



# CONSOLIDATED ANNUAL PERFORMANCE *and* EVALUATION REPORT

**HUD PROGRAM YEAR 2018  
FISCAL YEAR 2019**

## **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, 2018 through June 30, 2019 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 fourth year of the current Consolidated Plan.

### 2018-2019 FUNDS AVAILABLE

GRANT	FUNDING AVAILABLE
Community Development Block Grant	\$3,527,179
Emergency Solutions Grant	\$291,238
HOME Investment Partnership	\$999,940
Housing Opportunities for Persons with AIDS	\$472,196
Reallocated CDBG funds from prior years & program income	\$2,400,000
Reallocated ESG funds from prior years	\$10,102
Reallocated HOME funds from prior years & program income	\$631,422
Reallocated HOPWA from prior years	\$35,486
<b>Total</b>	<b>\$8,367,563</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 2018-2019 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 2018-19 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.

In May 2018, Salt Lake City Council passed a sales tax increase to fund several efforts in the City. A portion of this increased revenue was leveraged by HAND to help increase affordable housing opportunities within the City. In its first year, HAND received approximately \$4 million in funding to provide greater housing opportunities. Programs included a shared housing program, funding for the City's Housing Trust Fund, and additional down payment assistance. It is estimated that HAND will receive an annual amount of approximately \$1.6 million in funding for these continued 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 provided guidance for implementing long-term solutions to creating and preserving affordable housing in Salt Lake. Through this group, the City helped facilitate the development of approximately 1,500

housing units, including 242 units of permanent supportive housing. Two of these projects are in construction and one is scheduled to break ground in Fall 2019.

**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	\$3,742,740	\$3,185,766	80%	\$752,553	\$841,439	100%
Expand Home Ownership Opportunities	AH	CDBG HOME	Direct Financial Assistance to Homebuyers	Households Assisted	110	22	47%	22	14	64%
Improve and Expand Affordable Housing Stock	AH	CDBG	Homeowner Housing Rehabilitated	Household Housing Unit	1325	1087	82%	265	250	94%
Improve Infrastructure in Distressed Neighborhoods	NHCD	CDBG	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	100000	131312	131%	25000	40000	160%
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	0	N/A	N/A	N/A	N/A	N/A
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	7057	47%	3000	462	15%
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	255	68%	75	145	193%
Provide Housing & Services for Persons w/ HIV/AIDS	AH H NHSN	HOPWA	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	150	173	115%	30	58	123%
Provide Housing & Services for Persons w/ HIV/AIDS	AH H NHSN	HOPWA	Homelessness Prevention	Persons Assisted	200	282	141%	25	52	208%
Provide Housing for Homeless/at Risk of Homeless	H	HOME ESG	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	665	953	133%	133	291	219%
Provide Housing for Homeless/at Risk of Homeless	H	HOME ESG	Homelessness Prevention	Persons Assisted	300	191	64%	60	78	130%
Provide Services to Expand Opportunity/Sufficiency	NHSN	CDBG	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	35000	22510	64%	7000	3101	44%

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	36	53%	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 four of the plan.

HOPWA funding continues to be effectively utilized for the City. While public services is slightly less successful than the other two HOPWA categories, HOPWA funds are overall exceeding expectations. The increase in formula allocation from the Housing Opportunity Through Modernization Act of 2016 has had a tremendously positive impact on the community benefiting from these programs and services.

The City continues to work through the difficulties it faces in expanding homeownership as a goal. The housing market has remained incredibly expensive over the last year. Potential homebuyers experience difficulties in finding a home within the City that fits their budget and approved mortgage limit. While homes are available, prices tend to be higher than households at or below 80% Area Median Income are unable to qualify for mortgages at this price. The City continues to work with our housing partners to identify creative solutions to aid in reaching this critical goal.

Salt Lake City's housing rehabilitation programs have continued to be highly successful. Rehabilitation of substandard housing and preservation efforts have continued to be a primary goal for Salt Lake City.

The City achieved its goal in providing housing for those experiencing homelessness with TBRA and RRH. The number of clients served during the first four years of the strategic plan has now exceeded the five-year goal. The City provides a significant volume of day-to-day services for persons experiencing homelessness. The City has worked to funds homeless services through other City and local resources. Federal funding continues to be critical in continuing ongoing services and programs. Numbers in day-to-day services decreased this year. This is largely due to the utilization of local funding for these programs in lieu of federal funds.

Expanding opportunities for self-sufficiency to at-risk populations increased slightly from the previous year. Existing programs experienced a minor increase in the total numbers served by the programs.

The City anticipated an increase in the number of businesses served through the City's Economic Development Façade Improvements Program for the 18-19 program year. However, the City did not realize an increase in the number of businesses served during the 18-19 program year. The City has seen an influx in the number of applications and inquiries regarding the program. Additionally, an expansion of the program is being considered by the City Council, through local resources. This expansion would provide businesses in other areas of the City to access the program with non-Federal funds. The City anticipates the number of business served in year 5 of the Consolidated Plan to be considerably higher and will continue outreaching to eligible businesses.

The construction of two new homeless resources centers took place during the 18-19 program year. One resource center held its ribbon cutting in Summer 2019 and the second resource center anticipates being open to individuals in early Fall 2019. A third resource center in the neighboring municipality of South Salt Lake is anticipated to complete construction and begin operations in late Fall 2019. Shelter the Homeless, the local nonprofit responsible for the administration of the three centers, selected three nonprofit organizations to operate the shelters and oversee day-to-day services. 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 anticipated to begin its natural transition out of the neighborhood over the next program year, as the downtown shelter in the Rio Grande neighborhood is anticipated to close in late Fall 2019. 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, 174 individuals have received treatment for substance use disorders and 246 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 2018-19 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.

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 expansion of 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.

## 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	4,505	80	100	147
Black or African American	531	13	52	31
Asian	92	5	2	1
American Indian or American Native	221	4	0	18
Native Hawaiian or Other Pacific Islander	171	3	0	10
<b>Total</b>	<b>5,520</b>	<b>105</b>	<b>154</b>	<b>207</b>
Hispanic	2,047	28	27	51
Not Hispanic	3,473	77	127	156

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, HOPWA, and ESG programming, an additional 652 individuals were served who fall outside of the racial designations listed above.

A total of 6,638 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.

**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	\$5,927,179	\$5,473,592
HOME	Public - Federal	\$1,631,362	\$1,671,489
HOPWA	Public - Federal	\$507,682	\$439,118
ESG	Public - Federal	\$301,340	\$279,497

Table 3 identifies grant funds, and leveraged funds made available during the year. For the 2018-19 program year, the City had a total of \$5,893,768 available through CDBG, ESG, HOME & HOPWA of new funding available from federal grants, and totaling \$8,367,563 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.

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

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
Central City	31%	13%	Projects include: Street infrastructure and economic development activities
Poplar Grove	15%	28%	Projects include: Street infrastructure improvements, and economic development activities

Salt Lake City allocated a total of 41% of CDBG funds available to the Central City & Poplar Grove neighborhoods. These funds were allocated to improve street infrastructure, including addressing accessibility needs; 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 below market interest rate loans. The City provides many below market interest rate loans to affordable housing project owners to incentivize the creation and preservation of affordable housing units.
- 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.

### 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,

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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

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. During the period under review, Salt Lake City supported a total of eleven tax credit projects within its boundaries. The majority of these projects utilized 9% tax credits.

- 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. Two of the projects supported through Salt Lake City's funding utilized New Market Tax Credits.

- RDA Development Funding

The RDA has twelve 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 6 loans during the program year providing \$3,435,000 in leveraged capital. This leveraged capital secured long term affordability of 376 housing units in the City. Two other loans have been approved by the board and City Council but have not yet been funded as of June 30<sup>th</sup>, 2019.

- 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 6 loans for a total of \$944,000. Of these loans, over 83% were provided to Women and/or Minority Owned Businesses. A third (33%) 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 HOME and NHTF funds from the State’s annual allocation. During the period under review,

- 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 \$8 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 2018-19 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	\$ 197,805	
2	Match contributed during current Federal fiscal year	\$ 0	
3	Total match available for current Federal fiscal year (Line 1 plus Line 2)		\$ 197,805
4	Match liability for current Federal fiscal year		\$ 50,865.63
5	Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)		\$ 146,939.37

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

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

<b>Total Match</b>	<b>\$ 0</b>
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**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	\$ 2,000,000	\$ 1,022,686.31	\$ 0	\$ 977,313.69

Salt Lake City generated \$2,000,000 in HOME program income. Of this, \$1,022,686.31 was expended during the program year, leaving a balance of \$977,313.69 at year-end. All of the remaining program income funds were committed to eligible projects prior to year-end.

**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
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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 2018-19 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.



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	250	369
Number of non-homeless households to be provided affordable housing units	287	264
Number of special-needs households to be provided affordable housing units	55	110
<b>Total</b>	<b>535</b>	<b>743</b>

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

During the 18-19 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. The local rental market continues to be incredibly tight and rental costs have continued to increase, which has made it more difficult to place clients in housing. This is largely responsible for the gap between the one-year goal and the actual number served during the 18-19 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. This model is supported by the local Continuum of Care and other grant providers. 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	369
Number of households supported through the production of new units	0	0
Number of households supported through the rehab of existing units	452	250
Number of households supported through the acquisition of existing units	25	14
<b>Total</b>	<b>727</b>	<b>633</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. A labor shortage, along with other factors, led to construction costs increasing during the 18-19 program year; cost increases made it incredibly difficult to find contractors to complete rehabilitation work for the number of units initially anticipated. One subgrantee was not able to utilize and expend its entitlement funding. Housing costs continued to increase, leading to an overall increase in the cost of homeownership. This led to more difficulties with assisting potential homebuyers in locating available housing units. 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**

<b>Number of Persons Served</b>	<b>CDBG Actual</b>	<b>HOME Actual</b>
Extremely Low-income	2,594	100
Low-income	533	16
Moderate-income	236	27
<b>Total</b>	<b>3,363</b>	<b>143</b>

The goals outlined in Salt Lake City's 2015-2019 Consolidated Plan, Neighborhoods of Opportunity, provided direction for program year 2018-2019 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?**

Salt Lake City has continued to participate 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. Salt Lake City has also provided funding to help house persons experiencing homelessness, including the unsheltered population. The Salt Lake City Police Department's Community Connection Center (CCC) has also provided coordinated homeless outreach to persons experiencing homelessness through licensed social workers. Lastly, Salt Lake City continues to coordinate with service providers to ensure that those in need have access to the services that are available.

**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. Salt Lake City also provided funding to The Road Home for shelter operations of the Downtown Community Shelter and transitional housing funding to YWCA, Utah. Additionally, the City supports programs that address the emergency shelter and housing needs of homeless persons through City general funds.

Salt Lake City is in the process of transitioning to a new homeless resource center (HRC) model of providing emergency shelter services. The first of the new HRCs opened shortly after the end of the 2018-19 program year. Salt Lake City has been working with the State of Utah, Salt Lake County and homeless service providers to help with the transition to the new HRCs.

**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 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. In the 2019-20 year Salt Lake City has also provided funding to Utah Community Action so they can expand their diversion efforts into the new HRCs.

Salt Lake City has also been working with the State, County and providers to improve upon the Coordinated Entry system in the Salt Lake CoC. These increased Coordinated Entry efforts will be vital towards quickly connecting those in need with the appropriate services to help make their homelessness rare, brief, and nonrecurring.

**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. Salt Lake City also funds rapid rehousing and tenant based rental assistance programs which aim to quickly move people out of emergency shelter or the street and into safe, permanent housing options.

Salt Lake City HAND's housing plan, *Growing SLC*, has guided staff in conversations regarding the creation of new tools to build affordable units. The City has continued to implement elements of *Growing SLC* which emphasize the creation of new affordable housing, including deeply affordable and permanent supportive housing. Many of these projects are under way and in the coming years will greatly increase the affordable and permanent supportive housing stock in Salt Lake City.

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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 3,000 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. The groundbreaking event for this project took place in Spring 2018 and the project is progressing through its construction phases quickly.

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. The HASLC is in the process of converting 12 units of housing into 22 units of permanent supportive housing for those with serious and persistent mental illness; this project is through most of its construction and accepting referrals from service providers.

The Housing Authority of the County of Salt Lake (HACSL) 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. The HACSL is also extensively pursuing development opportunities and recently committed 50 project-based vouchers to a permanent supportive housing project within City boundaries.

**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. Salt Lake City encourages all of its Subrecipients to coordinate closely with the housing authorities to explore housing opportunities and maintain eligibility.

**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 aggressively pursuing affordable housing development projects through City, County, and low-income housing tax credit funding. These agencies continue to be high performers and work closely with the City's Housing Division to coordinate on upcoming and existing projects with City limits. 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

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*.

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.

- 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.

- **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.
- **Funding Our Future Initiatives:** Salt Lake City HAND has received funding for new affordable housing programs through the increased sales tax initiative, Funding Our Future. These funds were allocated to a variety of housing programs, primarily focused on very low income individuals. Initiatives included a shared housing pilot for persons experiencing homelessness, gap housing funding for persons with severe and persistent mental illness, housing assistance for families experiencing homelessness with school-aged children, and a continuation of the House 20 program which serves persons experiencing homelessness who are heavy service users.

**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. Salt Lake City has been working with community partners to update and strengthen CoC-wide Coordinate Entry standards. These new standards will be finalized and implemented during the 2019-20 program year.

*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. Staff complete more risk assessments than total 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.

Staff perform outreach in an ongoing basis, 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 to improve organizational capacity.

**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 Salt Lake Valley Coalition to End Homelessness. HAND staff participate in a variety of core function and working groups within the Coalition.

- Improving coordinated assessments to help individuals and families experiencing homeless move through the system faster.
- Coordinated diversion and homeless prevention resources to reduce new entries into homelessness.
- 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 cataloguing and redeveloping large city-owned parcels.

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. 2018-19 activities supported the construction of multifamily housing with set-asides for the chronically homeless and persons with disabilities. In addition, activities supported the rehabilitation of a housing project for seniors and construction of a mixed-use project for seniors.

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.**

The Housing and Neighborhood Development (HAND) uses the application process to begin its annual monitoring of applicants. Each application is reviewed and subjected to a risk analysis of proposed activities. This is to ensure that each applicant agency and application meets a national objective and that the program's goals are aligned with the goals identified in the City's Consolidated Plan.

Applications that qualify through the initial review process next go through an extensive public process, which allows for public comment and input. Funding determinations are ultimately made by the Salt Lake City Council after applicants and the public have had the opportunity to provide comments. HAND drafts contracts for the projects allocated funds by the City Council. Contracts identify applicable regulations, scopes of work, budgets, and any other Federal, State, and local requirements of the grant. Once fully executed contracts are in place, HAND's Capital Planning staff are responsible for providing technical assistance and conducting monitoring visits for agencies for the duration of the contract. Agencies are monitored according to City policies, program-specific policies, HUD regulations, and the details of the program-specific contract.

Subrecipients and sub-grantees are required to attend a grant training seminar prior to the start of the fiscal year to ensure agencies are aware of program requirements. This seminar allows HAND staff to reiterate Federal regulations, provide guidance on changes for the upcoming grant year, identify concerns noted in prior year monitoring visits, and confirm that agencies are aware of City expectations with regard to compliance and performance standards. Training materials are provided physically at the training and made available through the City's grant application software and on the website for HAND's Federal grants. A minimum of one attendee is required to attend this training from each agency.

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 who are receive grant

funding for the first time or after years of not receiving funds receive an in-person technical assistance visit. Each TA visit is tailored to the program and to the staff overseeing it. HAND staff focuses heavily on regulatory requirements for new Subrecipients, as these tend to be the most complex requirements of a program.

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

HAND found several concerns during the 18-19 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. 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.

There were a few Subrecipients who had more serious concerns, including the discovery of ineligible activities and repayment of federal funds to the City. HAND is continuing to work with the two identified Subrecipients to address the findings and bring the programs into better alignment with federal regulations. 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 November 29, 2018, 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. Eight people attended the hearing in public and nine additional people submitted written comments. Comments related to the need for affordable and accessible housing; refugee assistance; 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 15, 2019 to accept comment on proposed activities to be supported with CDBG, ESG, HOME, and HOPWA funding during the 2019-20 program 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.

### *Public Engagement:*

Each year Salt Lake City engages the public at a variety of events to get feedback on what funding priorities are the most important to them. During the 18-19 program year, the City went to eight different public events to get feedback. The City has a booth with posters where the public is contacted and asked to vote on their top 3 funding priorities. For 2018-19 public engagement, 1,322 residents participated and 3,966 votes were tallied. Programs that better housing options, provide more parks and green space, and homeless services received the most votes. This was followed by programs which help with early childhood education, access to healthy food, better transportation options, job training, and access to technology.

*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 hour 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 2018-19 was made available for public review and comment from September 5 - September 20, 2019. 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 CDBG Financial Summary Report (C04PR26) was also made available for public review at the offices of Housing and Neighborhood Development, located at 451 South State Street, room 445.



**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 fourth 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*.



The primary purpose of doing an on-site inspection is to ensure that the physical property, including the common areas of 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. A member of the City's Building Inspection team accompanies HAND staff to conduct on-site inspections and documents compliance issues in the City's licensure and code violation database.

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 and policies 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. Follow up inspections are conducted by the Building Inspection team on an as-needed basis.

*Sedona (Utah Non-Profit Housing Corporation):*

This property has sixteen units, two of which are HOME funded. Tenant files appeared to be complete and accurate. There were no identified concerns with applicable policies. One physical deficiency was identified during the on-site physical inspection. Property management submitted verification that the physical deficiency had been addressed within one week of the on-site physical inspection.

*Lowell (Utah Non-Profit Housing Corporation):*

This property has eighty-one units, all of which are supported with HOME funds. Tenant files appeared to be complete and accurate. There were no identified concerns with applicable policies and no deficiencies were identified during the on-site physical inspection. As this project has more than 10 HOME units, HAND staff reviewed the project's financial statements. There were no indicators that the project would not continue to be financially viable or had any issues to correct.

*Glendale (Utah Non-Profit Housing Corporation):*

This property has forty-one total units, one of which is a fixed HOME unit. Tenant files appeared to be accurate and complete. There were no identified concerns with applicable policies. No deficiencies were identified during the on-site physical inspection.

*Jefferson Apartments (Housing Authority of Salt Lake City):*

This property has eighty-six total units. Of these units, four are floating HOME units. Tenant files appeared to be accurate and complete. There were no identified concerns with applicable policies. Multiple minor physical deficiencies

were identified during the on-site inspection. A follow-up inspection was conducted and confirmed that all noted deficiencies had been appropriately remedied and no further corrections needed to be completed.

*LifeStart Village (Family Support Center):*

This property has forty-seven total units. Of these units, four floating units have HOME funding. Tenant files did not include the required minimum of two months' source documentation. Tenant files were also out of compliance with the VAWA provisions at 92.359 and did not include VAWA lease addendums or notices. There were issues regarding policies, including VAWA policies and protections and tenant selection policies regarding the wait list. The physical inspection revealed four minor deficiencies that were immediately addressed. Family Support Center submitted updated policies regarding gathering adequate source documentation, clarification on the tenant selection process, and VAWA compliance. All items were addressed and closed out.

*Bridge Project (Artspace):*

This property has sixty-two total units. Of these units, two fixed units have HOME funding. Tenant files appeared to be accurate and complete. No deficiencies were identified during the on-site physical inspection. The project had three inadequate policies that were identified by the monitoring visit. The project did not maintain a written waiting list to select tenants from and instead only accepted applications when vacancies occurred. Bridge Project's Tenant Selection Policies did not include all protected classes from discrimination. There were no written policies outlining that applicants would be provided written notice of reason for rejection. Artspace submitted updated policies that corrected the identified issues and addressed all findings.

*Young Men's Transition House (Volunteers of America, Utah):*

This property has fourteen units. Of these, eight units have HOME funding. Tenant files for clients with income were missing source documentation of income eligibility. The project was found to be out of compliance with the VAWA requirements. A complaint regarding housing discrimination had been received for the project during the program year; this complaint was mediated with the State of Utah and settled amicably. The physical inspection found three deficiencies to be addressed. All items were addressed and corrected within the established time frame. All physical deficiencies were addressed by the City's Housing Advisory and Appeals Board and VOA complied with the Board's decision regarding the deficiencies.

**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 18-19, Salt Lake City brought in a total of \$2,000,000 in Program Income. Funds were drawn down from Salt Lake City HOME Program Income funds to support a total of five projects. These projects included four homebuyer activities (96% of funds) and one homeowner rehabilitation activity (4% of funds).

**Owner and Tenant Characteristics**

All activities served households of 80% AMI or below. Four of the projects were first time homebuyer assistance and one project was a homeowner rehabilitation project.

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

During the period under review, 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. Salt Lake City has participated in statewide initiatives to address the community's critical need for affordable housing, including the State of Utah's Commission on Housing Affordability, which is a five-year initiative to gather data on current housing needs within the State as a whole and its individual communities. City staff also participate in the Salt Lake Valley Coalition to End Homelessness, which has a housing-focused subgroup responsible for analyzing existing stock and utilization. The City continues to coordinate with other agencies within the larger community.

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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	61	52
Tenant-based rental assistance	42	58
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>106</b>	<b>110</b>

Salt Lake City was able to advance each one-year goal under HOPWA during the 2018-19 program year:

Salt Lake City’s project sponsor, Utah Community Action, provided STRMU assistance and case management to 52 low-income households who are HIV+ with an income less than 80% of AMI. These households and individuals assisted are in danger of losing their housing and/or are formerly homeless. 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.

Salt Lake City’s project sponsor, The Housing Authority of Salt Lake County, provided TBRA services to 58 households, increasing the number over previous years, 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.

Salt Lake City’s project sponsor, Utah AIDS Foundation, provided 47 households with supportive services with HOPWA funding provided by Salt Lake City. Utah Community Action provided supportive services to 98 households. 24 households (14 duplicates) were provided with PHP services through two project sponsors.

A total of 120 de-duplicated households were served with HOPWA housing subsidy assistance (PHP, TBRA, or STRMU) and a total of 145 households were provided with supportive services (case management) during the 2018-19 program 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: Jennifer Schumann  
 Position: Deputy Director  
 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)

**SECONDARY ESG CONTACT INFORMATION**

Name: Dillon Hase  
 Position: Community Development Grant Administrator  
 Address: 451 South State Street, Rm 445, Salt Lake City, UT 84111  
 Phone Number: 801-535-6402  
 Email Address: [dillon.hase@slcgov.com](mailto:dillon.hase@slcgov.com)

**PROGRAM YEAR**

July 1, 2018 – June 30, 2019

**SUBGRANTEES THAT RECEIVED AN ESG AWARD**

NAME	CITY	STATE	ZIP CODE	DUNS	DV PROVIDER	ORGANIZATION TYPE	AWARD AMOUNT
Utah Community Action	Salt Lake	Utah	84104	144483377	N	Non-Profit Agency	\$30,000
Salt Lake City	Salt Lake	Utah	84111	72957822	N	Unit of Gov't	\$21,842
The Road Home	Salt Lake	Utah	84101	612496802	N	Non-Profit Agency	\$85,382
The Road Home	Salt Lake	Utah	84101	612496802	N	Non-Profit Agency	\$66,384
Volunteers of America	Salt Lake	Utah	84115	931851265	N	Faith Based Non-Profit Agency	\$60,000
YWCA of Utah	Salt Lake	Utah	84111	730008047	Y	Non-Profit Agency	\$37,731

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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	6,162
Children	116
Don't Know/ Refused/ Other	3
Missing Information	0
<b>Total</b>	<b>6,281</b>

#### PERSONS SERVED BY GENDER FOR ALL ACTIVITIES

Gender	Output Number of Persons
Male	4,532
Female	1,695
Transgender/Gender Nonconforming	52
Don't Know/ Refused/ Other	0
Missing Information	2
<b>Total</b>	<b>6,281</b>

#### PERSONS SERVED BY AGE FOR ALL ACTIVITIES

Age	Output Number of Persons
Under 18	116
18 years – 24 years	819
25 years and over	5,343
Don't Know/ Refused/ Other	3
Missing Information	0
<b>Total</b>	<b>6,281</b>

**PERSONS SERVED BY RACE**

<b>Race</b>	<b>ESG</b>
White	4,626
Black or African American	749
Asian	76
American Indian or American Native	344
Native Hawaiian or Other Pacific Islander	132
Multiple Races	196
Don't Know/Refused	26
Information Missing	132
<b>Total</b>	<b>6,281</b>
Hispanic	1,227
Not Hispanic	4,906

**SHELTER UTILIZATION**

<b>Shelter Utilization</b>	<b>Output Number of Bed Nights</b>
New Units – Rehabbed	0
New Units – Conversion	0
Number of Bed Nights Available	335,272
Number of Bed Nights Provided	318,222
<b>Capacity Utilization</b>	<b>94.91%</b>

Emergency Shelters included in the Shelter Utilization are The Road Home Downtown Community Shelter, the VOA Youth Resource Center, and the YWCA Women in Jeopardy and Residential Self-Sufficiency 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	2014-15	2015-16	2016-17	2017-18	2018-19
Rental Assistance	\$4,560	\$67,980	\$22,000	\$32,000	\$30,000
Housing Relocation & Stabilization Services: Financial Assistance	0	0	0	0	0
Housing Relocation & Stabilization Services: Services	\$5,593	0	0	0	0
Homeless Prevention	0	0	0	0	0
<b>Total</b>	<b>\$10,153</b>	<b>\$67,980</b>	<b>\$22,000</b>	<b>\$32,000</b>	<b>\$30,000</b>

### ESG EXPENDITURES FOR RAPID RE-HOUSING ACTIVITIES

Activity	2014-15	2015-16	2016-17	2017-18	2018-19
Rental Assistance	\$92,929	87,695	\$87,198	\$85,508	\$85,382
Housing Relocation & Stabilization Services: Financial Assistance	0	0	0	0	0
Housing Relocation & Stabilization Services: Services	0	0	0	0	0
Homeless Prevention	0	0	0	0	0
<b>Total</b>	<b>\$92,929</b>	<b>\$87,695</b>	<b>\$87,198</b>	<b>\$85,508</b>	<b>\$85,382</b>

### ESG EXPENDITURES FOR EMERGENCY SHELTER

Activity	2014-15	2015-16	2016-17	2017-18	2018-19
Essential Services	0	0	0	0	0
Operations	\$143,323	\$143,323	\$164,115	\$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>\$143,323</b>	<b>\$143,323</b>	<b>\$164,115</b>	<b>\$164,115</b>	<b>\$164,115</b>

### OTHER GRANT EXPENDITURES

Activity	2014-15	2015-16	2016-17	2017-18	2018-19
HMIS	0	0	0	0	0
Administration	\$17,537	\$17,537	\$18,666	\$18,121	0
Street Outreach	0	\$11,132	0	0	0
<b>Total</b>	<b>\$17,537</b>	<b>\$28,669</b>	<b>\$18,666</b>	<b>\$18,121</b>	<b>0</b>

**TOTAL ESG GRANT FUNDS EXPENDED**

<b>Total Funds Expended in the Last 3 Years</b>	<b>2014-15</b>	<b>2015-16</b>	<b>2016-17</b>	<b>2017-18</b>	<b>2018-19</b>
\$871,220	\$263,942	\$327,577	\$291,979	\$299,744	\$279,497

**ESG MATCH SOURCE**

<b>Funding Source</b>	<b>2014-15</b>	<b>2015-16</b>	<b>2016-17</b>	<b>2017-18</b>	<b>2018-19</b>
Other Non-ESG HUD Funds	0	0	0	0	\$8,695
Other Federal Funds	\$103,082	\$73,678	\$127,864	\$45,536	\$19,340
State Government	0		0	0	\$96,077
Local Government	\$20,000	\$20,000	0	0	0
Private Funds	\$100,323	\$200,000	\$138,065	\$234,544	\$114,388
Other	\$23,474	\$47,000	0	\$3,469	\$9,297
Fees	0	0	\$26,050	\$16,195	\$1,700
Program Income	\$7,517	0	0	0	\$30,000
<b>Total Match Amount</b>	<b>\$254,396</b>	<b>\$340,678</b>	<b>\$291,979</b>	<b>\$299,744</b>	<b>\$279,497</b>

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

<b>Total Funds Expended In the Last 3 Years</b>	<b>2014-15</b>	<b>2015-16</b>	<b>2016-17</b>	<b>2017-18</b>	<b>2018-2019</b>
\$1,715,833	\$525,855	\$668,255	\$583,958	\$572,881	558,994