



# CONSOLIDATED ANNUAL PERFORMANCE *and* EVALUATION REPORT

**HUD PROGRAM YEAR 2020  
FISCAL YEAR 2021**

## **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 enriching the lives of residents and strengthening the City’s neighborhoods by supporting affordable housing, economic opportunities and social service programs for low- and moderate-income households and communities.

Salt Lake City’s Housing Stability Division (formerly known as HAND) furthers this commitment through the 2020-2024 Consolidated Plan, *Growing SLC: A Five-Year Housing Plan 2018-2022*, and Federal funding provided by the U.S. Department of Housing and Urban Development (HUD), allowing Housing Stability to significantly improve the lives of all 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, 2020 through June 30, 2021 was prepared for Salt Lake City Corporation. The CAPER describes the activities undertaken during this time period for annual entitlement 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, as well as CARES Act appropriated CV (COVID) funding received by Salt Lake City under CDBG-CV, ESG-CV and HOPWA-CV programs. The projects, activities and accomplishments described in the CAPER principally benefit low- and moderate-income residents of the City. The funding has been targeted to neighborhoods where there is a high percentage of low- and moderate-income residents. The following is the overall program narrative based on the 2020-2024 Consolidated Plan and associated Annual Action Plan. This is the CAPER for the 2020-2021 Program Year, which is the first year of the 2020-2024 Consolidated Plan.

### 2020-2021 FUNDS AVAILABLE

GRANT	FUNDING AVAILABLE
Community Development Block Grant	\$3,509,164
Emergency Solutions Grant	\$301,734
HOME Investment Partnership	\$957,501
Housing Opportunities for Persons With AIDS	\$600,867
Reallocated CDBG funds from prior years & program income	\$0
Reallocated ESG funds from prior years	\$0
Reallocated HOME funds from prior years & program income	\$674,926
Reallocated HOPWA from prior years	\$120,000
<b>Total</b>	<b>\$6,164,192</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 2020-2024 Consolidated Plan served as the foundation for program year 2020-2021 projects and activities. The Consolidated Plan encourages capacity in neighborhoods with concentrated poverty and supports at-risk populations by promoting goals that aim to increase community resiliency and expand access to affordable housing, behavioral health, homeless services, and transportation. The overarching priorities and goals addressed during the 2020-2021 program year are as follows:

- Housing – Provide expanded housing options for all economic and demographic segments of Salt Lake City's population will diversifying the housing stock within neighborhoods.
- Transportation – Promote accessibility and affordability of multimodal transportation options.
- Build Community Resiliency – Build resiliency by providing tools to increase economic and/or housing stability.
- Homeless Services – Expand access to supportive programs that help ensure that homelessness is rare, brief, and non-recurring.
- Behavioral Health – Provide support for low-income and vulnerable populations experiencing behavioral health concerns such as substance abuse disorders and mental health challenges.

Housing Stability continued to advance the objectives of the citywide housing master plan, *Growing SLC: A Five-Year Housing Plan 2018-2022*, 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 or preservation. Most notably, this plan spurred the development of four new Permanent Supportive Housing developments, all of which are now completed and open.

In 2020-2021, Housing Stability was able to leverage Federal funding allocations through a 2018 sales tax increase to fund an additional \$3.4 million towards several City priorities including, increasing affordable housing opportunities. Service programs funded in the past year included a shared housing program for homeless individuals, a landlord assurance program, mortgage assistance programs, as well as rent assistance and case management programs targeted to vulnerable populations.

On September 10, 2020, Salt Lake City formally completed the Substantial Amendment permitting the use of funds from the CARES Act. On February 16, 2021 Salt Lake City Council approved the funds received through the CARES Act for the following categories:

- Housing Stability
- Homeless Prevention
- Community Stabilization
- Public Services Agency
- Small Business
- Rapid Rehousing
- Street Outreach

Salt Lake City, like all communities throughout the United States, has been greatly impacted by the Coronavirus pandemic. Since March 2020, Housing Stability has worked closely with our community partners and sub-grantees to assist in their needs to implement precautions and safety measures to protect their staff and clients from the virus. As Salt Lake City works to understand the economic impact to our residents and communities, especially low- to moderate-income households, Housing Stability is grateful for the opportunity to utilize waivers and administer additional HUD allocations set aside in the Coronavirus Aid, Relief and Economic Security Act (CARES Act) to respond to, and recover from the pandemic.

For much of the 20-21 program year, CV-funded projects were not in operation. This was due to application review and contract approval processes, most of which were not completed until April/May of 2021. Because funding through the CARES Act extends over multiple years, actual accomplishments for CDBG-CV, ESG-CV, and HOPWA-CV are lower than their expected accomplishment totals. All CV-funded projects relate back to goals outlined in the 2020-2024 Consolidated Plan.

For the 21-22 program year, Salt Lake City Housing Stability will focus on reviewing the accomplishments and promoting regular spend down of CV-funded projects, most of which are expected to reach completion by or before the end of the 21-22 program year.

**Table of Accomplishments for CV-Funded Projects**

Program	Category	Expected	Actual	Unit of Measure
CDBG-CV	Housing Stability	40	0	# of Households Assisted
CDBG-CV	Community Stabilization	7725	1552	# of Persons Assisted
CDBG-CV	Public Service Agency	6280	1753	# of Persons Assisted
CDBG-CV	Small Business	35	0	# of Jobs Created/Retained
ESG-CV	Homeless Prevention	250	290	# of Households Assisted
ESG-CV	Emergency Shelter	300	575	# of Persons Assisted
ESG-CV	Rapid Rehousing	190	0	# of Persons Assisted

ESG-CV	Street Outreach	3140	1448	# of Persons Assisted
HOPWA-CV	Housing Stability	22	15	# of Persons Assisted

**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: \$ HOPWA: \$ HOME: \$ ESG: \$	Other	Other	0	0				
Behavioral Health	PSBH	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	400	413	103.25%	299	413	138.13%
Community Resiliency	EDPS	CDBG: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	14		0	14	
Community Resiliency	EDPS	CDBG: \$	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit	Households Assisted	275	0	0.00%			
Community Resiliency	EDPS	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	3347		96	3347	3,486.46%
Community Resiliency	EDPS	CDBG: \$	Facade treatment/business building rehabilitation	Business	0	0		0	0	
Community Resiliency	EDPS	CDBG: \$	Homeless Person Overnight Shelter	Persons Assisted	0	1778		0	1778	
Community Resiliency	EDPS	CDBG: \$	Overnight/Emergency Shelter/Transitional Housing Beds added	Beds	0	0		0	0	
Community Resiliency	EDPS	CDBG: \$	Jobs created/retained	Jobs	0	0		0	0	
Community Resiliency	EDPS	CDBG: \$	Businesses assisted	Businesses Assisted	50	0	0.00%	30	0	0.00%
Homeless Services	PHH	CDBG: \$ ESG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	(300 ESG)	(ESG 78)	918.67%	(ESG 60)	(ESG 78)	130%
Homeless Services	PHH	CDBG: \$ ESG: \$	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	(550 ESG)	(108 ESG)	0.00%	ESG 106)	( ESG 108)	101%
Homeless Services	PHH	CDBG: \$ ESG: \$	Homeless Person Overnight Shelter	Persons Assisted	(200 ESG)	(9 ESG)		37	9	24%
Homeless Services	PHH	CDBG: \$ ESG: \$	Overnight/Emergency Shelter/Transitional Housing Beds added	Beds	0	0		0	0	
Homeless Services	PHH	CDBG: \$ ESG: \$	Homelessness Prevention	Persons Assisted	(940 ESG)	(111 ESG)	0.00%	(188 ESG)	(111 ESG)	59%
Housing	AH	CDBG: \$ HOPWA: \$ HOME: \$ ESG: \$	Public service activities for Low/Moderate Income Housing Benefit	Households Assisted	0	5		7	5	71.43%
Housing	AH	CDBG: \$ HOPWA: \$ HOME: \$ ESG: \$	Rental units constructed	Household Housing Unit	(35 HOME)	(11 HOME)	31.4%	7	11	157%
Housing	AH	CDBG: \$ HOPWA: \$ HOME: \$ ESG: \$	Rental units rehabilitated	Household Housing Unit	50	0	0.00%			

Housing	AH	CDBG: \$ HOPWA: \$ HOME: \$ ESG: \$	Homeowner Housing Added	Household Housing Unit	(65 HOME)	(5 HOME)	0.00%	(13 HOME)	(5 HOME)	38%
Housing	AH	CDBG: \$ HOPWA: \$ HOME: \$ ESG: \$	Homeowner Housing Rehabilitated	Household Housing Unit	2670	167	6.25%	353	167	47.31%
Housing	AH	CDBG: \$ HOPWA: \$ HOME: \$ ESG: \$	Direct Financial Assistance to Homebuyers	Households Assisted	(65 HOME)	(5 HOME)	3.33%	(13 HOME)	(5 HOME)	38%
Housing	AH	CDBG: \$ HOPWA: \$ HOME: \$ ESG: \$	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	600	(122 HOME)	4.75%	(113 HOME)	(122 HOME)	108%
Housing	AH	CDBG: \$ HOPWA: \$ HOME: \$ ESG: \$	Homelessness Prevention	Persons Assisted	0	38		415	38	9.16%
Housing	AH	CDBG: \$ HOPWA: \$ HOME: \$ ESG: \$	Housing for People with HIV/AIDS added	Household Housing Unit	0	0		167	0	0.00%
Housing	AH	CDBG: \$ HOPWA: \$ HOME: \$ ESG: \$	HIV/AIDS Housing Operations	Household Housing Unit	975	0	0.00%			
Transportation	T	CDBG: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	99000	0	0.00%			
Transportation	T	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	1300	342	26.31%	0	342	
Transportation	T	CDBG: \$	Other	Other	0	0		271	0	0.00%

Key	
Category	Category Explanation
Admin	Administration
PSBH	Public Services/Behavioral Health
EDPS	Economic Development/Public Services
PHH	Public Housing Homeless
AH	Affordable Housing
T	Transportation

HOPWA funding continues to be effectively utilized for the City. While public services are 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. Due to COVID-19 we saw that more clients required STRUMU assistance as employment income wasn't as readily available. Due to this and a continued buildup of the HOPWA housing waitlist, we applied for the HUD HOPWA NOFO Pilot grant this year.

The City continues to work through the difficulties it faces in expanding homeownership as a goal. The housing market has remained 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 able to afford and 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 sub-standard housing and preservation efforts have continued to be a primary goal for Salt Lake City.

The City surpassed its total five-year strategic plan goals in providing housing for those experiencing homelessness with Tenant Based Rent Assistance (TBRA) and Rapid Re-Housing (RRH).

Salt Lake City provides a significant volume of day-to-day services for persons experiencing homelessness. The City has worked to fund homeless services through other City and local resources. Federal funding continues to be critical in continuing ongoing services and programs. Numbers in those participating in typical homeless services has decreased due to Coronavirus related precautions and fears. The services were able to shift in how people were served with the use of CARES funding and new programs.

The City anticipated an increase in the number of businesses served through the City's Economic Development Façade Improvements Program due to increased direct promotion to all eligible business in the target areas. However, the City did not realize an increase in the number of businesses served during the 2020-2021 program year.

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.

**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: Behavioral Health; Housing – expanded options across economic and demographic segments, development and preservation of affordable housing; Homeless Services; Transportation – expanding access and affordability; Building Community Resiliency. In the 2020-2021 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 utilize the Façade Program continuing to bring opportunity to economically disadvantaged areas, promoting economic growth and building community resiliency. Also, employment programs for persons experiencing homelessness continued throughout the year. Salt Lake City continued to assist programs that employed homeless persons who work in sanitation efforts throughout the City, which had heightened impact because of the pandemic.

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. Fortunately, we were able to complete these projects, which had several reasons for delay, but were further impacted by the supply strain of COVID-19. Projects completed expanded formerly blighted park access from Three Creeks, to the Jordan River Park project that saw river trail improvements that area residents will enjoy for years to come. Lastly, our Post Street Project, Missing Concrete, and West Side Node project improved public infrastructure in distressed neighborhoods on the west side of I-15.

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.

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

### Describe the families assisted with grant funds

*Include the racial and ethnic status of families assisted*

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

Race	CDBG	HOME	HOPWA	ESG
White	7,412	230	153	1162
Black or African American	1,035	29	101	170
Asian	223	30	8	11
American Indian or American Native	454	19	4	90
Native Hawaiian or Other Pacific Islander	231	12	0	44
<b>Total</b>	<b>9,355</b>	<b>320</b>	<b>266</b>	<b>1477</b>
Hispanic	2,189	96	76	292
Not Hispanic	7,166	224	200	1270

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 (2,123 CDBG, 11 HOME, 8 HOPWA, and 111 ESG) individuals were served who fall outside of the racial designations listed above.

A total of 13,649 residents/households directly received access to programs that supported the Consolidated Plan’s overarching goals to increase access to housing, behavioral health, homeless services, transportation and building community resiliency. This was done by improving access to programs that assist in closing the gap in a number of socioeconomic indicators such as housing affordability, employment skills of at-risk adults, access to transportation for low-income households, access to service providers working with vulnerable populations and supporting economic growth and diversity within neighborhoods.

There was an increase in the number served with CDBG funding from the 2019-2020 CAPER, due in large part to the COVID-19 pandemic, which drastically increased the need for many services and pushed agencies to be creative in their efforts to serve more clients with the funding they were awarded. ESG numbers continue to increase due to increased client participation in the Salt Lake City Diversion program. The Diversion program was also supported by the CARES ESG-CV dollars. Also, HOPWA clients increased due to the HOPWA Modernization Act, which allowed for more funding to go to a public housing agency.

**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	\$8,833,958	\$5,473,592
HOME	Public - Federal	\$1,632,427	\$742,377.50
HOPWA	Public - Federal	\$611,122	\$439,118
ESG	Public - Federal	\$301,734	\$226,892.91

Table 3 identifies grant funds, unspent funds from prior years, and program income made available during the year. 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
West Side Target Area	12%	12%	Projects include: Street infrastructure and economic development activities

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.

This year there was no new projects in the target areas, but work finished on several existing infrastructure projects that were funded over the last couple of fiscal years, with continued Housing Stability oversight. The Neighborhood Business Improvement Program provided economic assistance in the form of grants to businesses to help spur economic growth.

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

## 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 Salt Lake City. Funding sources used to meet the HOME match requirements include below market interest rate loans and impact fee waivers for affordable housing being built in Salt Lake City. Salt Lake City authorizes impact fee waivers based on the number of affordable units, under 60% AMI, to incentivize the creation of affordable housing within Salt Lake City.
- Emergency Solutions Grant – 100% Match Requirement  
Salt Lake City ensures that ESG match requirements are met by utilizing the leveraging capacity of its sub-grantees. Funding sources used to meet the ESG match requirements include federal, state, and local grants. Examples of some of the match from sub-grantees are; private contributions, private foundations, United Way, Continuum of Care funding, Salt Lake 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 dba Housing Connect currently administer Housing Choice (Section 8) vouchers. Many of the clients receiving assistance through other HUD funded programs, are utilizing this housing assistance to stabilize and maintain housing.
- 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. Salt Lake City is currently supporting a total of seven tax credit projects with federal funds within its boundaries. Most 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. There were no New Market Tax Credits awarded in Salt Lake City for the period under review.

- RDA Development Funding

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

- Funding Our Future

Through a 2018 Sale Tax Increase, referred to as Funding Our Future, Salt Lake City dedicated on-going funding to critical public services. With the original goals of creating more affordable housing options, providing safer neighborhoods, and connecting residents and businesses to better transit and improved streets, Salt Lake City is working to make the Capital City more equitable, environmentally sustainable, and grow economic opportunities for all residents.

- Salt Lake City Housing Development Trust Fund

Salt Lake City's Housing Development Trust Fund (HDTF), is administered by the RDA. The HDTF 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 three (2) loans during the program year providing \$3,300,000 in leveraged capital. This leveraged capital secured long term affordability of 215 housing units in the City.

- 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 an annual allocation of approximately \$2 million to award and his historically provided loans primarily to Women and/or Minority Owned Businesses, with about a quarter (25%) of the loans going to low-income business owners. The EDLF is currently in the process of being re-vamped however, so those numbers and the recipients statistics may change in the near future.

- 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, the Olene Walker Housing Loan Fund loaned out over \$16,345,558 for affordable housing in the state of Utah.
- Industrial & Commercial Bank Funding**

The State of Utah benefits from many Commercial and Industrial Banks located in the State and subject to the Community Reinvestment Act.
- 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**

Foundations and philanthropic partners make up a critical part of the funding stream used by local nonprofit service providers in the State of Utah to benefit low- and moderate-income residents. These partners annually benefit from private funding such as: committed family foundations, United Way of Salt Lake, and the Church of Jesus Christ of Latter-Day Saints. Additionally, Utah is nationally recognized for its high number of annual volunteer hours which further support local nonprofit service providers.

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

Fiscal Year Summary - HOME Match			
1	Excess match from prior Federal fiscal year	\$ 209,777.46	
2	Match contributed during current Federal fiscal year	\$ 4,165,403	
3	Total match available for current Federal fiscal year (Line 1 plus Line 2)		\$ 4,375,180.46
4	Match liability for current Federal fiscal year		\$ 86,119.22
5	Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)		\$ 4,289,061.24

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

Match Contribution	
Project No. or Other ID	255 S State St Affordable Housing Impact Fee Waiver
Date of Contribution	November 18, 2020
Cash (non-Federal sources)	\$ -
Foregone Taxes, Fees, Charges	\$406,985
Appraised Land/Real Property	\$ -
Required Infrastructure	\$ -
Site Preparation, Construction Materials, Donated Labor	\$ -
Bond Financing	\$ -
Project No. or Other ID	230 W 1700 S Affordable Housing Impact Fee Waiver
Date of Contribution	April 15, 2021
Cash (non-Federal sources)	\$ -
Foregone Taxes, Fees, Charges	\$838,743
Appraised Land/Real Property	\$ -
Required Infrastructure	\$ -
Site Preparation, Construction Materials, Donated Labor	\$ -
Bond Financing	\$ -
Project No. or Other ID	The Village at North Station Affordable Housing Impact Fee Waiver
Date of Contribution	May 20, 2021
Cash (non-Federal sources)	\$ -
Foregone Taxes, Fees, Charges	\$2,919,675
Appraised Land/Real Property	\$ -
Required Infrastructure	\$ -
Site Preparation, Construction Materials, Donated Labor	\$ -
Bond Financing	\$ -
<b>Total Match</b>	<b>\$4,165,403</b>

**HOME MBE/WBE REPORT**

**Table 7 – HOME Program Income**

Balance on hand at beginning of reporting period	Amount received during reporting period	Total amount expended during reporting period	Amount expended for TBRA	Balance on hand at end of reporting period
\$1,500,000	\$674,926	\$396,028.64	\$255,582.81	\$1,778,897.36

Salt Lake City generated \$674,926 in HOME program income and had a previous balance of \$1,500,000. Of this, \$396,028.64 was expended during the program year, leaving a balance of \$1,778,897.36 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

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

**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.

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

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

**Table 11 – Number of Households**

	One-Year Goal	Actual
Number of homeless households to be provided affordable housing units	226	12
Number of non-homeless households to be provided affordable housing units	130	78
Number of special-needs households to be provided affordable housing units	NA	NA
<b>Total</b>	<b>356</b>	<b>90</b>

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

During the 2020-2021 program 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 housing 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 2020-2021 program 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	346	63
Number of households supported through the production of new units	0	0
Number of households supported through the rehab of existing units	260	430

Number of households supported through the acquisition of existing units	35	18
<b>Total</b>	<b>641</b>	<b>512</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, but for the sake of clarity, the numbers reported here are being derived specifically from our CDBG and HOME programs. As housing costs continue to increase, there is an overall increase in the cost of homeownership. This led to more difficulties with assisting potential homebuyers in locating available housing units within Salt Lake City. 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 outlined in the City’s five-year Consolidated Plan for 2020-2024, Salt Lake City will continue evaluating its efforts in affordable housing to ensure that funding is utilized effectively. The need for affordable housing will continue to grow as the population of the City expands and the vacancy rate remains low. It is critical for the City to expand its efforts in providing decent, safe, and affordable housing to its residents, especially its low-income residents and vulnerable populations. Increased rates of homelessness and rising construction and maintenance costs signal the need for City assistance to ensure that affordable housing is created and preserved within the community.

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

**Table 13 – Number of Persons Served**

Number of Persons Served	CDBG Actual	HOME Actual
Extremely Low-income	113	59
Low-income	89	13
Moderate-income	82	20
<b>Total</b>	<b>284</b>	<b>92</b>

The goals outlined in Salt Lake City’s 2020-2024 Consolidated Plan, Neighborhoods of Opportunity, provided direction for program year 2020-2021 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. ESG funding was also provided to Volunteers of America to operate the women's resource center, Geraldine King Resource Center. Salt Lake City also provided ESG funding to First Step House to provide essential services in the Men's Resource Center. Additionally, the City supports programs that address the emergency shelter and housing needs of homeless persons through City general funds.

Last year Salt Lake City transitioned 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 2018-2019 program year. The main shelter in Salt Lake City closed in 2019, with the opening of the two other HRC's in late 2019. Salt Lake City will continue working with the State of Utah, Salt Lake County and homeless service providers to further help with the transition to these new HRCs.

Salt Lake City participated with the opening and operation of a temporary winter shelter in the Salt Lake City neighborhood of Sugarhouse, to meet the need due to increased demand for shelter beds during the winter months. This project was funded in part with Salt Lake City General Fund dollars.

**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 2020-2021 program 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.

Salt Lake City Housing Stability staff participates in the Salt Lake Valley Coalition to End Homelessness working groups. These groups focus on different aspects of unmet homelessness needs, such as shelter, housing, mental health, and outreach efforts. Additionally, the groups focus on meeting the housing, health, social services, employment, education and youth needs of persons experiencing homelessness.

**How is the City helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units and preventing individuals and families who were recently homeless from becoming homeless again?**

Salt Lake City, along with its service partners, work with individuals experiencing homelessness to assist them with transitioning from living on the streets or in emergency shelter to permanent housing and self-sufficiency. To that end, the City works with local developers to prioritize housing projects with units that are affordable. The mayor and city council have supported City efforts to make affordable housing more attractive to developers through fee waivers and deferred loan payments. 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 Housing Stability'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 369 public housing units designated for low-income individuals, previously homeless individuals, 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 on a PSH development that opened September 2020, Pamela’s Place. The project provided 100 units for those experiencing homelessness in Salt Lake City.

Additionally, the HASLC has heavily pursued funding opportunities for new affordable housing developments over the past year. Projects currently in development include a ninety-one unit mixed income and mixed use development, 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 a high density mixed-income development with eighty percent of units being affordable with a childcare facility on-site.

### **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 Salt Lake. Salt Lake City encourages all of its Sub-recipients to coordinate closely with the housing authorities to explore housing opportunities and maintain eligibility for affordable housing.

#### **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 Connect (Housing Authority of Salt Lake County) are aggressively pursuing affordable housing development projects through City, County, and low-income housing tax credit (LIHTC) 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. Housing Stability 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
- Low vacancy rates
- Demand outweighs supply
- Landlord-tenant policies
- Economic conditions
- Land use regulations
- Development fees and assessments
- Permit processing procedures
- Lack of zoning and development incentives

Housing Stability 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, the City has completed or is working on implementation of the following housing plan objectives:

- Review and modify land-use and zoning regulations to reflect the affordability needs of a growing, pioneering City:
  - Salt Lake City’s Planning Department is working towards the implementation of an Affordable Housing Overlay which will incentivize the development of affordable and missing middle housing units.
  - Adopted modifications to Transit Station Area zoning to increase points for affordable housing developers, which will result in affordable housing development near transit station areas.
  - Revised the Accessory Dwelling Unit (ADU) ordinance to allow ADU’s as a Conditional Use.
  - Parking reductions are allowed and encouraged in the zoning ordinance to encourage walkability and reduce overall housing development costs.
- Remove Impediments in City processes to encourage housing development:
  - An expedited review process has been implemented for developers with affordable housing projects this saves the developer investment costs in the property and ensures the units are on the market as soon as possible.

- Salt Lake City is leading the State in innovative housing strategies to encourage creative solutions to address housing affordability including the recent approval and construction of a shipping container development, Box 500 Apartments by Eco Box Fabricators. Additionally, Salt Lake City in partnership with Utah Clean Energy is developing three homes to serve as a catalyst and prototype for the utilization of high energy efficient development. Reducing monthly energy expenses reduces an individual’s overall monthly housing expenses and increases affordability.
- Prioritize the development of new affordable housing with an emphasis on households earning 40 % AMI and below:
  - In the past year the City has assisted in the development of 1330 affordable units through capital infusion fee waivers, and development incentives.
  - 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.
- Secure and preserve long-term affordability:
  - The creation of an Affordable Housing Community Land Trust (CLT) that has secured nine owner-occupied homes. The CLT allows for an income-qualified household to purchase and own a home by the City investing in the land. This reduces the cost making the home more affordable and provides the property owner an opportunity to gain equity in the structure. The land remains within the City trust ensuring the property maintains affordability.
  - The Salt Lake City Housing Development Trust Fund is a development fund that allows for the investment in affordable housing development and preservation, through an increase in sales taxes referred to as Funding Our Future (FOF).
- Work with landlords to both improve their housing stock and rent to very low-income households:
  - Launched an Affordable Housing Renovation Pilot Program for landlords to improve the quality of affordable rental units.
- Provide residents, community advocates, business leaders, and elected officials with high quality data to drive decision making:
  - The City published 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*.
- Pursue legislative change at the state and federal level that would create opportunities for new incentives and revenue sources:
  - Salt Lake City was pivotal in state legislative policy and assisted in the passing of Senate Bill 39 from the 2020 Utah Legislature that provides \$10 million dollars in state funding for preservation of affordable housing stock and affordable housing development incentives.

- Increase home ownership opportunities:
  - The City continues to invest in homeownership opportunities through down payment assistance for income qualifying residents.

**Actions taken to address obstacles to meeting underserved needs:**

The most substantial impediment in meeting underserved needs is a lack of consistent annual funding and resources. Strategic shifts identified through Salt Lake City’s 2020-2024 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. This resulted in the creation of a 24/7 accessible homeless resource phone line that coordinates entry into the Homeless Resource Centers.
- The Salt Lake City Council has allocated \$1.1 million dollars that agencies can apply for to help the city address additional homeless needs in the city with COVID-19.

*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 and HUD 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 and certified as 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. The most recent HUD award to Salt Lake County was \$5,125,207 and Salt Lake City will refer clients to the County's program when necessary.

**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 into 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 as 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 2020-2024 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 or aligned trainings to improve organizational capacity.
- Implemented cross-training efforts with the staff who administer HUD programs.

**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. Housing Stability 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” and House 20 meetings that provide a format for developing a housing plan for homeless individuals and families with the most urgent housing needs.

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 Authorities, 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 jurisdiction’s analysis of impediments to fair housing choice.**

Salt Lake City has addressed impediments as identified in the most recent Analysis of Impediments. 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 and Accommodations 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 and Accommodations for Disabled Persons

Summary: Housing Stability allocated HUD funds to provide tenant-based rental assistance to transition homeless, special needs, and other at-risk populations into permanent housing. Housing Stability also allocated HUD funds to provide 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. Funding was also allocated short-term rent, mortgage and utility assistance, permanent housing placement assistance, and case management to persons with HIV/AIDS. In addition to supportive housing services, additional funding was allocated to residential substance abuse treatment for chronically homeless men, that included case management and supportive services for individuals with severe and persistent mental illness, housing information, and referral services.

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 and Accommodations for Disabled Persons

Summary: Beginning in 2018, Housing Stability (then known as HAND) began an extensive data-gathering initiative with its partners to inform the 2020-2024 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 (or more) 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 and Accommodations 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 cataloging and redeveloping large city-owned parcels.

Action: Salt Lake City Housing Development 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 Development Trust Fund, previously the Housing Trust Fund, provides financial assistance to support the development and preservation of affordable and special needs housing in Salt Lake City. The Housing Development Trust Fund is administered by the Redevelopment Agency of Salt Lake City and has supported creation of two new affordable developments and one rehabilitation of senior housing in the 2020-2021 program year.

Action: Multilingual Program Outreach

Impediments Addressed:

- Language Barriers

Summary: Salt Lake City 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. Housing Stability's most frequent contacts with limited English proficient persons have been with those who speak Spanish. Housing Stability 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, Housing Stability utilizes information in both English and Spanish. Housing

Stability also offers to provide oral interpreters to persons applying for Homebuyer and Housing Rehabilitation loans who speak languages other than English or Spanish. Housing Stability 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.

Annually, Salt Lake City Housing Stability creates and facilitates a community engagement survey to help determine where the upcoming fiscal year funds services should be directed to. This survey is available in English and Spanish.

#### 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 Fair Housing Initiative Program 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, statewide. Housing Stability staff look forward to continuing the City's relationship with DLC to help implement various components of its Housing Plan.

On average, approximately 300 calls a year to the Disability Law Center originate from Salt Lake City residents. Data on fair housing testing from the Disability Law Center, the most common rental housing discrimination in Salt Lake City are primarily based on disability status, national origin, and race. Data collected from 2013 to 2018 showed 97 cases of confirmed disparate treatment and signs of disparate treatment, regarding housing discrimination in Salt Lake City. During this period there were a total of 1,078 reports of people who felt they had been discriminated against. Of those, 456 total required short-term assistance.

Due to a variety of factors, there are no new demographics to report for Fair Housing metrics. This is due to the fact that our main fair housing partner, the Disability Law Center (DLC), wasn't able to pay for housing testers due to a loss in funding from HUD not being allocated that budget. Furthermore, no official numbers were collected at the federal level. Fortunately, the DLC has obtained funding to do double blind fair housing testing once again and we are anticipating having new numbers at the end of the 2021-2022 fiscal year.

In an effort to spread awareness of Fair Housing issues, Salt Lake City hosted a YouTube and Facebook AMA in April to make the community aware of available Fair Housing resources, protections, and availability. We co-hosted the event

with the DLC, and two domestic violence shelters, the YWCA and South Valley Services. Also, Housing Stability staff presented at a DLC hosted Fair Housing Training focused on LGBTQ protections in May.

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. Salt Lake City has also started a gentrification study with an outside contractor to decrease the impact of gentrification on the West side of Salt Lake City.

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. In 2019, Salt Lake City worked with the Kem C. Gardner Institute at the University of Utah to update and apply the City's local opportunity index.

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. Housing Stability 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. Housing Stability staff also attended an annual local Housing Matters Conference, sponsored by the Utah Housing Coalition. Information learned at any training or conference is then shared with our community partners.

Action: Fair Housing Month

Impediment Addressed:

- Fair Housing Knowledge

Summary: Salt Lake City Housing Stability commemorated the 53rd anniversary of the Fair Housing Act. Salt Lake City's Housing Stability welcomes this opportunity join the Federal Government and state and local jurisdictions across America in this celebration of the rich diversity of our people and the right of all citizens to live where they choose without fear of discrimination, regardless of race, color, religion, sex, disability, familial status and national origin.

Salt Lake City led the way to further protect individuals from housing discrimination, by enacting the Fair Housing Policy of 2009, to include sexual orientation and gender identity or expression, of which Salt Lake County and the State of Utah later enacted in 2015.

Action: Sub-grantee Fair Housing Training

Impediment Addressed:

- Fair Housing Knowledge

Summary: Housing Stability 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, which opened to the public in Summer of 2021. Additionally, 900 West Node Enhancements, Post Street Reconstruction Project, and the Poplar Grove Neighborhood Byway, are all improving CDBG target area neighborhoods livability through pedestrian access and safety developments.

Action: Fair Housing Citizen Outreach

Impediment Addressed:

- Fair Housing Knowledge

Summary: Housing Stability integrated fair housing education with all affordable housing materials, educational curriculum, and its programs and services increasing opportunities to affirmatively further fair housing. Housing Stability 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 Housing Stability looking for information or wanting to file a discrimination complaint were referred to the Disability Law Center.

**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.**

Housing Stability 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. Housing Stability 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, Housing Stability’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.

Sub-recipients 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 Housing Stability 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 Housing Stability’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 Housing Stability 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 Housing Stability staff works together to ensure Federal regulations are followed. This ensures consistent communication between staff and agencies and reduces confusion. Additionally, agencies who receive grant funding for the first time or after years of not receiving funds receive an in-person technical assistance visit. This fiscal year, due to emergency declarations by the Salt Lake City Mayor, Salt Lake County Mayor, and the Governor, all TAs were done remotely over video conferencing. Each TA visit is tailored to the program and to the staff overseeing it. Housing Stability staff focuses heavily on regulatory requirements for new Sub-recipients, 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 Housing Stability 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, and HOPWA) are monitored on an annual basis. This fiscal year, due to emergency declarations by the Salt Lake City Mayor, Salt Lake County Mayor, and the Governor, all monitoring visits were done remotely over video conferencing. We did identify one issue with a sub-recipient regarding program income with CDBG and we worked with them on a plan for spend down, and repayment to the City for an eligible CDBG activity if they do not meet the necessary requirements, we gave them for spenddown.

Because it is a Housing Stability 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.

CV-funded projects will complete performance between June 30, 2022 and September 7, 2022. Salt Lake City Housing Stability also intends to follow the standards and procedures utilized by the annual entitlement team. Since CV-funded programs were considered new programs by HUD, Salt Lake City Housing Stability completed an in-depth technical assistance review for all subrecipient projects, regardless of prior federal assistance. Salt Lake City Housing Stability will continue to conduct trainings and technical assistance for all subrecipients on an as-needed basis throughout the program year. Salt Lake City Housing Stability will also use a risk assessment of standard factors, including performance, to determine which CV-funded projects demand monitoring before the completion of the 21-22 program year.

**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 5, 2020, Housing Stability 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. Due to COVID-19 the meeting was held over a digital WebEx meeting with the required amount of public notice. However, there was no people attended the hearing in public and nobody submitted written comments.

*City Council Public Hearing:*

The Salt Lake City Council held a public hearing on April 6, 2021 to accept comment on proposed activities to be supported with CDBG, ESG, HOME, and HOPWA funding during the 2021-2022 program year. The City Council accepted public input from over 40 residents 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 considered 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 2020-2024 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 2020-2021 program year, Housing Stability conducted a community engagement survey for the upcoming 2021-2022 funding year. Housing Stability staff due to COVID-19 held an all-digital survey. Housing Stability reached out to over 150 agencies, non-profits, elected officials, and social media postings to identify funding priorities. For 2021-2022's public engagement, 879 residents provided feedback. The questions asked about housing priorities, transportation, building community strength, homeless services, and behavioral health. Responses about providing more in-depth services to homeless persons and affordable housing creation and retention scored the highest.

*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 2020-2021 will be made available for public review and comment from September 15 - September 29, 2021. Due to Coronavirus precautions, no physical postings were posted. Copies of the CAPER, along with Public Notices in English and Spanish were posted on the State's Public Notice website, Housing Stability's website, and copies were distributed community partners and other City Office and Department to post on appropriate notice sites and distribution lists. Non-English speaking and ADA community contacts were also notified. The CDBG Financial Summary Report (C04PR26) was also made available for public review.

**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 2020-2021 CAPER report is the first of a five-year 2020-2024 Consolidated Plan period.

Over the remaining 4 years of the 2020-2024 Consolidated Plan, Salt Lake City Housing Stability will continue to focus on the goals identified in the plan. The 2020-2024 Consolidated Plan is focused on building Neighborhoods of Opportunity to promote capacity in neighborhoods with concentrated poverty and to support the City’s most vulnerable populations. Identified below are the five goals of the 2020-2024 Consolidated Plan:

Housing

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

Transportation

To promote accessibility and affordability of multimodal transportation options.

Build Community Resiliency

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

Homeless Services

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

Behavioral Health

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

With its CDBG dollars Salt Lake City has offered several different housing programs such as the homebuyer, home rehabilitation, community land trust, and targeted/small repair programs. Also, several housing focused nonprofits have received our housing rehab dollars. Additionally, our CDBG public services has a vast array of homeless shelter, domestic violence, and employment programs aimed at LMI populations. Our NBIP and transportation programs were funded and successful this year through City departments.

**CDBG-CV funds will be fully expended by the end of the 21-22 Program Year. Through CDBG-CV dollars, Salt Lake City Housing Stability has partnered with local non-profit subgrantees to carry out a variety of projects, such as emergency food delivery, homeless services, small business job retention, and mortgage assistance, all of which respond to needs**

arising from coronavirus. There are no anticipated changes to how Salt Lake City Housing Stability will run the program; however, due to the evolving nature and related needs to address coronavirus in Salt Lake City, Salt Lake City Housing Stability will document any substantial changes in needs and assist subgrantees in deploying these funds to the residents who need them most.

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

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

Each year, Salt Lake City arranges to do a file reviews and physical onsite inspections of affordable rental housing supported through the HOME program. For the 2020-2021 program year Salt Lake City completed development inspections, however, due to Coronavirus some projects units, that were being rented during the inspection, were unable to be inspected due to the vulnerable populations that were living in the HOME units. There were three developments that completed in the 2020-2021 program year and units were able to be inspected since there were no current tenants at the time. During the program year six affordable rental housing developments were inspected and monitored.

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 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 typically accompanies Housing Stability staff to conduct on-site inspections and documents compliance issues in the City's licensure and code violation database. During the 2020-2021 program year Salt Lake City Housing Stability did not accompany a Building Inspector, due to safety measures for the Coronavirus pandemic. The Building Inspector was able to complete a physical inspection of the six rental housing projects and reported back to Housing Stability staff of any code violations or hazards. All six of the inspections resulted in no compliance or code violations. Three of the six affordable housing developments were new developments completed within six months of the inspections.

The City sends monitoring results within sixty days of the audit to the project owner. If issues arise that need to be addressed, the development owner is provided thirty to sixty 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.

As previously stated, there were no compliance or code violations found on the development of the six affordable housing projects inspected. After a final inspection and monitoring, three HOME development projects are no longer

under the original HOME affordability period and were completed in the 2020-2021 program year, those projects are Artspace Bridge Projects, , Lowell Apartments, and Glendale Senior Apartments. Three new developments completed construction with HOME funding in the program year; Centro Civico, an affordable complex for seniors and refugees, Central City Apartments, a deeply affordable development with an outpatient clinic for those with substance abuse disorders, and Medina Place Apartments, an affordable development for individuals and couples with mental illness. In the 2020-2021 program year Salt Lake City approved three CHDO and ten HOME rehabilitation projects anticipated to be completed in the next twenty-four months.

**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.

**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 2020-2021, Salt Lake City brought in a total of \$674,926 in Program Income. Funds have been used to support Salt Lake City’s Housing Program and annual HOME awards. Program Income is still in the process of being expended. Currently, the funds have been utilized towards TBRA and down payment assistance with the remaining continuing to assist the Housing Program.

### **Owner and Tenant Characteristics**

All down payment activities served households of 80% AMI or below. All TBRA projects serve households under 60% AMI.

### **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 Stability 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 in the community, such as Low-Income Housing Tax Credits, Salt Lake City's Housing Development 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		38
Tenant-based rental assistance		57
Units provided in transitional housing facilities developed, leased, or operated with HOPWA funds		0
Units provided in permanent housing facilities developed, leased, or operated with HOPWA funds		0
<b>Total</b>		<b>95</b>

Salt Lake City was able to advance each one-year goal under HOPWA during the 2020-2021 program year.

Salt Lake City’s project sponsor, Utah Community Action, provided STRMU assistance and case management to 38 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 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 57 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. 4 of households assisted with TBRA also received PHP funding.

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 105 households. 17 households were provided with PHP services.

A total of 110 de-duplicated households were served with HOPWA housing subsidy assistance (PHP, TBRA, or STRMU) and a total of 152 households were provided with supportive services (case management) during the 2020-2021 program year.

**CR-60 ESG – 91.520 (g)**

**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: Acting Director  
 Address: 451 South State Street, Rm 445, Salt Lake City, UT 84111  
 Phone Number: 801-535-6240  
 Email Address: [jennifer.schumann@slcgov.com](mailto:jennifer.schumann@slcgov.com)

**SECONDARY ESG CONTACT INFORMATION**

Name: Heather Royall  
 Position: Policy and Program Manager  
 Address: 451 South State Street, Rm 445, Salt Lake City, UT 84111  
 Phone Number: 801-535-6168  
 Email Address: [heather.royall@slcgov.com](mailto:heather.royall@slcgov.com)

**PROGRAM YEAR**

July 1, 2020- June 30, 2021

**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
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	\$22,630
The Road Home	Salt Lake	Utah	84101	612496802	N	Non-Profit Agency	\$40,765
Volunteers of America	Salt Lake	Utah	84115	931851265	N	Faith Based Non-Profit Agency	\$38,000
Volunteers of America	Salt Lake	Utah	84115	931851265	N	Faith Based Non-Profit Agency	\$46,000
Housing Authority of Salt Lake City	Salt Lake	Utah	84101		N	Non-Profit Agency	\$34,339
First Step House	Salt Lake	Utah	84102	093123115	N	Non-Profit Agency	\$60,000



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## CR-65 ESG PERSONS ASSISTED

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

### IDENTIFY PERSONS SERVED UTILIZING EMERGENCY SOLUTIONS GRANT FUNDING

#### PERSONS SERVED

Type of Person Served	Output Number of Persons
Adults	1,540
Children	44
Don't Know/ Refused/ Other	4
Missing Information	0
<b>Total</b>	<b>1588</b>

#### PERSONS SERVED BY GENDER FOR ALL ACTIVITIES

Gender	Output Number of Persons
Male	344
Female	1,200
Transgender/Gender Nonconforming	41
Don't Know/ Refused/ Other	2
Missing Information	1
<b>Total</b>	<b>1,588</b>

#### PERSONS SERVED BY AGE FOR ALL ACTIVITIES

Age	Output Number of Persons
Under 18	44
18 years – 24 years	308
25 years and over	1232
Don't Know/ Refused/ Other	2
Missing Information	2
<b>Total</b>	<b>1,588</b>

**PERSONS SERVED BY RACE**

Race	ESG
White	1,162
Black or African American	170
Asian	11
American Indian or American Native	90
Native Hawaiian or Other Pacific Islander	44
Multiple Races	76
Don't Know/Refused	20
Information Missing	15
<b>Total</b>	<b>1,588</b>
Hispanic	292
Not Hispanic	1,270

Ethnicity of individuals pulled in the ESG CAPER also included 19 “Client Doesn’t Know/Client Refused” and 7 “Data Not Collected”.

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**CR-70 EMERGENCY SOLUTIONS GRANT ASSISTANCE PROVIDED AND OUTCOMES – 91.520(g)**

**SHELTER UTILIZATION**

Shelter Utilization	Output Number of Bed Nights
New Units – Rehabbed	0
New Units – Conversion	0
Number of Bed Nights Available	83,950
Number of Bed Nights Provided	74,665
<b>Capacity Utilization</b>	<b>88.9%</b>

Emergency Shelters included in the Shelter Utilization are the VOA Geraldine King Women’s Resource Center and the VOA Youth Resource Center. The utilization rate is higher than last year due to the shift in the Homeless Resource Center model, three new resource centers opened in November of 2019 with less bed nights available. Coronavirus also had an impact on bed use with motel room vouchers as an alternative to congregant shelter beds.

**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 Utah’s Homeless Information Management System (HMIS). All service agencies in the region and the rest of the state are under a uniform data standard for HUD reporting and local ESG funders. All ESG funded organizations participate in HMIS. 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. Housing Stability 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	2017-18	2018-19	2019-20	2020-21
Rental Assistance	\$32,000	\$30,000	0	\$31,754.94
Housing Relocation & Stabilization Services: Financial Assistance	0	0	0	0
Housing Relocation & Stabilization Services: Services	0	0	0	0
Homeless Prevention	0	0	\$53,000	\$30,000
<b>Total</b>	<b>\$32,000</b>	<b>\$30,000</b>	<b>\$53,000</b>	<b>\$61,754.94</b>

### ESG EXPENDITURES FOR RAPID RE-HOUSING ACTIVITIES

Activity	2017-18	2018-19	2019-20	2020-21
Rental Assistance	\$85,508	\$85,382	\$39,598	\$45,806.66
Housing Relocation & Stabilization Services: Financial Assistance	0	0	0	0
Housing Relocation & Stabilization Services: Services	0	0	0	0
Homeless Prevention	0	0	0	0
<b>Total</b>	<b>\$85,508</b>	<b>\$85,382</b>	<b>\$39,598</b>	<b>\$45,806.66</b>

#### ESG EXPENDITURES FOR EMERGENCY SHELTER

Activity	2017-18	2018-19	2019-20	2020-21
Essential Services	0	0	0	0
Operations	\$164,115	164,115	\$139,227	\$96,701.32
Renovation	0	0	0	0
Major Rehab	0	0	0	0
Conversion	0	0	0	0
<b>Total</b>	<b>\$164,115</b>	<b>\$164,115</b>	<b>\$139,227</b>	<b>\$96,701.32</b>

#### OTHER GRANT EXPENDITURES

Activity	2017-18	2018-19	2019-20	2020-21
HMIS	0	0	0	0
Administration	\$18,121	0	\$22,446	\$22,629.99
Street Outreach	0	0	0	0
<b>Total</b>	<b>\$18,121</b>	<b>0</b>	<b>\$22,446</b>	<b>\$22,629.99</b>

#### TOTAL ESG GRANT FUNDS EXPENDED

Total Funds Expended in the Last 3 Years	2017-18	2018-19	2019-20	2020-21
\$760,660.91	\$299,744	\$279,497	\$254,271	\$226,892.91

#### ESG MATCH SOURCE

Funding Source	2017-18	2018-19	2019-20	2020-21
Other Non-ESG HUD Funds	0	\$8,695	\$97,122	\$12,971
Other Federal Funds	\$45,536	\$19,340	0	
State Government	0	\$96,077	\$60,030	\$58,444.91
Local Government	0	0	0	\$31,755
Private Funds	\$234,544	\$114,388	\$97,119	\$100,722
Other	\$3,469	\$9,297	0	
Fees	\$16,195	\$1,700	0	
Program Income	0	\$30,000	0	\$23,000
<b>Total Match Amount</b>	<b>\$299,744</b>	<b>\$279,497</b>	<b>\$254,271</b>	<b>\$226,892.91</b>

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

Total Funds Expended In the Last 3 Years	2017-18	2018-19	2019-20	2020-21
\$1,512,321.82	\$572,881	558,994	\$508,542	\$453,785.82