Lake County, Utah:

THE BUILDINGS AND OTHER IMPROVEMENTS ONLY, as presently erected on the Land described in Schedule "A" attached hereto and made a part hereof.

It is the intention of the parties that the real property underlying the buildings and other improvements conveyed herein remain vested in Grantor and that this special warranty deed convey only such buildings and other improvements as are presently erected upon the subject Land.

Witness the hand of said Grantor, as authorized agent of Grantor, this _____ day of _____, 20__.

CLT:

Salt Lake City Corporation, a Utah
municipal corporation

By _____
Director of Housing and
Neighborhood Division

ATTEST:

Approved as to Form
Salt Lake City Attorney's Office

City Recorder

By _____

Date: _____

STATE OF UTAH)
 :SS
COUNTY OF SALT LAKE)

The foregoing instrument was duly acknowledged before me this _____ day of _____, 20__, by _____, _____ of Salt Lake City Corporation, a Utah municipal corporation.

NOTARY PUBLIC, residing in
Salt Lake County, Utah

Exhibit PERMITTED MORTGAGES

The rights and provisions set forth in this Exhibit shall be understood to be provisions of Section 8.2 of the Lease. All terminology used in this Exhibit shall have the meaning assigned to it in the Lease.

A. OBLIGATIONS OF PERMITTED MORTGAGEE. Any Permitted Mortgagee shall be bound by each of the following requirements unless the particular requirement is removed, contradicted or modified by a rider to this Lease signed by the Homeowner and the CLT to modify the terms of the Lease during the term of the Permitted Mortgage.

1. If Permitted Mortgagee sends a notice of default to the Homeowner because the Homeowner has failed to comply with the terms of the Permitted Mortgage, the Permitted Mortgagee shall, at the same time, send a copy of that notice to the CLT. Upon receiving a copy of the notice of default and within that period of time in which the Homeowner has a right to cure such default (the "cure period"), the CLT shall have the right to cure the default on the Homeowner's behalf, provided that all current payments due the Permitted Mortgagee since the notice of default was given are made to the Permitted Mortgagee.
2. If, after the cure period has expired, the Permitted Mortgagee intends to accelerate the note secured by the Permitted Mortgage or begin foreclosure proceedings under the Permitted Mortgage, the Permitted Mortgagee shall first notify CLT of its intention to do so, and CLT shall then have the right, upon notifying the Permitted Mortgagee within thirty (30) days of receipt of such notice, to acquire the Permitted Mortgage by paying off the debt secured by the Permitted Mortgage.
3. If the Permitted Mortgagee acquires title to the Home through foreclosure or acceptance of a deed in lieu of foreclosure, the Permitted Mortgagee shall give CLT written notice of such acquisition and CLT shall then have an option to purchase the Home from the Permitted Mortgagee for the full amount owing to the Permitted Mortgagee under the Permitted Mortgage. To exercise this option to purchase, CLT must give written notice to the Permitted Mortgagee of CLT's intent to purchase the Home within thirty (30) days following CLT's receipt of the Permitted Mortgagee's notice. CLT must then complete the purchase of the Home within sixty (60) days of having given written notice of its intent to purchase. If CLT does not complete the purchase within this 60-day period, the Permitted Mortgagee shall be free to sell the Home to another person.
4. Nothing in the Permitted Mortgage or related documents shall be construed as giving Permitted Mortgagee a claim on CLT's interest in the Leased Land, or as assigning any form of liability to the CLT with regard to the Leased Land, the Home, or the Permitted Mortgage.
5. Nothing in the Permitted Mortgage or related documents shall be construed as rendering CLT or any subsequent Mortgagee of CLT's interest in this Lease, or their respective heirs, executors, successors or assigns, personally liable for the payment of the debt secured by the Permitted Mortgage or any part thereof.
6. The Permitted Mortgagee shall not look to CLT or CLT's interest in the Leased Land, but will look solely to Homeowner, Homeowner's interest in the Leased Land, and the Home for the payment of the debt secured thereby or any part thereof. (It is the intention of the parties

hereto that CLT's consent to such the Permitted Mortgage shall be without any liability on the part of CLT for any deficiency judgment.)

7. In the event any part of the Security is taken in condemnation or by right of eminent domain, the proceeds of the award shall be paid over to the Permitted Mortgagee in accordance with the provisions of ARTICLE 9 hereof.

8. CLT shall not be obligated to execute an assignment of the Lease Fee or other rent payable by Homeowner under the terms of this Lease.

B. RIGHTS OF PERMITTED MORTGAGEE. The rights of a Permitted Mortgagee as referenced under Section 8.6 of the Lease to which this Exhibit is attached shall be as set forth below.

1. Any Permitted Mortgagee shall, without further consent by CLT, have the right to (a) cure any default under this Lease, and perform any obligation required under this Lease, such cure or performance being effective as if it had been performed by Homeowner; (b) acquire and convey, assign, transfer and exercise any right, remedy or privilege granted to Homeowner by this Lease or otherwise by law, subject to the provisions, if any, in the Permitted Mortgage, which may limit any exercise of any such right, remedy or privilege; and (c) rely upon and enforce any provisions of the Lease to the extent that such provisions are for the benefit of a Permitted Mortgagee.

2. A Permitted Mortgagee shall not be required, as a condition to the exercise of its rights under the Lease, to assume personal liability for the payment and performance of the obligations of the Homeowner under the Lease. Any such payment or performance or other act by Permitted Mortgagee under the Lease shall not be construed as an agreement by Permitted Mortgagee to assume such personal liability except to the extent Permitted Mortgagee actually takes possession of the Home and Leased Land. In the event Permitted Mortgagee does take possession of the Home and Leased Land and thereupon transfers such property, any such transferee shall be required to enter into a written agreement assuming such personal liability and upon any such assumption the Permitted Mortgagee shall automatically be released from personal liability under the Lease.

3. In the event that title to the estates of both CLT and Homeowner are acquired at any time by the same person or persons, no merger of these estates shall occur without the prior written declaration of merger by Permitted Mortgagee, so long as Permitted Mortgagee owns any interest in the Security or in a Permitted Mortgage.

4. If the Lease is terminated for any reason, or in the event of the rejection or disaffirmance of the Lease pursuant to bankruptcy law or other law affecting creditors' rights, CLT shall enter into a new lease for the Leased Land with the Permitted Mortgagee (or with any party designated by the Permitted Mortgagee, subject to CLT's approval, which approval shall not be unreasonably withheld), not more than thirty (30) days after the request of the Permitted Mortgagee. Such lease shall be for the remainder of the term of the Lease, effective as of the date of such termination, rejection or disaffirmance, and upon all the terms and provisions contained in the Lease. However, the Permitted Mortgagee shall make a written request to CLT for such new lease within sixty (60) days after the effective date of such termination,

rejection or disaffirmance, as the case may be. Such written request shall be accompanied by a copy of such new lease, duly executed and acknowledged by the Permitted Mortgagee or the party designated by the Permitted Mortgagee to be the Homeowner thereunder. Any new lease made pursuant to this Section shall have the same priority with respect to other interests in the Land as the Lease. The provisions of this Section shall survive the termination, rejection or disaffirmance of the Lease and shall continue in full effect thereafter to the same extent as if this Section were independent and an independent contract made by CLT, Homeowner and the Permitted Mortgagee.

5. The CLT shall have no right to terminate the Lease during such time as the Permitted Mortgagee has commenced foreclosure in accordance with the provisions of the Lease and is diligently pursuing the same.

6. In the event that CLT sends a notice of default under the Lease to Homeowner, CLT shall also send a notice of Homeowner's default to Permitted Mortgagee. Such notice shall be given in the manner set forth in Section 14.2 of the Lease to the Permitted Mortgagee at the address which has been given by the Permitted Mortgagee to CLT by a written notice to CLT sent in the manner set forth in said Section 14.2 of the Lease.

7. In the event of foreclosure sale by a Permitted Mortgagee or the delivery of a deed to a Permitted Mortgagee in lieu of foreclosure in accordance with the provisions of the Lease, at the election of the Permitted Mortgagee the provisions of Article 10, Sections 10.1 through 10.11 shall be deleted and thereupon shall be of no further force or effect as to only so much of the Security so foreclosed upon or transferred.

8. Before becoming effective, any amendments to this Lease must be approved in writing by Permitted Mortgagee, which approval shall not be unreasonably withheld. If Permitted Mortgagee has neither approved nor rejected a proposed amendment within 60 days of its submission to Permitted Mortgagee, then the proposed amendment shall be deemed to be approved.

C. STANDARD PERMITTED MORTGAGE AGREEMENT. A Standard Permitted Mortgage Agreement, as identified in Section 8.4 of this Lease, shall be written as follows, and shall be signed by Mortgagee and Homeowner.

This Agreement is made by and among:

_____ (Mortgagee) and
 _____ ("Homeowner"),

Whereas:

- a) _____ CLT (the "CLT") and Homeowner have entered, or are entering, into a ground lease ("the Lease"), conveying to Homeowner a leasehold interest in the Land located at _____ ("the Leased Land"); and Homeowner has purchased, or is purchasing, the Home located on the Leased Land ("the Home").
- b) The Mortgagee has been asked to provide certain financing to the Homeowner, and is being granted concurrently herewith a mortgage and security interest (the "Mortgage") in the Leased Land and Home, all as more particularly set forth in the Mortgage, attached

hereto as Schedule A.

- c) *The Ground Lease states that the Homeowner may mortgage the Leased Land only with the written consent of CLT. The Ground Lease further provides that CLT is required to give such consent only if the Mortgagee signs this Standard Permitted Mortgage Agreement and thereby agrees to certain conditions that are stipulated herein (“the Stipulated Conditions”).*

Now, therefore, the Homeowner/Mortgagor and the Mortgagee hereby agree that the terms and conditions of the Mortgage shall include the Stipulated Conditions stated below.

Stipulated Conditions:

1) If Mortgagee sends a notice of default to the Homeowner because the Homeowner has failed to comply with the terms of the Mortgage, the Mortgagee shall, at the same time, send a copy of that notice to the CLT. Upon receiving a copy of the notice of default and within that period of time in which the Homeowner has a right to cure such default (the “cure period”), the CLT shall have the right to cure the default on the Homeowner’s behalf, provided that all current payments due the Permitted Mortgagee since the notice of default was given are made to the Mortgagee.

2) If, after such cure period, the Mortgagee intends to accelerate the note secured by the Mortgage or initiate foreclosure proceedings under the Mortgage, in accordance with the provisions of the Lease, the Mortgagee shall first notify CLT of its intention to do so and CLT shall have the right, but not the obligation, upon notifying the Mortgagee within thirty (30) days of receipt of said notice, to purchase the Mortgagee loans and to take assignment of the Mortgage.

3) If the Mortgagee acquires title to the Home and Homeowner’s interest in the Leased Land through foreclosure or acceptance of a deed in lieu of foreclosure, the Mortgagee shall give the CLT written notice of such acquisition and the CLT shall have an option to purchase the Home and Homeowner’s interest in the Leased Land from the Mortgagee for the full amount owing to the Mortgagee; provided, however, that the CLT notifies the Mortgagee in writing of the CLT’s intent to make such purchase within thirty (30) days following the CLT’s receipt of the Mortgagee’s notice of such acquisition of the Home and Homeowner’s interest in the Leased Land; further provided that CLT shall complete such purchase within sixty (60) days of having given written notice of its intent to purchase; and provided that, if the CLT does not complete the purchase within such period, the Mortgagee shall be free to sell the Home and Homeowner’s interest in the Leased Land to another person;

4) Nothing in the Mortgage or related documents shall be construed as giving the Mortgagee a claim on CLT’s interest in the Leased Land, or as assigning any form of liability to the CLT with regard to the Leased Land, the Home, or the Mortgage.

5) Nothing in the Mortgage shall be construed as rendering CLT or any subsequent holder of the CLT’s interest in and to the Lease, or their respective heirs, executors, successors or assigns, personally liable for the payment of the debt evidenced by such note and such Mortgage or any part thereof.

6) *The Mortgagee shall not look to CLT or CLT's interest in the Leased Land, but will look solely to Homeowner and Homeowner's interest in the Leased Land and the Home for the payment of the debt secured by the Mortgage. (It is the intention of the parties hereto that CLT's consent to the Mortgage shall be without any liability on the part of CLT for any deficiency judgment.)*

7) *In the event that any part of the Leased Land is taken in condemnation or by right of eminent domain, the proceeds of the award shall be paid over to the Mortgagee in accordance with the provisions of Article 9 of the Lease.*

8) *Nothing in the Mortgage shall obligate CLT to execute an assignment of the Lease Fee or other rent payable by Homeowner under the terms of this Lease.*

By:


_____ for Mortgagee Date: _____
_____ for Homeowner/Mortgagor Date: _____

Exhibit FIRST REFUSAL

Whenever any party under the Lease shall have a right of first refusal as to certain property, the following procedures shall apply. If the owner of the property offering it for sale ("Offering Party") shall within the term of the Lease receive a bona fide third party offer to purchase the property which such Offering Party is willing to accept, the holder of the right of first refusal (the "Holder") shall have the following rights:

- a) Offering Party shall give written notice of such offer ("the Notice of Offer") to Holder setting forth (a) the name and address of the prospective purchaser of the property, (b) the purchase price offered by the prospective purchaser and (c) all other terms and conditions of the sale. Holder shall have a period of forty-five (45) days after the receipt of the Notice of Offer ("the Election Period") within which to exercise the right of first refusal by giving notice of intent to purchase the property ("the Notice of Intent to Purchase") for the same price and on the same terms and conditions set forth in the Notice of Offer. Such Notice of Intent to Purchase shall be given in writing to the Offering Party within the Election Period.
- b) If Holder exercises the right to purchase the property, such purchase shall be completed within sixty (60) days after the Notice of Intent to Purchase is given by Holder (or if the Notice of Offer shall specify a later date for closing, such date) by performance of the terms and conditions of the Notice of Offer, including payment of the purchase price provided therein.
- c) Should Holder fail to exercise the right of first refusal within the Election Period, then the Offering Party shall have the right (subject to any other applicable restrictions in the Lease) to go forward with the sale which the Offering Party desires to accept, and to sell the property within one (1) year following the expiration of the Election Period on terms and conditions which are not materially more favorable to the purchaser than those set forth in the Notice. If the sale is not consummated within such one-year period, the Offering Party's right so to sell shall end, and all of the foregoing provisions of this section shall be applied again to any future offer, all as aforesaid. If a sale is consummated within such one-year period, the purchaser shall purchase subject to the Holder having a renewed right of first refusal in said property.

Other Exhibits to be attached as Appropriate



**SALT LAKE CITY
SUBSTANTIAL AMENDMENTS TO
2020-2024 CONSOLIDATED PLAN
2020-2024 CITIZEN PARTICIPATION PLAN
2020-2021 ACTION PLAN**

MAYOR
ERIN MENDENHALL

CITY COUNCIL
DISTRICT 1: JAMES ROGERS
DISTRICT 2, VICE CHAIR: ANDREW JOHNSTON
DISTRICT 3, CHAIR: CHRIS WHARTON
DISTRICT 4: ANALIA VALDEMOROS
DISTRICT 5: DARIN MANO
DISTRICT 6: DAN DUGAN
DISTRICT 7: AMY FOWLER

Prepared by

S A L T L A K E C I T Y
HOUSING and NEIGHBORHOOD DEVELOPMENT DIVISION
COMMUNITY and NEIGHBORHOODS DEPARTMENT

September 10, 2020

PY 2020 Salt Lake City CARES Act Substantial Amendment

TO ADD

**COMMUNITY DEVELOPMENT BLOCK GRANT-CORONAVIRUS (CDBG-CV)
EMERGENCY SOLUTIONS GRANT-CORONAVIRUS (ESG-CV)
HOUSING OPPORTUNITIES FOR PEOPLE WITH AIDS/HIV-CORONAVIRUS
(HOPWA-CV)**

SUMMARY

Substantial Amendments to the 2020-2024 Consolidated Plan, 2020-2024 Citizen Participation Plan, and 2020-2021 Annual Action Plan for utilization of CARES HUD-CV funds for coronavirus response and recovery.

The requested amendments will allow the award of U.S. Department of Housing and Urban Development (HUD) Coronavirus Aid, Relief, and Economic Securities Act (CARES Act) funding to Salt Lake City, a total of **\$7,138,203** for coronavirus (CV) response and recovery. These funds will be used by Salt Lake City for eligible activities and services in accordance with Community Development Block Grant (CDBG-CV), Emergency Solutions Grant (ESG-CV) and Housing Opportunities for People With AIDS/HIV (HOPWA-CV) HUD regulations and CARES Act waivers.

CARES HUD-CV1 funds were allocated to Salt Lake City on April 2, 2020 via notification from HUD Acting Assistant Secretary for Community Planning and Development. On June 9, 2020, Salt Lake City was notified of an additional allocation of ESG-CV2 funds. On September 11, 2020, Salt Lake City was notified of an additional allocation of CDBG-CV3 funds.

- **Community Development Block Grant (CDBG-CV), first round \$2,064,298, third round \$999,551**
- **Emergency Solutions Grant (ESG-CV), first round \$1,040,462 and second round \$2,946,449**
- **Housing Opportunities for People With AIDS/HIV (HOPWA-CV), first round \$87,443**

Housing and Neighborhood Development (HAND) staff will administer the CARES HUD-CV funds. HAND staff will communicate with the Administration and City Council about the CARES HUD-CV allocation process.

CARES HUD-CV FUNDING

On March 27, 2020, the United States Congress passed The Coronavirus Aid, Relief and Economic Security Act (CARES Act) (H.R. 748, Public Law 116-136), which makes available \$5 billion in supplemental Community Development Block Grant (CDBG-CV) funding, \$1 billion for Emergency Solutions Grants (ESG-CV) and \$53.7 million for Housing Opportunities for Persons With AIDS (HOPWA-CV) grants to prevent, prepare for, and respond to coronavirus.

The CARES Act stipulated that HUD-CV funding must not fund duplicative activities and requires tracking to ensure no other funding source could be utilized for the expense. Grantees may use HUD-CV funds for a range of activities to prevent, prepare for, and respond to coronavirus. Funds must serve low- to moderate-income individuals or households, underserved communities or populations, and align with HUD National Objectives.

PROGRAM YEAR (PY) 2020 SUBSTANTIAL AMENDMENT

Due to the City's allocated CARES HUD-CV funding Substantial Amendments to the City's most recently adopted 2020-2024 Consolidated Plan, 2020-2024 Citizen Participation Plan, and 2020-2021 Annual Action Plan are required.

These Substantial Amendments has been prepared with the guidance from HUD that has been issued to date.

HUD REQUIREMENTS

HUD's Substantial Amendment Section 24 CFR 91.505 (b), outlines the criteria for Substantial Amendment and states "the jurisdiction shall identify in its Citizen Participation Plan the criteria it will use for determining what constitutes a Substantial Amendment. It is these Substantial Amendments that are subject to a citizen participation process, in accordance with the jurisdiction's citizen participation plan."

SALT LAKE CITY 2020-2024 CONSOLIDATED PLAN REQUIREMENTS

Salt Lake City's Consolidated Plan for 2020-2024 Citizen Participation Plan defines a Substantial Amendment as:

1. A proposed use of funds that does not address a goal or underlying strategy identified in the governing Consolidated Plan or Annual Action Plan; or
2. Increasing funding levels for a given project by 100% or more of the previously adopted amount; or
3. Decreasing funding levels for a given project by 100% AND pivoting impacted funds to another approved use during an action plan period; or
4. A change to a regulatory requirement or additional allocated funding from the US Department of Housing & Urban Development that defines that a Substantial Amendment must be completed.

Substantial Amendment to 2020-2024 Consolidated Plan:

#1 Accept Additional Allocations of Funding

Section SP-35, The Strategic Plan, Anticipated Resources. HUD 24 CFR 91.215 (a)(4), 91.220 (c)(1,2). Located on page 146 of the 2020-2024 Consolidated Plan.

The CARES HUD-CV allocations represent an additional allocation of funding from HUD to Salt Lake City's 2020-2024 Consolidated Plan, thus requiring a Substantial Amendment.

(See the SP-35 Anticipated Resources Appendix)

The City's current 2020-2024 Consolidated Plan will be amended to reflect the additional funding and eligible uses of the grant funds.

Substantial Amendments to 2020-2024 Citizen Participation Plan (Appendix C of the 2020-2024 Consolidated Plan):

#1 Shortened Public Comment Period

Citizen Participation, HUD 24 CFR 91.105. Located on page 281 of the 2020-2024 Citizen Participation Plan (Appendix C of the 2020-2024 Consolidated Plan)

Substantial Amendments are required to follow the City's Citizen Participation Plan, as outlined in the Consolidated Plan for 2020-2024, which under normal circumstances, requires a public comment period for the Substantial Amendment of thirty (30) days. However, to quickly implement the funds and activities of the CARES HUD-CV, HUD has waived that requirement with amendment to the City's Citizen Participation Plan, reducing the public comment period to five (5) days. Further, HUD is allowing the Citizen Participation Plan and the Substantial Amendment to the 2020-2024 Consolidated Plan and 2020 Annual Action Plan to run concurrently.

Although the CARES Act has shortened the public comment period to five (5) days, Salt Lake City Ordinance requires a fourteen (14) days public comment period. Salt Lake City will utilize a fourteen (14) day public comment period for this Substantial Amendment.

The City's current 2020-2024 Citizen Participation Plan will be amended to reflect this change and accept a fourteen (14) day public comment period.

This Shortened Public Comment Period amendment only applies to the CARES HUD-CV allocation, and not to other funding allocated by HUD.

Substantial Amendment to 2020-2021 Annual Action Plan:

#1 Accept Additional Allocations of Funding

Section AP-15, Expected Resources. HUD 24 CFR 91.215 (a)(4), 91.220 (c)(1,2). Located on page 33 of the 2020-2021 Annual Action Plan.

A Substantial Amendment is required to accept the CARES HUD-CV. These funds represent an additional allocation of funding from HUD to Salt Lake City's 2020-2024 Consolidated Plan and 2020-2021 Annual Action Plan.

(See the AP-15 Expected Resources Appendix)

The City's current 2020-2021 Annual Action Plan will be amended to reflect the additional funding and eligible uses of grant funds.

PUBLIC PROCESS

The 2020-2024 Citizen Participation Plan (Appendix C of the 2020-2014 Consolidated Plan) specifies the policies and procedures that encourage participation by Salt Lake City residents in the planning, implementation, and ongoing evaluation of the City's Consolidated Plan as required by the U.S.

Department of Housing and Urban Development (HUD). The Citizen Participation Plan encourages participation from citizens in neighborhoods that receive significant federal funding and from citizens living throughout the City.

The public is invited to comment on the Substantial Amendments to the Consolidated Plan before adoption by City Council. Per the guidance outlined in Consolidated Plan announcements of a Substantial Amendment may be communicated by the following way(s):

1. Public Notice to HAND's comprehensive email/ mailing list; or
2. Press Release, released through the Mayor's Office; or
3. Details will be posted on Housing and Neighborhood Development's website; or
4. Additional outreach may include utilizing the Mayor's social media platforms and other applicable forms of electronic communication, meetings, training, and noticing.

In all areas, the City will look to include the use of electronic communication, meetings, training, noticing, outreach, etc. where appropriate provided it is clearly communicated for participation by the general public.

Electronic draft documents of Substantial Amendments will be made available for public review and comment. Where allowable, the City will follow the required noticing of fourteen (14) calendar days.

An electronic version of the Substantial Amendments to the Consolidated Plan will be posted on the City's official web site during the same period. Due to the current COVID Emergency Declaration for Salt Lake City issued by Mayor Mendenhall on March 10, 2020 and since extended to-date, Salt Lake City facilities may be closed and documents will need to be reviewed electronically and in accordance with City policy.

All comments made by the public will be reviewed and analyzed by Salt Lake City Council staff and Housing and Neighborhood Development staff. Comments may be incorporated into the final Substantial Amendments document. A summary of these comments or views, and a summary of any comments or views not accepted and the reasons therefore, shall be attached to the Substantial Amendments.

A copy of the Substantial Amendments will be available at www.slcc.gov/HAND.

Comments will be accepted from September 10 through September 23, 2020.

Prior to making decisions on the Substantial Amendments the Salt Lake City Council will consider and review all public comments.

Written comments may be submitted to the Council at Comments.Council@slcc.gov, or to the Housing and Neighborhood Development contact at Tony.Milner@slcc.gov. Additionally, messages may be left on the Council comment telephone number; 801-535-7654.

COORDINATION WITH COMMUNITY PARTNERS

Salt Lake City has worked closely with Salt Lake County, the State of Utah and other community partners to ensure funds are strategically targeted to reach our most vulnerable residents who are impacted by coronavirus and programs are not duplicative. Community Partners include:

- Other regional CARES HUD-CV grantees
- Salt Lake City CARES HUD-CV Internal Working Group

- Salt Lake City’s Resident Advisory Group, the Community Development and Capital Improvement Program Board
- HUD Regional Office
- HUD Technical Assistance Representative
- National homeless and affordable housing consultants and advocacy groups

HUD requires CV grantees to prevent the duplication of benefits, which means grant funds may not be used to pay costs if another source of financial assistance is available to pay that cost. HAND will work with selected community partners and track other funding and community benefits in order to prevent duplication of services.

CONTACT INFORMATION

Lani Eggertsen-Goff, Director
Housing and Neighborhood Development
Salt Lake City Corporation
Lani.Eggertsen-Goff@slcgov.com
801-535-6240

Tony Milner, Policy and Program Manager
Housing and Neighborhood Development
Salt Lake City Corporation
Tony.Milner@slcgov.com
(801) 535-6168

TO VIEW THE: 2020-2024 CONSOLIDATED PLAN, 2020-2024 CITIZEN PARTICIPATION PLAN, and 2020-2021 ANNUAL ACTION PLAN, please click on the following [link](#), or visit HAND’s main website page at www.slc.gov/HAND/.

APPENDICES:

- Substantial Amendments to SP-35 Anticipated Resources and AP-15 Expected Resources

SUBSTANTIAL AMENDMENT APPENDIX

**SP-35, ANTICIPATED RESOURCES
HUD CFR 24, 91.215(A)(4), 91.220(C)(1,2)**

	Uses of Funding	Expected Amount Available – Year 1				Expected Amount Available – Remainder of Con Plan	Description
		Annual Allocation	Program Income	Prior Year Resources	Total		
CDBG	Acquisition	\$3,509,164	\$0	\$35,000	\$3,544,164	\$13,600,000	Prior year resources are unspent funds from previous years.
	Administration						
	Economic Development						
	Homebuyer Assistance						
	Homeowner Rehabilitation						
	Multifamily Rental						
	Construction Multifamily						
	Public Improvements						
	Public Services						
	Rental Rehabilitation						
	New Construction for Ownership						
	TBRA						
	Historic Rental Rehabilitation						
New Construction							
HOME	Acquisition	\$957,501	\$300,000	\$0	\$1,257,501	\$4,600,000	Program income is typically generated from housing loan repayments from nonprofit agencies.
	Administration						
	Homebuyer Assistance						
	Homeowner Rehabilitation						
	Multifamily Rental						
	Construction Multifamily						

	Uses of Funding	Expected Amount Available – Year 1				Expected Amount Available – Remainder of Con Plan	Description
		Annual Allocation	Program Income	Prior Year Resources	Total		
	Rental Rehabilitation New Construction for Ownership TBRA						
ESG	Administration Financial Assistance Overnight Shelter Rapid Re-Housing (Rental Assistance) Rental Assistance Services Transitional Housing	\$301,734	\$0	\$2,500	\$304,234	\$1,160,000	Prior year resources are unspent funds from previous years.
HOPWA	Administration Permanent Housing in Facilities Permanent Housing Placement STRMU Short-Term or Transitional Housing Facilities Supportive Services TBRA	\$600,876	\$0	\$15,000	\$615,876	\$1,720,000	Prior year resources are unspent funds from previous years.
OTHER: HOUSING – TRUST FUND	Acquisitions Administration Conversion and Rehab for Transitional Housing Homebuyer Rehabilitation Housing Multifamily Rental New Construction Multifamily Rental Rehab New Construction for Ownership Permanent Housing in Facilities Rapid Re-Housing Rental Assistance TBRA	\$0	\$0	\$0	\$2,000,000	\$3,000,000	The Trust Fund has a budget of \$2m and expects to receive a total of approximately \$3m in revenue over the next plan period.

	Uses of Funding	Expected Amount Available – Year 1				Expected Amount Available – Remainder of Con Plan	Description
		Annual Allocation	Program Income	Prior Year Resources	Total		
	Transitional Housing						
OTHER PROGRAM INCOME	All CDBG Eligible Activities per Housing Program Rules All HOME Eligible Activities per Housing Program Rules	\$0	\$1,500,000	\$0	\$1,500,000	\$6,000,000	Salt Lake City Housing Programs – Program Income
OTHER ECONOMIC DEVELOPMENT LOAN FUND	Economic Development	\$0	\$0	\$0	\$0	\$4,000,000	The fund currently has a balance of approximately \$4m.
OTHER FUNDS – CARES HUD-CV	HUD and CARES Act Eligible Activities	CDBG-CV1 \$2,064,298 CDBG-CV3 \$999,551 ESG-CV1 \$1,040,462 ESG-CV2 \$2,946,449 HOPWA-CV1 \$87,443	\$0	\$0	\$7,138,203	\$7,138,203	CARES HUD-CV allocations to respond to and recovery from COVID-19.

AP-15, EXPECTED RESOURCES
 HUD CFR 24, 91.220(c)(1,2)

	Uses of Funding	Expected Amount Available – Year 1				Expected Amount Available – Remainder of Con Plan	Description
		Annual Allocation	Program Income	Prior Year Resources	Total		
CDBG	Acquisition	\$3,509,164	\$0	\$35,000	\$3,544,164	\$13,600,000	Prior year resources are unspent funds from previous years.
	Administration						
	Economic Development						
	Homebuyer Assistance						
	Homeowner Rehabilitation						
	Multifamily Rental						
	Construction Multifamily						
	Public Improvements						
	Public Services						
	Rental Rehabilitation						
	New Construction for Ownership						
	TBRA						
	Historic Rental Rehabilitation						
New Construction							
HOME	Acquisition	\$957,501	\$300,000	\$0	\$1,257,501	\$4,600,000	Program income is typically generated from housing loan repayments from nonprofit agencies.
	Administration						
	Homebuyer Assistance						
	Homeowner Rehabilitation						
	Multifamily Rental						
	Construction Multifamily						
	Rental Rehabilitation						

	Uses of Funding	Expected Amount Available – Year 1				Expected Amount Available – Remainder of Con Plan	Description
		Annual Allocation	Program Income	Prior Year Resources	Total		
	New Construction for Ownership TBRA						
ESG	Administration Financial Assistance Overnight Shelter Rapid Re-Housing (Rental Assistance) Rental Assistance Services Transitional Housing	\$301,734	\$0	\$2,500	\$304,234	\$1,160,000	Prior year resources are unspent funds from previous years.
HOPWA	Administration Permanent Housing in Facilities Permanent Housing Placement STRMU Short-Term or Transitional Housing Facilities Supportive Services TBRA	\$600,876	\$0	\$15,000	\$615,876	\$1,720,000	Prior year resources are unspent funds from previous years.
OTHER: HOUSING – TRUST FUND	Acquisitions Administration Conversion and Rehab for Transitional Housing Homebuyer Rehabilitation Housing Multifamily Rental New Construction Multifamily Rental Rehab New Construction for Ownership Permanent Housing in Facilities Rapid Re-Housing Rental Assistance TBRA Transitional Housing	\$0	\$0	\$0	\$2,000,000	\$3,000,000	The Trust Fund has a budget of \$2m and expects to receive a total of approximately \$3m in revenue over the next plan period.

	Uses of Funding	Expected Amount Available – Year 1				Expected Amount Available – Remainder of Con Plan	Description
		Annual Allocation	Program Income	Prior Year Resources	Total		
OTHER PROGRAM INCOME	All CDBG Eligible Activities per Housing Program Rules All HOME Eligible Activities per Housing Program Rules	\$0	\$1,500,000	\$0	\$1,500,000	\$6,000,000	Salt Lake City Housing Programs – Program Income
OTHER ECONOMIC DEVELOPMENT LOAN FUND	Economic Development	\$0	\$0	\$0	\$0	\$4,000,000	The fund currently has a balance of approximately \$4m.
OTHER FUNDS – CARES HUD-CV	HUD and CARES Act Eligible Activities	CDBG-CV1 \$2,064,298 CDBG-CV3 \$999,551 ESG-CV1 \$1,040,462 ESG-CV2 \$2,946,449 HOPWA-CV1 \$87,443	\$0	\$0	\$7,138,203	\$7,138,203	CARES HUD-CV allocations to respond to and recovery from COVID-19.

SALT LAKE CITY CARES HUD-COVID FUNDING RECOMMENDATIONS (as of September 11, 2020)

Summary of Funding
CARES Act Funds Used to Support Coronavirus Response and Recovery Eligible Activities

CDBG-CV HAND Funding Recommendations, \$2,064,298 (Round 1), \$999,551 (Round 3)								\$3,063,849
Project / Program	Description	Intent	Needs/Gaps Addressing	HUD Matrix	HUD Nat'l Obj.	Entity	% of	Recommendation
Housing Stability	Housing Stability: Up to 3 months of mortgage payments (80% AMI).	Housing stability resources for vulnerable residents who have been directly impacted by COVID-19.	50% of Salt Lake City residents are in employment sectors that are prone to layoffs and furloughs from COVID-19. Additionally, many Salt Lake City residents are cost burdened or severely cost burdened with housing expenses. A small fraction of loans are covered by the CARES Act forbearance protections and many residents are at risk of slipping into foreclosure. This program will stabilize vulnerable homeowners and ensure they stay in their homes.	Subsistence Payments OGR	LMC	TBD *	10%	\$300,000
Public Service Agency	NPO programs to prepare for and prevent the spread of COVID-19.	NPO's can apply for funding to address organization specific needs as it pertains to COVID-1 such as PPE, staff capacity, direct client services, etc.	Address organization specific needs and gaps to address COVID-19.	Health Services OSM, Other Public Services 05Z	LMJP	TBD *	11%	\$350,000
Community Stabilization	Programs that provide basic needs for the community to respond to COVID-19 such as digital access, food security, or targeted services.	Address basic life needs to stabilize and assist residents and youth.	Without having basic needs met like food, childcare, and technology individuals and families will continue to struggle to sustain during COVID-19.	Food 05W, Child Care OGL, Tech (Child Care) OGL, Health Services 05M	LMC	TBD *	16%	\$500,000
Economic Development - Small Businesses Grants	Grant program that provides funding assistance to targeted businesses to be used for payroll, job retention/creation, PPE, etc.	This program would strategically target small, minority, or WBE businesses and offer a one-time grant and technical assistance.	The program will relieve the financial burden on small businesses. The technical assistance component will assist in addressing technology and/or language barriers so future business needs can be met.	Econ Dev Microenterprise Assistance 18C	LMCMC	TBD *	16%	\$501,438
On September 11, 2020, SLC was notified of a third round of CARES HUD CDBG-CV in the amount of \$999,511. These additional funds did not go through the City's previous Internal Working Group recommendation process. 20% of this allocation will be set aside for Administration, with the remaining amount to be determined for a CDBG-CV eligible project / program.	TBD	TBD	TBD	TBD	TBD	TBD *		\$799,641
Administration	Salt Lake City Grant Administration (20%).	Funding support for Salt Lake City staff that administer HUD grants.	Salary and overhead expenses for HAND, Finance, and City Attorney's Office.	21A		SLC Corp	20%	\$612,770
								\$3,063,849

ESG-CV HAND Funding Recommendations, \$1,040,462 (Round 1), \$2,946,449 (Round 2)								\$3,986,911
Project / Program	Description	Intent	Needs/Gaps Addressing	HUD 24 CFR	HUD Nat'l Obj.	Entity	% of	Recommendation
Homeless Prevention	Housing stability: Up to 6 months rent (50% AMI).	Housing stability and homeless prevention resources for vulnerable residents who have been directly impacted by COVID-19 including rental assistance, landlord/tenant mediation, shelter diversion, and arrears.	CARES Act safety nets expire in July and forecasters anticipate a cliff that will impact tenant stability and will likely include an increase in evictions.	576.103	LMC	TBD *	43%	\$1,700,000
Rapid Rehousing	Housing Stability: Deposit, rent, and utilities (30% AMI).	Provide permanent supportive housing for individuals experiencing homelessness. These program funds will leverage FEMA investment in non-congregate hotel shelter operations.	Currently there are over 120 high risk and vulnerable individuals that are housed in hotels that will be placed in permanent housing with wrap around stability services.	576.104	LMC	TBD *	17%	\$688,220
Street Outreach	Operation expenses related to the prevention and spread of COVID-19.	People experiencing unsheltered homelessness (those sleeping outside or in places not meant for human habitation) may be at risk for infection when there is community spread of COVID-19.	Lack of housing contributes to poor physical and mental health outcomes, and linkages to permanent housing for people experiencing homelessness should continue to be a priority	576.101	LMC	TBD *	13%	\$500,000
Emergency Quarantine Shelter	Operation expenses related to the prevention and spread of COVID-19.	Operation expenses for non-congregate shelter/motel placement, increasing shelter capacity with motel placement, support of operating costs for PPE for congregate shelter operators and resident treatment programs.	HRC's have seen a considerable increase in expenses to combat the spread of COVID-19 in a congregate shelter setting. Additionally, staff have a high risk of exposure and facility configurations are needed to protect staff.	576.102	LMC	TBD *	18%	\$700,000
Administration	Salt Lake City Grant Administration (10%).	Funding support for Salt Lake City staff that administer HUD grants.	Salary and overhead expenses for HAND, Finance, and City Attorney's Office.	576.108		SLC Corp	10%	\$398,691
							100%	\$3,986,911

HOWPA-CV HAND Funding Recommendations, \$87,443								\$87,443
Project / Program	Description	Intent	Needs/Gaps Addressing	HUD CFR 24	HUD Nat'l Obj.	Entity	% of	Recommendation
Housing Stability	Permanent Housing Placement (PHP) and Short-term Rent, Mortgage and Utility Assistance (STRMU).	Costs for short-term rent, mortgage or hotel/motel stays to provide quarantine space for eligible households who may have been exposed to infectious diseases such as COVID-19.	Stabilize in adequate housing HOPWA eligible households with compromised immune systems to minimize exposure to COVID-19.	574.300	LMC	TBD *	94%	\$82,196
Administration	Salt Lake City Grant Administration (6%).	Funding support for Salt Lake City staff that administer HUD grants.	Salary and overhead expenses for HAND, Finance, and City Attorney's Office.	574.300		SLC Corp	6%	\$5,247
							100%	\$87,443

Total **\$7,138,203**

Housing and Neighborhood Development (HAND) staff will administer the CARES HUD-CV funds. HAND staff will communicate with the Administration and City Council about the CARES HUD-CV allocation process, which is anticipated to mirror the regular, annual HUD allocation process. This includes a competitive application process, review and recommendation by the Community Development and Capital Improvement Program resident advisory board, the Mayor's recommendations, and the Council's recommendations.



MOTION SHEET

CITY COUNCIL of SALT LAKE CITY

TO: City Council Members

FROM: Ben Luedtke
Budget & Policy Analyst

DATE: October 20, 2020 **UPDATED 1:19 PM 10-19-20**

RE: Substantial Amendment to 2020-24 Consolidated Plan and 2020-21 Annual Action Plan

MOTION 1 – ADOPT

I move that the Council approve a resolution amending the 2020-2024 Consolidated Plan and 2020-2021 Annual Action Plan and approve the signing of a grant agreement between Salt Lake City and the U.S. Department of Housing and Urban Development as recommended by the Administration.

Staff Note: Following approval of this motion, the Administration would proceed to accept applications in an open and competitive process, the resident advisory board would review applications in public meetings and make funding recommendations, the Mayor would review and make a second set of funding recommendations, then the Council would review all applications and both sets of funding recommendations to make final funding decisions with the \$7.1 million CARES Act HUD grants.

MOTION 2 – NOT ADOPT

I move that the Council proceed to the next agenda item.





MAYOR
ERIN MENDENHALL

CITY COUNCIL
DISTRICT 1: VICE CHAIR, VICTORIA PETRO
DISTRICT 2: ALEJANDRO PUY
DISTRICT 3: CHRIS WHARTON
DISTRICT 4: ANALIA VALDEMOROS
DISTRICT 5: CHAIR, DARIN MANO
DISTRICT 6: DAN DUGAN
DISTRICT 7: AMY FOWLER

Prepared by

S A L T L A K E C I T Y
HOUSING STABILITY DIVISION
COMMUNITY and NEIGHBORHOODS DEPARTMENT

TABLE OF CONTENTS

2023-2024 ANNUAL ACTION PLAN

AP-05 EXECUTIVE SUMMARY	Error! Bookmark not defined.
PR-05 LEAD & RESPONSIBLE AGENCIES	8
AP-10 CONSULTATION	9
AP-12 PARTICIPATION	21
AP-15 EXPECTED RESOURCES	Error! Bookmark not defined. 6
AP-20 ANNUAL GOAL & STRATEGIES	31
AP-35 PROJECTS (Summary)	34
AP-38 PROJECTS (Table)	35
AP-50 GEOGRAPHICAL DISTRIBUTION	Error! Bookmark not defined. 3
AP-55 AFFORDABLE HOUSING	46
AP-60 PUBLIC HOUSING	48
AP-65 HOMELESS & OTHER SPECIAL NEEDS ACTIVITIES	49
AP-70 HOPWA GOALS	53
AP-75 ACTION PLAN BARRIERS TO AFFORDABLE HOUSING	53
AP-85 OTHER ACTIONS	56
AP-90 PROGRAM SPECIFIC REQUIREMENTS	61

2023-2024 ANNUAL ACTION PLAN

The Annual Action Plan outlines the activities and funding priorities for the fourth year of the 2020-2024 Consolidated Plan, covering July 1, 2023 – June 30, 2024.

DRAFT

AP-05 EXECUTIVE SUMMARY - 24 CFR 91.200(c), 91.220(B)

Introduction

The 2023-2024 Annual Action Plan (AAP) identifies how Salt Lake City intends to leverage the Community Development Block Grant (CDBG), Emergency Solutions Grant (ESG), HOME Investment Partnerships Program (HOME), and Housing Opportunities for Persons with AIDS (HOPWA) funding. These four resources will provide over \$8.9 million in support for low- to moderate-income households or areas of the city. Each activity funded under the 2023-24 AAP helps further a goal outlined in the 2020-2024 Consolidated Plan.

Summarize the objectives and outcomes identified in the Plan

This Year-4 Annual Action Plan addresses several goals and strategies as outlined in the 2020-2024 Consolidated Plan. These goals are briefly outlined below. Greater detail is provided in section AP-20.

1) **Housing: Provide expanded housing options for all economic and demographic segments of Salt Lake City's population while diversifying the housing stock within neighborhoods.**

Strategies:

- Support housing programs that address the needs of aging housing stock through targeting rehabilitation efforts and diversifying the housing stock within neighborhoods
- Expand housing support for aging residents that ensure access to continued stable housing.
- Support affordable housing development that increases the number and types of units available for income eligible residents.
- Support programs that provide access to home ownership via down payment assistance, and/or housing subsidy, and/or financing.
- Support rent assistance programs to emphasize stable housing as a primary strategy to prevent and end homelessness.
- Support programs that provide connection to permanent housing upon exiting behavioral health programs. Support may include, but is not limited to, supporting obtaining housing via deposit and rent assistance and barrier elimination to the extent allowable to regulation.
- Provide housing and essential services for persons with HIV/AIDS.

2) Transportation: Promote accessibility and affordability of multimodal transportation options.

Strategies:

- Improve bus stop amenities as a way to encourage the accessibility of public transit and enhance the experience of public transit in target areas.
- Support access to transportation prioritizing very low-income and vulnerable populations.
- Expand and support the installation of bike racks, stations, and amenities as a way to encourage use of alternative modes of transportation in target areas.

3) Build Community Resiliency: Build resiliency by providing tools to increase economic and/or housing stability.

Strategies:

- Provide job training/vocational training programs targeting low-income and vulnerable populations including, but not limited to; chronically homeless; those exiting treatment centers/programs and/or institutions; and persons with disabilities.
- Economic Development efforts via supporting the improvement and visibility of small businesses through façade improvement programs.
- Provide economic development support for microenterprise businesses.
- Direct financial assistance to for-profit businesses.
- Expand access to early childhood education to set the stage for academic achievement, social development, and change the cycle of poverty.
- Promote digital inclusion through access to digital communication technologies and the internet.
- Provide support for programs that reduce food insecurity for vulnerable populations.

4) Homeless Services: Expand access to supportive programs that help ensure that homelessness is rare, brief, and non-recurring.

Strategies:

- Expand support for medical and dental care options for those experiencing homelessness.
- Provide support for homeless services including Homeless Resource Center Operations and Emergency overflow operations.
- Provide support for programs providing outreach services to address the needs of those living an unsheltered life.

- Expand case management support as a way to connect those experiencing homelessness with permanent housing and supportive services.

5) Behavioral Health: Provide support for low-income and vulnerable populations experiencing behavioral health concerns such as substance abuse disorders and mental health challenges.

Strategies:

- Expand treatment options, counseling support, and case management for those in need of mental or behavioral health services, including those with HIV/AIDS.

6) Administration

Strategies:

- To support the administration, coordination, and management of Salt Lake City's CDBG, ESG, HOME, and HOPWA programs.

Salt Lake City's strategy for most effectively utilizing HUD funding is heavily influenced by the City's housing market study, the City's Five-Year Housing Plan, the annual Utah Comprehensive Report on Homelessness, and the adopted Salt Lake City Master Plans that highlight strategic neighborhood investment opportunities.

Evaluation of past performance

Salt Lake City deliberately monitors the process of advancing the strategic goals outlined in the 2020-2024 Consolidated Plan. This plan was developed with input from many stakeholders, and it is our responsibility to report back to the U.S. Department of Housing & Urban Development (HUD), the residents, the community, and decision makers, the impact of these funds. As we near completion of the 2022-2023 Annual Action Plan, here is an evaluation of progress during that time.

In preparation for development of the 2023-2024 Annual Action Plan, Salt Lake City's Housing Stability Division (HSD) reviewed Consolidated Annual Performance and Evaluation Reports (CAPERs) submitted to HUD, as well as point-in-time data for the 2022-2023 CAPER, to be submitted to HUD after July 1, 2023. The CAPERs provide an evaluation of past performance and accomplishments in relation to established goals and priorities. The City's previous Action Plans and CAPERs can be viewed at:

<https://www.hudexchange.info/programs/consolidated-plan/con-plans-aaps-capers/>.

Salt Lake City has made progress on all the goals outlined under the 2020-2024 Consolidated Plans. The 2023-2024 Annual Action Plan shows further progress will be made. In addition, the City was able to comply with statutes and regulations set by HUD.

Salt Lake City will receive final reports regarding program year 2022-2023 funding after the end of the program year. This data will inform future decisions about funding allocations. This data will also be fully reflected in the upcoming Consolidated Annual Performance Evaluation and Report (CAPER).

Summary of Citizen Participation Process and consultation process

Citizen participation is an integral part of the Consolidated Plan & Annual Action Plan planning process, as it ensures goals and priorities are defined in the context of the community's needs and preferences. In addition, the citizen participation process provides a format to educate the community about the City's federal grant programs. To this end, Salt Lake City solicited involvement from a diverse group of stakeholders and community members during the development of the 2020-2024 Consolidated Plan. A comprehensive public engagement process included a city-wide survey (including 2,000+ respondents), public hearings, public meetings, one-on-one meetings, stakeholder committee meetings, task force meetings, Salt Lake City internal technical committee meetings, and a public comment period. In total, over 4,000 residents participated in providing input into the Consolidated Plan. The City received input and buy-in from residents, homeless service providers, low-income service providers, anti-poverty advocates, healthcare providers, housing advocates, housing developers, housing authorities, community development organizations, educational institutions, transit authority planners, City divisions and departments, among others.

For this 2023-2024 Annual Action Plan, AAP engagement efforts were combined with efforts to engage the residents of Salt Lake City for the development of a new 5-year Housing Plan. The survey was designed in a way to provide information that was useful for both efforts. A total of 287 paper surveys were completed and 3,542 online surveys were collected. For more information on the citizen participation efforts, refer to the AP-10 Consultation section. The full Engagement Report is also included as an attachment.

The City held public hearings at different points in the Annual Action Plan process. The General Needs Hearing is an event open to the public to comment on community needs. HSD accepts all comments and looks to understand how federal funding can address these concerns. The City Council Public Hearing is

an opportunity for the public and non-profit partners to comment on how federal funding may impact their neighborhoods or the services being provided. More information about these hearings is available in the *AP-12 Participation* section.

Summary of public comments

A summary of the public comments for the 2020-2024 Consolidated Plan can be found in the appendix of the 2020-2024 Consolidated Plan. All comments received for the Consolidated Plan were considered while creating this 2023-2024 Annual Action Plan. On November 16, 2022, Housing Stability staff and members of the Community Development and Capital Improvement Program (CDCIP) resident advisory board conducted a hybrid, virtual and in-person, General Needs Hearing to hear from residents. Three residents provided comment, focused on the need for addressing mobility issues for elderly and disabled residents, preventing homelessness, and the need for mental health services. On March 21, 2023, a hybrid, virtual and in-person, City Council Public Hearing was held. In general, the comments were very positive and related to the support of specific agencies. The majority of the comments were related to the specific funding recommendations for the agencies. Topics included: homelessness, housing, supportive services, domestic violence, and behavioral health services. A public comment period for the 2023-24 funding recommendations was held from March 21, 2023, to April 18th, 2023. Additionally, the Draft AAP was made available to the public for comment between April 7, 2023, and May 10, 2023. All public comments were accepted and have been taken into consideration for the draft of the 2023-2024 Annual Action Plan.

Summary of comments or views not accepted and the reasons for not accepting them

All public comments were accepted.

Summary

Salt Lake City makes a robust effort towards public participation in the drafting of its Annual Action and Consolidated Plans.

PR-05 LEAD & RESPONSIBLE AGENCIES – 91.200(B)

Agency/entity responsible for preparing/administering the Consolidated Plan

Describe the agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
Lead Agency	Salt Lake City, UT	Housing Stability Division
CDBG Administrator	Salt Lake City, UT	Housing Stability Division
HOPWA Administrator	Salt Lake City, UT	Housing Stability Division
HOME Administrator	Salt Lake City, UT	Housing Stability Division
ESG Administrator	Salt Lake City, UT	Housing Stability Division

Table 1 – Responsible Agencies

Narrative (optional)

Salt Lake City was the sole agency responsible for developing the Consolidated Plan and is solely responsible for the subsequent Annual Action Plans. Salt Lake City administers each of the HUD grant programs and the funding sources.

Consolidated Plan Public Contact Information

- Tony Milner, Director of Housing Stability,
 - Tony.Milner@slcgov.com or 801-535-6168.
- Heather Royall, Deputy Director,
 - Heather.Royall@slcgov.com or 801-535-7273.
- Dillon Hase, Community Development Grant Supervisor,
 - Dillon.Hase@slcgov.com or 801-535-6402.

Salt Lake City Housing Stability Division
 451 South State Street, Room 445
 P.O. Box 145488
 Salt Lake City, UT 84114-5488

AP-10 CONSULTATION – 91.100, 91.200(B), 91.215(L)

Introduction

The City engaged in an in-depth and collaborative effort to consult with City departments, representatives of low-income neighborhoods, non-profit and for-profit housing developers, service providers, social service agencies, homeless shelter and service providers, supportive housing and service providers, community stakeholders, community partners, and beneficiaries of entitlement programs to inform and develop the priorities and strategies contained within the 2020-2024 Consolidated Plan. Salt Lake City continues to engage these critical partners regularly as we look to maximize our potential impact on an annual basis.

Provide a concise summary of the jurisdiction’s activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(I))

Salt Lake City is in regular communication with our regional funding partners Salt Lake County, Salt Lake County Continuum of Care, and the State of Utah to coordinate about available funding, and gaps in funding and/or services. Additionally, SLC staff communicate regularly with private and governmental health, mental health, and service agencies.

HSD and other key City staff worked closely with regional planning groups, such as the Utah League of Cities and Towns, Wasatch Front Regional Council, Utah Housing Coalition, and the Salt Lake Valley Coalition to End Homelessness, as well as local service providers who provide services to individuals experiencing homelessness and/or behavioral health. The City also coordinates closely with staff from Salt Lake County and the State of Utah Office of Housing and Community Development and Homeless Services Offices.

The City is also a key participant in Salt Lake Valley Coalition to End Homelessness and Salt Lake County Continuum of Care. The Coalition helps coordinate the Homeless Resource Centers, homeless supportive services, and affordable housing for homeless individuals in Salt Lake County with the goal of making homelessness rare, brief, and non-recurring. City staff participate with the Coalition's Steering Committee, and various sub-committees and task groups including the coordinated entry task group. Housing Stability staff also participate with the Utah Homeless Management Information Services (HMIS) Steering Committee and the HOPWA Steering Committee.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.

Salt Lake City representatives actively participated in the Salt Lake Valley Coalition to End Homelessness (SLVCEH), the entity responsible for oversight of the Continuum of Care (CoC). SLVCEH's primary goal is to end homelessness in Salt Lake Valley through a system-wide commitment of resources, services, data collection, analysis, and coordination among all stakeholders. The Coalition gathers community consensus to create and fulfill established outcomes. Outcomes focus on ending homelessness particularly that of chronically homeless individuals and families, families with children, veterans, and unaccompanied youth. Using these goals, the Coalition partners with key stakeholders to fill the needs of the Salt Lake County Valley community. City representatives serve on the SLVCEH Steering Committee and sub-committees, and actively participated in meetings and efforts.

Salt Lake City representatives participate in the local Continuum of Care's (CoC) executive board and its prioritization committee specifically, so the Continuum of Care's priorities are considered during grant allocations.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS

Allocate ESG Funds

Salt Lake City representatives participate in the local Continuum of Care's executive board and its prioritization committee specifically, so the Continuum of Care's priorities are considered during Emergency Solutions Grant allocations. Also, the three local ESG funders meet regularly to coordinate ESG and CoC activities to make sure services are not being over or under funded and services being funded meet the community's needs and goals.

Develop Performance Standards and Evaluate Outcomes

The Salt Lake Continuum of Care and the three ESG funders share common measures to evaluate service providers. The three entities also share monitoring results of subrecipients. Efforts have been made to standardize data collection among the funding agencies.

Develop Funding, Policies and Procedures for the Administration of HMIS

The Salt Lake Continuum of Care contracts with the State of Utah to administer the Homeless Management Information System (HMIS). All service agencies in the state are under a uniform data standard for HUD reporting and local ESG funders. All ESG funded organizations participate in HMIS. Salt Lake City staff serve on the HMIS Steering Committee to develop performance standards and evaluate outcomes for all homeless service providers located in the Salt Lake CoC.

Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdiction's consultations with housing, social service agencies and other entities

ENGAGEMENT COMMUNITY PARTNERS	
1	Agency/Group/Organization Refugee and Immigration Center - Asian Association of Utah

	Agency/Group/Organization Type	Services – Refugees, Housing
	What section of the Plan was addressed by consultation?	Non-Homeless Special Needs, Housing Need Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Public Service Organization that assisted in identifying service gaps within the community. The collaborative effort allowed for discussion and feedback from the agencies that are the closest to those we are assisting. From these efforts, the City was able to determine the overarching priorities and goals of the Plan, including specific public service focus areas where funding will be targeted and leveraged community wide.
2	Agency/Group/Organization	ASSIST Inc
	Agency/Group/Organization Type	Services - Persons with Disabilities, Housing
	What section of the Plan was addressed by consultation?	Housing Needs Assessment, Non-Homeless Special Needs, Lead-based Paint Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Public Service Organization that assisted in identifying service gaps within the community. The collaborative effort allowed for discussion and feedback from the agencies that are the closest to those we are assisting. From these efforts, the City was able to determine the overarching priorities and goals of the Plan, including specific public service focus areas where funding will be targeted and leveraged community wide.
3	Agency/Group/Organization	Advantage Services
	Agency/Group/Organization Type	Services - Employment, Persons with Disabilities, Homeless
	What section of the Plan was addressed by consultation?	Homeless Needs – Chronically Homeless, Veterans, Anti-poverty strategy, Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Public Service Organization that assisted in identifying service gaps within the community. The collaborative effort allowed for discussion and feedback from the agencies that are the closest to those we are assisting. From these efforts, the City was able to determine the overarching priorities and goals of the Plan, including specific public service focus areas where funding will be targeted and leveraged community wide.
4	Agency/Group/Organization	International Rescue Committee
	Agency/Group/Organization Type	Services – Employment, Education, Other – Refugee Services, ESL Services

	What section of the Plan was addressed by consultation?	Non-Homeless Special Needs, Economic Development, Anti-Poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Public Service Organization that assisted in identifying service gaps within the community. The collaborative effort allowed for discussion and feedback from the agencies that are the closest to those we are assisting. From these efforts, the City was able to determine the overarching priorities and goals of the Plan, including specific public service focus areas where funding will be targeted and leveraged community wide.
5	Agency/Group/Organization	Community Development Corporation, Utah
	Agency/Group/Organization Type	Services - Housing
	What section of the Plan was addressed by consultation?	Housing Needs Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Public Service Organization that assisted in identifying service gaps within the community. The collaborative effort allowed for discussion and feedback from the agencies that are the closest to those we are assisting. From these efforts, the City was able to determine the overarching priorities and goals of the Plan, including specific public service focus areas where funding will be targeted and leveraged community wide.
6	Agency/Group/Organization	The Childrens Center Utah
	Agency/Group/Organization Type	Services – Children, Education, Health
	What section of the Plan was addressed by consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Public Service Organization that assisted in identifying service gaps within the community. The collaborative effort allowed for discussion and feedback from the agencies that are the closest to those we are assisting. From these efforts, the City was able to determine the overarching priorities and goals of the Plan, including specific public service focus areas where funding will be targeted and leveraged community wide.
7	Agency/Group/Organization	Disability Law Center
	Agency/Group/Organization Type	Services - Persons with Disabilities, Services – Fair Housing, Services – Legal Aid
	What section of the Plan was addressed by consultation?	Non-Homeless Special Needs, Public Housing Needs, Housing Needs Assessment

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Public Service Organization that assisted in identifying service gaps within the community. The collaborative effort allowed for discussion and feedback from the agencies that are the closest to those we are assisting. From these efforts, the City was able to determine the overarching priorities and goals of the Plan, including specific public service focus areas where funding will be targeted and leveraged community wide.
8	Agency/Group/Organization	Donated Dental
	Agency/Group/Organization Type	Services – Health, Services - Homeless
	What section of the Plan was addressed by consultation?	Homeless Needs – Chronically homeless, Families with Children, Veterans, Unaccompanied Youth, Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Public Service Organization that assisted in identifying service gaps within the community. The collaborative effort allowed for discussion and feedback from the agencies that are the closest to those we are assisting. From these efforts, the City was able to determine the overarching priorities and goals of the Plan, including specific public service focus areas where funding will be targeted and leveraged community wide.
9	Agency/Group/Organization	First Step House
	Agency/Group/Organization Type	Services - Housing, Persons with Disabilities, Homeless, Health, Employment
	What section of the Plan was addressed by consultation?	Housing Need Assessment, Homeless Needs - Chronically Homeless, Veterans, Homelessness Strategy, Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Public Service Organization that assisted in identifying service gaps within the community. The collaborative effort allowed for discussion and feedback from the agencies that are the closest to those we are assisting. From these efforts, the City was able to determine the overarching priorities and goals of the Plan, including specific public service focus areas where funding will be targeted and leveraged community wide.
10	Agency/Group/Organization	The Road Home
	Agency/Group/Organization Type	Services – Housing, Services - Homeless
	What section of the Plan was addressed by consultation?	Housing Need Assessment, Homeless Needs – Chronically Homeless, Families with Children, Veterans, Unaccompanied Youth, Homelessness Strategy.

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Public Service Organization that assisted in identifying service gaps within the community. The collaborative effort allowed for discussion and feedback from the agencies that are the closest to those we are assisting. From these efforts, the City was able to determine the overarching priorities and goals of the Plan, including specific public service focus areas where funding will be targeted and leveraged community wide.
11	Agency/Group/Organization	Salt Lake County Housing Authority DBA Housing Connect
	Agency/Group/Organization Type	Housing, PHA, Services - Housing, Homeless, Persons with HIV/AIDS
	What section of the Plan was addressed by consultation?	Housing Need Assessment, Homelessness Strategy, Public Housing Needs, HOPWA Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Public Service Organization that assisted in identifying service gaps within the community. The collaborative effort allowed for discussion and feedback from the agencies that are the closest to those we are assisting. From these efforts, the City was able to determine the overarching priorities and goals of the Plan, including specific public service focus areas where funding will be targeted and leveraged community wide.
12	Agency/Group/Organization	Fourth Street Clinic
	Agency/Group/Organization Type	Services - Health, Homeless
	What section of the Plan was addressed by consultation?	Homeless Needs – Chronically Homeless, Families with Children, Veterans, Unaccompanied Youth
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Public Service Organization that assisted in identifying service gaps within the community. The collaborative effort allowed for discussion and feedback from the agencies that are the closest to those we are assisting. From these efforts, the City was able to determine the overarching priorities and goals of the Plan, including specific public service focus areas where funding will be targeted and leveraged community wide.
13	Agency/Group/Organization	NeighborWorks Salt Lake
	Agency/Group/Organization Type	Services - Housing
	What section of the Plan was addressed by consultation?	Housing Needs Assessment, Anti-Poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated	Public Service Organization that assisted in identifying service gaps within the community. The collaborative

	outcomes of the consultation or areas for improved coordination?	effort allowed for discussion and feedback from the agencies that are the closest to those we are assisting. From these efforts, the City was able to determine the overarching priorities and goals of the Plan, including specific public service focus areas where funding will be targeted and leveraged community wide.
14	Agency/Group/Organization	Salt Lake City Housing Authority
	Agency/Group/Organization Type	Housing, PHA, Services - Housing, Homeless
	What section of the Plan was addressed by consultation?	Housing Needs Assessment, Homelessness Strategy, Public Housing Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Public Service Organization that assisted in identifying service gaps within the community. The collaborative effort allowed for discussion and feedback from the agencies that are the closest to those we are assisting. From these efforts, the City was able to determine the overarching priorities and goals of the Plan, including specific public service focus areas where funding will be targeted and leveraged community wide.
15	Agency/Group/Organization	Salt Lake County
	Agency/Group/Organization Type	Other government – County, Services – Elderly Persons, Services – Homeless, Planning Organization, Health Agency, Agency – Management of Public Land or Water Resources
	What section of the Plan was addressed by consultation?	Non-Homeless Special Needs, Homeless Needs, Lead-based Paint Strategy, Economic Development, Anti-Poverty Strategy, Public Housing Needs, Community Resiliency
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Local Government Agency that assisted in identifying service gaps within the community. The collaborative effort allowed for discussion and feedback from the agencies that are the closest to those we are assisting. From these efforts, the City was able to determine the overarching priorities and goals of the Plan, including specific public service focus areas where funding will be targeted and leveraged community wide.
16	Agency/Group/Organization	Shelter the Homeless
	Agency/Group/Organization Type	Services - Homeless
	What section of the Plan was addressed by consultation?	Housing Needs Assessment, Homelessness Strategy, Homeless Needs - Chronically Homeless, Families with children, Veterans, Unaccompanied youth

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Public Service Organization that assisted in identifying service gaps within the community. The collaborative effort allowed for discussion and feedback from the agencies that are the closest to those we are assisting. From these efforts, the City was able to determine the overarching priorities and goals of the Plan, including specific public service focus areas where funding will be targeted and leveraged community wide.
17	Agency/Group/Organization	South Valley Sanctuary
	Agency/Group/Organization Type	Services – Victims of Domestic Violence, Housing, Homeless, Employment
	What section of the Plan was addressed by consultation?	Non-Homeless Special Needs, Homelessness Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Public Service Organization that assisted in identifying service gaps within the community. The collaborative effort allowed for discussion and feedback from the agencies that are the closest to those we are assisting. From these efforts, the City was able to determine the overarching priorities and goals of the Plan, including specific public service focus areas where funding will be targeted and leveraged community wide.
18	Agency/Group/Organization	Salt Lake Community Action Program dba Utah Community Action
	Agency/Group/Organization Type	Services - Housing, Persons with HIV/AIDS, homeless, Education
	What section of the Plan was addressed by consultation?	Housing Needs Assessment, Homeless Strategy, Anti-Poverty Strategy, HOPWA Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Public Service Organization that assisted in identifying service gaps within the community. The collaborative effort allowed for discussion and feedback from the agencies that are the closest to those we are assisting. From these efforts, the City was able to determine the overarching priorities and goals of the Plan, including specific public service focus areas where funding will be targeted and leveraged community wide.
19	Agency/Group/Organization	Volunteers of America - Utah
	Agency/Group/Organization Type	Services - Housing, Persons with Disabilities, Homeless
	What section of the Plan was addressed by consultation?	Housing Needs Assessment, Homeless Needs - Chronically Homeless, Homeless Needs - Families with Children, Homeless Needs - Veterans, Homeless Needs -

	Unaccompanied Youth, Homeless Strategy, Anti-Poverty Strategy
How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Public Service Organization that assisted in identifying service gaps within the community. The collaborative effort allowed for discussion and feedback from the agencies that are the closest to those we are assisting. From these efforts, the City was able to determine the overarching priorities and goals of the Plan, including specific public service focus areas where funding will be targeted and leveraged community wide.
20 Agency/Group/Organization	Young Women's Christian Association of Utah
Agency/Group/Organization Type	Services - Housing, Children, Victims of Domestic Violence, Homeless, Victims
What section of the Plan was addressed by consultation?	Homeless Needs - Families with Children, Homelessness Strategy, Non-Homeless Special Needs
How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Public Service Organization that assisted in identifying service gaps within the community. The collaborative effort allowed for discussion and feedback from the agencies that are the closest to those we are assisting. From these efforts, the City was able to determine the overarching priorities and goals of the Plan, including specific public service focus areas where funding will be targeted and leveraged community wide.
21 Agency/Group/Organization	Salt Lake City
Agency/Group/Organization Type	Planning Organization, Local Government, Grantee Department
What section of the Plan was addressed by consultation?	Housing Needs Assessment, Public Housing Needs, Market Analysis, Economic Development, Broadband Access, Digital Divide, Community Resiliency, Anti-Poverty Strategy, Lead-Based Paint Strategy
How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Local Government Agency that assisted in identifying service gaps within the community. The collaborative effort allowed for discussion and feedback from the agencies that are the closest to those we are assisting. From these efforts, the City was able to determine the overarching priorities and goals of the Plan, including specific public service focus areas where funding will be targeted and leveraged community wide

Identify any Agency Types not consulted and provide rationale for not consulting

All agency types were invited to participate in the Annual Action Plan process.

Other local/regional/state/federal planning efforts considered when preparing the Plan

COMMUNITY PLANS		
1	Name of Plan	State of Utah Strategic Plan on Homelessness
	Lead Organization	State of Utah
	How do the goals of your Strategic Plan overlap with the goals of each plan?	The strategic plan establishes statewide goals and benchmarks on which to measure progress toward these goals. The plan recognizes that every community in Utah is different in their challenges, resources available, and needs of those who experience homelessness.
2	Name of Plan	Annual Point-in-Time Count
	Lead Organization	State of Utah
	How do the goals of your Strategic Plan overlap with the goals of each plan?	This plan highlights an initiative to find homeless persons living on the streets and gather information in order to connect them with available services. By doing so, this will help policymakers and program administrators set benchmarks to measure progress toward the goal of ending homelessness, help plan services and programs to appropriately address local needs, identify strengths and gaps in a community's current homelessness assistance system, inform public opinion, increase public awareness, attract resources, and create the most reliable estimate of people experiencing homelessness throughout Utah.
3	Name of Plan	Growing SLC
	Lead Organization	Salt Lake City
	How do the goals of your Strategic Plan overlap with the goals of each plan?	Policy solutions over the five-year period of this plan will focus on 1) updates to zoning code, 2) preservation of long-term affordable housing, 3) establishment of a significant funding source, 4) stabilizing low-income tenants, 5) innovation in design, 6) partnerships and collaboration in housing, and 7) equitability and fair housing.
4	Name of Plan	Salt Lake City Master Plans
	Lead Organization	Salt Lake City

How do the goals of your Strategic Plan overlap with the goals of each plan?	Salt Lake City's master plans provide vision and goals for future development in the City. The plans guide the development and use of land, as well as provide recommendations for particular places within the City. H utilized the City's master plans to align policies, goals, and priorities.
5 Name of Plan	Continuum of Care
Lead Organization	Salt Lake County
How do the goals of your Strategic Plan overlap with the goals of each plan?	This plan emphasizes the promotion of a community-wide commitment to the goal of ending homelessness, provide funding for efforts to quickly re-house individuals and families who are homeless, which minimizes the trauma and dislocation caused by homelessness, promote access to and effective use of mainstream programs, optimize self-sufficiency among individuals and families experiencing homelessness.
6 Name of Plan	The Future of Housing: A Collective Vision for an Equitable Salt Lake City
Lead Organization	Salt Lake City Community and Neighborhoods Department
How do the goals of your Strategic Plan overlap with the goals of each plan?	This plan focuses on the creation of more equitable housing opportunities for Salt Lake City residents. The plan calls for the creation of more affordable housing and retention of existing affordable housing stock.
7 Name of Plan	Strategic Economic Development Plan
Lead Organization	Salt Lake City Economic Development Department
How do the goals of your Strategic Plan overlap with the goals of each plan?	The Strategic Plan establishes an assessment of existing economic conditions of Salt Lake City through analysis of quantitative and qualitative data. This information guided a strategic framework that builds on existing strengths and seeks to overcome identified challenges to ensure the City's fiscal health, enhance its business climate, and promote economic growth.
8 Name of Plan	Housing Gap Coalition Report
Lead Organization	Salt Lake Chamber
How do the goals of your Strategic Plan overlap with the goals of each plan?	Initiative that seeks to safeguard Utah's economic prosperity by ensuring home ownership is attainable and housing affordability is a priority, protecting Utahns quality of life and expanding opportunities for all.

9	Name of Plan	Housing Affordability Crisis
	Lead Organization	Kem C. Gardner Policy Institute
	How do the goals of your Strategic Plan overlap with the goals of each plan?	Policy brief regarding the current and projected state of rising housing prices in Utah and recommendations regarding what to do about it.
10	Name of Plan	ALL IN: The Federal Strategic Plan to Prevent and End Homelessness
	Lead Organization	United States Interagency Council on Homelessness
	How do the goals of your Strategic Plan overlap with the goals of each plan?	Federal strategic plan that outlines the goal to reduce and ultimately end homelessness in the United States.

AP-12 PARTICIPATION – 91.105, 91.200(C)

**Summary of citizen participation process/Efforts made to broaden citizen participation
Summarize citizen participation process and how it impacted goal-setting**

The City recognizes that citizen participation is critical for the development of a Consolidated Plan and Annual Action Plans that reflect the needs of affected persons and residents. In accordance with 24 CFR 91.105, the City solicited robust citizen participation.

For the 2020-2024 Consolidated Plan, between May 2022 and May 2023, over 4,000 residents, stakeholders, agency partners, and City officials participated through proactive, community-based outreach, facilitated stakeholder engagement, and online surveys. The City involved affected persons and residents through stakeholder consultation, a community survey, community events, public meetings, public hearings, public comment periods, and one-on-one consultations. The full details of these efforts can be found in the City’s 2020-2024 Consolidated and 2020-2024 Citizen Participation Plan.

For the 2023-2024 Annual Action Plan, between July 2022 to November 2022, Housing Stability staff, in coordination with the Community and Neighborhoods Department, conducted a survey to engage

members of the public and receive input on how federal funding could be prioritized. A total of 3,829 survey responses were received and approximately 4,423 individuals provided feedback including mapping the areas of the City where services should be located. See the attached *Community Engagement Summary* for additional information.

Citizen Participation Outreach

The below table outlines Salt Lake City’s citizen participation outreach for the 2023 AAP.

DRAFT

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons
1	Internet Outreach	Minorities; Non-English Speaking; Spanish; Persons with Disabilities; Non-Targeted/Broad community; residents of Public and Assisted Housing	3,542 respondents	Respondents ranked new affordable housing as their top housing priority, transit passes as their top transportation priority, affordable medical and dental services as their top community resiliency priority, and housing for persons experiencing homelessness as their top homelessness priority.	All responses were accepted.

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons
2	Survey – Paper Form	Individuals Experiencing Homelessness; Persons with Disabilities; Residents of Public and Assisted Housing, Minorities; Non-English Speaking; Spanish; Non-targeted/Broad Community	287 respondents	Respondents ranked new affordable housing as their top housing priority, transit passes as their top transportation priority, affordable medical and dental services as their top community resiliency priority, and housing for persons experiencing homelessness as their top homelessness priority.	All responses were accepted.
3	Public Hearing	Non-targeted/broad community	3 respondents	Two respondents spoke about the need for accessibility and mobility improvements for elderly homeowners and persons with disabilities. One respondent spoke for the need for mental health services.	All responses were accepted.

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons
4	Public Hearing	Non-targeted/broad community	14 respondents.	Most comments advocated for a specific organization. Topics included: homelessness, housing, supportive services, HIV/AIDS, and behavioral health services.	All responses were accepted.
5	Public Notice / Newspaper Ad	Non-targeted/broad community	1 respondent.	The comment was from an agency that received funding thanking the Mayor and City Council for their funding award.	All responses were accepted.

AP-15 EXPECTED RESOURCES – 91.220(C)(1,2)

Introduction

The following table shows the expected resources for the 2023-24 program year.

Anticipated Resources

DRAFT

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 4				Expected Amount Available Remainder of Con Plan	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	Public - Federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	\$3,397,763	\$1,000,000	\$1,200,000	\$5,597,763	\$4,500,000	Funds include \$3,397,763 in annual entitlement award, an estimated \$1 million in program income and \$1.2 million in reallocated funds. Reallocated funding came from several subrecipients who did not fully expend their funding and unspent CDBG administration funding.

HOME	Public - Federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	\$1,023,661	\$800,000	\$200,000	\$2,023,661	\$1,800,000	Funds include \$1,023,661 in annual entitlement award, an estimated \$800,000 in program income and \$200,000 in reallocated funds. The reallocated funding came from one subrecipient who did not expend their \$200,000 award during the previous program year.
HOPWA	Public - Federal	Permanent housing in facilities Permanent housing placement STRMU Short term or transitional housing facilities Supportive services TBRA	\$932,841	\$0	\$80,000	\$1,012,841	\$1,000,000	Funds include \$932,841 in annual entitlement award and \$80,000 in reallocated funding. Reallocated funds came from unspent funding from all three HOPWA project sponsors.

ESG	Public - Federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	\$303,100	\$0	\$0	\$303,100	\$300,000	\$303,100 in annual entitlement award.
------------	------------------	---	-----------	-----	-----	-----------	-----------	--

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

HUD encourages the recipients of federal monies to demonstrate that efforts are being made to strategically leverage additional funds to achieve greater results. Matches require subrecipients to produce a specific amount of funding that will “match” the amount of program funds available.

- HOME Investment Partnership Program – Salt Lake City utilizes impact fee waivers to cover the HOME match requirement.
- Emergency Solutions Grant – 100% Match Requirement

Salt Lake City will ensure that ESG match requirements are met by utilizing the leveraging capacity of its subrecipients. Funding sources used to meet the ESG match requirements include federal, state, and local grants; private contributions; private foundations; City General Fund; in-kind match; and unrestricted donations.

Leveraged funding means other local, state, and federal financial resources used to maximize the reach and impact of the City's HUD Programs.

Resources for leverage include the following:

- Housing Choice Section 8 Vouchers
- Low Income Housing Tax Credits
- New Market Tax Credits
- RDA Development Funding
- Salt Lake City Housing Development Loan Fund
- Salt Lake City Economic Development Loan Fund (EDLF)
- Salt Lake City General Fund
- Olene Walker Housing Loan Fund
- Industrial & Commercial Bank Funding
- Continuum of Care Funding
- Foundations & Other Philanthropic Partners

DRAFT

If appropriate, describe publicly owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

Salt Lake City intends to expand affordable housing and economic development opportunities through the redevelopment of City-owned land, strategic land acquisitions, expansion of the Community Land Trust for affordable housing, parcel assembly, and disposition. The Housing Stability Division will work collaboratively with other City Divisions that oversee or control parcels that are owned by the City to evaluate the appropriateness for affordable housing opportunities.

Discussion

Salt Lake City will continue to seek other federal, state, and private funds to leverage entitlement grant funding. In addition, the City will support the proposed community development initiatives outlined in this Plan through strategic initiatives, policies, and programs.

DRAFT

AP-20 ANNUAL GOALS AND OBJECTIVES

Goals Summary Information

The below table outlines the Consolidated Plan Goals and Objectives.

DRAFT

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Housing	2020	2024	Affordable Housing	City Wide / MSA	Affordable Housing	\$3,333,547 CDBG \$98,508 ESG \$1,921,295 HOME \$877,256 HOPWA	378 – Homeowner Housing Rehabilitated 190 – Tenant-Based Rental Assistance / Rapid Rehousing 127 – Rental Units Rehabilitated 108 – HIV/AIDS Housing Operations 25 – Homelessness Prevention 8 – Direct Financial Assistance to Homebuyers 3 – Homeowner Housing Added 1 – Rental Units Constructed
2	Transportation	2020	2024	Transportation	City Wide / West Side Target Area	Transportation	\$0	N/A

3	Community Resiliency	2020	2024	Economic Development / Public Services	City Wide / West Side Target Area	Build Community Resiliency	\$1,119,973 CDBG	609 - Public Service Activities other than Low/Moderate Income Housing Benefit 20 – Façade Treatment/Business Building Rehabilitation
4	Homeless Services	2020	2024	Homeless	City Wide	Homeless Services	\$333,746 CDBG \$181,860 ESG	1,652 - Homeless Person Overnight Shelter 687 – Public Service Activities other than Low/Moderate Income Housing Benefit
5	Behavioral Health	2020	2024	Public Services / Behavioral Health	City Wide / MSA	Behavioral Health Services	\$130,945 CDBG \$107,600 HOPWA	668 - Public Service Activities other than Low/Moderate Income Housing Benefit
6	Administration	2020	2024	Administration	City Wide	N/A	\$679,552 CDBG \$102,366 HOME \$27,985 HOPWA \$22,732 ESG	N/A

Table 2 – Goals Summary

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.215(b)

Salt Lake City is estimating that 170 LMI households will be served under the HOME program, as defined by 91.215(b), through a combination of addition or rehabilitation of affordable rental housing, TBRA and Down Payment Assistance programs.

AP-35 PROJECTS – 91.220(D)

Introduction

The goals and strategies outlined in Salt Lake City's 2020-2024 Consolidated Plan serve as the foundation for program year 2023-2024 projects and activities. The Consolidated Plan also addresses the need to utilize federal funding to further support housing, building community resiliency, homeless services, and behavioral health. Salt Lake City did not receive any applications for the transportation Consolidated Plan goal. However, progress will still be made on this through older activities that will be completed in the 2023-24 year. The Consolidated Plan goals will be supported through the following 2023-2024 efforts:

Projects

#	Project Name
1	CDBG: Public Services: Homeless Service Programs 2023-24
2	CDBG: Public Services: Build Community Resiliency 2023-24
3	CDBG: Public Services: Behavioral Health 2023-24
4	CDBG: Housing 2023-24
5	CDBG: Build Community Resiliency - Economic Development 2023-24
6	CDBG: Administration 2023-24
7	ESG 2023-24
8	HOME: Tenant Based Rental Assistance 2023-24
9	HOME: Down Payment Assistance 2023-24
10	HOME: Development Activities 2023-24
11	HOME: Administration 2023-24
12	HOPWA 2023-2024

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

Priorities include expanding affordable housing opportunities throughout the City, providing critical services for the City's most vulnerable residents, expanding self-sufficiency for at-risk populations, and improving neighborhood conditions in concentrated areas of poverty.

The City and partners are unable to fully address needs due to a lack of funding and resources. To address the lack of resources, the City will continue to engage with community development organizations, housing providers, housing developers, service providers, community councils, City departments, local businesses, residents, and other stakeholders to develop strategies for increasing impacts and meeting gaps in services.

AP-38 PROJECT SUMMARY

Project Summary Information

1	Project:	CDBG: Public Services: Homeless Service Programs 2023-24
	Description:	CDBG Public Services funding to support Homeless Services Consolidated Plan Goal
	Estimated Amount:	\$333,746
	Expected Resources:	\$339,746 in CDBG funding
	Annual goals Supported:	Homeless Services
	Priority Needs Addressed:	Homeless Services
	Target Date for Completion:	6/30/2024
	Estimate the number and type of families that will benefit from the proposed activities:	Salt Lake City anticipates 1,649 low- to moderate-income individuals/families will be served with these funds.
	Location Description:	City Wide
	Planned Activities:	\$56,249 YWCA Utah – DV & Residential Services \$30,489 South Valley Sanctuary – Domestic Violence Shelter \$55,450 The Road Home – Homeless Resource Centers \$41,090 Catholic Community Services – Weigand Center \$50,000 The Road Home – Housing Staffing \$50,776 The INN Between – Medical Respite and Hospice \$49,692 Salt Lake Donated Dental – Community Donated Dental Project
Goal Outcome Indicators:	993 - Homeless Person Overnight Shelter 656 - Public Service Activities other than Low/Mod Income Housing Benefit	
2	Project:	CDBG: Public Services: Build Community Resiliency - Job Training & Educational Programs 2023-24

	Description:	CDBG Public Services funding to support Community Resiliency Consolidated Plan Goal
	Estimated Amount:	\$194,973
	Expected Resources:	\$194,973 in CDBG funding
	Annual goals Supported:	Community Resiliency
	Priority Needs Addressed:	Build Community Resiliency
	Target Date for Completion:	6/30/2024
	Estimate the number and type of families that will benefit from the proposed activities:	Salt Lake City anticipates 609 low- to moderate-income individuals/families will be served with these funds.
	Location Description:	City Wide
	Planned Activities:	<p>\$30,000 First Step House – Employment Preparation and Placement</p> <p>\$43,995 Neighborhood House – Early Childhood Education</p> <p>\$30,000 Legal Aid Society – Domestic Violence Victim Assistance</p> <p>\$30,489 International Rescue Committee – Upward Mobility for Refugees</p> <p>\$30,489 Wasatch Community Gardens – Green Team Job Training</p> <p>\$30,000 Salt Lake American – Survival Services for Refugees</p>
	Goal Outcome Indicators:	609 – Public Service Activities other than Low/Mod Income Housing Benefit
3	Project:	CDBG: Public Services: Behavioral Health 2023-24
	Description:	CDBG Public Services funding to support Behavioral Health Consolidated Plan Goal
	Estimated Amount:	\$130,945
	Expected Resources:	\$130,945 in CDBG funding
	Annual goals Supported:	Behavioral Health
	Priority Needs Addressed:	Behavioral Health Services to Expand Opportunity

	Target Date for Completion:	6/30/2024
	Estimate the number and type of families that will benefit from the proposed activities:	Salt Lake City anticipates 582 low- to moderate-income individuals/families will be served with these funds.
	Location Description:	City Wide
	Planned Activities:	\$30,000 First Step House – Peer Support Services \$40,456 Fourth Street Clinic – Health and Housing Transition Team \$30,489 The Childrens Center Utah – Therapeutic Preschool \$30,000 Odyssey House, Utah – Safety and Trauma Support Services
	Goal Outcome Indicators:	582 – Public Service Activities other than Low/Mod Income Housing Benefit
4	Project:	CDBG: Housing 2023-24
	Description:	CDBG funding for Housing Consolidated Plan Goal
	Estimated Amount:	\$3,333,547
	Expected Resources:	\$3,333,547 in CDBG funding
	Annual goals Supported:	Housing
	Priority Needs Addressed:	Affordable Housing
	Target Date for Completion:	6/30/2024
	Estimate the number and type of families that will benefit from the proposed activities:	Salt Lake City anticipates 470 low- to moderate-income households to be served with these funds.
	Location Description:	City Wide
	Planned Activities:	\$926,766 ASSIST Inc. – Emergency Home Repair & Accessibility and Community Design \$379,703 First Step House – Recovery Residence Improvements \$462,389 ICAST – Trolley Lane Rehabilitation and Decarbonizing

		<p>\$406,267 NeighborWorks Salt Lake – Salt Lake Housing Services</p> <p>\$41,142 Salt Lake City Housing Stability – Small Repair Program</p> <p>\$711,027 Salt Lake City Housing Stability – Rehabilitation and Targeted Repair Program</p> <p>\$406,253 Salt Lake City Housing Stability – Shared Equity Program</p>
	Goal Outcome Indicators:	<p>89 – Rental Units Rehabilitated</p> <p>3 – Homeowner Housing Added</p> <p>378 – Homeowner Housing Rehabilitated</p>
5	Project:	CDBG: Build Community Resiliency - Economic Development 2023-24
	Description:	CDBG funding to support the Community Resiliency Consolidated Plan Goal
	Estimated Amount:	\$925,000
	Expected Resources:	\$925,000 in CDBG funding
	Annual goals Supported:	Community Resiliency
	Priority Needs Addressed:	Build Community Resiliency
	Target Date for Completion:	6/30/2024
	Estimate the number and type of families that will benefit from the proposed activities:	Salt Lake City anticipates serving 20 businesses with these funds.
	Location Description:	West Side Target Area
	Planned Activities:	\$925,000 Salt Lake City Housing Stability – Neighborhood Business Improvement Program
Goal Outcome Indicators:	20 - Facade Treatment/Business Building Rehabilitation	
6	Project:	CDBG: Administration 2023-24
	Description:	Salt Lake City CDBG Administration funding
	Estimated Amount:	\$679,552
	Expected Resources:	\$679,552 in CDBG funding

	Annual goals Supported:	Administration
	Priority Needs Addressed:	Homeless Services Affordable Housing Build Community Resiliency Behavioral Health Services to Expand Opportunity
	Target Date for Completion:	6/30/2024
	Estimate the number and type of families that will benefit from the proposed activities:	No families will directly benefit from these funds since they are for the administration of the CDBG program.
	Location Description:	City Wide / West Side Target Area
	Planned Activities:	\$679,552 Salt Lake City Housing Stability - CDBG Administration
	Goal Outcome Indicators:	N/A
7	Project:	ESG 2023-24
	Description:	ESG funding to support the Homeless Services and Housing Consolidated Plan Goals
	Estimated Amount:	\$303,100
	Expected Resources:	\$303,100 in ESG funding
	Annual goals Supported:	Homeless Services Housing Administration
	Priority Needs Addressed:	Homeless Services Affordable Housing
	Target Date for Completion:	6/30/2024
	Estimate the number and type of families that will benefit from the proposed activities:	Salt Lake City estimates that 688 homeless individuals/families will be served with these funds.

	Location Description:	City Wide / Salt Lake Continuum of Care
	Planned Activities:	<p>\$50,000 Catholic Community Services – Weigand Homeless Resource Center</p> <p>\$40,636 First Step House – Resource Center Program</p> <p>\$30,408 Family Promise Salt Lake – Community-Based Family Shelter</p> <p>\$30,408 Volunteers of America, Utah – Youth Resource Center</p> <p>\$30,408 Volunteers of America, Utah – Geraldine E. King Women’s Resource Center</p> <p>\$34,337 The Road Home – Rapid Re-Housing</p> <p>\$32,318 Asian Association of Utah – Homeless Prevention</p> <p>\$31,853 Utah Community Action – Diversion Program</p> <p>\$22,732 Salt Lake City Housing Stability – ESG Administration</p>
	Goal Outcome Indicators:	<p>659 – Homeless Person Overnight Shelter</p> <p>4 – Tenant-Based Rental Assistance / Rapid Rehousing</p> <p>25 – Homelessness Prevention</p>
8	Project:	HOME: Tenant Based Rental Assistance 2023-24
	Description:	HOME funds for TBRA activities.
	Estimated Amount:	\$796,399
	Expected Resources:	\$796,399 in HOME funding
	Annual goals Supported:	Housing
	Priority Needs Addressed:	Affordable Housing
	Target Date for Completion:	6/30/2024
	Estimate the number and type of families that will benefit from the proposed activities:	Salt Lake City estimates that 125 low- to moderate-income individuals/households will be served with these funds.
	Location Description:	City Wide
	Planned Activities:	\$138,431 South Valley Services – DV Survivor Housing Assistance

		<p>\$99,372 Volunteers of America, Utah – YRC Tenant-Based Rental Assistance</p> <p>\$208,757 Utah Community Action – Tenant-Based Rental Assistance</p> <p>\$349,839 The Road Home – Tenant-Based Rental Assistance</p>
	Goal Outcome Indicators:	125 - Tenant-Based Rental Assistance / Rapid Rehousing
9	Project:	HOME: Financial Assistance to Homebuyers 2023-24
	Description:	HOME funds for direct financial assistance to homebuyer activities
	Estimated Amount:	\$563,026
	Expected Resources:	\$563,026
	Annual goals Supported:	Housing
	Priority Needs Addressed:	Affordable Housing
	Target Date for Completion:	6/30/2024
	Estimate the number and type of families that will benefit from the proposed activities:	Salt Lake City estimates that 8 low- to moderate- income households will be served with the funds.
	Location Description:	City Wide
	Planned Activities:	<p>\$213,950 Community Development Corporation of Utah – Down Payment Assistance</p> <p>\$349,076 Salt Lake City Housing Stability – Salt Lake City Homebuyer Program</p>
Goal Outcome Indicators:	8 – Direct Financial Assistance to Homebuyers	
10	Project:	HOME: Salt Lake City Home Development Fund 2023-24
	Description:	Funding, including the HOME CHDO Set-Aside, for eligible development activities.
	Estimated Amount:	\$561,870
	Expected Resources:	\$561,870
	Annual goals Supported:	Housing

	Priority Needs Addressed:	Affordable Housing
	Target Date for Completion:	6/30/2024
	Estimate the number and type of families that will benefit from the proposed activities:	Salt Lake City estimates that 38 low- to moderate-income households will benefit and 1 low-to moderate-income rental unit will be constructed with these funds.
	Location Description:	City Wide
	Planned Activities:	\$408,320 First Step House – Stratford Apartments \$153,550 Salt Lake City Housing Stability – HOME CHDO Set-Aside
	Goal Outcome Indicators:	38 – Rental Units Rehabilitated
11	Project:	HOME: Administration 2023-24
	Description:	Funding for the Administration of the HOME Investment Partnership Program.
	Estimated Amount:	\$102,366
	Expected Resources:	\$102,366 in HOME funding
	Annual goals Supported:	Administration
	Priority Needs Addressed:	Affordable Housing
	Target Date for Completion:	6/30/2024
	Estimate the number and type of families that will benefit from the proposed activities:	No families will directly benefit from these funds since they are for the administration of the HOME program.
	Location Description:	City Wide
	Planned Activities:	\$102,366 Salt Lake City Housing Stability – HOME Administration
	Goal Outcome Indicators:	N/A
12	Project:	HOPWA23: Salt Lake City
	Description:	Funding for eligible activities under the Housing Opportunities for Persons with HIV/AIDS (HOPWA) program.

Estimated Amount:	\$1,012,841
Expected Resources:	\$1,012,841 in HOPWA funding
Annual goals Supported:	Housing Behavioral Health Administration
Priority Needs Addressed:	Affordable Housing Behavioral Health Services to Expand Opportunities
Target Date for Completion:	6/30/2024
Estimate the number and type of families that will benefit from the proposed activities:	Salt Lake City estimates that 255 low- to-moderate individuals/families with HIV/AIDS will benefit from these funds.
Location Description:	Metropolitan Statistical Area (MSA)
Planned Activities:	\$75,319 Utah AIDS Foundation – Supportive Services Program \$107,600 Utah AIDS Foundation – Mental Health Services \$626,102 Housing Connect – Tenant Based Rental Assistance \$172,835 Utah Community Action – STRMU/PHP/Supportive Services \$27,985 Salt Lake City Housing Stability – HOPWA Administration
Goal Outcome Indicators:	108 – HIV/AIDS Housing Operations 61 - Tenant-Based Rental Assistance / Rapid Rehousing 86 - Public Service Activities other than Low/Moderate Income Housing Benefit

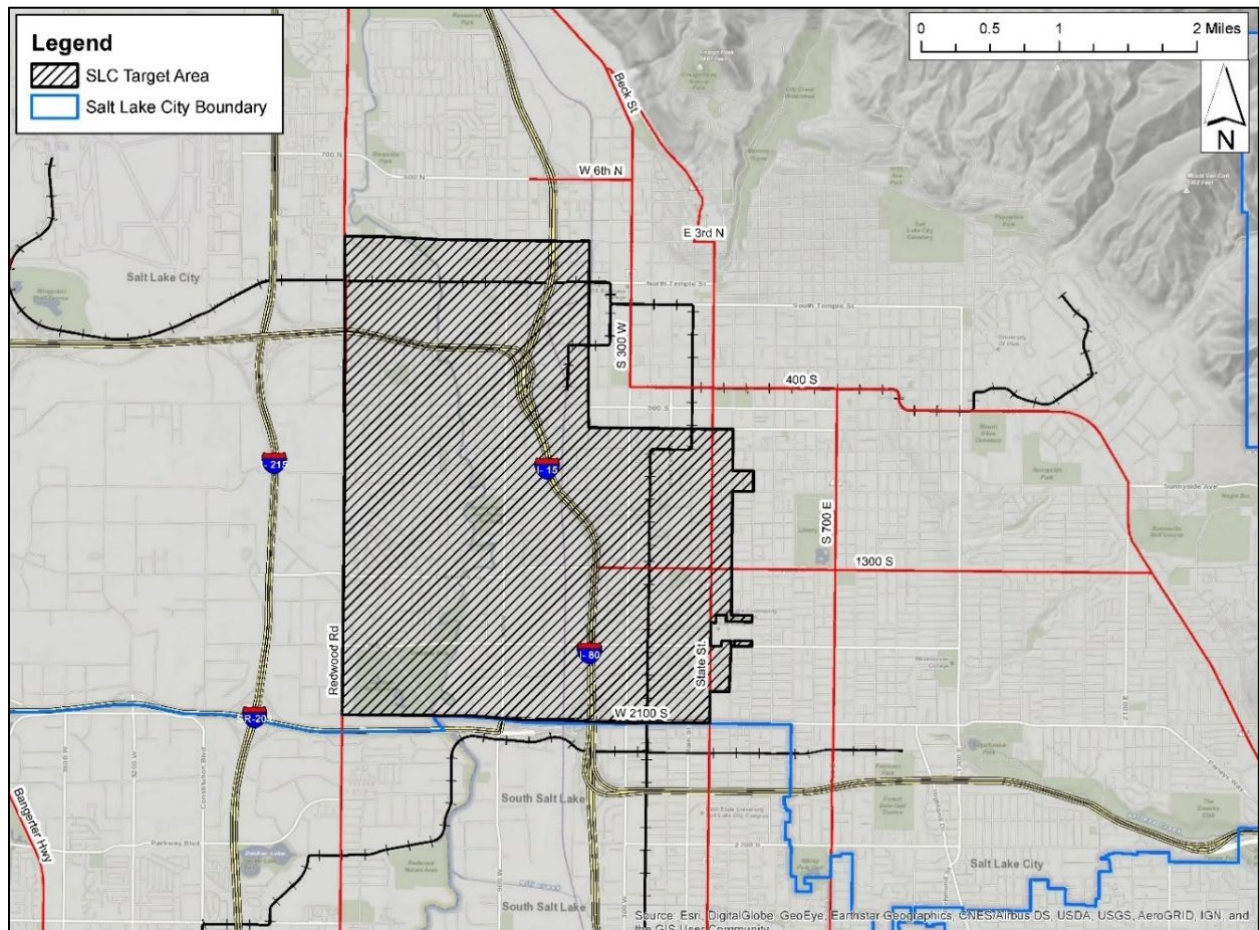
AP-50 GEOGRAPHIC DISTRIBUTION – 91.220(F)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

Locally defined target areas provide an opportunity to maximize impact and align HUD funding with existing investment while simultaneously addressing neighborhoods with the most severe needs.

According to HUD standards, a Local Target Area is designed to allow for a locally targeted approach to the investment of CDBG and other federal funds.

The target area for the entirety of the associated Consolidated Plan period, will be identified as, “West Side Target Area”, as shown on the map below. CDBG and other federal funding will be concentrated, but not necessarily limited to, the target area. Neighborhood and community nodes will be identified and targeted to maximize community impact and drive further neighborhood investment. During this Annual Action Plan period, infrastructure projects such as transportation projects and commercial façade improvements will be limited to this target area. Housing activities will happen city wide, however, a more concentrated marketing strategy for rehabilitation efforts will be deployed in the West Side Target Area as an opportunity to expand housing stability. SLC also uses the most current ACS Summary Data from HUD to determine eligible areas for LMA activities.



Geographic Distribution

Target Area	Percentage of Funds
CDBG Eligible Areas	0%
City Wide	64%
Metropolitan Statistical Area (MSA)	5%
West Side Target Area	31%

Rationale for the priorities for allocating investments geographically

The CDBG program’s primary objective is to promote the development of viable urban communities by providing decent housing, suitable living environments and expanded economic activities to persons of low- and moderate-income. To support the CDBG program’s primary objectives, Salt Lake City is taking a two-pronged approach to the distribution of funding:

Direct funding to local target areas to build capacity and expand resources within concentrated areas of poverty.

Utilize funding city wide, in accordance with meeting a national objective, to support the city’s most vulnerable populations. This includes the chronically homeless, homeless families, food-insecure individuals, persons with disabilities, persons living with HIV/AIDS, victims of domestic violence and the low-income elderly.

The ESG program’s primary objective is to assist individuals and families regain housing stability after experiencing a housing or homelessness crisis. ESG funding is distributed within the Salt Lake Continuum of Care to support emergency shelter, day services, resource centers, rapid re-housing, and homeless prevention activities. The Salt Lake Continuum of Care spans the entirety of Salt Lake County.

The HOME program’s primary objective is to create affordable housing opportunities for low-income households. HOME funding is distributed city wide to provide direct financial assistance to homebuyers, tenant-based rental assistance, acquisition, and rehabilitation.

The HOPWA program’s primary objective is to provide housing assistance and related supportive services to persons living with HIV/AIDS and their families. HOPWA funding is distributed throughout the Salt Lake City MSA, which is comprised of two counties, Salt Lake and Tooele, to provide project-based rental assistance, tenant-based rental assistance, short-term rental assistance, and supportive services.

The majority of funding is utilized in Salt Lake County, as most HIV/AIDS services are located in the Salt Lake area.

The Target Area was identified through an extensive process that analyzed local poverty rates, low-and moderate-income rates, neighborhood conditions, citizen input, and available resources.

Salt Lake City allows service providers to utilize their funds according to governing regulations of the grants. CDBG and HOME funds can be used city wide. Salt Lake City did not receive any LMA applications this year, which are limited to CDBG Eligible Areas. ESG funds can be used within the Salt Lake CoC and HOPWA funds can be used in the Salt Lake MSA.

Discussion

The City’s west side and central corridor areas continue to have economic disparities that can be addressed through investments of CDBG and other funding. While not limited to the target area, housing rehabilitation and other services will be heavily marketed in the target area. Throughout this plan period and beyond, the City will leverage and strategically target funding for neighborhood improvements, transportation improvements, and economic development to maximize impact within targeted neighborhoods.

AP-55 AFFORDABLE HOUSING – 91.220(G)

Introduction

The Salt Lake City’s Housing Stability Division is committed to lessening the current housing crisis that is affecting Salt Lake City, as in all U.S. cities, through a range of robust policy and project initiatives to improve housing affordability for all residents, with an emphasis on households earning 40% AMI or below.

One Year Goals for the Number of Households to be Supported	
Homeless	29
Non-Homeless	275
Special-Needs	420
Total	724

One Year Goals for the Number of Households Supported Through	
Rental Assistance	215
The Production of New Units	1
Rehab of Existing Units	505
Acquisition of Existing Units	3
Total	724

Discussion

Salt Lake City utilizes a data-driven strategy for ensuring long-term affordability and preservation, while balancing the unique need of the City’s neighborhoods. The City will support affordable housing activities through use of all four CPD grant programs: CDBG, ESG, HOME, and HOPWA. Activities will be targeted to individuals and families from 0-80% AMI and will include:

- Tenant-based rental assistance
- Short-term rental/utility assistance
- Rapid re-housing
- Rental housing rehabilitation
- Homeowner housing rehabilitation and
- Direct financial assistance for eligible homebuyers.

An analysis of Salt Lake City’s homebuyer market demonstrates a reasonable range of low-income households will continue to qualify for mortgage financing assistance:

- US Census data, Salt Lake City, 2021:
 - The median home value was \$380,200.
 - The median household income was \$65,880.
- HUD, HOME Income Guidelines for 2022, Salt Lake City Metro Area, 80% AMI for a family of 4: \$81,900
- ACS data, Salt Lake City, 2022:
 - The percentage of households under the poverty line: 14.7% of total population
 - The median monthly owner costs with a mortgage, \$1,739
- According to UtahRealEstate.com, the median home price in Salt Lake City in April 2023 was \$570,000 with an average price of \$666,718. Between July 2022 to March 2023, 35 Salt Lake City homes sold for between \$100,000-\$299,999.

AP-60 PUBLIC HOUSING – 91.220(H)

Introduction

The Housing Authority of Salt Lake City (HASLC) is responsible for managing the public housing inventory, developing new affordable housing units and administering the Housing Choice voucher programs for the City. The Authority strives to provide affordable housing opportunities throughout the community by developing new or rehabilitating existing housing that is safe, decent, and affordable – a place where a person’s income level or background cannot be identified by the neighborhood in which they live.

The Housing Authority of Salt Lake City (HASLC) is responsible for managing the public housing inventory, developing new affordable housing units, and administering the Housing Choice voucher programs for the City. HASLC strives to provide affordable housing opportunities throughout the community by developing new or rehabilitating existing housing that is safe, decent, and affordable – a place where a person’s income level or background cannot be identified by the neighborhood in which they live.

As an administrator of the City’s Housing Choice voucher programs, the Housing Choice Voucher Program provides rental assistance to low-income families (50% of area median income and below). This program provides rental subsidies to 2,777 low-income families, disabled, elderly, and chronically homeless clients through this and other voucher programs. 1,518 of these vouchers are located within Salt Lake City municipal boundaries. Other programs under the Housing Choice umbrella include Housing Choice Moderate Rehabilitation; Housing Choice New Construction; Project Based Vouchers; Multifamily Project Based Vouchers; Veterans Affairs Supportive Housing Vouchers; and Housing Opportunities for Persons with HIV/AIDS. Under these other Housing Choice programs, the HASLC provided rental subsidies to additional qualified program participants.

Actions planned during the next year to address the needs to public housing

HASLC has goals that include an increased focus on assisting local leaders and agencies respond to homelessness in the City, as well as developing and attaining more capacity for additional living units through real estate activities, rehabilitation, pursuing new SRO projects, developing increased relationships and services targeting and attracting landlords. HASLC also utilizes HUD Rental Assistance Demonstration (RAD) to preserve and improve their many properties. HASLC continues to look for ways

to expand their portfolio by identifying challenging properties and continuing to develop catalytic and transformative projects and programming.

Actions to encourage public housing residents to become more involved in management and participate in homeownership

Both HASLC and Housing Connect, previously Salt Lake County Housing Authority, have active monthly tenant meetings and encourage participation in management decisions related to the specific housing communities. Housing Connect has a Resident Advisory Board that has representatives from public housing, Section 8, and special needs programs. A member of the Resident Advisory Board is appointed to the Housing Connect's Board of Commissioners. HASLC operates Family Self-Sufficiency programs that address areas of improving personal finances and homeownership preparation for voucher recipients.

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

Housing Connect and HASLC are both designated as high performers.

Discussion

Public housing is a vital tool for Salt Lake City's goal of affordable housing and ending homelessness. The City will continue to work with the Housing Authorities and other partners in this area.

AP-65 HOMELESS AND OTHER SPECIAL NEEDS ACTIVITIES – 91.220(i)

Introduction

Salt Lake City works with a large homeless services community to reduce the number of persons experiencing homelessness, reduce the length of time individuals experience homelessness, increase successful transitions out of homelessness, and reduce the number of instances that clients may return to homelessness.

Salt Lake City representatives participate in the local Salt Lake County Continuum of Care's (CoC) executive board and its prioritization committee specifically, so the Continuum of Care's priorities are considered during Emergency Solutions Grant (ESG) allocations. The three local ESG funders also meet regularly to coordinate ESG and CoC activities to ensure an accurate level of funding is provided to match the community's service needs and goals. Additionally, the City participates in Salt Lake Valley Coalition to End Homelessness and the State Homelessness Coordinating Committee to further coordinate efforts.

The Salt Lake County CoC contracts with the State of Utah to administer the Utah Homeless Management Information System (HMIS). All service agencies in the region and the rest of the state are under a uniform data standard for HUD reporting and local ESG funders. All ESG funded organizations participate in HMIS. Representatives from Salt Lake City sit on the HMIS Steering Committee. HMIS data allows Salt Lake City and its partners to track the effectiveness of programs and gauge the continuing service needs of the community.

The State of Utah, in coordination with local service providers and volunteers, conducts an annual Point-In-Time count at the end of January to count sheltered (emergency shelter and transitional housing) and unsheltered homeless individuals. Unsheltered homeless individuals are counted by canvassing volunteers. The volunteers use the VI-SPDAT assessment tool to interview and try to connect unsheltered homeless individuals into services.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

Salt Lake City's primary homeless services goal is to help homeless individuals and families get off the street and into permanent housing. In the short term, Salt Lake City will continue to provide collaborative services to the homeless population.

Personalized and persistent one-on-one outreach to homeless individuals providing information about the specific services that individual needs (e.g., housing, mental health treatment, a hot meal) is the most effective outreach approach. Salt Lake City works regularly with various community partners that provide outreach and assessment of individuals experiencing homelessness including Catholic Community Services, Volunteers of America, the Department of Veterans Affairs, The Road Home, and others.

Housing Stability's Homeless Engagement and Response Team (HEART) coordinates a wide array of efforts designed to engage and meet the needs of unsheltered persons residing in Salt Lake City. These efforts include regularly scheduled resource fairs that bring service providers directly to areas where unsheltered individuals are residing.

Salt Lake City provided paper surveys to the Homeless Resource Centers as part of the engagement efforts. Housing Stability Staff also attended a homeless resource fair that was coordinated by the HEART Team. See the attached Engagement Report for additional details.

Addressing the emergency shelter and transitional housing needs of homeless persons

Most efforts to deal with homelessness in Utah rely on the Housing First model. The premise of Housing First is that once homeless individuals have housing, they are more likely to seek and continue receiving services and can search for employment. The Housing First model has been effective in Salt Lake City, though meeting the varied housing needs of this population can be challenging. The homeless housing market needs more permanent supportive housing, housing vouchers, affordable non-supportive housing, and housing located near transit and services. Salt Lake City is continuing to work to meet the needs of all persons experiencing homelessness, including with CDBG, ESG, and HOPWA funds.

There is a continued need for day services to meet the basic needs of persons experiencing homelessness. Salt Lake City addresses these issues by supporting homeless resource centers, day services, and providing a free storage program. These centers also provide essential services to the homeless population, including food, storage, case management and behavioral health services. Our goal is that homelessness is rare, brief, and non-recurring.

Salt Lake City will continue aiming to assist homeless persons make the transition to permanent housing, including shortening the period that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

Salt Lake City and its service partners work with homeless individuals to help them successfully transition from living on the streets or shelters and into permanent housing or independent living. Salt Lake City has been working with service partners and other governmental agencies through the Salt Lake Valley Coalition to End Homelessness (SLVCEH). This includes work on various subgroups that focus on specific areas of service, including housing and coordinated entry. Salt Lake City has the goal to help

streamline service delivery to the homeless community with the express purpose of shortening the period that individuals and families experience homelessness.

Salt Lake City has also funded the creation of new permanent supportive housing units and programs which serve the most vulnerable members of our community. Progress is being made on both goals. Through the City's Funding Our Future efforts, the City has funded a variety of housing programs that aim to fill in gaps in services in our community. These programs include a shared housing program and housing programs which target families with children, individuals with substance abuse disorders, refugees, and victims of domestic violence.

Salt Lake City also received approval from HUD for its HOME ARP Allocation Plan on May 11, 2023. This plan includes over \$1.5 million for the development of new affordable housing units targeted towards persons and families experiencing homelessness.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.

Salt Lake City, along with other organizations in the Salt Lake County Continuum of Care, works to prevent and divert individuals and families from experiencing homelessness. Salt Lake City, Salt Lake County and the State of Utah all provide funding to Utah Community Action for short-term rental assistance to families at risk of falling into homelessness. Utah Community Action also conducts Diversion at all the Homeless Resource Centers and the Weigand Day Center for homeless individuals, which is partially funded by Salt Lake City ESG Homelessness Prevention funds.

Housing Stability has also created a new staff position that will be focused on providing tenant support and legal rights information to reduce evictions, which can often lead to homelessness and become a barrier to obtaining new housing. This position was filled in April 2023.

The Salt Lake Coalition to End Homelessness, along with Salt Lake City, coordinates regularly with health care facilities, mental health facilities, and other institutions to ensure that those exiting those facilities have access to resources to help prevent homelessness.

Discussion

Salt Lake City is reducing and ending homelessness in the community through strong collaborations with partner organizations throughout the Salt Lake County Continuum of Care. Salt Lake City works closely with Salt Lake County, the State of Utah and service providers to stop families from entering homelessness, reduce the length of time individuals and families experience homelessness, help individuals and families successfully transition out of homelessness, and keep individuals and families from rescinding back into homelessness.

Increased housing and rental costs continue to be a challenge for these efforts, but the City and its partners are working diligently with the limited funding available to make strides towards making homelessness rare, brief, and nonrecurring.

AP-70 HOPWA GOALS– 91.220 (L)(3)

One-year goals for the number of households to be provided housing through the use of HOPWA for:

Short-term Rent, Mortgage, and Utility Assistance Payments:	38
Tenant-Based Rental Assistance:	61
Units Provided in Permanent Housing Facilities Developed, Leased, or Operated with HOPWA Funds:	0
Units provided in Transitional Short-Term Housing Facilities Developed, Leased, or Operated with HOPWA Funds:	0
TOTAL:	99

AP-75 BARRIERS TO AFFORDABLE HOUSING – 91.220(J)

Introduction:

As discussed in sections MA-40 and SP-55 of the 2020-2024 Consolidated Plan, several barriers to the development and preservation of affordable housing exist within Salt Lake City, including the following:

- Land costs
- Construction costs
- Housing and transportation costs
- Development and rehabilitation financing
- Housing rehabilitation complexities
- Foreclosures and loan modifications
- Neighborhood market conditions

- Economic conditions
- Land use regulations
- Development fees and assessments
- Permit processing procedures
- Environmental review procedures
- Lack of zoning and development incentives
- Complicated impact fee waiver process
- Competition for limited development incentives
- Landlord tenant policies
- "NIMBYism"

While not all of these barriers can be addressed with federal funding, during the 2023-2024 program year, the City will work to reduce barriers to affordable housing through the following planning efforts and initiatives:

- Development of a new 5-year housing plan, *Housing SLC*.
- The creation of an anti-displacement plan, *Thriving in Place*.
- Working to affirmatively further fair housing with the help of partner agencies such as the Disability Law Center.
- Work collaboratively with service providers and the Salt Lake Valley Coalition to End Homelessness, to improve and strengthen our homelessness response system.
- Continue to provide affordable home ownership opportunities through federal and nonfederal funding sources.
- Leverage City-owned land in the creation of new affordable housing
- Coordinate with the Salt Lake Redevelopment Agency and their efforts to increase affordable housing.
- More responsive zoning policies that help meet the needs of a growing City and a difficult housing market.

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

Salt Lake City will work to remove or ameliorate public policies that serve as barriers to affordable housing through the following efforts:

- Affordable Housing Development Incentives: Zoning and fee waiver incentives will be implemented and/or strengthened, including the following:
 - Review the City's Housing Loss Mitigation ordinance to ensure that the city's stock of inexpensive housing isn't rapidly being replaced by more expensive units.
 - An Affordable Housing Overlay zone that allows for and provides incentives for the creation and preservation of affordable housing.
 - A Single Room Occupancy (SRO)/Shared Housing ordinance that allows for SROs in neighborhoods throughout the City.
 - Off-Street Parking Ordinance update to improve pedestrian-scale development and amenities.
 - Low-Density Multi-Family Residential Zoning amendments to remove local zoning barriers to housing density and types of housing.
 - ADU ordinance to allow for the creation of additional units in single family neighborhoods.

- Leverage Public Resources for Affordable Housing Development: Public resources, including city-owned land, will be leveraged with private resources for affordable housing development.

- Funding Targeting: The Housing Stability Division is evaluating ways to coordinate and target affordable housing subsidies more effectively, to include the coordination of local funding sources (Olene Walker Housing Loan Fund, Salt Lake City Housing Development Loan Fund, Salt Lake County funding, etc.).

- Implement Fair Housing Action Items: Salt Lake City will work to remove and/or ameliorate housing impediments for protected classes through action items as identified in the City's Fair Housing Action Plan as outlined in the 2020-2024 Consolidated Plan.

- Utilize CDBG, ESG, HOME, and HOPWA funding to expand housing opportunity through homeowner rehabilitation, emergency home repair, acquisition/rehabilitation, direct financial assistance, tenant-based rental assistance, project-based rental assistance, and rapid re-housing.

Discussion:

Housing Stability, other city divisions, and policy makers will continue to work towards removing or ameliorating the negative effects of public policies that serve as barriers to affordable housing.

AP-85 OTHER ACTIONS – 91.220(K)

Introduction:

This section outlines Salt Lake City’s efforts to carry out the following:

- Address obstacles to meeting underserved needs
- Foster and maintain affordable housing
- Reduce lead-based paint hazards
- Reduce the number of poverty-level families
- Develop institutional structure
- Enhance coordination between public and private housing and social service agencies
- Radon Mitigation Policy

Actions planned to address obstacles to meeting underserved needs

The most substantial impediment in meeting underserved needs is a lack of funding and resources. Strategic shifts identified through Salt Lake City’s 2020-2024 Consolidated Plan provide a framework for maximizing and leveraging the City’s block grant allocations on underserved needs. Underserved needs and strategic actions are as follows:

Underserved Need: Affordable housing

- **Actions:** Salt Lake City is utilizing federal and local resources to expand both rental and homeownership opportunities. In addition, the City is utilizing public land to leverage private capital for the development of affordable housing. These efforts will work to address the affordable housing gap in Salt Lake City.

Underserved Need: Homelessness

- Actions: Salt Lake City is working with housing and homeless service providers to coordinate and streamline processes for service delivery. The State of Utah and Utah Homeless Management Information System are working to create a screening survey for prioritization of vulnerable and homeless individuals. These efforts will assist in addressing unmet needs by utilizing resources more effectively.

Underserved Need: Special needs individuals.

- Actions: Salt Lake City is working to address underserved needs for refugees, immigrants, the elderly, victims of domestic violence, persons living with HIV/AIDS, and persons with a disability by providing resources for basic needs, as well as resources to expand self-sufficiency. For example, federal funding is utilized to provide early childhood education for refugees and other at-risk children; create accessibility improvements for elderly or disabled residents; improve immediate and long-term outcomes for persons living with HIV/AIDS; provide job training for vulnerable populations; and provide medical services for at risk populations.

Actions planned to foster and maintain affordable housing

The City is committed to fostering and maintaining affordable housing throughout our City. This is evident through identifying specific gaps that exist in the community, and then designing affordable housing efforts specifically to address these needs. The City aims to target households earning 80% AMI and below, with emphasis on households earning 40% AMI and below. Through the housing initiatives and efforts identified in the 2020-2024 Consolidated Plan, Salt Lake City aims to:

- Address the City's affordable housing shortage for those most in need.
- Address housing needs for Salt Lake City's changing demographics.
- Address neighborhood specific needs, including the following:
 - Protect affordability in neighborhoods where affordability is disappearing.
 - Promote affordability in neighborhoods with a lack of affordable housing.
- Preserve the City's existing affordable housing stock.
- Strengthen the City's relationship with our housing partners, financial institutions, and foundations.

- Support those who develop and advocate for affordable housing.

Toward this end, Salt Lake City will foster and maintain affordable housing during the 2023-2024 program year through the following actions:

- Utilize CDBG funding to support owner-occupied rehabilitation for households at 80% AMI and below.
- Utilize CDBG and HOME funding for acquisition and rehabilitation of dilapidated and blighted housing.
- Utilize ESG, HOME, and HOPWA funding to create housing opportunities for individuals and households at 30% AMI and below through Tenant-Based Rental Assistance and Rapid Re-Housing.
- Utilize CDBG and HOME funding for direct financial assistance to homebuyers at 80% AMI and below.
- Promote the development of affordable housing with low-income housing tax credits, Salt Lake City Housing Development Loan Fund, Olene Walker Housing Loan Fund, Salt Lake City's HOME Development Fund and other funding sources.
- Leverage public resources, including publicly owned land, with private capital for the development of affordable housing.
- Work to ameliorate and/or eliminate housing impediments for protected classes as outlined in the 2020-2024 Consolidated Plan's Fair Housing Action Plan.
- Work to leverage other city resources such as Redevelopment Agency funding/strategies, maximize sales tax housing funding, and other sources as they are identified with federal funding where applicable.
- Salt Lake City launched a Community Land Trust that currently has sixteen properties, with plans to increase the number of properties in the next program year.

Actions planned to reduce lead-based paint hazards

Because of the high percentage of the housing units in Salt Lake City that were built before 1978, outreach and education efforts must continue. As such, the City has implemented a plan to address lead issues in our residential rehabilitation projects. The City's Housing Rehabilitation Program is in-

compliance with HUD’s rules concerning identification and treatment of lead hazards. During the 2023-2024 program year, the City will work in conjunction with our partners on the state and county levels to educate the public on the dangers posed by lead based paint, to include the following:

- Undertake outreach efforts through direct mailings, the City website, various fairs and public events, and the local community councils.
- Provide materials in Spanish to increase lead-based paint hazard awareness in minority communities.
- Partner with Salt Lake County’s Lead Safe Salt Lake program to treat lead hazards in the homes of children identified as having elevated blood levels.
- Emphasize lead hazards in our initial contacts with homeowners needing rehabilitation.
- Work with community partners to encourage local contractors to obtain worker certifications for their employees and sub-contractors.

Actions planned to reduce the number of poverty-level families

In a strategic effort to reduce the number of households living in poverty and prevent households at risk of moving towards poverty from doing so, the City is focusing on a two-pronged approach:

1. Creating neighborhoods of opportunity to build capacity and expand resources within concentrated areas of poverty.
2. Support the city’s most vulnerable populations, including the chronically homeless, homeless families, food-insecure individuals, the disabled, persons living with HIV/AIDS, victims of domestic violence and the low-income elderly.

The City’s anti-poverty strategy aims to close the gap in several socioeconomic indicators, such as improving housing affordability, school-readiness of young children, employment skills of at-risk adults, access to transportation for low-income households, and access to fresh foods for food-insecure families. Efforts will focus on the following objectives:

- Assist low-income individuals to maximize their incomes.
- Reduce the linkages between poor health and poverty.
- Expand housing opportunities.

- Reduce the impacts of poverty on children.
- Ensure that vulnerable populations have access to supportive services.

Federal entitlement funds allocated through this 2023-2024 Action Plan will support the City’s anti-poverty strategy through the following efforts:

- Provide job training for vulnerable populations.
- Provide early childhood education to limit the effects of intergenerational poverty.
- Provide essential supportive services for vulnerable populations.
- Provide housing rehabilitation for low-income homeowners.
- Expanded affordable housing opportunities.
- Improved neighborhood and commercial infrastructure in West Side Target Area.
- Enhance support for small businesses and micro-enterprise businesses.
- Reduce food insecurities for low-income households.

Actions planned to develop institutional structure

As outlined in the 2020-2024 Consolidated Plan, Salt Lake City is building upon the 2015-2019 Consolidated Plan and continuing to take a coordinated and strategic shift in allocating federal entitlement funds to place a stronger emphasis on community needs, goals, objectives, and outcomes. This includes the following efforts to strengthen and develop institutional structure:

- Geographically target infrastructure and economic development funding to areas of the city with higher poverty rates, lower incomes, and/or reduced access to transportation.
- Increase coordination between housing and supportive service providers to reduce/eliminate duplicative efforts, encourage partnerships, increase transparency, and standardize processes.
- Strengthen support for the City’s most vulnerable populations, including the chronically homeless, homeless families, individuals with disabilities, persons living with HIV/AIDS, victims of domestic violence and the low-income elderly.
- Support housing efforts that connect residents with supportive services and programs that improve self-sufficiency.

- Offer technical assistance to agencies implementing projects with CDBG, ESG, HOME, and/or HOPWA funding to ensure compliance and support of program objectives.
- Support employee training and certifications to expand the internal knowledge base on HUD programs, as well as housing and community development best practices.

Actions planned to enhance coordination between public and private housing and social service agencies

Salt Lake City recognizes the importance of coordination between supportive service and housing providers in meeting priority needs. Stakeholders have been working towards developing and implementing a streamlined and effective delivery system to include the following efforts:

- Created and implemented a no wrong door approach to accessing housing and other services.
- Increased coordination through the Salt Lake County’s Continuum of Care, Salt Lake Valley Coalition to End Homelessness, the Utah Homeless Management Information System, and State Homeless Coordinating Council.
- Coordinated assessments to help individuals and families experiencing homeless move through the system faster.
- Coordinated diversion and homeless prevention resources to reduce new entries into homelessness.
- Coordinated efforts to house the highest users of the homeless services and provide trauma informed case management.
- Improved weekly “housing triage” meetings that provide a format for developing a housing plan for homeless individuals and families with the most urgent housing needs.

Discussion:

Salt Lake City will continue to work on the above and other efforts to improve the health, safety, stability, prosperity, and opportunities for its residents.

AP-90 PROGRAM SPECIFIC REQUIREMENTS – 91.220(L)(1,2,4)

Introduction:

Salt Lake City’s program specific requirements for CDBG, ESG, HOME and HOPWA are outlined as follows.

**Community Development Block Grant Program (CDBG)
Reference 24 CFR 91.220(l)(1)**

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	\$0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan	\$0
3. The amount of surplus funds from urban renewal settlements	\$0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan.	\$0
5. The amount of income from float-funded activities	\$0
Total Program Income	\$0

Other CDBG Requirements

1. The amount of urgent need activities	\$0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income	90%

**HOME Investment Partnership Program (HOME)
Reference 24 CFR 91.220(l)(2)**

A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:

Salt Lake City does not utilize HOME funding beyond those identified in Section 92.205.

Subrecipients for HOME funded projects are selected in the same manner as the other CPD grants. Competitive applications are given an administrative score and scored by a resident advisory board. The board makes funding recommendations that are sent to the mayor, and then the Council, who finalize the award decisions. During this process there are two public hearings that are conducted, one in the fall and another in the spring at a public City Council meeting. Additional public feedback is also gathered throughout the year through surveys and at public events. This process is outlined in further detail in Appendix C Citizen Participation Plan in the City’s 2020-2024 Consolidated Plan and AP-12 Participation of this Action Plan.

A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

When Salt Lake City awards HOME funds for homebuyer activities, the following will apply if a sale or transfer of the property is made during the period of affordability:

- 1) **Recapture** provisions will apply when a homebuyer or subrecipient receives direct HOME assistance to purchase the affordable home (i.e., for a downpayment, closing costs, or other HOME assistance).
- 2) **Resale** provisions will apply when HOME assistance is provided for development subsidies, acquisition of existing units by housing organizations, and homes placed in community land trusts.

Definitions

DEVELOPMENT SUBSIDY: A development subsidy is generally financial assistance given to the developer, who can then offer the home at a lower sales price and reduce the homebuyer's housing costs. While the subsidy does not go directly to the homebuyer, it helps make development of an affordable home feasible.

DIRECT HOMEBUYER SUBSIDY: A direct subsidy consists of any financial assistance that reduces the purchase price from fair market value to an affordable price, or otherwise directly subsidizes the purchase (i.e., downpayment or closing cost assistance, subordinate financing).

HOMEBUYER INVESTMENT: The homebuyer's investment consists of the portion of initial downpayment paid by the homebuyer combined with the value of any capital improvements made with the homebuyer's funds, and any loan principal paid down during the homebuyer's period of ownership.

NET PROCEEDS: The sales price minus loan repayment (other than HOME funds) and closing costs. Under no circumstances can the City recapture more than is available from the net proceeds of the sale (i.e., voluntary sales including short sales, and involuntary sales including foreclosures).

NONCOMPLIANCE: Failure to comply with the resale or recapture requirements means that: The HOME-assisted homebuyer no longer occupies the unit as their principal residence (i.e., unit is rented or vacant); or the home is voluntarily or involuntarily transferred in a transaction changing ownership without proper notice and the appropriate provisions were not enforced.

PERIOD OF AFFORDABILITY: The number of years that resale and recapture policies will be in effect when HOME funds are used. The minimum number of years is determined by the amount of the investment.

HOME Funds Provided for Homebuyer Activity subject to Recapture of HOME Funds	Minimum years of Affordability
Under \$15,000	5 Years
Between \$15,000 and \$40,000	10 Years
Over \$40,000	15 Years

SUBRECIPIENT: A subrecipient is a public or private nonprofit agency, authority, or organization that receives HOME funds to undertake eligible HOME activities (e.g., provide downpayment or closing costs assistance, or homeowner rehabilitation).

RECAPTURE PROVISIONS

Used when HOME assistance is provided to a homebuyer purchasing a regular market home.

Homebuyers/subrecipients who are awarded HOME funds for direct homebuyer assistance (downpayment assistance, closing costs, interest subsidies, or other HOME assistance) must follow the recapture guidelines if the property is sold or transferred during the affordability period.

Depending on the level of homebuyer assistance provided, the affordability period may be five years (less than \$15,000 in direct assistance), ten years (\$15,000 or more but less than \$40,000), or fifteen years (\$40,000 or more).

When the home is sold or transferred during the period of affordability, the homebuyer/subrecipient must repay the City the full amount of HOME funds received through downpayment assistance, closing costs, or other HOME assistance provided directly to them, and any financial assistance that reduced the purchase price from fair market value to an affordable price.

Example

The City provides \$75,000 in HOME development funds to a developer who sells the property for fair market value at \$60,000. The homebuyer is also provided HOME down payment

assistance in the amount of \$5,000. The City uses the recapture option to ensure affordability. The period of affordability for this property is five years because the property was sold for fair market value and the direct assistance to the homebuyer is therefore \$5,000.

Alternately, if the fair market value of this same property was \$75,000, and the developer sold the property to the homebuyer for \$60,000, the period of affordability would be ten years because the assistance that enables the homebuyer to purchase the unit is \$20,000 (\$15,000 subsidy to write down the purchase price plus the \$5,000 down payment assistance).

The HOME-assisted homebuyer is allowed to sell the home to any willing buyer at any price as long as the HOME debt remaining on the property is repaid.

If the net sales proceeds are inadequate to fully repay the City's HOME loan, the City accepts the net proceeds as full and final payoff of the note. The City is never permitted to recapture more than is available from net proceeds of the sale (i.e., voluntary sales including short sales, and involuntary sales including foreclosures).

The net proceeds of a sale are the sales price minus non-HOME loan repayments and any closing costs. When the net sales proceeds exceed the City assistance, the HOME-assisted homebuyer retains all remaining net proceeds after repaying the HOME loan balance. The City reserves the right to determine that the sales price reflects fair market value.

If the City receives payment, the City will record the funds as "recaptured funds" and will use the funds for other HOME-eligible activities. Or the City may agree to a written agreement that specifies that the subrecipient keeps the recaptured funds for use for other HOME-eligible activities. Any time recaptured funds are reused to assist a subsequent homebuyer, a new period of affordability will start.

Lien documents, deed restrictions, covenants that run with the land, or other similar mechanisms will be used to impose recapture provisions. Documents containing these provisions will be executed at the closing of the home purchase and will be recorded at that time. In addition, the City will execute a written agreement between the homebuyer and the City, which will clearly explain:

- amount and use of the loan;
- length of the affordability period based on the dollar amount of City funds invested;
- requirement that the property be the primary residence of the household throughout the period of affordability;
- recapture provisions based on net proceeds available from sale, transfer or foreclosure of the home.

$$\frac{\text{HOME investment}}{\text{HOME investment} + \text{homeowner investment}} \times \text{Net proceeds} = \text{HOME amount to be recaptured}$$

$$\frac{\text{homeowner investment}}{\text{HOME investment} + \text{homeowner investment}} \times \text{Net proceeds} = \text{amount to homeowner}$$

Only those grantee users with administrative privileges can edit grantee program contact information. Users with these privileges will see an additional “Admin” module in the blue, top bar. Each organization is required to list a first contract, and is encouraged to list a second contact if possible, for each of the CPD programs where the organization is the direct recipient of HUD funding.

To edit program contact information, the Local Grantee Administrator should:

1. Click the Grantee/PJ tab to display the View Grantee screen. On the navigation bar (left-hand side of the screen), click on the “Edit Contacts” link.
2. The “Chief Elected Official” section and each program area has a set of links including “Update,” “New,” and “Change to Another.” Select “Update” to edit the information for the existing program contact and select “New” to add a new program contact. The “Change to Another” link can be used to search for and select a different contact as the new program contact.

In order to preserve the number of affordable housing units for continued benefit to low-income residents, Salt Lake City requires that HOME funds used to assist homeownership be recaptured whenever assisted units become vacant prior to the end of the affordability period that is commensurate with the amount of funding invested in the activity. Trust deeds or property restrictions are filed on appropriate properties to ensure compliance with the period of affordability.

Homeownership Resale:

When HOME funding is provided directly to a developer to reduce development costs, thereby making the price of the home affordable to the homebuyer, the funds are not repaid by the developer to the City but remain with the property for the length of the affordability period. This keeps HOME-assisted units affordable over the entire affordability period.

Under the resale option, if the homeowner decides to sell the home during the period of affordability:

- The sale price must be affordable to a range of subsequent low-income owner-occupied households.
- Subsequent homebuyers must be income-qualified under the HOME program and must occupy the home as their principal residence.
- The homeowner must be provided a fair return on investment when applicable (i.e., the downpayment plus capital improvements made to the house), while ensuring that the home is sold to another income qualified household.
 - In some cases, it may be necessary for the City to provide HOME assistance to the subsequent homeowner to ensure that the original homeowner receives a fair return and the unit is affordable to the defined low-income population. The resale price cannot be set based upon what is affordable to a specific homebuyer.

FAIR RETURN ON INVESTMENT. The homeowner may receive the money they invested into the property back from the sale proceeds.

The value of the homeowner investment is calculated by adding:

- The homeowner’s investment (i.e. downpayment and/or closing costs) at the time of initial purchase,
- The principal paid on the senior debt during the period of ownership, and
- Capital improvements (any individual improvements made specifically to the structure or major system of the HOME assisted housing unit in which the cost was more than \$3,000.00 and where applicable, the work was properly permitted, inspected locally, and documented with third party receipts).

The homeowner’s fair return on investment is measured using:

- A formula that allows 1.5% annum simple interest for the number of years of ownership
-OR- (whichever is the lessor of the two calculations)
- The Consumer Price index, calculated from the month and year of purchase of the home to the month and year of the Intent-to-Sell Notice or other event triggering the Resale Option. The calculation shall be derived from the Bureau of Labor statistics online calculator or any successor: <https://data.bls.gov/cgi-bin/cpicalc.pl>

The total return at sale, assuming the price at sale permits the homeowner to realize a full return on the investment, would be the lesser of the two calculations.

Note: that in certain circumstances, such as a declining housing market where home values are depreciating, the homeowner may not receive a return on their investment because the home sold for less or the same price as the original purchase price.

RESALE PROCESS: When a Resale is triggered during the Period of Affordability, the HOME-assisted homeowner must notify the City in writing no less than 60 days prior to such sell or transfer -to- .

In order to ensure that all resale requirements are met, the City will

- agree to the new sale price with consultation from the contracted agency and written third party appraisal.
- confirm the Fair Return calculation to the HOME-assisted homeowner, and equity amounts to the homeowner, developer and the City.
- review the income eligibility of the subsequent homebuyer.
 - Subsequent homebuyer must be low-income as defined by HOME
 - Sales price must be affordable to the subsequent homebuyer; affordable is defined as limiting the Principal, Interest, Taxes and Insurance (PITI) amount to no more than 30% of the subsequent homebuyer's gross monthly income.
- ensure the subsequent homebuyer will use the property as their principal residence.
- determine whether the subsequent homebuyer will continue the Period of Affordability in effect.

HOME PROGRAM QUALIFIED. Once the City determines that all resale process requirements are met, a written agreement will be executed between the subsequent homebuyer and the City, which will clearly explain:

- amount and use of the loan;
- length of the affordability period based on the dollar amount of City funds invested;
- requirement that the property be the primary residence of the household throughout the period of affordability;

- conditions and obligations of the subsequent homebuyer should they wish to sell before the end of the affordability period.

A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:

See the below table for the affordability period for HOME funding projects.

Rental Housing Activity	Minimum years of Affordability
Rehab or acquisition of existing housing per unit amount of HOME funds under \$15,000	5 Years
Between \$15,000 and \$40,000	10 Years
Over \$40,000 or rehab involving refinancing	15 Years
New construction or acquisition of newly constructed housing	20 Years

CONTINUED AFFORDABILITY. To provide continued affordability of the property, the City will ensure that the sales price not exceed what is affordable to households below 80% of area median income (AMI). The City defines “affordable price” as a price that is at or below an amount that will allow a low-income family to pay no more than 30% of their monthly income to pay for mortgage principal and interest, property taxes, and insurance. In no case will the price exceed the HOME Program purchase price limits as defined by HUD.

ENFORCEMENT OF RESALE PROVISIONS. The HOME-assisted homeowner will be responsible for notifying the City to ensure that resale provisions are followed if properties are sold or transferred during the period of affordability. To accomplish this, lien documents, deed restrictions, covenants running with the land, or other similar mechanisms will be used to guarantee the period of affordability. Documents containing these provisions will be executed at the closing of the home purchase and will be recorded at that time.

REPAYMENT

If homebuyer violates compliance requirements during the period of affordability, the City may enforce a Repayment provision in which homebuyer is responsible for repaying to the City the entire HOME investment.

The HOME Resale and Recapture policies are intended to implement the HUD HOME program requirements concerning resale, recapture and repayment. In the event there is ambiguity in this policy, or in the event this policy does not address a specific question, the City will look to HUD regulations, guidance documents, and program notices as persuasive authority on such questions.

Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

Not applicable. Salt Lake City does not intend to use HOME funds to refinance multifamily housing debt.

**Emergency Solutions Grant (ESG)
Reference 91.220(l)(4)**

Include written standards for providing ESG assistance (may include as attachment)

The Emergency Solutions Grant (ESG) Policies include written standards for providing ESG assistance. Salt Lake City's updated ESG policies and procedures are attached to this Annual Action Plan.

If the Continuum of Care has established centralized or coordinated assessment system that meets HUD requirements, describe that centralized or coordinated assessment system.

The Salt Lake Continuum of Care has developed a collaborative, written coordinated assessment plan. Consensus exists for a coordinated assessment plan that covers the entire Continuum of Care with a multi-access entry point quick assessment method for any homeless individual or family in need of emergency shelter or service. Our 2-1-1 system, service providers, government agencies, and others publicize all existing access points, as well as a central phone number that assists those who express a housing related emergency. The phone number is staffed by Utah Community Action and guides the caller to the one or many resources can serve the caller, The CoC is striving to do everything we can to ensure individuals and families in need have clear direction for accessing appropriate services. After entry into an emergency service, individuals are tracked as they progress toward housing and/or support interventions. All homeless families and those individuals prioritized for permanent supportive

housing placements are guided toward this centralized process and placed into one of several housing programs depending on assessment. Standardized assessments include a quick assessment for emergency services and eligibility and enrollment materials for housing placements.

Representatives of the City worked with the CoC, ESG funders, and service providers to improve the coordinated assessment system to meet requirements set forth in *Notice CPD-17-01*.

Identify the process for making sub-awards and describe how the ESG allocation available to private nonprofit organizations (including community and faith-based organizations).

Granting sub-awards is an intensive, months-long process. It begins with applications being made available and workshops held to explain different federal grant programs and eligible activities under each. SLC staff also reach out to potential applicants through the Salt Lake Homeless Coordinating Council, the local Continuum of Care, the Utah Housing Coalition, and others.

After the application period closes, a general needs hearing is conducted to help guide how ESG monies should be spent. Applications are discussed with a resident advisory board in a public forum. Applicants are invited to meet with the resident advisory board to answer final questions or provide additional information regarding their programs and their role in the larger homeless services system structure.

The Community Development & Capital Improvement Programs Advisory Board (CDCIP Board) reviews the ESG applications and makes a recommendation to the Salt Lake City Mayor based on federal guidelines, the 5 Year Consolidated Plan, and the City's long-term homeless services strategies. The Mayor then makes a recommendation on funding to the City Council based on the CDCIP board recommendation, federal guidelines, the 5 Year Consolidated Plan, and the City's long-term homeless services strategies.

The City Council holds a public hearing to receive comments on the program applications and recommendations. The City Council then makes a funding decision based on public comments, the Mayor's recommendations, CDCIP Board recommendations, federal guidelines, the 5-Year Consolidated Plan, and the City's long-term homeless services strategies.

If the jurisdiction is unable to meet the homeless participation requirement in 24 CFR

576.405(a), the jurisdiction must specify its plan for reaching out to and consulting with homeless or formerly homeless individuals in considering policies and funding decisions regarding facilities and services funded under ESG.

Before the Salt Lake City Council makes the final funding decisions for ESG funds, there are multiple venues for public outreach including two public hearings. Efforts are made to include participation from homeless and formerly homeless individuals. Emergency Solutions Grant funds, along with other public and private monies, are used by Salt Lake City to implement our short- and long-term homeless service goals.

Individuals experiencing homelessness often help the city craft and implement short-term and long-term service plans. Specific outreach for the development of the Annual Action Plan is done at homeless resource centers and at resource fairs, which are targeted towards those experiencing unsheltered homelessness.

ESG subrecipients and other homeless service providers routinely consult with current and formerly homeless individuals to make programming and service delivery decisions.

Describe performance standards for evaluating ESG.

Salt Lake City scores programs receiving Emergency Solutions Grant funding using the performance metrics required by the U.S. Department of Housing and Urban Development (HUD) and local priorities. To increase transparency, leverage resources, and maximize efficiencies, Salt Lake City does the following:

- All applications undergo a risk analysis prior to the awarding of funds.
- Standardized quarterly reporting is reviewed for compliance, timeliness, and accuracy.
- Monitoring and technical assistance risk analyses are performed on all subgrantees to determine which organization would benefit from monitoring or technical assistance visits.
- Collect information that supports the required performance measurement metrics and provides context on local initiatives.

To ensure consistent performance metrics, the Salt Lake County Continuum of Care contracts with the State of Utah to administer Utah's Homeless Management Information System (HMIS). All service agencies in the region and the rest of the state are under a uniform data standard for HUD reporting and local ESG funders. All ESG funded organizations participate in HMIS. Salt Lake City reviews HMIS data to ensure grantees are properly using funds as promised in their contracts and meeting larger City, Continuum of Care, and State goals.

Housing Opportunities for Persons with HIV/AIDS (HOPWA)

Identify the method of selecting project sponsors and describe the one-year goals for HOPWA funded projects:

Project Sponsors for HOPWA projects are selected in the same manner as the other CPD grants. Competitive applications are given an administrative score and scored by a resident advisory board. The board makes funding recommendations that are sent to the mayor, and then the Council, who finalize the award decisions. During this process there are two public hearings that are conducted, one in the fall and another in the spring at a public City Council meeting. Additional public feedback is also gathered throughout the year through surveys and at public events. This process is outlined in further detail in Appendix C Citizen Participation Plan in the City's 2020-2024 Consolidated Plan and AP-12 Participation of this Action Plan.

Our one-year goals are outlined in AP-20 and AP-35 and include providing supportive services to 156 households, STRMU and PHP to 38 households, and TBRA services to 61 households. These services will help to support our Consolidated Plan goals for Housing and Behavioral Health services.

Discussion:

Salt Lake City appreciates its partnership with HUD and the services that are made possible by the funding provided through the annual entitlement programs.



**SALT LAKE CITY
SUBSTANTIAL AMENDMENTS TO
2020-2024 CONSOLIDATED PLAN
2023-2024 ANNUAL ACTION PLAN**

MAYOR
ERIN MENDENHALL

CITY COUNCIL
DISTRICT 1: VICTORIA PETRO, VICE CHAIR
DISTRICT 2: ALEJANDRO PUY
DISTRICT 3: CHRIS WHARTON
DISTRICT 4: ANA VALDEMOROS
DISTRICT 5: DARIN MANO, CHAIR
DISTRICT 6: DAN DUGAN
DISTRICT 7: SARAH YOUNG

Prepared by

S A L T L A K E C I T Y
HOUSING STABILITY DIVISION
COMMUNITY and NEIGHBORHOODS DEPARTMENT

August 2023

PY 2023 Salt Lake City CDBG & HOME Program Income Substantial Amendment

SUMMARY

As an Entitlement City, Salt Lake City (the “City”) annually receives federal block grant funding through the U.S. Department of Housing and Urban Development (“HUD”), including through the Community Development Block Grant (“CDBG”) and Home Investment Partnerships (“HOME”) programs. In addition to being an Entitlement City, the Housing Stability Division (“Division”) receives CDBG and HOME funds, through the annual allocation process, for City-administered direct-delivery programs to preserve and expand affordable housing opportunities. On an annual basis, the Division deploys millions of dollars to address the critical needs of residents and neighborhoods. Some of these projects and programs generate revenue, known as Program Income (PI). PI is gross income received by the recipient or a subrecipient directly generated from the use of CDBG or HOME funds. This may include, but is not limited to, proceeds from the disposition or sale of real property purchased or improved with CDBG or HOME funds; income from the use or rental of real property acquired, constructed, or improved with CDBG or HOME funds; and payments of principal and interest on loans made using CDBG or HOME funds.

The Division’s two largest programs in scope and scale are the Home Repair and Homebuyer programs (the “Housing Programs”). The Housing Programs have generated PI from the disposition of property and payments of principal and interest on loans made with CDBG and HOME funds. Approximately \$1 to \$1.5 million in PI generated from the Housing Programs has historically been included in the Division’s annual budget and has been used for operating capital for the programs. However, more PI has been generated than was being budgeted annually, leaving a surplus in unused and allocated PI (the “Dormant PI”). Program Income generated as a result of activities originally funded through CDBG and HOME programs retain their federal identity in perpetuity and are subject to all federal requirements.

On February 7, 2023, the Department of Community and Neighborhoods (“CAN”) and the Division briefed the City Council on Program Income funds that have been received and retained by the City, and the availability of these funds for housing and community development activities. On June 1, 2023, CAN and the Division also submitted an informational transmittal, outlining the updated PI amounts, providing funding recommendations to consider during the FY24 budget process, and outlining the HUD Consolidated Plan framework that would be required. On August 15, 2023, CAN and the Division held a briefing with City Council to review the transmittal and proposed funding allocations for consideration. The following proposals and corresponding amendments are the result of those transmittals and briefings.

Substantial Amendment to 2020-2024 Consolidated Plan:

#1 Recognize Additional Allocations of Funding

Section SP-35, The Strategic Plan, Anticipated Resources. HUD 24 CFR 91.215 (a)(4), 91.220 (c)(1,2). Located on page 148 of the 2020-2024 Consolidated Plan.

The HUD Program Income represents additional allocations of funding, in excess of 100% of previously adopted amounts, for projects in Salt Lake City's 2020-2024 Consolidated Plan, thus requiring a Substantial Amendment.

#2 Add New Goals Eligible for Funding Considerations

Section SP-45, The Strategic Plan, Goals. HUD 24 CFR 91.215(a). Located on page 159 of the 2020-2024 Consolidated Plan.

An allocation of funding for Neighborhood Improvements, to provide Westside Sidewalk/Infrastructure Improvements, would be an addition to the list of adopted goals, for projects considered under the 2020-2024 Consolidated Plan, thus requiring a Substantial Amendment.

Substantial Amendment to 2023-2024 Annual Action Plan:

#1 Accept Additional Allocations of Funding

Section AP-15, Expected Resources. HUD 24 CFR 91.215 (a)(4), 91.220 (c)(1,2). Located on page 27 of the 2023-2024 Annual Action Plan.

A Substantial Amendment is required to recognize the unallocated HUD Program Income. These funds represent an additional allocation of funding, in excess of 100% of previously adopted amounts, 2023-2024 Annual Action Plan.

The City's current 2023-2024 Annual Action Plan will be amended to reflect the additional funding expected to be available during the program year.

#2 Add New Projects to be Funded Under the Annual Action Plan

Section AP-35, Projects. HUD 24 CFR 91.220(D). Located on page 35 of the 2023-2024 Annual Action Plan.

A Substantial Amendment is required to provide an allocation of funding for Neighborhood Improvements, to provide Westside Sidewalk/Infrastructure Improvements, as an eligible project to be funded under the 2023-2024 Annual Action Plan.

PUBLIC PROCESS

The 2020-2024 Citizen Participation Plan (Appendix C of the 2020-2024 Consolidated Plan) specifies the policies and procedures that encourage participation by Salt Lake City residents in the planning, implementation, and ongoing evaluation of the City's Consolidated Plan as required by the U.S.

Department of Housing and Urban Development (HUD). The Citizen Participation Plan encourages participation from citizens in neighborhoods that receive significant federal funding and from citizens living throughout the City.

The public is invited to comment on the Substantial Amendments to the Consolidated Plan before adoption by City Council. Per the guidance outlined in Consolidated Plan, announcements of a Substantial Amendment may be communicated by the following way(s):

1. Public Notice to the Housing Stability Division's comprehensive email/ mailing list; or
2. Press Release, released through the Mayor's Office; or
3. Details will be posted on the Housing Stability Division's website; or
4. Additional outreach may include utilizing the Mayor's social media platforms and other applicable forms of electronic communication, meetings, training, and noticing; AND
5. Published in a newspaper of general circulation.

In all areas, the City will look to include the use of electronic communication, meetings, training, noticing, outreach, etc. where appropriate, provided it is clearly communicated for participation by the general public. Public notices and public comment periods will also be published in both English and Spanish.

Electronic draft documents of Substantial Amendments will be made available for public review and comment. Where allowable, the City will follow the required noticing of thirty (30) calendar days.

An electronic version of the Substantial Amendments to the Consolidated Plan and Annual Action Plan will be posted on the Division's official web site during the same period.

All comments made by the public will be reviewed and analyzed by Salt Lake City Council staff and the Housing Stability Division staff. Comments may be incorporated into the final Substantial Amendments document. A summary of these comments or views, and a summary of any comments or views not accepted and the reasons therefore, shall be attached to the Substantial Amendments.

A copy of the Substantial Amendments will be available at www.slc.gov/housingstability.

Comments will be accepted from XXX, 2023 through XXX, 2023

A 30-day public comment period will begin following the initial City Council briefing, specifically for the above-mentioned Substantial Amendment components. At least one public hearing, to be scheduled at City Council's discretion, will also be held during the 30-day public comment period.

Prior to making decisions on the Substantial Amendments the Salt Lake City Council will consider and review all public comments.

Written comments may be submitted to the Council at Comments.Council@slcgov.com, or to the Housing Stability Division contact at Dillon.Hase@slcgov.com. Additionally, messages may be left on the Council comment telephone number; 801-535-7654.

CONTACT INFORMATION

Tony Milner, Director
Housing Stability Division
Salt Lake City Corporation
Tony.Milner@slcgov.com
801-535-6168

Dillon Hase, Community Development Grant Supervisor
Housing Stability Division
Salt Lake City Corporation
Dillon.Hase@slcgov.com
801-535-6402

TO VIEW THE: 2020-2024 CONSOLIDATED PLAN, 2020-2024 CITIZEN PARTICIPATION PLAN, and 2023-2024 ANNUAL ACTION PLAN, please click on the following [link](#), or visit Housing Stability's main website page at <https://www.slc.gov/housingstability/>, to obtain additional contact information, directions to our office and office hours.

APPENDICES:

- Substantial Amendments to SP-35 Anticipated Resources, SP-45 Goals, AP-15 Expected Resources, and AP-35 Projects

2020-2024 Consolidated Plan - SP-35 and SP-45

SP-35 ANTICIPATED RESOURCES 91.215(a)(4), 91.220(c)(1,2)

INTRODUCTION

Salt Lake City's funding year 2020-2024 CDBG, HOME, ESG, and HOPWA allocations are estimated to be a total of \$25,000,000 estimating an average of \$5,000,000 per year. In addition, Salt Lake City anticipates having program income of ~~\$7.5~~ \$23.5 million during the same time period, with an estimated average of \$1.5 million of program income earned and available to spend each year, **and one-time unallocated program income in the amount of \$16,073,220.90**. HUD allocations will be utilized to address the growing housing and community development needs within Salt Lake City. However, funding has declined over the past decade, making it more difficult to address needs and overcome barriers. Over the course of the 2020-2024 Consolidated Plan, Salt Lake City will coordinate and leverage HUD allocations to assist the City's most vulnerable populations, increase self-sufficiency and address needs in the geographic target area.

TABLE SP-35.1
ANTICIPATED RESOURCES

	Uses of Funding	Expected Amount Available - Year 1				Expected Amount Available - Remainder of Con Plan	Description
		Annual Allocation	Program Income	Prior Year Resources	Total		
CDBG	Acquisition						<p>Prior year resources are unspent funds from previous years.</p> <p>An additional \$6,133,510.71 in CDBG PI has been added through the substantial amendment.</p>
	Administration						
	Economic Development						
	Homebuyer Assistance						
	Homeowner Rehabilitation						
	Multifamily Rental						
	Construction Multifamily	\$3,509,164	\$0	\$35,000	\$3,544,164	\$13,600,000	
	Public Improvements					\$19,733,510.71	
	Public Services						
	Rental Rehabilitation						
	New Construction for Ownership						
	TBRA						

	Uses of Funding	Expected Amount Available - Year 1				Expected Amount Available - Remainder of Con Plan	Description
		Annual Allocation	Program Income	Prior Year Resources	Total		
	Historic Rental Rehabilitation						
	New Construction						
HOME	Acquisition						<p>Program income is typically generated from housing loan repayments from nonprofit agencies.</p> <p>An additional \$9,890,743.13 in HOME PI and \$48,967.10 in ADDI PI has been added through the substantial amendment.</p>
	Administration						
	Homebuyer Assistance						
	Homeowner Rehabilitation						
	Multifamily Rental					\$4,600,000	
	Construction Multifamily	\$957,501	\$300,000	\$0	\$1,257,501	\$14,539,710.23	
	Rental Rehabilitation						
	New Construction for Ownership						
	TBRA						
ESG	Administration						<p>Prior year resources are unspent funds from previous years.</p>
	Financial Assistance						
	Overnight Shelter						
	Rapid Re-Housing (Rental Assistance)	\$301,734	\$0	\$2,500	\$304,234	\$1,160,000	
	Rental Assistance Services						
	Transitional Housing						
HOPWA	Administration						<p>Prior year resources are unspent funds from previous years.</p>
	Permanent Housing in Facilities	\$600,867	\$0	\$15,000	\$615,876	\$1,720,000	
	Permanent Housing Placement						

	Uses of Funding	Expected Amount Available - Year 1				Expected Amount Available - Remainder of Con Plan	Description
		Annual Allocation	Program Income	Prior Year Resources	Total		
	STRMU						
	Short-Term or Transitional Housing Facilities						
	Supportive Services						
	TBRA						
OTHER: HOUSING - TRUST FUND	Acquisitions Administration						The Trust Fund has a budget of \$2m and expects to receive a total of approximately \$3m in revenue over the next plan period.
	Conversion and Rehab for Transitional Housing						
	Homebuyer Rehabilitation Housing						
	Multifamily Rental New Construction						
	Multifamily Rental Rehab	\$0	\$0	\$0	\$2,000,000	\$3,000,000	
	New Construction for Ownership						
	Permanent Housing in Facilities						
	Rapid Re-Housing						
	Rental Assistance						
	TBRA						
	Transitional Housing						
	OTHER PROGRAM INCOME	All CDBG Eligible Activities per Housing Program Rules	\$0	\$1,500,000	\$0	\$1,500,000	
	All HOME Eligible Activities per Housing Program Rules						

	Uses of Funding	Expected Amount Available - Year 1				Expected Amount Available - Remainder of Con Plan	Description
		Annual Allocation	Program Income	Prior Year Resources	Total		
OTHER ECONOMIC DEVELOPMENT LOAN FUND	Economic Development	\$0	\$0	\$0	\$0	\$4,000,000	The fund currently has a balance of approximately \$4m.

SP-45: GOALS

In consideration of priority needs and anticipated resources, Salt Lake City has defined the following five-year goals:

TABLE SP-45.1

GOALS, PRIORITY NEEDS AND OUTCOME INDICATORS

Sort Order	Goal	Start Year	End Year	Category	Geographic Area	Priority Needs Addressed	Funding	Goal Outcome Indicator
1 - Housing	Expand housing options	2020	2024	Affordable Housing	Citywide	Affordable Housing	CDBG \$ 6,000,000 ESG \$343,750 HOME \$2,500,000 HOPWA \$1,940,000	5075 Households assisted
2 - Transportation	Improve access to transportation	2020	2024	Transportation	Target Areas/City Wide	Transportation	CDBG \$4,000,000	100,300 Households assisted. Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 99000 Persons Assisted Public service activities other than Low/Moderate Income Housing Benefit: 1300 Persons Assisted Sidewalk Improvement in low/moderate income neighborhoods: 82,575 Persons Assisted

Sort Order	Goal	Start Year	End Year	Category	Geographic Area	Priority Needs Addressed	Funding	Goal Outcome Indicator
3 - Community Resiliency	Increase economic and/or housing stability	2020	2024	Economic Development/Public Services	Target Areas/City Wide	Community Resiliency	CDBG \$1,250,000	325 Individuals or businesses assisted
4 - Homeless Services	Ensure that homelessness is brief, rare, and non-recurring	2020	2024	Public Services/Homeless Services	Citywide	Homeless Services	CDBG \$1,000,000 ESG \$825,000	2050 Persons assisted
5 - Behavioral Health	Support vulnerable populations experiencing substance abuse and mental health challenges	2020	2024	Public Services/Behavioral Health	Citywide	Behavioral Health	CDBG \$500,000	400 households assisted
6 - Administration	Administration	2020	2024	Administration	Citywide	Administration	CDBG \$3,200,000 ESG \$103,125 HOME HOPWA \$60,000	N/A

**TABLE SP-45.2
GOAL DESCRIPTIONS**

	Goal Name	Goal Description
1	Housing	<p>To provide expanded housing options for all economic and demographic segments of Salt Lake City's population while diversifying the housing stock within neighborhoods.</p> <ul style="list-style-type: none"> • Support housing programs that address the needs of aging housing stock through targeted rehabilitation efforts and diversifying the housing stock within the neighborhoods • Support affordable housing development that increases the number and types of units available for qualified residents • Support programs that provide access to home ownership • Support rent assistance programs to emphasize stable housing as a primary strategy to prevent and/or end homelessness • Support programs that provide connection to permanent housing upon exiting behavioral health programs • Provide housing and essential supportive services to persons with HIV/AIDS

	Goal Name	Goal Description
2	Transportation	<p>To promote accessibility and affordability of multimodal transportation options.</p> <ul style="list-style-type: none"> • Within eligible target areas, improve bus stop amenities as a way to encourage the accessibility of public transit and enhance the experience of public transit • Within eligible target areas, expand and support the installation of bike racks, stations, and amenities as a way to encourage use of alternative modes of transportation • Support access to transportation, prioritizing very low-income and vulnerable populations • Within eligible target areas, improve sidewalk infrastructure to promote safety and accessibility to the public as well as encourage alternate modes of transportation.
3	Community Resiliency	<p>Provide tools to increase economic and/or housing stability</p> <ul style="list-style-type: none"> • Support job training and vocational rehabilitation programs that increase economic mobility • Improve visual and physical appearance of deteriorating commercial buildings - limited to CDBG Target Area • Provide economic development support for microenterprise businesses • Direct financial assistance to for-profit businesses • Expand access to early childhood education to set the stage for academic achievement, social development, and change the cycle of poverty • Promote digital inclusion through access to digital communication technologies and the internet • Provide support for programs that reduce food insecurity for vulnerable population
4	Homeless Services	<p>To expand access to supportive programs that help ensure that homelessness is rare, brief, and non-recurring</p> <ul style="list-style-type: none"> • Expand support for medical and dental care options for those experiencing homelessness • Provide support for homeless services including Homeless Resource Center Operations and Emergency Overflow Operations • Provide support for programs undertaking outreach services to address the needs of those living an unsheltered life • Expand case management support as a way to connect those experiencing homelessness with permanent housing and supportive services
5	Behavioral Health	<p>To provide support for low-income and vulnerable populations experiencing behavioral health concerns such as substance abuse disorders and mental health challenges.</p> <ul style="list-style-type: none"> • Expand treatment options, counseling support, and case management for those experiencing behavioral health crisis
6	Administration	<p>To support the administration, coordination and management of Salt Lake City's CDBG, ESG, HOME, and HOPWA programs</p>

2023 Annual Action Plan - AP-15 and AP-35

AP-15, EXPECTED RESOURCES

	Uses of Funding	Expected Amount Available – Year 4				Expected Amount Available – Remainder of Con Plan	Description		
		Annual Allocation	Program Income	Prior Year Resources	Total				
CDBG	Acquisition	\$3,397,763	\$1,000,000	\$1,200,000	\$5,597,763	\$4,500,000	Funds include \$3,397,763 in annual entitlement award, an estimated \$1 million in program income and \$1.2 million in reallocated funds.		
	Administration								
	Economic Development								
	Homebuyer Assistance								
	Homeowner Rehabilitation								
	Multifamily Rental								
	Construction Multifamily								
	Public Improvements								
	Public Services							\$7,133,510.71	\$11,731,273.71
	Rental Rehabilitation								
	New Construction for Ownership								
	TBRA								
	Historic Rental Rehabilitation								
New Construction									
HOME	Acquisition	\$1,023,661	\$800,000	\$200,000	\$2,023,661	\$4,600,000	Funds include \$1,023,661 in annual entitlement award, an estimated \$800,000 in program income and \$200,000 in		
	Administration								
	Homebuyer Assistance								
	Homeowner Rehabilitation							\$10,739,710.23	\$11,963,371.23
	Multifamily Rental								

	Uses of Funding	Expected Amount Available - Year 4				Expected Amount Available - Remainder of Con Plan	Description
		Annual Allocation	Program Income	Prior Year Resources	Total		
	Construction Multifamily						reallocated funds. An additional \$9,890,743.13 in HOME PI and \$48,967.10 in ADDI PI has been added through the substantial amendment.
	Rental Rehabilitation						
	New Construction for Ownership						
	TBRA						
ESG	Administration	\$303,100	\$0	\$0	\$303,100	\$300,000	\$303,100 in annual entitlement award.
	Financial Assistance						
	Overnight Shelter						
	Rapid Re-Housing (Rental Assistance)						
	Rental Assistance Services						
	Transitional Housing						
HOPWA	Administration	\$932,841	\$0	\$80,000	\$1,012,841	\$1,000,000	Funds include \$932,841 in annual entitlement award and \$80,000 in reallocated funding.
	Permanent Housing in Facilities						
	Permanent Housing Placement						
	STRMU						
	Short-Term or Transitional Housing Facilities						
	Supportive Services						
	TBRA						

AP-35, PROJECTS

CDBG: Build Community Resiliency - Economic Development 2023-24

CDBG	\$925,000 \$1,175,000
------	----------------------------------

Goal Outcome Indicators

Façade treatment/business building rehab	20-25
--	-------

CDBG: Sidewalk and Infrastructure Improvements

CDBG	\$0 (\$250,000)
------	-----------------

Goal Outcome Indicators

Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	~ 30,000-60,000. (TBD, dependent upon the type of sidewalk or infrastructure improvements and the census tracts). The number will be the number of people living in the eligible census tracts that benefit from these activities.
---	--

CDBG: Housing 2023-24

CDBG	\$3,333,547 \$8,967,057.71
------	----------------------------

Goal Outcome Indicators

Rental units rehabilitated	89
Homeowner housing added	3-17-200 (TBD, dependent upon nature of acquisition)
Homeowner housing rehabilitated	378

HOME: Development Activities 2023-24

HOME	\$561,870 \$10,501,580.23
------	---------------------------

Goal Outcome Indicators

Rental units rehabilitated	38
Rental units constructed	4 620

RESOLUTION NO. _____ OF 2023

An appropriations resolution to authorize project allocations for unallocated Housing and Urban Development (HUD) Community Development Block Grant (CDBG) and HOME Investment Partnership (HOME) funding Program Income and adopt 3rd Substantial Amendment to the 2020-2024 Consolidated Plan and 2023-2024 Annual Action Plan.

WHEREAS, Salt Lake City (City) is under Code of Federal Regulations (CFR) Title 24, Part 91, et. al., received allocations of Community Development Block Grant (CDBG) funds and HOME Investment Partnerships Program (HOME) funds; and

WHEREAS, in order to utilize said CDBG and HOME funds, the City adopted the 2020-2024 Consolidated Plan by Resolution 9-2020 on May 5, 2020, which was amended by the 1st Substantial Amendment to include new HUD-COVID funding by Resolution 8-2021 on February 16, 2021, and was further amended by the 2nd Substantial Amendment to include HUD HOME-ARP funding by Resolution 8-2023 on March 21, 2023 (collectively, the “Consolidated Plan”), and the 2023-2024 Annual Action Plan (the “Annual Plan”) by Resolution 9-2023 on April 18, 2023; and

WHEREAS, the City has expended those funds pursuant to Title I of the Housing and Community Development Act of 1974, the CFR, and the Funding Agreements and, those funds have generated Program Income; and

WHEREAS, “Program Income” is defined in 24 CFR 570.489 (e) and 24 CFR 92.2 as gross income received by the jurisdiction that has been directly generated from the use of CDBG or HOME funds; and

WHEREAS, the City will allocate CDBG Program Income funds in the amount of \$6,133,510 and HOME Program Income funds in the amount of \$9,939,710; and

WHEREAS, in order to utilize said Program Income funds, the City is required to substantially amend the Consolidated Plan and Annual Plan, per the regulatory requirements outlined in HUD’s Substantial Amendment Section in 24 CFR 91.505 (b), HOME Program Income requirements in 24 CFR 92.503, CDBG Program Income requirements in 24 CFR 570.504, and the City’s approved 2020-2024 Citizen Participation Plan; and

WHEREAS, the public notices and other pre-submission requirements as set forth in 24 CFR Part 91 have been accomplished by the City, including holding a public comment period on the substantial amendments _____ through _____, 2023; and

WHEREAS, the City Council does now meet on this day of _____, 2023 to adopt substantial amendments to the Consolidated Plan and Annual Plan.


NOW, THEREFORE, be it resolved by the City Council of Salt Lake City, Utah, as follows:

1. That the City Council hereby adopts the substantial amendments to the 2020-2024 Consolidated Plan and 2023-2024 Annual Action Plan for the use of CDBG and HOME Program Income funds as set forth in Exhibit "A" attached hereto and made a part hereof by this reference.
2. That the Mayor, as the official representative of Salt Lake City, or her designee, is hereby authorized to submit the substantial amendments described above with such additional information and certifications as may be required under 24 CFR Part 91 to HUD.

Passed by the City Council of Salt Lake City, Utah, this day of _____, 2023.

SALT LAKE CITY COUNCIL

By _____
CHAIR

Approved as to form: 

Kimberly K. Chytraus
Salt Lake City Attorney's Office
Date: September 11, 2023

ATTEST:

CITY RECORDER

EXHIBIT “A”

Funding Allocations for CDBG and HOME Program Income, and Substantial Amendments to the 2020-2024 Consolidated Plan and 2023-2024 Annual Action Plan.

See attached.