

The Salt Lake City seal is a circular emblem featuring a central illustration of the Salt Lake Temple. The words "SALT LAKE CITY" are arranged in a circular path around the temple. The seal is rendered in a light, faded gray color.

# **SALT LAKE CITY 2024-2025 ANNUAL ACTION PLAN**

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**ERIN MENDENHALL**

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**DISTRICT 1: CHAIR, VICTORIA PETRO**  
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Prepared by

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# 2024-2025 ANNUAL ACTION PLAN

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The Annual Action Plan outlines the activities and funding priorities for the Fifth year of the 2020-2024 Consolidated Plan, covering July 1, 2024 – June 30, 2025.

## *AP-05 EXECUTIVE SUMMARY - 24 CFR 91.200(c), 91.220(B)*

### **Introduction**

The 2024-2025 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), Housing Opportunities for Persons with AIDS (HOPWA), HOME Investment Partnership Program – American Rescue Plan (HOME-ARP, and Community Development Block Grant – Covid Funding (CDBG-CV) funding. These six resources will provide over \$11 million in support for low- to moderate-income households or areas of the city. Each activity funded under the 2024-25 AAP helps further a goal outlined in the 2020-2024 Consolidated Plan.

### **Summarize the objectives and outcomes identified in the Plan**

This Year-5 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, HOPWA, CDBG-CV and HOME-ARP 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 2024-2025 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 2023-2024 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 2024-2025 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 2023-2024 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 2024-2025 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 mix of electronic surveys, in person surveys were conducted to receive input on how federal funding could be prioritized. The survey was offered in English and Spanish. A total of 340 responses were received. 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 2024-2025 Annual Action Plan. On November 14, 2023, 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. Nine residents provided comment, focused on the need for addressing the growing mental health crisis in Utah, the creation of low-income housing, senior housing and mobility, and affordable rent. On March 5th, 2024, 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 2024-25 funding recommendations was held from March 5th, 2024, to April 8th, 2024. Additionally, the Draft AAP was made available to the public for comment between April 7, 2024, and May 10, 2024. All public comments were accepted and have been taken into consideration for the draft of the 2024-2025 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.

<b>Agency Role</b>	<b>Name</b>	<b>Department/Agency</b>
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
CDBG-CV Administrator	Salt Lake City, UT	Housing Stability Division
HOME-ARP 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**



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 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		
<b>1</b>	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.
<b>2</b>	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.
<b>3</b>	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.
<b>4</b>	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.
<b>5</b>	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.
<b>6</b>	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.
<b>7</b>	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.
<b>8</b>	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	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.
<b>9</b>	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.
<b>10</b>	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.
<b>11</b>	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.
<b>12</b>	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.
<b>13</b>	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 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.
<b>14</b>	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.
<b>15</b> 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.
<b>16</b> 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.
<b>17</b> 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.
<b>18</b>	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.
<b>19</b>	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.
<b>20</b>	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.
<b>21</b> 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		
<b>1</b>	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.
<b>2</b>	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.
<b>3</b>	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.
<b>4</b>	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.
<b>5</b> 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.
<b>6</b> 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.
<b>7</b> 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.
<b>8</b> 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.

<b>9</b>	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.
<b>10</b>	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 2024-2025 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 2024 AAP.

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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	67 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 – In Person participations	Individuals Experiencing Homelessness ; Persons with Disabilities; Residents of Public and Assisted Housing, Minorities; Non-English Speaking; Spanish; Non-targeted/Broad Community	273 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 – General Needs Hearing	Non-targeted/broad community	9 respondents	Respondents talked about the mental health crisis, asked council to create more low income housing, talked about the housing crisis and rental crisis, and spoke about specific programs in the city.	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	12 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	0 respondent.	No responses from the public notice/advertisement	No responses sent in

*AP-15 EXPECTED RESOURCES – 91.220(C)(1,2)*

**Introduction**

The following table shows the expected resources for the 2024-25 program year.

**Anticipated Resources**

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Program	Source of Funds	Uses of Funds	Expected Amount Available Year 5				Expected Amount Available Remainder of Con Plan	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
<b>CDBG</b>	Public - Federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	\$3,335,779	\$1,000,000	\$800,000	\$5,135,779	\$0	Funds include \$3,335,779 in annual entitlement award, an estimated \$1 million in program income and \$800,000 in reallocated funds. Reallocated funding came from several subrecipients who did not fully expend their funding and unspent CDBG administration funding.

<b>HOME</b>	Public - Federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	\$823,258	\$800,000	\$333,000	\$1,956,258	\$0	Funds include \$823,258 in annual entitlement award, an estimated \$800,000 in program income and \$333,000 in reallocated funds. The reallocated funding came from various subrecipients who did not expend their \$333,000 award during the previous program year.
<b>HOPWA</b>	Public - Federal	Permanent housing in facilities Permanent housing placement STRMU Short term or transitional housing facilities Supportive services TBRA	\$945,200	\$0	\$0	\$945,200	\$0	Funds include \$945,200 in annual entitlement award

<b>ESG</b>	Public - Federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	\$298,627	\$0	\$0	\$298,627	\$0	\$298,627 in annual entitlement award.
<b>HOME-ARP</b>	Public-Federal	Tenant Based Rental Assistance and Development of Affordable Rental Housing, and Administration and Planning	\$3,533,195	\$0	\$0	\$3,533,195	\$0	\$3,533,195 in a one time HUD award.
<b>CDBG-CV</b>	Public-Federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services related to the Coronavirus	\$287,752	\$0	\$0	\$287,752	\$0	\$287,752 in a one time HUD 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

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**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.

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*AP-20 ANNUAL GOALS AND OBJECTIVES*

**Goals Summary Information**

The below table outlines the Consolidated Plan Goals and Objectives.

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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	\$3,110,287 CDBG \$179,176 ESG \$1,873,902 HOME \$733,925 HOPWA \$3,003,216 HOME-ARP	199– Homeowner and Rental Housing Units Rehabilitated  1,038 – Tenant-Based Rental Assistance / Rapid Rehousing  7,234 – Individuals Helped with Non-Profit Facilities Rehabilitated  101 – HIV/AIDS Housing Operations  8,497– Homelessness Prevention  5 – Direct Financial Assistance to Homebuyers  35 – Homeowner Housing Added  367 - Rental Units Developed/Rehabilitated
2	Transportation	2020	2024	Transportation	City Wide / West Side Target Area	Transportation	\$47,000 CDBG	1,310 - Public Service Activities other than Low/Mod Income Housing Benefit

3	Community Resiliency	2020	2024	Economic Development / Public Services	City Wide / West Side Target Area	Build Community Resiliency	\$711,164 CDBG \$287,752 CDBG-CV	16,187 - Public Service Activities other than Low/Moderate Income Housing Benefit  16 – Façade Treatment/Business Building Rehabilitation
4	Homeless Services	2020	2024	Homeless	City Wide	Homeless Services	\$260,000 CDBG \$97,055 ESG	2,111 - Homeless Person Overnight Shelter  296 – 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	\$67,173 CDBG \$182,919 HOPWA	665- Public Service Activities other than Low/Moderate Income Housing Benefit
6	Administration	2020	2024	Administration	City Wide	N/A	\$667,115 CDBG \$82,356 HOME \$28,356 HOPWA \$22,396 ESG \$529,979 HOME-ARP	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 2024-2025 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 2024-2025 efforts:

### Projects

#	Project Name
1	CDBG: Public Services: Homeless Service Programs 2024-25
2	CDBG: Public Services: Build Community Resiliency 2024-25
3	CDBG: Public Services: Behavioral Health 2024-25
4	CDBG: Public Services: Transportation 2024-25
5	CDBG: Housing 2024-25
6	CDBG: Build Community Resiliency - Economic Development 2024-25
7	CDBG: Administration 2024-25
8	ESG 2024-25
9	HOME: Tenant-Based Rental Assistance 2024-25
10	HOME: Down Payment Assistance 2024-25
11	HOME: Development Activities 2024-25
12	HOME: Administration 2024-25
13	HOPWA 2024-2025
14	HOME-ARP: Tenant Based Rental Assistance 2024-25
15	HOME-ARP: Development of Affordable Rental Housing 2024-25
16	HOME-ARP: Administration and Planning 2024-25
17	CDBG-CV: 2024-2025

### 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 2024-25
	Description:	CDBG Public Services funding to support Homeless Services Consolidated Plan Goal
	Estimated Amount:	\$260,000
	Expected Resources:	\$260,000 in CDBG funding
	Annual goals Supported:	Homeless Services
	Priority Needs Addressed:	Homeless Services
	Target Date for Completion:	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities:	Salt Lake City anticipates 1,591 low- to moderate-income individuals/families will be served with these funds.
	Location Description:	City Wide
	Planned Activities:	\$55,000 Salt Lake Donated Dental – Community Donated Dental Project \$30,000 The Road Home – Gail Miller Resource Center \$30,000 The Road Home – Housing Staffing \$30,000 South Valley Sanctuary – Domestic Violence Shelter Director \$30,000 The INN Between – Medical Respite and End of Life Housing \$85,000 – Odyssey House: Odyssey House Transitional Housing
Goal Outcome Indicators:	1,295 - Homeless Person Overnight Shelter	

		296 - Public Service Activities other than Low/Mod Income Housing Benefit
2	Project:	CDBG: Public Services: Build Community Resiliency 2024
	Description:	CDBG Public Services funding to support Community Resiliency Consolidated Plan Goal
	Estimated Amount:	\$246,164
	Expected Resources:	\$246164 in CDBG funding
	Annual goals Supported:	Community Resiliency
	Priority Needs Addressed:	Build Community Resiliency
	Target Date for Completion:	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities:	Salt Lake City anticipates 4,611 low- to moderate-income individuals/families will be served with these funds.
	Location Description:	City Wide
	Planned Activities:	<p>\$63,164 Advantage Services – Provisional Supportive Employment Program</p> <p>\$33,000 First Step House – Employment Preparation Program</p> <p>\$30,000 Catholic Community Services – Employment/Lifeskills Coordinator</p> <p>\$30,000 Catholic Community Services – Chef Trainer at CCS Kitchen Academy</p> <p>\$30,000 Legal Aid Society of Salt Lake – Domestic Violence Victim Assistance Program</p> <p>\$30,000 Wasatch Homeless Health Care Inc dba Fourth Street Clinic – Health and Housing Transition Team</p> <p>\$30,000 Shelter The Homeless – GMRC &amp; GEK Security and Food</p>

	Goal Outcome Indicators:	4,611 – Public Service Activities other than Low/Mod Income Housing Benefit
3	Project:	CDBG: Public Services: Behavioral Health 2024-25
	Description:	CDBG Public Services funding to support Behavioral Health Consolidated Plan Goal
	Estimated Amount:	\$97,173
	Expected Resources:	\$97,173 in CDBG funding
	Annual goals Supported:	Behavioral Health
	Priority Needs Addressed:	Behavioral Health Services to Expand Opportunity
	Target Date for Completion:	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities:	Salt Lake City anticipates 500 low- to moderate-income individuals/families will be served with these funds.
	Location Description:	City Wide
	Planned Activities:	\$67,173 First Step House – Peer Support Services \$30,000 The Children's Center - Therapeutic Preschool Program
Goal Outcome Indicators:	500 – Public Service Activities other than Low/Mod Income Housing Benefit	
4	Project:	CDBG Public Services: Transportation 2024-25
	Description:	CDBG Public Services funding to support Transportation Consolidated Plan Goal
	Estimated Amount:	\$47,000
	Expected Resources:	\$47,000 in CDBG Funding
	Annual goals Supported:	Transportation
	Priority Needs Addressed:	Support access to transportation prioritizing very low-income and vulnerable populations
	Target Date for Completion:	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities:	Salt Lake City anticipates 1,310 low- to moderate-income individuals/families will be served with these funds.

	Location Description:	City Wide
	Planned Activities:	\$47,000 – Odyssey House: Odyssey House Bus Passes
	Goal Outcome Indicators:	1,310– Public Service Activities other than Low/Mod Income Housing Benefit
5	Project:	CDBG: Housing 2024-25
	Description:	CDBG funding for Housing Consolidated Plan Goal
	Estimated Amount:	\$3,110,287
	Expected Resources:	\$3,110,287 in CDBG funding
	Annual goals Supported:	Housing
	Priority Needs Addressed:	Affordable Housing
	Target Date for Completion:	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities:	Salt Lake City anticipates 7,469 low- to moderate-income households to be served with these funds.
	Location Description:	City Wide
	Planned Activities:	<p>\$747,547 ASSIST Inc. - Emergency Home Repair &amp; Accessibility</p> <p>\$80,000 Odyssey House – Lighthouse and Martindale Roof Replacement</p> <p>\$221,000 YWCA Utah – Roof Replacement for Transitional Housing Facility</p> <p>\$671,000 Salt Lake City NIS Team – Home Repair Program</p> <p>\$290,000 First Step House – Facilities Renovation and Improvements</p> <p>\$358,000 Neighborworks Salt Lake – Downpayment Assistance and Home Rehab</p> <p>\$220,000 Salt Lake City NIS Team – Fix the Bricks</p> <p>\$221,000 Alliance House – 1805 South Main Street</p> <p>\$301,740 ICAST – Solar Energy and Green Rehabilitation</p>
	Goal Outcome Indicators:	<p>35 – Homeowner Housing Added</p> <p>199 – Homeowner and Rental Housing Units Rehabilitated</p> <p>7,234– Individuals Helped with Non-Profit Facilities Rehabilitated</p>



6	Project:	CDBG: Build Community Resiliency - Economic Development 2024-25
	Description:	CDBG funding to support the Community Resiliency Consolidated Plan Goal
	Estimated Amount:	\$708,000
	Expected Resources:	\$708,000 in CDBG funding
	Annual goals Supported:	Community Resiliency
	Priority Needs Addressed:	Build Community Resiliency
	Target Date for Completion:	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities:	Salt Lake City anticipates serving 16 businesses with these funds.
	Location Description:	West Side Target Area
	Planned Activities:	\$708,000 Salt Lake City Housing Stability – Neighborhood Business Improvement Program
	Goal Outcome Indicators:	16 - Facade Treatment/Business Building Rehabilitation
7	Project:	CDBG: Administration 2024-25
	Description:	Salt Lake City CDBG Administration funding
	Estimated Amount:	\$667,155
	Expected Resources:	\$667,155 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:	6/30/2025
	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:	\$667,155 Salt Lake City Housing Stability - CDBG Administration

	Goal Outcome Indicators:	N/A
8	Project:	ESG 2024-25
	Description:	ESG funding to support the Homeless Services and Housing Consolidated Plan Goals
	Estimated Amount:	\$298,627
	Expected Resources:	\$298,627 in ESG funding
	Annual goals Supported:	Homeless Services Housing Administration
	Priority Needs Addressed:	Homeless Services Affordable Housing
	Target Date for Completion:	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities:	Salt Lake City estimates that 10,608 homeless individuals/families will be served with these funds.
	Location Description:	City Wide / Salt Lake Continuum of Care
	Planned Activities:	\$39,437 First Step House – Resource Center Program \$49,739 Volunteers of America, Utah – Youth Resource Center \$30,000 Family Promise Salt Lake – Family Promise Shelter Operation \$30,000 Shelter The Homeless – Shelter Operations GMRC & GEK \$30,000 Volunteers of America – GEK Women’s Resource Center \$34,000 Utah Community Action – Rapid Re-Housing \$32,687 The Road Home – Rapid Re Housing \$32,687 Family Promise – Prevention and RRH Services \$22,396 Salt Lake City Housing Stability –ESG Admin
Goal Outcome Indicators:	2,111 – Homeless Person Overnight Shelter 8,497 – Homelessness Prevention	
9	Project:	HOME: Tenant Based Rental Assistance 2024-25
	Description:	HOME funds for TBRA activities.

	Estimated Amount:	\$936,440
	Expected Resources:	\$936,440 in HOME funding
	Annual goals Supported:	Housing
	Priority Needs Addressed:	Affordable Housing
	Target Date for Completion:	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities:	Salt Lake City estimates that 300 low- to moderate-income individuals/households will be served with these funds.
	Location Description:	City Wide
	Planned Activities:	\$178,431 South Valley Sanctuary – Domestic Violence Housing & Assistance  \$174,867 Volunteers of America – Youth Resource Center TBRA  \$350,000 The Road Home – Tenant-Based Rental Assistance  \$233,142 Utah Community Action – Tenant-Based Rental Assistance
	Goal Outcome Indicators:	300 - Tenant-Based Rental Assistance / Rapid Rehousing
10	Project:	HOME: Financial Assistance to Homebuyers 2024-25
	Description:	HOME funds for direct financial assistance to homebuyer activities
	Estimated Amount:	\$313,973
	Expected Resources:	\$313,973 in HOME Funds
	Annual goals Supported:	Housing
	Priority Needs Addressed:	Affordable Housing
	Target Date for Completion:	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities:	Salt Lake City estimates that 5 low- to moderate- income households will be served with the funds.
	Location Description:	City Wide
	Planned Activities:	\$313,973 Salt Lake Valley Habitat for Humanity – Affordable Home Ownership
	Goal Outcome Indicators:	5 – Direct Financial Assistance to Homebuyers

11	Project:	HOME: Salt Lake City Home Development Fund 2024-25
	Description:	Funding, including the HOME CHDO Set-Aside, for eligible development activities.
	Estimated Amount:	\$623,489
	Expected Resources:	\$623,489
	Annual goals Supported:	Housing
	Priority Needs Addressed:	Affordable Housing
	Target Date for Completion:	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities:	Salt Lake City estimates that 52 low- to moderate-income households will benefit.
	Location Description:	City Wide
	Planned Activities:	\$500,000 First Step House – FSH Recovery Housing Program \$123,489 Salt Lake City Housing Stability – HOME CHDO Set-Aside
	Goal Outcome Indicators:	52 – Rental Units Rehabilitated
12	Project:	HOME: Administration 2024-25
	Description:	Funding for the Administration of the HOME Investment Partnership Program.
	Estimated Amount:	\$82,356
	Expected Resources:	\$82,356 in HOME funding
	Annual goals Supported:	Administration
	Priority Needs Addressed:	Affordable Housing
	Target Date for Completion:	6/30/2025
	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:	\$82,356 Salt Lake City Housing Stability – HOME Administration
	Goal Outcome Indicators:	N/A

13	<b>Project:</b>	HOPWA: Salt Lake City 2024-25
	<b>Description:</b>	Funding for eligible activities under the Housing Opportunities for Persons with HIV/AIDS (HOPWA) program.
	<b>Estimated Amount:</b>	\$945,200
	<b>Expected Resources:</b>	\$945,200 in HOPWA funding
	<b>Annual goals Supported:</b>	Housing Behavioral Health Administration
	<b>Priority Needs Addressed:</b>	Affordable Housing Behavioral Health Services to Expand Opportunities
	<b>Target Date for Completion:</b>	6/30/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities:</b>	Salt Lake City estimates that 360 low- to-moderate individuals/families with HIV/AIDS will benefit from these funds.
	<b>Location Description:</b>	Metropolitan Statistical Area (MSA)
	<b>Planned Activities:</b>	\$75,319 Utah AIDS Foundation – Supportive Services Program \$107,600 Utah AIDS Foundation – Mental Health Services \$534,221 Housing Connect – Tenant-Based Rental Assistance \$199,714 Utah Community Action – STRMU/PHP/Supportive Services \$28,356 Salt Lake City Housing Stability – HOPWA Administration
<b>Goal Outcome Indicators:</b>	101 – HIV/AIDS Housing Operations 64 - Tenant-Based Rental Assistance / Rapid Rehousing 195 - Public Service Activities other than Low/Moderate Income Housing Benefit	
14	<b>Project:</b>	HOME-ARP: Tenant Based rental Assistance 2024-25
	<b>Description:</b>	Funding for Tenant Based rental Assistance under the HOME-ARP program.
	<b>Estimated Amount:</b>	\$1,501,608
	<b>Expected Resources:</b>	\$1,501,608 in HOME-ARP funding
	<b>Annual goals Supported:</b>	Housing

	Priority Needs Addressed:	Affordable Housing
	Target Date for Completion:	6/30/2030
	Estimate the number and type of families that will benefit from the proposed activities:	Salt Lake City estimates that 674 low- moderate individuals will be benefit from the HOME-ARP TBRA programs
	Location Description:	City Wide
	Planned Activities:	\$193,608 Asian Association of Utah – HOME-ARP TBRA \$223,000 Odyssey House – HOME-ARP TBRA \$344,000 The Road Home – HOME-ARP TBRA \$466,000 Utah Community Action – HOME-ARP TBRA \$178,000 First Step House – HOME-ARP TBRA \$97,000 Alliance House – HOME-ARP TBRA
	Goal Outcome Indicators:	674 – Tenant Based Rental Assistance
15	Project:	HOME-ARP: Development of Affordable Rental Housing 2024-25
	Description:	Funding for Tenant Based rental Assistance under the HOME-ARP program.
	Estimated Amount:	\$1,501,608
	Expected Resources:	\$1,501,608 in HOME-ARP funding
	Annual goals Supported:	Housing
	Priority Needs Addressed:	Affordable Housing
	Target Date for Completion:	6/30/2030
	Estimate the number and type of families that will benefit from the proposed activities:	Salt Lake City estimates that 315 new rental units will be provided to low-moderate income individuals/families
	Location Description:	City Wide
	Planned Activities:	\$895,000 - New City Plaza \$106,608 – Pharos Apartments \$500,00 – Alliance House 1805 Rebuild

	Goal Outcome Indicators:	315 – Rental Housing Units Built
16	Project:	HOME-ARP: Administration 2024-25
	Description:	Funding for Administration and Planning under the HOME-ARP program.
	Estimated Amount:	\$529,979
	Expected Resources:	\$529,979 in HOME-ARP funding
	Annual goals Supported:	Administration
	Priority Needs Addressed:	N/A
	Target Date for Completion:	6/30/2030
	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:	\$529,979 Housing Stability – HOME-ARP Admin
	Goal Outcome Indicators:	N/A
17	Project:	CDBG-CV: 2024-25
	Description:	Funding for projects under the CDBG-CV program.
	Estimated Amount:	\$287,752
	Expected Resources:	\$287,752 in CDBG-CV funding
	Annual goals Supported:	Housing
	Priority Needs Addressed:	Behavioral Health Build Resiliency Homeless Services
	Target Date for Completion:	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities:	Salt Lake City estimates that 11,576 low-moderate individuals will benefit from the CDBG-CV funding
	Location Description:	City Wide

	Planned Activities:	\$3,000 Odyssey House – Odyssey House Buss Passes \$3,000 Odyssey House – Odyssey House Transitional Housing \$3,000 The Road Home – Gail Miller Resource Center \$3,000 The Road Home – Housing Staffing \$2,752 The INN Between – Medical Respite and End of Life Housing \$30,000 YWCA Utah – DV & Residential Services \$30,000 Friends of Switchpoint – Airport Permanently Supportive Case Management \$30,000 Friends of Switchpoint – Fairpark Permanently Supportive Case Management \$30,000 Wasatch Community Gardens – Green Team Job Training Program \$30,000 Boys and Girls Club – Behavioral Health and build Community Resiliency \$30,000 Community Development Corp of Utah – Housing Counseling \$30,000 Salt Lake American - Survival Services for Refugees \$30,000 Utah’s Promise – Basic Needs for SLC Residents \$30,000 Children’s Media Workshop – TravelWell School
	Goal Outcome Indicators:	11,576 - Public Service Activities other than Low/Mod Income Housing Benefit

**AP-50 GEOGRAPHIC DISTRIBUTION – 91.220(F)**

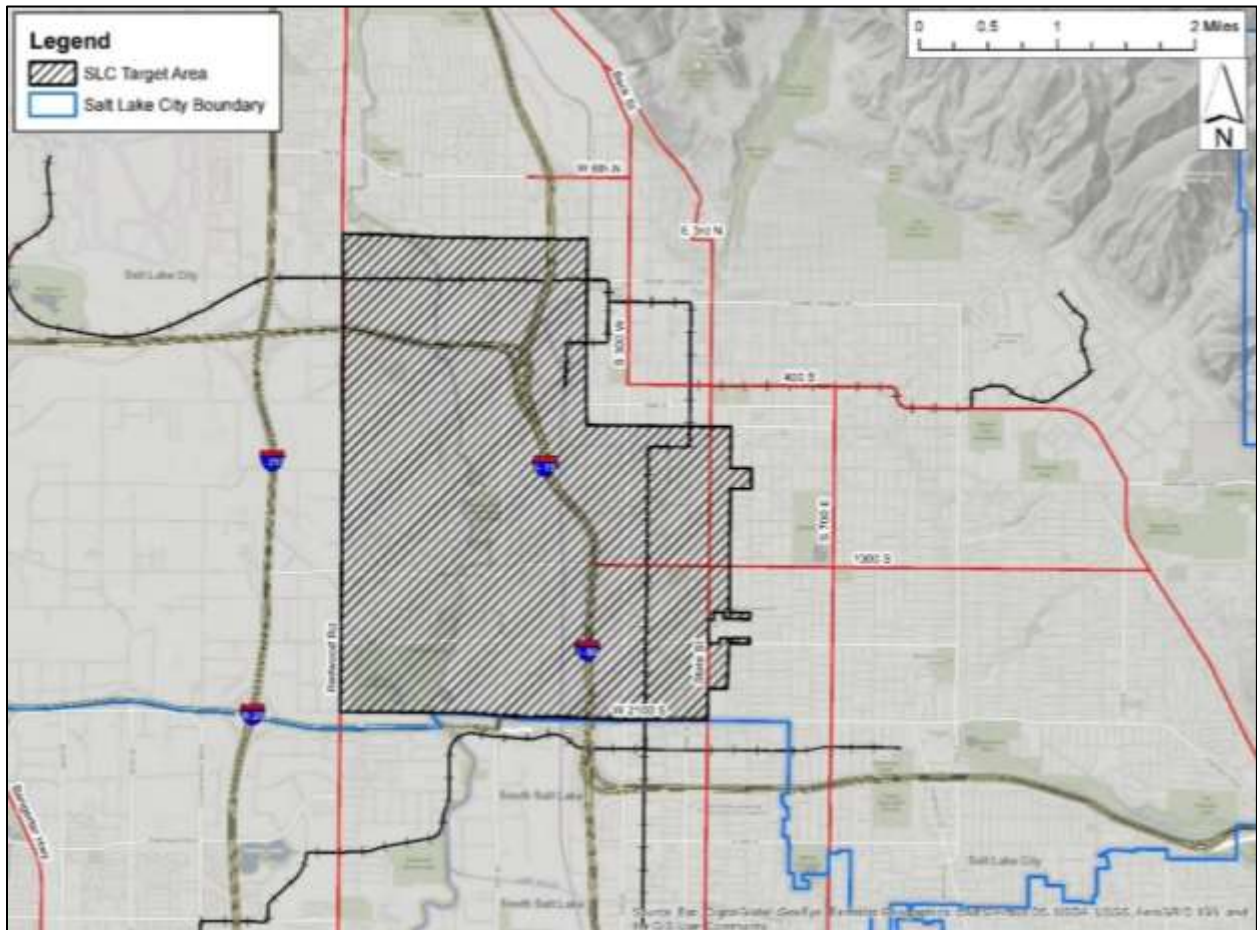
**Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed**

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
City Wide	<b>64%</b>
Metropolitan Statistical Area (MSA)	<b>5%</b>
West Side Target Area	<b>31%</b>

## **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 HOME-ARP programs' primary objective is to provide help or benefits to those who are homeless, at risk of becoming homeless, fleeing, or attempting to flee, domestic violence, dating violence, sexual assault, stalking or human trafficking, and veterans and families that include a veteran family member that meet one of the preceding criteria. Salt Lake City is providing two action items for these populations

which are tenant based rental assistance and to develop affordable rental housing units throughout Salt Lake City.

The CDBG-CV 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, and to those who have been affected by the COVID-19 pandemic. Salt Lake City is supporting these goals by providing funding to programs that have projects that will Prevent, Prepare or Respond to the COVID-19 Pandemic.

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 of the city’s CPD grant programs: CDBG, ESG, HOME, HOPWA, HOME-ARP, and CDBG-CV. 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.
- Development of affordable rental units

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, 2018-2022:
  - The median home value was \$458,600.
  - The median household income was \$72,357.
- HUD, HOME Income Guidelines for 2024, Salt Lake City Metro Area, 80% AMI for a family of 4: \$92,400
- ACS data, Salt Lake City, 2022:
  - The percentage of households under the poverty line: 14.1% of total population
  - The median monthly owner costs with a mortgage, \$1,907

- According to UtahRealEstate.com, the median home price in Salt Lake City in April 2024 was \$588,750 with an average price of \$678,685. Between January 2023 to March 2024, 18 Salt Lake City homes sold for between \$150,000-\$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 recently 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 has helped create a new Consumer Protection Portal which residents can specify the business and business against which they are filing a complaint and detail their grievances. A major focus of this portal is on renters and their complaints.

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:	0
Tenant-Based Rental Assistance:	64
Units Provided in Permanent Housing Facilities Developed, Leased, or Operated with HOPWA Funds:	101
Units provided in Transitional Short-Term Housing Facilities Developed, Leased, or Operated with HOPWA Funds:	195
<b>TOTAL:</b>	<b>360</b>

*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 2024-2025 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 2024-2025 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 HOME-ARP to develop and maintain new affordable rental housing units
- 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 2024-2025 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
6.Total Program Income	<b>\$0</b>

**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.

<b>HOME Funds Provided for Homebuyer Activity subject to Recapture of HOME Funds</b>	<b>Minimum years of Affordability</b>
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.

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 \$ 559,312.50 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 \$588,750 (i.e.  $\$588,750 \times 0.95 = \$ 559,312.50$ ) for single family homes. This figure is for both new construction and existing homes.

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, 2018-2022:
  - The median home value was \$458,600.
  - The median household income was \$72,357.
- HUD, HOME Income Guidelines for 2024, Salt Lake City Metro Area, 80% AMI for a family of 4: \$92,400
- ACS data, Salt Lake City, 2022:
  - The percentage of households under the poverty line: 14.1% of total population
  - The median monthly owner costs with a mortgage, \$1,907
- According to UtahRealEstate.com, the median home price in Salt Lake City in April 2024 was \$588,750 with an average price of \$678,685. Between January 2023 to March 2024, 18 Salt Lake City homes sold for between \$150,000-\$299,999.



**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 lesser 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 195 households, STRMU and PHP to 101 households, and TBRA services to 64 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.