



# CONSOLIDATED ANNUAL PERFORMANCE *and* EVALUATION REPORT

**HUD PROGRAM YEAR 2017  
FISCAL YEAR 2018**

## **SALT LAKE CITY CORPORATION**

DEPARTMENT OF COMMUNITY *and* NEIGHBORHOODS  
HOUSING *and* NEIGHBORHOOD DEVELOPMENT DIVISION

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## EXECUTIVE SUMMARY

Salt Lake City is committed to creating a City that provides opportunity for all of its residents. To further this mission, Salt Lake City Mayor Jacqueline Biskupski has created three supporting goals: equity, empowerment, and resilience. Salt Lake City Housing and Neighborhood Development Division (HAND) is committed to furthering these goals. The Consolidated Plan, Neighborhoods of Opportunity, and the Federal Funding provided by the U.S. Department of Housing and Urban Development (HUD) allow HAND to help further these goals and to significantly improve the lives of Salt Lake City residents, particularly the most vulnerable.

In accordance with the Federal Regulations 24 CFR Part 570, the Consolidated Annual Performance and Evaluation Report (CAPER) for the period of July 1, 2017 through June 30, 2018 was prepared for Salt Lake City Corporation. The CAPER describes the activities undertaken during this time period for funding from HUD under the Community Development Block Grant (CDBG), Emergency Solutions Grant (ESG), Home Investment Partnership (HOME), and Housing Opportunities for Persons with HIV/AIDS (HOPWA) Programs. The projects, activities and accomplishments described in the CAPER principally benefit low and low-moderate income residents of the City. The funding has been targeted to neighborhoods where there is a high percentage of low and low-moderate income residents. The following is the overall program narrative based on the 2015-2019 Consolidated Plan and associated Annual Action Plans. This is the CAPER for the third year of the Consolidated Plan.

### 2017-2018 FUNDS AVAILABLE

GRANT	FUNDING AVAILABLE
Community Development Block Grant	\$3,235,164
Emergency Solutions Grant	\$288,788
HOME Investment Partnership	\$713,578
Housing Opportunities for Persons with AIDS	\$416,846
Reallocated CDBG funds from prior years & program income	\$1,425,000
Reallocated ESG funds from prior years	\$14,494
Reallocated HOME funds from prior years & program income	\$576,000
Reallocated HOPWA from prior years	\$27,149
<b>Total</b>	<b>\$5,272,037</b>

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## CR-05 ASSESSMENT OF GOALS AND OBJECTIVES – 91.520(a), 91.520(g)

### **Progress Salt Lake City has made in carrying out its strategic plan and action plan. (91.520(a))**

*This could be an overview that includes major initiatives and highlights that were proposed and executed throughout the program year.*

The priorities and goals as outlined in Salt Lake City's 2015-2019 Consolidated Plan served as the foundation for program year 2017-2018 projects and activities. The Consolidated Plan encourages capacity in neighborhoods with concentrated poverty and supports at-risk populations by promoting goals that increase access to housing, education, health, transportation and economic development. Many projects and activities that were undertaken this year were done within a specific geographical area, which allowed us to leverage other funding sources. This overall strategic alignment has yielded positive results and created new partnerships within the community. The overarching priorities and goals addressed during the 2017-18 program year are as follows:

- **Housing:** Provide housing options for all economic and demographic segments of Salt Lake City's population while diversifying the housing stock within neighborhoods.
- **Education:** Promote educational opportunities, with focus on reducing intergenerational poverty.
- **Health:** Promote access to affordable healthcare, fresh foods, and safe living environments.
- **Transportation:** Promote accessibility and affordability of multimodal transportation.
- **Economic Development:** Expand access to economic mobility and vibrant neighborhood business nodes.

HAND is working to leverage added investment Salt Lake City's Redevelopment Agency, which committed \$17 million from its budget to be designated for affordable housing throughout the city, and an additional \$4 million specifically for housing on the east side of the city in neighborhoods of high opportunity. HAND is working closely with RDA to structure this additional funding.

Salt Lake City Council recently passed a sales tax increase to fund several efforts in the City. A portion of this increased revenue will be leveraged by HAND to help increase affordable housing opportunities within the City. It is estimated that HAND will have an additional annual amount of \$5.2 million in funding for these efforts.

HAND drafted and Council approved a new citywide housing master plan, Growing SLC, which provides a framework and strategy to increase both the total housing stock available in the city and the availability of affordable housing units through new development, acquisition, and preservation. Growing SLC relied on a robust public outreach effort and the detailed research conducted over the last several years that has also guided the City's federal funding allocations.

The Blue Ribbon Housing Commission (BRC) is a body of local developers, financiers, insurers, and elected officials committed to identifying a funding strategy and locations to create 1,000 new housing units by June 2019. The BRC was convened by Mayor Biskupski and has recently finished making its recommendations. This group provided guidance for implementing long-term solutions to creating and preserving affordable housing in Salt Lake. HAND will continue the work of the Commission to continue implementing its recommendations. During the two years in which the BRC met, the City helped facilitate the creation of approximately 1,500 units of new affordable housing. This includes 242 units of permanent supportive housing from three separate projects. Many of these projects remain in development. HAND is committed to building on the progress that has already been made.

**Comparison of the proposed vs the actual outcomes for each outcome measure submitted with the Consolidated Plan and explain, if applicable, why progress was not made toward meeting goals and objectives (91.520 (g))**

*Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of Salt Lake City's program year goals.*

**Table 1- Goals and Outcomes**

Goal	Category	Source	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Administration	Admin	CDBG ESG HOME HOPWA	Other	Other	\$2,491,080	\$2,344,327	60%	\$748,345	\$752,553	100%
Expand Home Ownership Opportunities	AH	CDBG HOME	Direct Financial Assistance to Homebuyers	Households Assisted	110	38	35%	22	9	41%
Improve and Expand Affordable Housing Stock	AH	CDBG	Homeowner Housing Rehabilitated	Household Housing Unit	1325	837	63%	265	237	89%
Improve Infrastructure in Distressed Neighborhoods	NHCD	CDBG	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	100000	0	0%	20000	N/A	N/A
Improve Infrastructure in Distressed Neighborhoods	NHCD	CDBG	Homeless Person Overnight Shelter	Persons Assisted	0	N/A	N/A	0	N/A	N/A
Improve Infrastructure in Distressed Neighborhoods	NHCD	CDBG	Overnight/Emergency Shelter/Transitional Housing Beds added	Beds	0	N/A	N/A	0	N/A	N/A
Improve the Quality of Public Facilities	NHSN	CDBG	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	1093	2665	244%	N/A	N/A	267%
Improve the Quality of Public Facilities	NHSN	CDBG	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit	Households Assisted	0	N/A	N/A	N/A	N/A	N/A
Improve the Quality of Public Facilities	NHSN	CDBG	Homeless Person Overnight Shelter	Persons Assisted	0	N/A	N/A	N/A	N/A	N/A
Improve the Quality of Public Facilities	NHSN	CDBG	Overnight/Emergency Shelter/Transitional Housing Beds added	Beds	0	N/A	N/A	N/A	N/A	N/A
Provide Day-to-Day Services for the Homeless	H	CDBG ESG	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	15000	6595	44%	3000	1278	43%
Provide Day-to-Day Services for the Homeless	H	CDBG ESG	Homeless Person Overnight Shelter	Persons Assisted	0	N/A	N/A	0	N/A	N/A
Provide Day-to-Day Services for the Homeless	H	CDBG ESG	Overnight/Emergency Shelter/Transitional Housing Beds added	Beds	0	N/A	N/A	0	N/A	N/A
Provide Housing & Services for Persons w/ HIV/AIDS	AH H NHSN	HOPWA	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	375	110	29%	75	47	63%
Provide Housing & Services for Persons w/ HIV/AIDS	AH H	HOPWA	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	150	115	77%	30	41	137%

	NHSN									
Provide Housing & Services for Persons w/ HIV/AIDS	AH H NHSN	HOPWA	Homelessness Prevention	Persons Assisted	200	230	115%	25	38	152%
Provide Housing for Homeless/at Risk of Homeless	H	HOME ESG	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	665	662	99%	133	175	132%
Provide Housing for Homeless/at Risk of Homeless	H	HOME ESG	Homelessness Prevention	Persons Assisted	300	113	38%	60	49	82%
Provide Services to Expand Opportunity/Sufficiency	NHSN	CDBG	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	35000	19409	55%	7000	1907	27%
Provide Services to Expand Opportunity/Sufficiency	NHSN	CDBG	Homeless Person Overnight Shelter	Persons Assisted	0	N/A	N/A	0	N/A	N/A
Revitalize Business Nodes in Target Areas	NHCD	CDBG	Facade treatment/business building rehabilitation	Business	75	28	37%	15	8	53%

Key	
Category	Category Explanation
Admin	Administration
AH	Affordable Housing
NHCD	Non-Housing Community Development
NHSN	Non-Homeless Special Needs
H	Homeless

Salt Lake City continued to make progress on its strategic plan goals during year three of the plan.

On the whole, the City has been using its HOPWA funding incredibly effectively, considerably outpacing expectations for annual performance, even as the public services category lags behind expectations. It is also helpful that HOPWA funding has increased as a result of the Housing Opportunity Through Modernization Act of 2016

Expanding homeownership continues to be a hurdle. This is largely in part to the housing market in Salt Lake City. Prices have risen significantly and this makes it difficult to find housing options for eligible clients.

The City's efforts around housing rehabilitation have continued to be successful. Rehabilitation of existing housing stock continues to be an important goal for Salt Lake City.

The City is also providing an enormous amount of day-to-day services for the homeless, even though the total being served is lower than expectations. This is at least partially due to shifting more of the burden for funding these services to local, City resources, and away from federal funding. The City has been very successful in providing housing for those experiencing homelessness, particularly with TBRA and RRH. The number of clients served during the first three years of the strategic plan has nearly reached the five year goal.

Expanding opportunities for self-sufficiency to at-risk populations has decreased from previous years. This is largely due to the fact that two food pantries, which provided services to large numbers of clients, did not apply or did not receive funding for the 17-18 program year.

The City's progress around revitalizing business nodes through the new Economic Development Façade Improvements Program was lower than anticipated. This was largely in part to an over-anticipation of the number of business that would be served at the onset of the program. It took some time to build recognition of the program. However, once the initial projects were seen in the community, awareness of the program grew significantly. The Façade Program now receives many applicants for the year. Additionally, the Façade Program has received a larger amount of funding for the 18-19 program year and this will help the program reduce the gap in year 4 of the Consolidated Plan.

Salt Lake City has selected the location of two new homeless resource centers and has transferred ownership to Shelter the Homeless, a local nonprofit that in addition to being the property owners for the new resource centers will provide high-level oversight and guidance for the homeless services system. In addition, to the two resource centers located in Salt Lake City, a third resource center is being constructed in the neighboring municipality of South Salt Lake. The Shelter the Homeless board consists of community leaders and representatives from the State of Utah, Salt Lake County, and the municipalities in which homeless services exist, including Salt Lake City. Salt Lake City will continue to collaborate with government and nonprofit agencies as well as community stakeholders as we continue to transform our homeless services delivery system.

Operation Rio Grande began in August 2017 and is ongoing. The first phase focused on law enforcement and on creating a safe environment in the Rio Grande neighborhood so that clients could safely seek homeless services. The second and third phases are focused on connecting clients to mental health and substance use disorder services as well as job resources. To date, 132 individuals have received treatment for substance use disorders and 106 individuals have found employment.

**Assess how Salt Lake City's use of funds, particularly CDBG, addresses the priorities and specific objectives outlined in the Plan, giving special attention to the highest priority activities identified.**

During the Consolidated Planning process, five (5) high priority needs were identified. They are as follows: Affordable housing development and preservation; Homeless: mitigation, preservation and public services; Public services to expand opportunity and self-sufficiency; Economic development to expand opportunity; and Public infrastructure improvements. In the 2017-18 program year, CDBG funds were used to address each of these needs.

Affordable housing needs were addressed by improving and preserving the existing housing stock and expanding the affordable housing stock. As with many communities, providing for the unique needs of our homeless population



continues to be a top need and a high priority. CDBG funds assisted by providing for day-to-day services for the homeless community as well as funding emergency shelter.

The City continued its investment from the previous program year by funding job training programs as a way to promote self-sufficiency. The City was also able to see the Economic Development Façade Program continue to bring opportunity to economically disadvantaged areas.

CDBG funding was allocated to support infrastructure needs in a specific geographical area of the City. While these projects take multiple years to complete, these efforts include ADA compliant sidewalks and ramps, and improved streets and parks.

The City has also placed greater focus on improving nodes, significant intersections, and pedestrian infrastructure in target neighborhoods by rolling out projects detailed in the Westside Master Plan under HAND's direction.

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## CR-10 RACIAL AND ETHNIC COMPOSITION OF FAMILIES ASSISTED – 91.520(a)

### Describe the families assisted with grant funds

*Include the racial and ethnic status of families assisted*

**Table 2: Table of Assistance to Racial and Ethnic Populations by Source of Funds**

Race	CDBG	HOME	HOPWA	ESG
White	1,955	320	80	412
Black or African American	204	37	28	81
Asian	40	7	7	13
American Indian or American Native	102	21	2	46
Native Hawaiian or Other Pacific Islander	67	25	0	11
<b>Total</b>	<b>2,368</b>	<b>410</b>	<b>117</b>	<b>563</b>
Hispanic	889	149	14	134
Not Hispanic	1,479	261	103	429

Table 2 identifies Race & Ethnicities served utilizing CDBG, HOME, HOPWA, and ESG funding. During the reporting period, the City collected data on several more races including the following: Asian & White, Black or African American & White, American Indian or Alaska Native & Black or African American, and Multi-Racial/Other. Across CDBG, HOME, and ESG programming, an additional 377 individuals were served who fall outside of the racial designations listed above.

A total of 3,835 residents/households directly received access to programs that supported the Consolidated Plan's overarching goals to increase access to housing, education, health, transportation and economic development. This was done by improving access to programs that assist in closing the gap in a number of socioeconomic indicators such as housing affordability, school-readiness of young children, employment skills of at-risk adults, access to transportation for low-income households, access to fresh foods for food-insecure families and supporting economic diversity within neighborhoods. 29% of the residents served were of a minority race and/or Hispanic.

## CR-15 RESOURCES AND INVESTMENTS – 91.520(a)

**Table 3 – Resources Made Available**

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	Public - Federal	\$3,660,164	\$2,925,888
HOME	Public - Federal	\$1,289,578	\$560,695
HOPWA	Public - Federal	\$443,995	\$153,081
ESG	Public - Federal	\$303,282	\$246,305

Table 3 identifies grant funds, and leveraged funds made available during the year. For the 2017-18 program year, the City had a total of \$4,654,376 available through CDBG, ESG, HOME & HOPWA of new funding available from federal grants, totaling \$5,697,019 of funds when adding reallocated and program income funding. Amount expended represents the grant funds that were expended during the year. Most of the money not expended is from Housing and Infrastructure projects. Usage of 17-18 HOPWA funding is low because during the 17-18 year HOPWA activities were primarily funded with prior year funding.

**Table 4 – Geographic Distribution and Location of Investments**

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
Central City	23%	4.6%	Projects include: Street infrastructure and economic development activities
Poplar Grove	20%	34%	Projects include: Green space improvements, street infrastructure improvements, and economic development activities

Salt Lake City allocated a total of 38.6% of CDBG funds available to the Central City & Poplar Grove neighborhoods. These funds were allocated to improve street infrastructure, including addressing accessibility needs; improving green space infrastructure; and economic development façade programs. The City also supported affordable housing efforts within this area, however these programs were available throughout the City to income eligible residents and not just isolated to these two target areas. Because of the City’s Westside Masterplan, more of the allocated money was directed towards the Poplar Grove area.

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 has directed funding to local target areas to build capacity and expand resources within concentrated areas of poverty.

Salt Lake City's Division of Housing and Neighborhood Development, along with internal and community stakeholders, identified the Central City/Central Ninth and Poplar Grove target areas through an extensive process that included data analysis, identification of opportunities/barriers, and an evaluation of potential resources. Through this process, the Central City and Poplar Grove neighborhoods were identified as areas where a concentration of resources would make significant impacts within the community.

Of particular importance is to direct resources to expand opportunity within racial/ethnic concentrated areas of poverty. According to HUD, neighborhoods of concentrated poverty isolate residents from the resources and networks needed to reach their potential. The concentration of poverty can influence outcomes relating to crime, delinquency, education, physiological distress, and various health problems.<sup>1</sup> Salt Lake City intends to expand opportunity within the target areas to limit intergenerational poverty and increase access to community assets.

### **LEVERAGING**

*Explain how federal funds leveraged additional resources (private, state, and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.*

#### Match Requirements

HUD, like many other federal agencies, encourages the recipients of federal monies to demonstrate that efforts are being made to strategically leverage additional funds in order to achieve greater results. Leverage is also a way to increase project efficiencies and benefit from economies of scale that often come with combining sources of funding for similar or expanded scopes.

- HOME Investment Partnership Program – 25% Match Requirement  
Salt Lake City ensures that HOME match requirements are met by utilizing the leveraging capacity of its subrecipients. Funding sources used to meet the HOME match requirements include waived impact fees. Impact fees are payments required by the City of new development for the purpose of providing new or expanded public capital facilities required to serve that development. In an effort to encourage affordable housing development, the City waives these fees on a case by case basis, contingent upon the number of affordable units being provided in the development project.
- Emergency Solutions Grant – 100% Match Requirement  
Salt Lake City ensures that ESG match requirements are met by utilizing the leveraging capacity of its subgrantees. Funding sources used to meet the ESG match requirements include federal, state, and local grants; private contributions; private foundations; United Way; Continuum of Care funding; City General Fund; in-kind match and unrestricted donations.

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<sup>1</sup> U.S. Department of Housing and Urban Development, Understanding the Neighborhood Effects of Concentrated Poverty, *Evidence Matters*, Winter 2011

### Fund Leveraging

Leverage, in the context of the City's four HUD Programs, means bringing other local, state, and federal financial resources in order to maximize the reach and impact of the City's HUD Programs. Resources for leverage include the following:

- Housing Choice Section 8 Vouchers

The Housing Authority of Salt Lake City and The Housing Authority of the County of Salt Lake currently administer Housing Choice (Section 8) vouchers. Many of the clients receiving assistance through other HUD funded programs, are utilizing this housing assistance to stabilize and maintain housing. Currently, both housing authorities have closed waiting lists due to the disparity of the volume of those needing assistance vs. available funding.

- Low Income Housing Tax Credits

Federal 4% and 9% tax credits are a major funding source of capital for the construction and rehabilitation of affordable rental homes. In 2016, Salt Lake City did not receive much-needed 4% tax credits to fund a critical permanent supportive housing project in Central City. However, with the help of HAND staff, this project was able to secure the tax credits in 2017 and the project is now underway.

- New Market Tax Credits

New Market Tax Credits are an additional tool utilized to attract private capital investment in areas in need of job growth and economic development.

- RDA Development Funding

The RDA has thirteen project areas where tax increment funds are reinvested back into the same area to contribute to the overall health and vitality of the City, by reversing the negative effects of blight, while increasing the tax base from which the taxing entities draw their funds. The RDA will allocate some of these funds back to the Salt Lake City Housing Trust Fund so the funds can strategically be leveraged to provide affordable housing in new development projects throughout the City.

- Salt Lake City Housing Trust Fund

Salt Lake City's Housing Trust Fund (HTF) strives to address the health, safety and welfare of the City's citizen by providing assistance for affordable and special needs housing within the City. The Trust Fund was able to close 3 loans during the program year providing \$1.95m in leveraged capital. This leveraged capital secured long term affordability of 443 housing units in the City. Three other loans have been approved by the board but have not yet been funded as of June 30<sup>th</sup>, 2018.

- Salt Lake City Economic Development Loan Fund (EDLF)**

The City administers the Economic Development Loan Fund which makes loans to small businesses located in the City for the purpose of stimulating economic development and commercial and industrial diversity by enhancing business opportunities, provide employment and promoting neighborhood revitalization. This fund closed 16 loans for a total of \$1.8m. Of these loans, over 31% were provided to Women and/or Minority Owned Businesses. A quarter of the loans went to low income business owners.
- Olene Walker Housing Loan Fund**

Utah State’s Olene Walker Housing Loan Fund is one of the largest affordable housing loan funding tools for affordable housing developers working in Salt Lake City. The loan fund is largely funded with State HOME funds (\$3m/yr), and State Legislative funding (\$2.2m/yr).
- Industrial & Commercial Bank Funding**

Although we cannot estimate how much Community Reinvestment Act funding was made available locally, there are a large number of industrial and commercial banks that reside in Salt Lake City.
- Continuum of Care Funding**

Salt Lake County is responsible for coordinating the HUD CoC Grant Application for the Salt Lake County Continuum of Care (UT-500). This application provides approximately \$7.4 million of annual funding for local homeless housing and service programs.
- Foundations & Other Philanthropic Partners**

Eleemosynary establishments and philanthropic partners make up a critical part of the funding stream used in the State of Utah. It is estimated that during the 2017-18 program year, over \$25m was used to support low and moderate-income residents, with a considerable amount of the funding being used in Salt Lake City.

**Table 5 – Fiscal Year Summary – HOME Match Report**

Fiscal Year Summary - HOME Match			
1	Excess match from prior Federal fiscal year	\$ 47,328	
2	Match contributed during current Federal fiscal year	\$ 550,000	
3	Total match available for current Federal fiscal year (Line 1 plus Line 2)		\$ 597,328
4	Match liability for current Federal fiscal year		\$ 58,523
5	Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)		\$ 538,805

**Table 6 – Match Contribution for the Federal Fiscal Year**

Match Contribution	
Project No. or Other ID	Waived Impact Fees
Date of Contribution	N/A
Cash (non-Federal sources)	\$ 550,000
Foregone Taxes, Fees, Charges	\$ -
Appraised Land/Real Property	\$ -
Required Infrastructure	\$ -
Site Preparation, Construction Materials, Donated Labor	\$ -
Bond Financing	\$ -
<b>Total Match</b>	<b>\$ 550,000</b>

**HOME MBE/WBE REPORT**

**Table 7 – HOME Program Income**

Balance on hand at beginning of reporting period	Amount received during reporting period	Total amount expended during reporting period	Amount expended for TBRA	Balance on hand at end of reporting period
\$ 0	\$ 342,000	\$ 342,000	\$ 270,000	\$ 0

Salt Lake City generated \$342,000 in HOME program income during the year, and expended a total of \$342,000 leaving a balance of \$0.

**Table 8 - Minority Business and Women Business Enterprises**

	Total	Minority Business Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
<b>Contracts</b>						
Dollar Amount	0	0	0	0	0	0
Number	0	0	0	0	0	0
<b>Sub-Contracts</b>						
Number	0	0	0	0	0	0
Dollar Amount	0	0	0	0	0	0

	Total	Women Business Enterprises	Male
<b>Contracts</b>			
Dollar Amount	0	0	0
Number	0	0	0

<b>Sub-Contracts</b>			
Number	0	0	0
Dollar Amount	0	0	0

Salt Lake City looks to support Section 3 businesses, Women Owned Business, and Minority Owned Business where possible. During the program year, the City did not complete any HOME funded projects that utilized any of these businesses. In an effort to ensure Section 3, W/MBE are aware of potential construction projects the City follows our Section 3 policies, and looks to solicit W/MBE through local media advertising.

**Table 9 – Minority Owners of Rental Properties**

	Total	Minority Property Owners				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0	0	0	0	0	0
Dollar Amount	0	0	0	0	0	0

Salt Lake City did not use HOME funds for rental properties during the 2017-18 program year.

**Table 10 – Relocation and Real Property Acquisition**

	Number	Cost
Parcels Acquired	0	0
Businesses Displaced	0	0
Nonprofit Organizations Displaced	0	0
Households Temporarily Relocated, not Displaced	0	0



Households Displaced	Total	Minority Property Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0	0	0	0	0	0
Cost	0	0	0	0	0	0

Salt Lake City did not use HOME funds to acquire parcels, and none of the funded activities triggered relocation requirements.

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## CR-20 AFFORDABLE HOUSING— 91.520(b)

Evaluation of Salt Lake City’s progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate income and middle income persons served.

**Table 11 – Number of Households**

	One-Year Goal	Actual
Number of homeless households to be provided affordable housing units	146	173
Number of non-homeless households to be provided affordable housing units	656	357
Number of special-needs households to be provided affordable housing units	N/A	N/A
<b>Total</b>	<b>802</b>	<b>530</b>

**Discuss the difference between goals and outcomes and problems encountered in meeting these goals.**

During the 17-18 year, Salt Lake City supported housing activities through all four of its federal grant programs: CDBG, ESG, HOME, and HOPWA. Households with incomes ranging from 0-80% AMI were assisted with subsidies. The activities that occurred included rapid-rehousing, homeowner housing and rehabilitation, tenant-based rental assistance, short term rental/utility assistance, and direct financial assistance. Tight rental markets and an increase in rental costs have made it more difficult to place clients in housing, which is largely responsible for the gap between the one-year goal and the actual number served during the 17-18 year.

All rapid re-housing and tenant based rental assistance programs funded followed a Housing First model. This model strategically targeted households at risk for returning to homelessness and supported them with intensive case management, with a goal of achieving housing stability. By utilizing this approach, Salt Lake City supported a larger number of homeless households with accessing affordable units.

**Table 12 – Number of Households Supported**

	One-Year Goal	Actual
Number of households supported through rental assistance	250	272
Number of households supported through the production of new units	0	0
Number of households supported through the rehab of existing units	452	268
Number of households supported through the acquisition of existing units	25	9
<b>Total</b>	<b>727</b>	<b>549</b>

**Discuss how these outcomes will impact future annual action plans.**

Salt Lake City is pleased with the total households supported through rental assistance activities funded by CDBG, ESG, HOME, and HOPWA funding. Due to sharply increased construction costs and a labor shortage in the construction field, it was difficult for the City to rehabilitate as many units as originally projected. Additionally, one subgrantee awarded funding did not expend any of Salt Lake City’s federal funding during the program year. Rising housing costs led to a smaller number of households supported through the acquisition of existing units. At this time, no future annual action plans are anticipated to change. Housing activities provided critical support in the form of subsidies for low to moderate income families with AMI’s ranging from 0-80%. Tenant-based rental assistance, short term rental/utility assistance, rapid re-housing, housing rehabilitation, and direct financial assistance supported a wide range of households in varying circumstance with a shared need of housing assistance.

As the City works towards creating its next five-year Consolidated Plan, it will continue evaluating its efforts in affordable housing to ensure that funding is utilized effectively. The need for affordable housing will continue to grow as the population of the City expands and the vacancy rate remains low. It is critical for the City to expand its efforts in providing decent, safe, and affordable housing to its residents, especially its low-income residents and vulnerable populations. Increased rates of homelessness and rising construction and maintenance costs signal the need for City assistance to ensure that affordable housing is created and preserved within the community.

Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.

**Table 13 – Number of Persons Served**

Number of Persons Served	CDBG Actual	HOME Actual
Extremely Low-income	2,046	330
Low-income	464	22
Moderate-income	79	10

<b>Total</b>	<b>2,589</b>	<b>362</b>
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The goals outlined in Salt Lake City’s 2015-2019 Consolidated Plan, Neighborhoods of Opportunity, provided direction for program year 2017-2018 projects and activities. The Consolidated Plan encourages capacity in neighborhoods with concentrated poverty and supported at risk populations by prioritizing goals that increased access to housing, education, health, transportation, and economic development.

The City worked towards reducing the gap in a number of socioeconomic indicators, such as improving housing affordability, school-readiness of young children, employment skills of at-risk adults, access to transportation for low-income households, and economic diversity within neighborhoods; this progress should lead to more opportunity for lower-income individuals within these neighborhoods and the surrounding areas.

Vulnerable populations continue to need an extensive support system to ensure access to critical resources, services, and housing assistance. The most vulnerable populations include victims of domestic violence, persons living with HIV/AIDS, low-income elderly persons, persons with disabilities, families experiencing homelessness, and the chronically homeless.

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**CR-25 HOMELESS AND OTHER SPECIAL NEEDS—** *91.220 (d); 91.220(e); 91.320 (d); 91.320(e); 91.520 (c)***EVALUATE THE CITY'S PROGRESS IN MEETING ITS SPECIFIC OBJECTIVES FOR REDUCING AND ENDING HOMELESSNESS THROUGH THE FOLLOWING:****How is the City reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs?**

Over the last year, Salt Lake City has participated in a statewide effort to improve services provided to those experiencing homelessness. The City is committed to working alongside community partners to provide both sheltered and unsheltered individual with the basic resources needed to transition individuals from homelessness to stable housing and self-sufficiency. The State of Utah's Annual Point in Time count provides data that is utilized to assess the current state of homelessness and evaluate the impact of current and proposed projects that serve this vulnerable population.

During the program year, Salt Lake City funded multiple programs serving homeless persons outside of emergency shelter to ensure that all citizens, including unsheltered persons, had access to critical resources. One of these programs was a dental service program for individuals experiencing homelessness. Individuals experiencing homelessness were able to access free dental services, including cleanings, restorations, and preventative care education. During assessment, intake workers coordinate with other agencies to determine eligibility and refer clients to other local service providers for necessary services. Another program provided medical outreach to assess the health needs of unsheltered persons and recommend additional services to enhance the well-being of this population.

**How is the City addressing the emergency shelter and transitional housing needs of homeless persons?**

Individuals and families experiencing homelessness have a variety of needs at different stages of their homeless experience. The City utilizes federal funding to support emergency shelter programs that give households immediate access to supportive services and provide temporary shelter from the elements. Transitional housing programs operated within the community provide housing for up to 24 months that is coupled with case management and other supportive services that are necessary to establish a more permanent housing situation.

ESG, HOME, and HOPWA federal grant funding is provided to local nonprofit agencies that specialize in providing housing assistance and supportive services that help households exit homelessness and enter housing stability. During the program year, the City provided federal funding support to multiple emergency shelter providers. ESG funding supported operations at the Youth Resource Center operated by Volunteers of America, Utah; this location provides emergency shelter, education and employment services, and case management to homeless street youths ages 15-24. This resource center is a critical piece of the homeless service continuum in Salt Lake City, as homeless youth under 18 are unable to access other emergency shelters due to state law. Additionally, the City supports programs that address the emergency shelter and housing needs of homeless persons through City general funds.

Over the last year, the City has participated in a statewide evaluation of the current emergency shelter model in Salt Lake and received valuable input from the community, including service providers, citizens, and households experiencing in homeless. New homeless resource centers are under construction and requests for proposals for operating these centers have been completed by a nonprofit agency. As the emergency shelter model transitions over the next two years, the City will be evaluating outcomes and gathering additional community input on determining how to best support the new facilities.

**How is the City helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are likely to become homeless after 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); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education or youth needs?**

The City works with participating agencies in the Salt Lake County Continuum of Care to divert families and individuals from entering the homeless service system and prevent households at imminent risk of homelessness from losing housing stability. The City regularly participates in meetings with other service providers and partners to discuss individuals being discharged from publicly funded institutions to coordinate housing options available immediately upon release. Agencies such as Utah Community Action and The Road Home provide funding to stabilize families and veterans who are at imminent risk for homelessness. Prevention and diversion staff, funded by Salt Lake County and the State of Utah, are present at emergency shelters and in close contact with other public agencies to help households avoid experiencing homelessness.

**How is the City 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, along with its service partners, work with individuals experiencing homelessness to assist them with transitioning from living on the streets or in emergency shelter to permanent housing and self-sufficiency. To that end, the City works with local developers to prioritize housing projects with units that are affordable. The mayor and city council have supported City efforts to make affordable housing more attractive to developers through fee waivers and deferred loan payments.

Last program year, HAND developed a new affordable housing plan, *Growing SLC*, which was the first comprehensive, citywide housing plan in Salt Lake in nearly two decades. This plan has guided staff in conversations regarding the creation of new tools to build affordable units. The City released a Renovation Pilot Program at the end of the program year; this

program was created to ensure that currently existing affordable units are preserved and not lost to market rate increases. The program emphasized the need for rehabilitation of existing housing stock to ensure that affordable units are safe, decent, and structurally sound. Funding for this program will be awarded during the 2018-2019 program year.

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## **CR-30 PUBLIC HOUSING** – 91.220 (h); 91.320(j)

### **Actions taken to address the needs of public housing**

The Housing Authority of Salt Lake City (HASLC) is the responsible agency for administering housing choice voucher programs, managing public housing, and developing and preserving affordable housing units with Salt Lake City. The mission of the HASLC is to provide rent subsidies and promote affordable housing for low-income persons residing within Salt Lake City. The HASLC currently manages an inventory of 389 public housing units designated for low-income seniors and people with disabilities.

The HASLC manages multiple voucher programs that provide housing subsidies to a variety of low-income populations, including veterans, victims of domestic violence, and chronically homeless individuals. The HASLC administers the Housing Choice Voucher program within City boundaries, which provides rental assistance to households at or below 50% of AMI. Approximately 2,800 low-income families, individuals with disabilities, elderly persons, and chronically homeless individuals benefit from this program. Other housing choice voucher programs administered by the HASLC include Veterans Affairs Supportive Housing Vouchers, Shelter Plus Care Vouchers, Section 8 Moderate Rehabilitation, and Multifamily Project Based Vouchers. HASLC has also partnered with GIV to begin development of a new 100 unit PSH project, Pamela's Place.

Additionally, the HASLC has heavily pursued funding opportunities for new affordable housing developments over the past year. Projects currently in development include a permanent supportive housing complex with an onsite clinic and 100 units for chronically homeless individuals, a unique housing complex of 54 units created in partnership with the Urban Indian Center, a local nonprofit, designed to target the unique needs of the low-income Native American homeless population, and an 83 unit building, designed with the Asian Association of Utah, projected to serve homeless refugee and immigrant households.

During the program year, the Housing Authority of the County of Salt Lake opened a 60 unit transit-oriented affordable housing complex for persons with disabilities and chronically homeless individuals. The Housing Authority of the County of Salt Lake is in the process of securing funding for a 50 unit complex that will serve homeless refugee and immigrant families with larger household sizes. This project is a partnership between the County Housing Authority and the International Rescue Committee in Salt Lake City and is expected to be completed within the next three years.

### **Payment in Lieu of Taxes:**

The City provides support to the Housing Authority through the Housing Authority Payment in Lieu of Taxes (PILOT) funds it pays. This contribution supports the Homeless Programs administered by the HASLC. These programs include Sunrise Metro Apartments, a permanent supportive housing complex for chronically homeless individuals, Valor House, a transitional

housing complex for homeless veterans with extensive supportive services provided by the local Department of Veterans Affairs, and Freedom Landing and Cedar Crest, two properties for homeless or formerly homeless veterans.

**Actions taken to encourage public housing residents to become more involved in management and participate in homeownership**

The City and County Housing Authorities provide opportunities to tenant residents to provide feedback and suggestions to enhance how management impacts residents. Each organization has resident advisory boards for select housing projects and for the overall organization. Meetings are held on a regular basis to allow residents to describe their experiences in housing and have a healthy dialogue with management regarding unmet needs and service improvements.

Housing case managers assess each client on an individual basis to determine the best course of action regarding the client's housing stability. Clients who are interested in home ownership and ready to move forward with a new housing opportunity are referred to community partners who provide pre-purchase home counseling. There are multiple organizations within the City that provide such counseling and other services relevant to homeownership for low-income families, such as down payment assistance, including Community Development Corporation of Utah and Neighborworks America, Salt Lake.

**Actions taken to provide assistance to troubled PHA's**

The City works hand in hand with the local housing authorities to provide support and align priorities to ensure funding is leveraged efficiently and services offered are not duplicative. Both the Housing Authority of Salt Lake City and the Housing Authority of Salt Lake County are designated as high performers. The Housing Authority of Salt Lake City is aggressively pursuing affordable housing development projects through City, County, and low-income housing tax credit funding. HAND will continue to partner with these organizations and collaborate on affordable housing opportunities within the community.



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## **CR-35 OTHER ACTIONS** – 91.220 (j-k); 91.320(i-j)

**Actions taken 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.**

The most critical public policy barriers (direct and indirect) to the production and preservation of affordable housing include the following:

- Land costs
- Construction 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
- Lack of zoning and development incentives

While these continue to be, and will continue to be barriers, the City is committed to finding ways to address these issues to the extent possible.

Efforts for the program year included working to reduce barriers to affordable housing through the following planning efforts and initiatives:

- Citywide Housing Plan: The trends outlined are not new to city officials. This represents the latest data on a growing crisis of housing affordability and choice in Salt Lake. HAND has been focused on this trend for the past several years and has been aligning its federal resources with other City funds to combat the compounding factors affecting residents at all income levels:
  - Rapid home price increases,
  - Stagnant wages, and
  - Historically high land value which is driving an increase in rental rates.

HAND continues to implement the citywide housing master plan, *Growing SLC: A Five Year Housing Plan, 2018-2022*. The plan outlines a thoughtful strategy for ensuring long-term affordability and preservation that continues to enhance neighborhoods, while balancing their unique needs. *Growing SLC* lays out a number of comprehensive solutions and policies to address the lack (an estimated 7,500 units) of affordable housing for households earning 40% or below the Area Median Income. To date, HAND has completed the following housing plan goals:

- Modifications to Transit Station Area zoning to increase points for affordable housing developers, which will result in more affordable housing developments occurring near transit station areas.

- A Blue Ribbon Commission was convened to identify funding strategies and partnerships.
- A long-term, sustainable affordable housing funding source was secured in the form of the Sales Tax Increase.
- The creation of an Affordable Housing Community Land Trust that has already secured six owner-occupied homes.
- Launched an Affordable Housing Renovation Pilot Program for landlords to improve the quality of affordable rental units.
- The publication of an online Housing Dashboard to provide residents, community advocates, business leaders, and elected officials with high quality data to drive decision-making, and to track the progress of *Growing SLC*.

To further spur more construction of affordable housing, two new initiatives have recently been launched. One, an expanded fee waiver program for developers seeking to build mixed-income residential projects if they set aside at least 20% of their units for moderate-income tenants. The second, a strengthened policy aimed at preserving existing residential units by requiring any residential demolition result in either replaced units, saved units or a fee that will assist the City in replacing the units.

HAND is committed to addressing the City's affordable housing crisis by exploring a myriad of ways to encourage developers to build as many new and innovative affordable housing units as possible.

- Mayor's Blue Ribbon Commission: Provided guidance in implementing long-term solutions to creating and preserving affordable housing in Salt Lake. Utilizing this guidance, HAND has helped facilitate the creation of approximately 1,500 units of affordable housing, including 242 units of permanent supportive housing, and is on track to create approximately 2,000 units by June 2019.
- Community Land Trust for Affordable Housing: The Community Land Trust (CLT) model will allow income-qualifying households to purchase and own homes as personal property while the land under the home remains property of the trust. The purchaser will own the structure and the city will own the land. Partnership rooted in a shared investment in real property throughout the city and the desire to preserve and secure safe, quality housing stock for generations to come.

The CLT model will allow income-qualifying households to purchase a home while the land that home sits on remains in the Trust, so the City will own the land and purchaser will own the structure. If and when that household sells the home, they will be able to do so at a modest gain, thereby building equity while allowing another income-qualifying household the opportunity to purchase an affordable home. The CLT will start by holding city-owned single family home properties. Over time, the City will look to acquire and maintain multifamily structures, and eventually turning over the management of the Trust to an external non-profit.

- **House 20:** The House 20 concept was developed in 2015 as a response to housing the top 20 users of emergency services in and around the Depot District. HAND relied on the Police and Fire Departments and The Road Home to help identify those single men and women who were the most frequent users of services. These are individuals who suffer from disabling conditions that create high barriers to stable housing, individuals who are in need of regular, ongoing supportive services. House 20 has helped transition some of the most vulnerable members of our community into permanent housing and has provided them with intensive case management. Those enrolled in the program have reduced their interactions with emergency services by approximately 75%. The original funding for the program has been exhausted, but HAND will continue to fund the program in the upcoming year with a portion of the revenue received from the sales tax increase.
- **Home Ownership Options:** The City is continuing to provide down-payment assistance to low to moderate-income residents of the City. Previously the program only served first-time homebuyers, but was expanded during the 17-18 program year to offer any eligible resident the opportunity to purchase a home regardless of whether it was their first home purchase. It helps stabilize communities, provides incentive for neighborhood investments, and allows families to build wealth.
- **Affordable Housing Initiative:** The City is committed to providing a comprehensive housing initiative to address Salt Lake City's lack of housing options affordable to low-wage workers and moderate income families, persons with disabilities and those on fixed incomes. By utilizing the Salt Lake City Housing Trust Fund and other community resources, the City will support the preservation, development, and rental assistance of housing units over the time period of the Consolidated Plan. The initiative will target these forms of assistance to extremely low-income renter households as well as expanding homeownership and housing opportunities for low to middle-income families and individuals.

**Actions taken 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 2015-2019 Consolidated Plan provide a framework for maximizing and leveraging federal funding to better focus funding to address underserved needs. Underserved needs and strategic actions are as follows:

*Underserved Need: Affordable housing*

- **Actions:** Salt Lake City utilized 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 and Salt Lake County to coordinate and streamline processes for service delivery. By utilizing the VI-SPDAT pre-screen survey, providers are able to access and prioritize services based on chronicity and medical vulnerability. Improvements are also being made to the CoC's coordinated assessment system. During the 17-18 program year, Salt Lake City continued the process of helping to create new homeless resource centers in the community. The site selection and design processes have now been completed and construction of the facilities is underway. The new resource centers should improve overall service delivery to those experiencing homelessness and should provide increased safety and security for those seeking services.

*Underserved Need: Special needs individuals*

- Actions: Salt Lake City has continued 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. Federal funding was targeted to early childhood education for non-English speaking families and other at-risk children, has helped improve immediate and long-term outcomes for persons living with HIV/AIDS, has funded job training to vulnerable populations, and helped provide medical and hospice services for at risk populations.

**Actions taken to reduce lead-based paint hazards.**

The City continues to maintain "lead procedures" to ensure compliance with both HUD and EPA lead rules. Many of our contractors have obtained EPA certification due to continued coordinated effort with Salt Lake County. Those that aren't certified are required to use a certified sub-contractor to handle any lead related work that is included in his or her projects.

Our staff members have been trained in Lead issues, and when fully staffed the City looks to maintain a balance of Lead Risk Assessors and Certified Lead Inspectors to ensure the City stays compliant with lead requirements.

The City completes a risk assessment for each project that results in preparation of an official work description. If an applicant decides not to pursue the project, they are given a copy of the risk assessment for their file in the event they want to do work in the future. We do more risk assessments than we do projects.

The City continues to work closely with Salt Lake County in the Lead Safe Housing Program, attending monthly meetings and distributing literature on the program every time we participate in an event or have opportunities to communicate with community. Any of our rehabilitation projects that qualify for county lead funding are referred to the county to apply for the county lead grant. If the project doesn't qualify for county funding, the city will grant up to \$5,000 to cover the additional costs thus completing any lead related work that needs to be accomplished. We continue to find that many homeowners are still resistant to the concept of paying additional money to remediate lead dangers.

We do outreach in an ongoing manner, using mailings to households in our target areas, as well as participate at community open houses, community festivals and fairs. Staff always makes lead a major point for discussion in our initial meetings with homeowners. We are working with Salt Lake County to develop projects to address lead issues in cases where elevated blood lead levels have been found.

**Actions taken to reduce the number of poverty-level families:**

In a strategic effort to reduce the number of households living in poverty and prevent households at risk of moving in to poverty from doing so, Salt Lake City is focusing on a two-pronged approach:

1. Creating neighborhoods of opportunity to build capacity and expand resources within concentrated areas of poverty.
2. Support the city's most vulnerable populations, including the chronically homeless, homeless families, food-insecure individuals, the disabled, persons living with HIV/AIDS, victims of domestic violence, at-risk children, individuals with substance use disorders, and the low-income elderly.

The City's anti-poverty strategy aims to close the gap in a number of socioeconomic indicators, such improving housing affordability, school-readiness of young children, employment skills of at-risk adults, and access to transportation for low-income households. Efforts were focused 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 program year supported the City's anti-poverty strategy through the following efforts:

- Provided job training for vulnerable populations
- Provided early childhood education to limit the effects of intergenerational poverty
- Provided essential supportive services for vulnerable populations
- Provided housing rehabilitation for low-income homeowners
- Expanded affordable housing opportunities
- Improved neighborhood/commercial infrastructure in concentrated areas of poverty

**Actions taken to develop institutional structure:**

As outlined in the 2015-2019 Consolidated Plan, Salt Lake City has taken 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 targeted funding to racial and ethnic concentrated areas of poverty, with focus on the Central City/Central Ninth and Poplar Grove local target areas, to increase access to opportunity within these neighborhoods.
- Increased coordination between housing and supportive service providers to reduce/eliminate duplicative efforts, encourage partnerships, increase transparency, and standardize processes.
- Strengthened support for 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.
- Supported housing efforts that connect residents with supportive services and programs that improve self-sufficiency.
- Provided technical assistance to agencies implementing projects with CDBG, ESG, HOME, and/or HOPWA funding to ensure compliance and support of program objectives. Technical assistance was provided to each agency that had not received funding from Salt Lake City in the past few years, or any agency that requested it to assist in strengthening their programs and the knowledge of staff members.
- Supported employee training and certifications to expand the internal knowledge base on HUD programs, as well as housing and community development best practices.
- Sent staff to HUD led trainings including the HOPWA Institute and CPD Grant Training.

**Actions taken 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 continued to work towards developing and implementing a streamlined and effective delivery system to include the following efforts:

- Increased coordination through the Salt Lake Continuum of Care and Homeless Coordinating Committee
- Improving coordinated assessments to help individuals and families experiencing homelessness move through the system faster.
- Coordinated diversion and homelessness prevention resources to reduce new entries into homelessness.
- Monthly "housing triage" meetings that provide a format for developing a housing plan for homeless individuals and families with the most urgent housing needs.

In addition, HAND has continued to explore opportunities to use its Housing Trust Fund monies as match for acquisition, rehabilitation and new construction of transitional and permanent housing projects proposed by local housing development agencies to provide affordable and special needs housing.

Salt Lake City has numerous affordable housing units available for low income families and seniors and has continued to encourage new developments. The City has explored opportunities to participate with the Housing Authority, private developers, and non-profit agencies in the construction of affordable housing and supportive and special needs housing. The City has also continued to collaborate with the providers of homeless services, neighborhood residents and business owners to create an environment where a mix of residents with different income levels and persons with special needs can live, work, and flourish together.

**Identify actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice.**

Salt Lake City has addressed impediments as identified in the most recent Analysis of Impediments. In addition, the City began to address impediments as identified through the 2015-2019 Consolidated Plan planning process. Efforts and achievements are as follows:

Action: Affordable Housing Activities

Impediments Addressed:

- Housing Discrimination and Disparate Treatment
- Housing Affordable to Households at 40% AMI and Below
- Unfair Lending Practices
- Racial and Ethnic Segregation
- Access to Opportunity
- Rental Housing for Large Families
- Housing for Disabled Persons

Summary: Salt Lake City utilized CDBG and HOME funding to provide direct financial assistance and rehabilitation loans to low and moderate-income homebuyers and homeowners; down payment grants; emergency repair and accessibility modification grants; and rental assistance to eligible households. Assistance allowed eligible households to purchase or rehabilitate housing and provided an alternative to traditional bank loans. In addition, assistance provided essential health, safety and welfare improvements for existing homeowners, and provided rental assistance for extremely low-income households.

Action: Housing Supportive Services and Special Needs Housing

Impediment Addressed:

- Housing Discrimination and Disparate Treatment
- Housing Affordable to Households at 50% AMI and Below
- Housing for Disabled Persons

Summary: HAND continued to allocate HUD funds to provide emergency shelter for homeless persons; tenant-based rental assistance to transition homeless, special needs, and other at-risk populations into permanent housing; transitional housing and supportive services for homeless single women; residential substance abuse treatment and case management to homeless mothers and therapeutic intervention to their children; residential substance abuse treatment to chronically homeless men; emergency shelter, case management and supportive services to chronically homeless individuals with severe and persistent mental illness; and tenant-based rental assistance, housing information and referral services, short-term rent, mortgage and utility assistance, and permanent housing placement assistance, and case management to persons with HIV/AIDS.

Action: Public Services to Expand Opportunity

Impediment Addressed:

- Expand Opportunity

Summary: Public service activities were utilized to expand opportunity with focus on racial and ethnic concentrated areas of poverty. Activities included support for after school programs that serve at risk youth, food banks that assist food insecure households, and programs that provide vocational opportunities for disabled adults, among others.

Action: Housing Plan: Growing SLC

Impediments addressed:

- Unfair Lending Practices
- Racial and Ethnic Segregation
- Access to Opportunity
- Housing Affordable to Households at 50% AMI and Below
- Rental Housing for Large Families
- Housing for Disabled Persons

Summary: Beginning in 2013, HAND began an extensive data-gathering initiative with its partners to inform the 2015-19 Consolidated Plan. That effort culminated in the drafting and adoption of a new housing master plan, *Growing SLC*, that will span 5 years and aims to shift the way the City addresses all aspects of the housing market: from overall supply to



concentrations of poverty and pathways out of homelessness. Special focus is given to households earning less than 40% AMI, specifically, targeting extremely low-income (ELI) renter households. ELI households are disproportionately racial and ethnic minority, disabled, and single parent households. In addition, the initiative is supporting housing development in high opportunity areas, housing for large families, homeownership for racial and ethnic minorities, and accessibility modifications for households with disabilities. The plan seeks to align resources and invest in strategic expansion of opportunity throughout all neighborhoods of the city and access to existing areas of opportunity, improve opportunity in neighborhoods that score below 4.0 on the Opportunity Index's 10 point scale, and to make strategic affordable housing investments in high opportunity neighborhoods.

Action: House 20

Impediment Addressed:

- Housing Affordable to Households at 50% AMI and Below
- Housing for Disabled Persons

Summary: As part of Salt Lake City's 6-Point Homeless Strategy, the City committed to provide housing for the top 20 users of homeless services in order to diminish the resources directed toward these chronically homeless individuals. This effort has been successful in housing some of the most vulnerable residents in the City and reducing the need for emergency services for this population.

Action: Leverage Public Land for Affordable Housing Development

Impediment Addressed:

- Housing Affordable to Households at 50% AMI and Below
- Housing for Disabled Persons

Summary: Salt Lake City is expanding affordable housing options available to protected classes through the utilization and leveraging of city-owned land. The City has been working toward redeveloping large city-owned parcels. Two of those are detailed below:

- Violin School Commons: Violin School Commons, is designed to include 65 permanent supportive housing units, 183 mixed-income units, ground floor commercial space, and a new parking structure that will serve the development. Seventy-four of the residential units will be located in the Northwest Pipeline Building as part of its adaptive reuse. The Northwest Pipeline Building is recognized on the National Register of Historic Place.
- 400 South TOD will include:
  - 124 innovative micro-unit apartments ranging from 325-392 square feet. 40 units will be reserved for households earning 40% or less of the area median income (AMI).
  - 288 mixed income units (Studios, 1, 2, and 3-bedroom). 72 units will be restricted to 60% AMI.

- A 30,000 square foot Business Incubator.
- Over 20,000 square feet of ground floor commercial and retail space anchored by an international food hall and marketplace programmed by Spice Kitchen.

Action: Salt Lake City Housing Trust Fund

Impediments Addressed:

- Racial and Ethnic Segregation
- Access to Opportunity
- Housing Affordable to Households at 50% AMI and Below
- Rental Housing for Large Families
- Housing for Disabled Persons

Summary: The Housing Trust Fund provides financial assistance to support the development and preservation of affordable and special needs housing in Salt Lake City. 2017-18 activities supported the construction of multifamily housing with set-asides for the chronically homeless and persons with disabilities. In addition, activities supported the construction of a permanent supportive housing project specifically for those with substance use disorders. The Housing Trust Fund also provided funding to provide tenant-based rental assistance and leverage funds for case management for a hard to serve segment of chronically homeless individuals. This was part of the ongoing House 20 effort. Moving forward House 20 will be funded with increased sales tax dollars allowing increased Housing Trust Fund dollars to continue supporting the construction of additional affordable multifamily and permanent supportive housing.

Action: Multilingual Program Outreach

Impediments Addressed:

- Language Barriers

Summary: HAND continued to make its programs and activities available to all eligible individuals including those for whom English is not their primary language and who have a limited ability to read, write, speak, or understand English. HAND's most frequent contacts with limited English proficient persons have been with those who speak Spanish. HAND has bilingual staff members who are fluent in English and Spanish, its website lists the telephone number of a bilingual staff member for Spanish-speaking persons to call to obtain information about its housing programs, and it provides written Spanish translations of applications and loan and mortgage documents for its First-Time Home Buyer and Housing Rehabilitation programs. When soliciting public feedback on Federal Funding Priorities, HAND utilizes information in both English and Spanish. HAND also offers to provide oral interpreters to persons applying for Homebuyer and Housing Rehabilitation loans who speak languages other than English or Spanish. HAND additionally

requires its sub-grantees to comply with Title VI requirements including limited English proficiency to assure that non-English speaking persons have access to their programs.

Action: Fair Housing Enforcement

Impediment Addressed:

- Housing Discrimination and Disparate Treatment

Summary: The Disability Law Center (DLC) and the Utah Antidiscrimination and Labor Division are actively processing complaints and performing paired testing efforts. The DLC is the HUD designated FHIP for the State of Utah. The Fair Housing Program assists individuals who have experienced discrimination, conducts fair housing testing, and engages in education and outreach efforts. This program addresses discrimination in all protected classes, state wide. HAND staff look forward to continuing the City's relationship with DLC to help implement various components of its new Housing Plan.

Action: Zoning Amendments

Impediments Addressed:

- Racial and Ethnic Segregation
- Access to Opportunity
- Housing Affordable to Households at 50% AMI and Below
- Rental Housing for Large Families
- Housing for Disabled Persons
- Zoning and Land Use Restrictions

Summary: Salt Lake City continues to promote the development of affordable housing for low-income households, including protected classes, through zoning amendments. For example, the Accessory Dwelling Unit, Transit Station Area Zoning District, and Impact Fee Exemption ordinances encourage the development of affordable housing. Impact fee exemptions are offered at a sliding scale reduction depending on the affordability level of the unit, with reductions as high as 100%. Accessory dwelling units can expand housing choice in low poverty areas. Transit-oriented developments provide persons with physical disabilities with adequate, reliable public transportation to easily access employment, goods, services, and housing. Affordable housing near public transportation also expands housing options for persons without driver's licenses, such as refugees, newly immigrated minorities, formerly homeless, and mentally disabled persons.

Action: Salt Lake City Landlord/Tenant Program

Impediment Addressed:

- Fair Housing Knowledge

Summary: The Landlord/Tenant Initiative (also known as the Good Landlord Program) provides training regarding best management practices, fair housing law, and city ordinance requirements.

Action: Local Opportunity Index

Impediment Addressed:

- Regional Fair Housing Coordination

Summary: In 2014, the Bureau of Economic and Business Research completed a study identifying impediments to fair housing on a regional scale. The *Regional Analysis to Fair Housing Choice: Salt Lake County* provides information not only on discrimination issues, but also on access to opportunity. That report relied on 2010 and 2013 Census and ACS data. To update that information, the City commissioned a new assessment focused on neighborhoods within Salt Lake. It will be used to drive future local and federal investments that breakdown disparities in opportunity.

Action: Utah Fair Housing Forum

Impediment Addressed:

- Regional Fair Housing Coordination

Summary: Salt Lake City continued to be a member of the Utah Fair Housing Forum, which includes representatives from HUD's Regional Office of Fair Housing and Equal Opportunity, the Utah Antidiscrimination and Labor Division, the Disability Law Center, entitlement cities, and fair housing advocacy groups. HAND staff attend monthly meetings with the coalition and will attend the annual Fair Housing Forum. The forum serves as a platform to share information and coordinate efforts relating to fair housing.

Action: Fair Housing Month

Impediment Addressed:

- Fair Housing Knowledge

Summary: Mayor Biskupski commemorated the 50th anniversary of the passage of the Federal Fair Housing Act of 1968 by proclaiming April as Fair Housing Month in Salt Lake City and reaffirming the City's commitment to support Federal and State fair housing laws.

Action: Subgrantee Fair Housing Training

Impediment Addressed:

- Fair Housing Knowledge

Summary: HAND continued to provide fair housing information and training at its annual workshop for CDBG, ESG, HOME, and HOPWA sub-grantees to help them increase the awareness of their clients—many of whom are minorities, immigrants, refugees, single parents, persons with disabilities, and tenants—about fair housing laws.

Action: Neighborhood Improvements in Racial and Ethnic Concentrated Areas of Poverty

Impediment Addressed:

- Access to Opportunity

Summary: Salt Lake City allocated funding in CDBG funds to construct sidewalk accessibility ramps in compliance with ADA requirements. CDBG allocations also included funding for deteriorated sidewalk reconstruction and for strategic park improvements in Poplar Grove. Projects were largely targeted toward Salt Lake City's two racial/ethnic concentrated areas of poverty.

The City has also continued to fund significant park improvements on the Three Creek Confluence project in the Glendale neighborhood, along with improved pedestrian accessibility and cyclist safety improvements.

Action: Fair Housing Citizen Outreach

Impediment Addressed:

- Fair Housing Knowledge

Summary: HAND integrated fair housing education with all affordable housing materials, educational curriculum, and its programs and services increasing opportunities to affirmatively further fair housing. HAND continued to maintain a fair housing page on its website providing links to the Utah Antidiscrimination and Labor Division Fair Housing website and HUD's Housing Discrimination and Complaints website. All calls received by HAND looking for information or wanting to file a discrimination complaint were referred to the Disability Law Center.

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## **CR-40 MONITORING** – 91.220; 91.320

**Describe the standards and procedures used to monitor activities carried out in furtherance of the plan and used to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements.**

To ensure compliance from the start of a project or program, the Housing and Neighborhood Development (HAND) Division uses the application process to start the monitoring process of all agencies. Each application must go through an extensive review process that includes a risk analysis of proposed activities and ensures that each applicant meets a national objective and that the organizational goals are aligned with the goals identified in the City's Consolidated Plan.

Once the applications pass the initial review, each application is taken through an extensive public process, with the final funding decisions being made by our City Council. At that time, contracts are drawn up that identify governing regulations, scope of work, budgets and any other Federal requirements and local requirements of the grant. Once fully executed contracts are in place, HAND's Capital Planning staff are responsible for monitoring the agencies through the life of the contract. The agencies are monitored for compliance with the program regulations as well as the content found in the City contracts.

To ensure Sub-grantees are aware of program requirements, each agency that was awarded funds received an invitation to attend a mandatory grant training seminar. This seminar allows HAND staff to reiterate Federal regulations, provide guidance on changes for the upcoming grant year, identify Federal funding concerns, and review expectations of the agencies. The City requires at least one attendee from each agency come to the training. Each person attending the training seminar receives a handbook that contains important information including contacts, website links, timelines, and a list of documents that are required to be submitted to the City annually. Agencies that were unable to attend do have the ability to receive training documents if they contact the City.

The City operates all CDBG, ESG, HOME and HOPWA grants on a reimbursement basis. This ensures that desk reviews, an important part of monitoring, can be completed before Federal funds are utilized for any program or project. A desk review was completed for every reimbursement request. This allowed HAND staff to ensure that all requirements of the contract and federal regulations were actively being met prior to disbursing any funds or drawing funds from HUD's Integrated Disbursement and Information System (IDIS). The IDIS system also helps assist with program/project eligibility requirements, track spending rates and report performance measurements.

During the program year, the HAND staff works together to ensure Federal regulations are followed. This ensures consistent communication between staff and agencies and reduces confusion. Additionally, agencies receiving Tenant Based Rental Assistance funding are highly encouraged to place clients in multi-family units that meet the City Housing

Code standards. It is the City's requirement that all residential rental units must have a current City business license. These units are regularly inspected as per City Ordinance. However, it is also our understanding that some clients may not be housed in multi-family units for one reason or another. In an effort to ensure safe, decent housing, a process exists a Landlord may self-certify that the unit meets City Housing Code. Outside of the City's incorporated boundaries, agencies must follow local housing ordinances. In these instances, a Housing Quality Standard Inspection form must be in the client's file. All inspections and housing standards must be met prior to the clients moving into their units.

Through the use of a Risk Analysis, coupled with reporting mechanisms, the Division Director and HAND staff are able to determine which agencies would benefit from a technical training session, and which agencies need to have an on-site monitoring visit. The agencies that score highest typically have a monitoring visit during the following program year. As per Federal regulations, select agencies from each program (CDBG, ESG, HOME & HOPWA) are monitored on an annual basis.

Because it is a HAND policy that each reimbursement request receives a desk review prior to funds being disbursed, it is a straightforward process to monitor compliance throughout the term of the contract. In addition to desk reviews, tailored guidance is given throughout the year via telephone and email conversations. Many of the agencies receiving funding were for programs that have received grant funds over a long period of time, and had no substantial changes to their programs. As such, the City focused its efforts on new agencies needing technical assistance, and working with veteran agencies on their performance measurements to ensure better data quality for outcomes.

The on-site technical assistance and monitoring visits for CDBG, ESG, HOME, and HOPWA all went well. The technical assistance visits were critical so that new agencies understand the full requirements of the grant programs; this was especially helpful for construction projects funded through the CDBG program. HAND found several concerns during our 17-18 monitoring visits. All agencies that received a concern were required to provide documentation of follow-up action taken to address the noted deficiencies. All required agencies provided documentation which was reviewed and approved by HAND staff.

For each applicable construction project, additional technical assistance from HAND's Section 3/Labor Compliance staff person is provided to ensure compliance.

Technical assistance and monitoring visits revealed that in general, our agencies have well documented processes and are quick to contact the City when questions arise. Minor deficiencies were identified and agencies have worked quickly to adjust processes as necessary and move forward with stronger programs. These monitoring efforts were done in such a manner that HAND staff went on site to meet staff, review processes and make recommendations. This is done to assist the agency with meeting the Federal requirements. Any findings or concerns are included in the next risk assessment and are addressed at the next scheduled on-site monitoring review.

**CITIZEN PARTICIPATION PLAN – 91.105(d); 91.115(d)**

**Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.**

The City encourages citizens to become active in their communities, providing feedback to the City about how their neighborhoods could be improved, how funding should be prioritized, and address safety concerns.

*Community Development General Needs Hearing:*

On December 4, 2016, HAND invited residents to participate in a General Needs Hearing to gather public comments on housing and community development needs as they relate to low and moderate-income residents. Over thirty individuals attended the hearing. Comments related to the need for affordable and accessible housing; housing rehabilitation; street and neighborhood improvements; substance use disorder services, public services for homeless, low-income residents, and other vulnerable residents; early childhood education; job training programs; increased opportunity within concentrated areas of poverty; parks; bike and pedestrian improvements; and the need for more affordable transportation options throughout the city. Information gathered at the public hearing was utilized to prioritize needs within the community.

*City Council Public Hearing:*

The Salt Lake City Council held a public hearing on March 7, 2017 to accept comment on proposed activities to be supported with CDBG, ESG, HOME, and HOPWA funding during the 17-18 funding year. The City Council accepted public input from those who attended the public hearing and through written comments for those unable to attend in person. The City Council made its final funding decisions following review of the recommendations made by the citizen review boards and the Mayor, as well as the public hearing comments.

Funding recommendations by the citizen review boards, the Mayor and the Council took into account the ability of the applicants to meet the needs of the low and moderate-income residents of the City, the amount of funds available for each of the federal grant programs, and the ability of proposed activities to meet the goals and objectives outlined in the City's 2015-2019 Consolidated Plan.

*Limited English Proficiency Outreach and Community Invitation:*

In an effort to broaden public participation and provide outreach to non-English speaking and very low-income residents in the preparation and development of these Plans and Reports, Salt Lake City engages with the Utah Housing Coalition and the Long Range Planning Committee. The Utah Housing Coalition is a state-wide organization created to address affordable housing issues comprised of members from local governments, lending institutions, housing developers, faith-based organizations, housing advocates, real estate entities, public housing authorities, and community service organizations. The Long Range Planning Committee is a county-wide organization created to address the County's homeless issues and responsible for implementing the ten year plan to end chronic homelessness.



Notices are sent out on the Housing and Neighborhood Development's public distribution list, as well as posted on various City website pages, sent out as press releases through the Mayor's Office.

Citizens are notified of accessible parking spaces and building entrances. They are also made aware that reasonable accommodations for individuals with disabilities or those in need of language interpretation services can be provided if 48 hours notice is given by contacting Housing and Neighborhood Development, and a TDD service number is available for the hearing impaired.

*Performance reports provided to the public:*

The Consolidated Annual Performance and Evaluation Report (CAPER) for 2017-18 was made available for public review and comment from September 4 - September 19, 2018. Copies were located at Salt Lake City Corporation, 451 South State Street, in the Office of Community Affairs (Room 345) and in Housing and Neighborhood Development (Room 445) as well as posted on the City's official web site. A copy was also placed for public review at the Salt Lake City Public Library, Main Branch, located at 210 East 400 South in Salt Lake City.

The following IDIS reports (Appendix B) were made available for public review at the offices of Housing and Neighborhood Development, located at 451 South State Street, room 445:

- Summary of Accomplishments Report (C04PR23)
- Summary of Consolidated Plan Projects for Report Year 2017 (C04PR06)
- CDBG Financial Summary Report (C04PR26)
- CDBG Summary of Activities (C04PR03)
- CDBG Performance Measures Report (C04PR83)
- HOME Housing Performance Report (Grantee/PJ) (C04PR85)

**Specify the nature of, and reasons for, any changes in the City’s program objectives and indications of how the City would change its program as a result of its experiences.**

This CAPER report closes out the third year of a five year consolidated plan period. It is clear that the goals and objectives of the plan are still relevant and should not be changed at this time.

The City will continue to monitor and evaluate the goals in the Consolidated Plan. Much of this will be in relation to the new housing plan, *Growing SLC*. Salt Lake City will use the information collected as part of the process to provide guidance and leverage CDBG funding to achieve the goals of both the Consolidated Plan and *Growing SLC*.

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## CR-50 HOME – 91.520 (d)

**Include the results of on-site inspections of affordable rental housing assisted under the program to determine compliance with housing codes and other applicable regulations.**

***List those projects that should have been inspected on-site this program year based upon the schedule in 92.504(d). Indicate which of these were inspected and a summary of issues that were detected during the inspection. For those that were not inspected, please indicate the reason and how the City will remedy the situation.***

Each year, Salt Lake City arranges to do a file review and a physical onsite inspection of affordable rental housing. The property visited is determined by the HOME regulations in terms of affordability period and the funds invested in each property. For the 2017-2018 year, the City was required to conduct on-site inspections of three properties. The City conducted an assessment of three properties, listed below. The on-site inspection and monitoring included a review of how residents are selected, affirmative marketing plans, accessibility, lease agreements; client files for income certification, visual inspections, as well a review of the interior and exterior physical conditions, maintenance and upkeep of the premises.

Typically a minimum of ten percent of the files were monitored and inspected for each project. The properties that were monitored and inspected are as follows:

- Lowell Apartments                                 746 South 200 East
- Sedona Apartments                                 562 West 200 North
- Young Men’s Transitional House                 556 South 500 East

The primary purpose of reviewing the tenant files was to ensure that both the tenant and property owner sign all required documents and to verify that income certifications are being done annually. Lease agreements were reviewed for compliance with HOME requirements, to ensure that tenants are income-eligible, and that income is properly documented. Finally, the City looks to ensure that rents being charged do not exceed program guidelines.

City staff also reviewed Fair Housing Marketing Plans that include all efforts for outreach with other nonprofit organizations, housing authorities and social service agencies to fill vacancies. Because the housing projects may serve special populations, the majority of prospective tenants are referred by agencies that provide case management for their clientele. Contact with referring agencies is done on a regular basis, or whenever a unit/apartment becomes vacant. On-site signage is also used for advertising and City staff ensures that signs include the Fair Housing and Equal Opportunity logos.

The primary purpose of doing an on-site inspection is to ensure that the physical property, including the buildings and rental units, is maintained according to Salt Lake City Residential Building Code and that the property is free of hazards. All of this is in an effort to ensure that those residents living on these premises are housed in a clean, safe and decent living environment.

The City sends monitoring results within sixty days of the audit to the project owner. If issues arise that need to be addressed, the apartment owner is provided up to 30 days to bring the units into compliance. The length of time is dependent upon the severity of the issues identified. The City requires that the property owner submit a letter indicating that all findings have been addressed with proof of work completed. This may be in the form of maintenance work orders, invoices, payments, or photographs of corrected deficiencies approved by a member of the City's inspection team.

#### Utah Nonprofit Housing Corporation (UNPHC)

UNPHC owns and manages the following properties: Lowell Apartments and Sedona Apartments. All properties have access to the same computer programs and forms are uniform at each property. As in years past, UNPHC holds training meetings on a regular basis for their property managers. They also ensure that appropriate personnel attend federal award training to ensure compliance throughout their properties.

#### Lowell Tenant Files:

This property has eighty-one units. Of these units, eighty-one fixed units include HOME funding. During the previous year's monitoring, Salt Lake City and UNPHC determined that future monitoring visits would focus on files created within the last two years; this was due to the extensive file issues from previous property management that could not be feasibly corrected. A total of eight files were selected to be monitored and reviewed for consistency and accuracy with three of the files exhibiting compliance issues. Three files were missing signed HOME addendums. The three files missing signed HOME addendums were files from May 2016 or earlier. All files reviewed created after June 2016 contained signed HOME addendums. After discussing current policies and procedures with the current property management team, Salt Lake City is satisfied that all prior year file issues have been addressed and will not reoccur moving forward.

#### Lowell On-Site Inspection:

This building was inspected by Salt Lake City Housing & Neighborhood Development staff and a Building Enforcement officer. Physical inspections were completed on eight units and all common areas, with no significant deficiencies found.

Sedona Tenant Files:

Tenant files appeared to be complete and accurate. This property has sixteen units, two of which are floating and HOME funded. Two files were randomly selected to be monitored and reviewed for consistency and accuracy. There were no identified issues with the files reviewed.

Sedona On-Site Inspection:

This building was inspected by Salt Lake City Housing & Neighborhood Development staff and a Building Enforcement officer. Physical inspections were completed on two units and all common areas, with no significant deficiencies found.

Volunteers of America, Utah: Young Men's Transition House Tenant Files:

Tenant files were found to be missing source documentation of income. This property has fourteen units. Of these units, eight units include HOME funding. Five files were reviewed and determined to be non-compliant. Files for clients who had zero income at entry did not have source documentation, self-certification, or budget worksheets completed by clients or staff to meet the requirements laid out in 24 CFR 92. In response, VOA updated their internal policies and procedures to include guidance on gathering source documentation and, when necessary, completing budgets and self-certifications to ensure income verification is sufficiently documented.

Young Men's Transition House On-Site Inspection:

This building was inspected by Salt Lake City Housing & Neighborhood Development staff and a Building Enforcement officer. Physical inspections were completed on five units and all common areas, with one significant deficiency identified. The deficiency was addressed within two days and proof of correction via photograph and re-inspection was submitted.

**Provide an assessment of the City's affirmative marketing actions for HOME units. 92.351(b)**

The City's affirmative marketing actions for informing the public, project owners and potential tenants about Federal fair housing laws include the following:

Salt Lake City is a member of the Utah Fair Housing Forum through which it coordinates activities with HUD's Regional Office of Fair Housing and Equal Opportunity and the Utah Antidiscrimination and Labor Division. To promote knowledge of fair housing laws among landlords and tenants, the City also supports and participates in the annual Education Conference and Trade Show sponsored by the Utah Fair Housing Forum and Utah Apartment Association. This is been an excellent opportunity for individuals, realtors, apartment owners, property managers, landlords and tenants to learn about Federal Fair Housing Laws.

The City's Housing and Neighborhood Development Division continues to be proactive in affirmative marketing actions by providing information and training at its annual workshop for sub-recipients to help them increase the awareness of their clients—many of whom are immigrants, minorities, and tenants—about fair housing laws.

Housing and Neighborhood Development's website also includes a fair housing page with a link to HUD's Housing Discrimination and Complaints website. This link provides citizens with the ability to file fair housing discrimination complaints on-line.

In recent months, Salt Lake City has been actively working with the local field office to remain updated on the Assessment of Fair Housing process. To date, this has included reviewing mapping data, evaluating AFH guidebook, and discussing the AFH community participation process. While the guidance on utilizing the AFH was rescinded and the requirement for completing the Assessment of Fair Housing has been delayed, City staff continue to assess impediments to fair housing and coordinate with other community providers on fair housing issues as they arise.

**Refer to IDIS reports to describe the amount and use of program income for projects, including the number of projects and owner and tenant characteristics.**

In program year 17-18, Salt Lake City brought in a total of \$342,000 in Program Income. To date, \$342,000 (including \$0 on hand from the end of the 16-17 reporting period) has been drawn from Salt Lake City HOME Program Income funds to support a total of seven projects. These projects include:

- New Development of Affordable Housing – 14% (1 project)
- First Time Homebuyer Assistance 57% (4 projects)
- Tenant Based Rental Assistance 29% (2 projects)

**Owner and Tenant Characteristics**

Of the seven projects funded, 14% were new development and 57% were first time homebuyer assistance. All activities served (or in the case of new development, marketed toward) households of 80% AMI or below. Two tenant-based rental assistance projects (or 29% of PI funded projects) were funded in part with HOME PI funds served homeless individuals at 0-30% AMI or below.

**Describe other actions taken to foster and maintain affordable housing. 92.220(k)**

During the last year, Salt Lake City has faced significant challenges to increasing the affordable housing opportunities in our city. The City continues to see significant demand for owner and renter-occupied housing and the resulting impact on the supply of affordable housing. Salt Lake City's Division of Housing and Neighborhood Development utilized federal funding to expand housing opportunities for low and moderate-income households, as well as vulnerable and at-risk populations.

These funds were leveraged with other community resources and efforts such as Low Income Housing Tax Credits, Salt Lake City's Housing Trust Fund, and State of Utah Olene Walker Trust Fund.

Salt Lake City utilized HOME funds to provide a wide range of activities including acquisition and rehabilitation/construction of affordable housing for homeownership, rehabilitation of existing homes, and providing direct rental assistance to low-income residents. HOME funding is targeted to households earning 0% to 80% AMI. In 2017-18, 86% of the funding went directly to create or preserve affordable housing, or provide rental assistance.

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**CR-55 HOPWA – 91.520 (e)**

**IDENTIFY THE NUMBER OF INDIVIDUALS ASSISTED AND THE TYPES OF ASSISTANCE PROVIDED**

*Use the table below to report on the one-year goals for the number of households provided housing through the use of HOPWA activities for: short-term rent, mortgage, and utility assistance payments to prevent homelessness of the individual or family; tenant-based rental assistance; and units provided in housing facilities developed, leased, or operated with HOPWA funds.*

**Table 14 – HOPWA Number of Households Served**

<b>Number of Households Served Through:</b>	<b>One-year Goal</b>	<b>Actual</b>
Short-term rent, mortgage, and utility assistance payments	25	34
Tenant-based rental assistance	30	41
Units provided in transitional housing facilities developed, leased, or operated with HOPWA funds	0	0
Units provided in permanent housing facilities developed, leased, or operated with HOPWA funds	0	0
<b>Total</b>	<b>55</b>	<b>75</b>

Salt Lake City was able to advance each one-year goal under HOPWA during the 17-18 year.

Salt Lake City provided STRMU assistance and case management to 34 low-income households who are HIV+ with an income less than 80% of AMI. 7 households were provided with PHP services as well. A total of 38 de-duplicated households were served. These households and individuals assisted are in danger of losing their housing and/or are formerly homeless who do not qualify for rapid-rehousing funding. All of these households came through referrals from Clinic1A, Utah Aids Foundation, or other community partners. HOPWA applicants demonstrated that they were at-risk of homelessness or were homeless and did not have necessary alternative resources to overcome their housing crises. These funds targeted households with income less than 80% of AMI with at least one member reporting positive for HIV. Utah CAP, program administrator of the STRMU funds, has improved its coordination process with key HIV assistance agencies and is now able to provide services to a larger number of HIV clients.

The Housing Authority of Salt Lake County, administrator of TBRA funds, were able to assist 41 households, continuing to provide necessary housing rental assistance to current households, and expand the tenant based rental assistance program for people with HIV/AIDS and their families. Additionally Utah AIDS Foundation was able to provide 47 households with supportive services with HOPWA funding provided by Salt Lake City.

Salt Lake City, HOPWA partners and the State of Utah have worked to ensure that HOPWA clients are assisted with wrap around services. HOPWA clients are also inputted into HMIS for data tracking, service history and analysis.



Additionally, the community has committed to using the VI-SPDAT pre-screen survey, which helps prioritize access and services based upon medical vulnerability.

HOPWA partners continue to use client centered, holistic approach to providing case management through agencies such as Utah Aids Foundation, and Utah Community Action. Other partners include Clinic 1A, and Fourth Street Clinic. Those providing supportive services also help ensure that the clients are accessing proper housing services through the Housing Authority of the County of Salt Lake as well as Utah Community Action.

In the City HOPWA program, we are finding that there is not much movement off of a HOPWA voucher onto a more permanent housing voucher such as a housing choice voucher. So, on the occasion that a HOPWA voucher does become available in Utah, case managers work diligently to identify clients whose housing was unstable or non-existent, and providing appropriate wrap around services.

In August of 2017 HAND staff and staff from partner agencies were able to attend the HOPWA Institute. At the Institute staff received valuable information that has helped drive conversations within the HOPWA Steering Committee towards the goal of overall system improvements. HAND staff led the conversation towards the creation of a Continuum of Care that shows the outcomes of HOPWA and HIV/AIDS services in the State. Conversations between the HOPWA Steering Committee and the State Department of Health are ongoing and are working towards this goal. The close working relationship between the State, the City, and partner agencies combined with the institutional knowledge built through attendance at the HOPWA Institute has helped improve HOPWA service delivery significantly during the year.

**RECIPIENT INFORMATION**

Recipient Name: Salt Lake City Corporation  
 Organizational DUNS Number: 072957822  
 EIN/TIN Number: 876000279  
 HUD Field Office: Denver  
 COC Where ESG Assistance is provided: Salt Lake City & County COC

**ESG CONTACT INFORMATION**

Name: Melissa Jensen  
 Position: Director Housing and Neighborhood Development  
 Address: 451 South State Street, Rm 406, Salt Lake City, UT 84111  
 Phone Number: 801-535-6035  
 Email Address: [Melissa.Jensen@slcgov.com](mailto:Melissa.Jensen@slcgov.com)

**SECONDARY ESG CONTACT INFORMATION**

Name: Jennifer Schumann  
 Position: Capital Planning Manager  
 Address: 451 South State Street, Rm 445, Salt Lake City, UT 84111  
 Phone Number: 801-535-7276  
 Email Address: [Jennifer.Schumann@slcgov.com](mailto:Jennifer.Schumann@slcgov.com)

**PROGRAM YEAR**

July 1, 2017 – June 30, 2018

**SUBGRANTEES THAT RECEIVED AN ESG AWARD**

NAME	CITY	STATE	ZIP CODE	DUNS	DV PROVIDER	ORGANIZATION TYPE	AWARD AMOUNT
CCS - Weigand Center	Salt Lake	Utah	84102	931158772	N	Faith Based Non-Profit Agency	\$30,000
Utah Community Action	Salt Lake	Utah	84104	144483377	N	Non-Profit Agency	\$32,000
Salt Lake City	Salt Lake	Utah	84111	72957822	N	Unit of Gov't	\$21,659
The Road Home	Salt Lake	Utah	84101	612496802	N	Non-Profit Agency	\$85,508
The Road Home	Salt Lake	Utah	84101	612496802	N	Non-Profit Agency	\$58,123
Volunteers of America	Salt Lake	Utah	84115	931851265	N	Non-Profit Agency	\$45,992
YWCA of Utah	Salt Lake	Utah	84111	730008047	Y	Non-Profit Agency	\$30,000

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## CR-65 ESG PERSONS ASSISTED

This information is gathered through HMIS or comparable systems, aggregated and reported to HUD via their SAGE reporting tool.

### IDENTIFY PERSONS SERVED UTILIZING EMERGENCY SOLUTIONS GRANT FUNDING

#### PERSONS SERVED

Type of Person Served	Output Number of Persons
Adults	11,553
Children	1,593
Don't Know/ Refused/ Other	7
Missing Information	0
<b>Total</b>	<b>13,153</b>

#### PERSONS SERVED BY GENDER FOR ALL ACTIVITIES

Gender	Output Number of Persons
Male	8,785
Female	4,284
Transgender	73
Don't Know/ Refused/ Other	10
Missing Information	1
<b>Total</b>	<b>13,153</b>

#### PERSONS SERVED BY AGE FOR ALL ACTIVITIES

Age	Output Number of Persons
Under 18	1,593
18 years – 24 years	1,366
25 years and over	10,187
Don't Know/ Refused/ Other	7
Missing Information	0
<b>Total</b>	<b>13,153</b>

**PERSONS SERVED BY RACE**

<b>Race</b>	<b>ESG</b>
White	9,425
Black or African American	1,548
Asian	157
American Indian or American Native	882
Native Hawaiian or Other Pacific Islander	289
Multiple Races	654
Don't Know/Refused	41
Information Missing	157
<b>Total</b>	<b>13,153</b>
Hispanic	2,871
Not Hispanic	10,108

**SHELTER UTILITZATION**

<b>Shelter Utilization</b>	<b>Output Number of Bed Nights</b>
New Units – Rehabbed	0
New Units – Conversion	0
Number of Bed Nights Available	454,060
Number of Bed Nights Provided	424,039
<b>Capacity Utilization</b>	<b>93.39%</b>

Emergency Shelters including in the Shelter Utilization are The Road Home Downtown Community Shelter and Midvale Family Shelter, the VOA Youth Resource Center, and the YWCA Women in Jeopardy and Residential Self-Sufficiency programs. These were included because Salt Lake City provides either Federal or General funds to these emergency shelter programs.

**PROJECT OUTCOMES DATA MEASURED UNDER THE PERFORMANCE STANDARDS DEVELOPED IN CONSULTATION WITH THE COC(s).**

Salt Lake City grades programs receiving Emergency Solutions Grant funding by how those programs meet objectives and outcomes as outlined by the U.S. Department of Housing and Urban Development (HUD). Objectives help define the grantee’s intended purpose for the activity being funded. Objective choices include Creating Suitable Living Environments or Providing Decent Housing. Outcomes are benefits to an individual or community that result from the program’s Activities. Outcome choices include Availability/Accessibility and Affordability.

Additionally, the Salt Lake Continuum of Care contracts with the State of Utah to administer HMIS, or Homeless Information Management System. All service agencies in the region and the rest of the state are under a uniform data standard for HUD reporting and local ESG funders. All ESG funded organizations participate in HMIS. HMIS is supported by Client Track. 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. HAND staff participate on the HMIS Steering Committee.

## CR-75 ESG EXPENDITURES

Identify how ESG funds were spent over the last three program years.

### ESG EXPENDITURES FOR HOMELESS PREVENTION ACTIVITIES

Activity	2013-14	2014-15	2015-16	2016-17	2017-18
Rental Assistance	\$6,440	\$4,560	\$67,980	\$22,000	\$30,000
Housing Relocation & Stabilization Services: Financial Assistance	0	0	0	0	0
Housing Relocation & Stabilization Services: Services	\$4,560	\$5,593	0	0	0
Homeless Prevention	0	0	0	0	0
<b>Total</b>	<b>\$11,000</b>	<b>\$10,153</b>	<b>\$67,980</b>	<b>\$22,000</b>	<b>\$30,000</b>

### ESG EXPENDITURES FOR RAPID RE-HOUSING ACTIVITIES

Activity	2013-14	2014-15	2015-16	2016-17	2017-18
Rental Assistance	\$66,850	\$92,929	87,695	\$87,198	\$85,508
Housing Relocation & Stabilization Services: Financial Assistance	0	0	0	0	0
Housing Relocation & Stabilization Services: Services	\$28,650	0	0	0	0
Homeless Prevention	0	0	0	0	0
<b>Total</b>	<b>\$95,500</b>	<b>\$92,929</b>	<b>\$87,695</b>	<b>\$87,198</b>	<b>\$85,508</b>

### ESG EXPENDITURES FOR EMERGENCY SHELTER

Activity	2013-14	2014-15	2015-16	2016-17	2017-18
Essential Services	0	0	0	0	0
Operations	\$113,923	\$143,323	\$143,323	\$164,115	\$164,115
Renovation	0	0	0	0	0
Major Rehab	0	0	0	0	0
Conversion	0	0	0	0	0
<b>Total</b>	<b>\$125,923</b>	<b>\$143,323</b>	<b>\$138,765</b>	<b>\$164,115</b>	<b>\$164,115</b>

### OTHER GRANT EXPENDITURES

Activity	2013-14	2014-15	2015-16	2016-17	2017-18
HMIS	0	0	0	0	0
Administration	\$17,536	\$17,537	\$17,537	\$18,666	\$3,525
Street Outreach	0	0	\$11,132	0	0
<b>Total</b>	<b>\$17,536</b>	<b>\$17,537</b>	<b>\$28,669</b>	<b>\$18,666</b>	<b>\$3,525</b>

**TOTAL ESG GRANT FUNDS EXPENDED**

<b>Total Funds Expended in the Last 3 Years</b>	<b>2013-14</b>	<b>2014-15</b>	<b>2015-16</b>	<b>2016-17</b>	<b>2017-18</b>
\$902,704	\$237,959	\$263,942	\$327,577	\$291,979	283,148

**ESG MATCH SOURCE**

<b>Funding Source</b>	<b>2013-14</b>	<b>2014-15</b>	<b>2015-16</b>	<b>2016-17</b>	<b>2017-18</b>
Other Non-ESG HUD Funds	\$18,923	0	0	0	0
Other Federal Funds	\$139,500	\$103,082	\$73,678	\$109,198	\$35,525
State Government	0	0		0	0
Local Government	\$71,120	\$20,000	\$20,000	0	0
Private Funds	\$5,880	\$100,323	\$200,000	\$138,065	\$234,544
Other	\$5,147	\$23,474	\$47,000	0	\$3,469
Fees	0	0	0	\$26,050	\$16,195
Program Income	0	\$7,517	0	0	0
<b>Total Match Amount</b>	<b>\$240,570</b>	<b>\$254,396</b>	<b>\$340,678</b>	<b>\$273,313</b>	<b>\$289,733</b>

**TOTAL AMOUNT OF FUNDS EXPENDED ON ESG ACTIVITIES**

<b>Total Funds Expended In the Last 3 Years</b>	<b>2013-14</b>	<b>2014-15</b>	<b>2015-16</b>	<b>2016-17</b>	<b>2017-18</b>
\$1,806,428	\$478,529	\$525,855	\$668,255	\$565,292	572,881