



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

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# **EXECUTIVE SUMMARY**

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



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

### 1. INTRODUCTION

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

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

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

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

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

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



Process & Overview

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

**I. The Process**

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

**II. Needs Assessment (NA)**

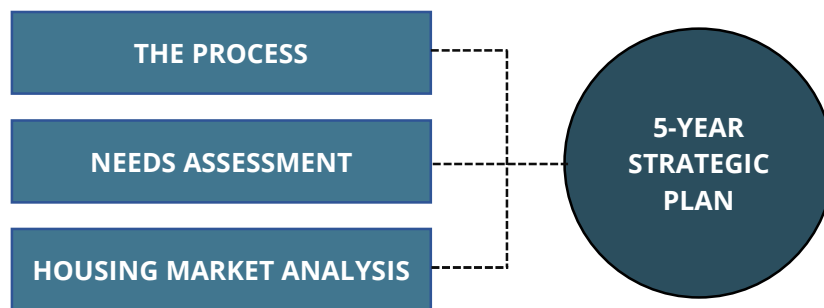
The Needs Assessment section provides an analysis of housing, homeless and community development needs, with focus on the needs of low-income households, racial and ethnic minorities, homeless persons, and non-homeless special needs populations.

**III. Housing Market Analysis (MA)**

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

**IV. Five-Year Strategic Plan (SP)**

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



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

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



## 2. OBJECTIVES AND OUTCOMES IDENTIFIED IN THE PLAN

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

### Housing

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

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

### Transportation

To promote accessibility and affordability of multimodal transportation options.

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

### Build Community Resiliency

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

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

### Homeless Services

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



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

Behavioral Health

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

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

**3. EVALUATION OF PAST PERFORMANCE**

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

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

**TABLE ES-05.1  
SALT LAKE CITY 2015-2019 CONSOLIDATED PLAN ACCOMPLISHMENTS**

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

**4. SUMMARY OF CITIZEN PARTICIPATION PROCESS AND CONSULTATION PROCESS:**





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

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

## **5. PUBLIC COMMENTS:**

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

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

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

## **7. SUMMARY:**

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



# **THE PROCESS**

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



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

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

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

**TABLE PR-05.1**  
**LEAD AND RESPONSIBLE AGENCIES**

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

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

#### **Consolidated Plan Public Contact Information:**

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

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

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

### INTRODUCTION:

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



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

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

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

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

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

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

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

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



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

**TABLE PR-10.1**

**CONSULTATION AND PUBLIC PARTICIPATION PARTICIPANTS**

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



	outcomes of the consultation or areas for improved coordination?	effort allowed for discussion and feedback from the agencies that are the closest to those we are assisting. From these efforts, the City was able to determine the overarching priorities and goals of the Plan, including specific public service focus areas where funding will be targeted and leveraged community wide.
<b>4</b>	Agency/Group/Organization	Community Development Corporation, Utah
	Agency/Group/Organization Type	Services - Housing
	What section of the Plan was addressed by consultation?	Housing Needs Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Public Service Organization that assisted in identifying service gaps within the community. The collaborative effort allowed for discussion and feedback from the agencies that are the closest to those we are assisting. From these efforts, the City was able to determine the overarching priorities and goals of the Plan, including specific public service focus areas where funding will be targeted and leveraged community wide.
<b>5</b>	Agency/Group/Organization	Community Health Center of Utah
	Agency/Group/Organization Type	Services - Health
	What section of the Plan was addressed by consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Public Service Organization that assisted in identifying service gaps within the community. The collaborative effort allowed for discussion and feedback from the agencies that are the closest to those we are assisting. From these efforts, the City was able to determine the overarching priorities and goals of the Plan, including specific public service focus areas where funding will be targeted and leveraged community wide.
<b>6</b>	Agency/Group/Organization	Disability Law Center
	Agency/Group/Organization Type	Services - Law, Persons with Disabilities
	What section of the Plan was addressed by consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Public Service Organization that assisted in identifying service gaps within the community. The collaborative effort allowed for discussion and feedback from the agencies that are the closest to those we are assisting. From these efforts, the City was able to determine the overarching priorities and goals of the Plan, including specific public service focus areas where funding will be targeted and leveraged community wide.
<b>7</b>	Agency/Group/Organization	Donated Dental



	Agency/Group/Organization Type	Services - Health
	What section of the Plan was addressed by consultation?	Homeless Needs - Families with Children, Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Public Service Organization that assisted in identifying service gaps within the community. The collaborative effort allowed for discussion and feedback from the agencies that are the closest to those we are assisting. From these efforts, the City was able to determine the overarching priorities and goals of the Plan, including specific public service focus areas where funding will be targeted and leveraged community wide.
<b>8</b>	Agency/Group/Organization	First Step House
	Agency/Group/Organization Type	Services - Housing, Persons with Disabilities, Homeless, Health
	What section of the Plan was addressed by consultation?	Housing Need Assessment, Homeless Needs - Chronically Homeless, Homeless Needs - Veterans, Homeless Strategy, Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Public Service Organization that assisted in identifying service gaps within the community. The collaborative effort allowed for discussion and feedback from the agencies that are the closest to those we are assisting. From these efforts, the City was able to determine the overarching priorities and goals of the Plan, including specific public service focus areas where funding will be targeted and leveraged community wide.
<b>9</b>	Agency/Group/Organization	Habitat for Humanity
	Agency/Group/Organization Type	Services - Housing
	What section of the Plan was addressed by consultation?	Housing Need Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Public Service Organization that assisted in identifying service gaps within the community. The collaborative effort allowed for discussion and feedback from the agencies that are the closest to those we are assisting. From these efforts, the City was able to determine the overarching priorities and goals of the Plan, including specific public service focus areas where funding will be targeted and leveraged community wide.
<b>10</b>	Agency/Group/Organization	Salt Lake County Housing Authority DBA Housing Connect
	Agency/Group/Organization Type	Services - Housing, Homeless
	What section of the Plan was addressed by consultation?	Housing Need Assessment, Homeless Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated	Public Service Organization that assisted in identifying service gaps within the community. The collaborative



	outcomes of the consultation or areas for improved coordination?	effort allowed for discussion and feedback from the agencies that are the closest to those we are assisting. From these efforts, the City was able to determine the overarching priorities and goals of the Plan, including specific public service focus areas where funding will be targeted and leveraged community wide.
<b>11</b>	Agency/Group/Organization	Intermountain Healthcare
	Agency/Group/Organization Type	Services - Health, Impact Investment
	What section of the Plan was addressed by consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Public Service Organization that assisted in identifying service gaps within the community. The collaborative effort allowed for discussion and feedback from the agencies that are the closest to those we are assisting. From these efforts, the City was able to determine the overarching priorities and goals of the Plan, including specific public service focus areas where funding will be targeted and leveraged community wide.
<b>12</b>	Agency/Group/Organization	Maliheh Free Clinic
	Agency/Group/Organization Type	Services - Health, Refugess
	What section of the Plan was addressed by consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Public Service Organization that assisted in identifying service gaps within the community. The collaborative effort allowed for discussion and feedback from the agencies that are the closest to those we are assisting. From these efforts, the City was able to determine the overarching priorities and goals of the Plan, including specific public service focus areas where funding will be targeted and leveraged community wide.
<b>13</b>	Agency/Group/Organization	NeighborWorks Salt Lake
	Agency/Group/Organization Type	Services - Housing
	What section of the Plan was addressed by consultation?	Housing Needs Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Public Service Organization that assisted in identifying service gaps within the community. The collaborative effort allowed for discussion and feedback from the agencies that are the closest to those we are assisting. From these efforts, the City was able to determine the overarching priorities and goals of the Plan, including specific public service focus areas where funding will be targeted and leveraged community wide.
<b>14</b>	Agency/Group/Organization	Optum Health





	Agency/Group/Organization Type	Services - Health
	What section of the Plan was addressed by consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Public Service Organization that assisted in identifying service gaps within the community. The collaborative effort allowed for discussion and feedback from the agencies that are the closest to those we are assisting. From these efforts, the City was able to determine the overarching priorities and goals of the Plan, including specific public service focus areas where funding will be targeted and leveraged community wide.
<b>15</b>	Agency/Group/Organization	Salt Lake City Housing Authority
	Agency/Group/Organization Type	Services - Housing, Homeless
	What section of the Plan was addressed by consultation?	Housing Needs Assessment, Homeless Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Public Service Organization that assisted in identifying service gaps within the community. The collaborative effort allowed for discussion and feedback from the agencies that are the closest to those we are assisting. From these efforts, the City was able to determine the overarching priorities and goals of the Plan, including specific public service focus areas where funding will be targeted and leveraged community wide.
<b>16</b>	Agency/Group/Organization	Salt Lake County Aging and Adult Services
	Agency/Group/Organization Type	Services - Seniors, Aging Services
	What section of the Plan was addressed by consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Public Service Organization that assisted in identifying service gaps within the community. The collaborative effort allowed for discussion and feedback from the agencies that are the closest to those we are assisting. From these efforts, the City was able to determine the overarching priorities and goals of the Plan, including specific public service focus areas where funding will be targeted and leveraged community wide.
<b>17</b>	Agency/Group/Organization	Shelter the Homeless
	Agency/Group/Organization Type	Services - Homeless
	What section of the Plan was addressed by consultation?	Housing Needs Assessment, Homeless Strategy, Homeless Needs - Chronically Homeless
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Public Service Organization that assisted in identifying service gaps within the community. The collaborative effort allowed for discussion and feedback from the agencies that are the closest to those we are assisting.



		From these efforts, the City was able to determine the overarching priorities and goals of the Plan, including specific public service focus areas where funding will be targeted and leveraged community wide.
<b>18</b>	Agency/Group/Organization	South Valley Services
	Agency/Group/Organization Type	Services - Domestic Violence
	What section of the Plan was addressed by consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Public Service Organization that assisted in identifying service gaps within the community. The collaborative effort allowed for discussion and feedback from the agencies that are the closest to those we are assisting. From these efforts, the City was able to determine the overarching priorities and goals of the Plan, including specific public service focus areas where funding will be targeted and leveraged community wide.
<b>19</b>	Agency/Group/Organization	Utah Community Action
	Agency/Group/Organization Type	Services - Housing, Food Bank, Early Education
	What section of the Plan was addressed by consultation?	Housing Needs Assessment, Homeless Strategy, Anti-Poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Public Service Organization that assisted in identifying service gaps within the community. The collaborative effort allowed for discussion and feedback from the agencies that are the closest to those we are assisting. From these efforts, the City was able to determine the overarching priorities and goals of the Plan, including specific public service focus areas where funding will be targeted and leveraged community wide.
<b>20</b>	Agency/Group/Organization	Utah Department of Workforce Services
	Agency/Group/Organization Type	Services - Medicaid, Food, Employment
	What section of the Plan was addressed by consultation?	Homeless Strategy, Economic Development, Anti-Poverty Strategy, Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Public Service Organization that assisted in identifying service gaps within the community. The collaborative effort allowed for discussion and feedback from the agencies that are the closest to those we are assisting. From these efforts, the City was able to determine the overarching priorities and goals of the Plan, including specific public service focus areas where funding will be targeted and leveraged community wide.
<b>21</b>	Agency/Group/Organization	Utah Health and Human Rights
	Agency/Group/Organization Type	Services - Mental Health



	What section of the Plan was addressed by consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Public Service Organization that assisted in identifying service gaps within the community. The collaborative effort allowed for discussion and feedback from the agencies that are the closest to those we are assisting. From these efforts, the City was able to determine the overarching priorities and goals of the Plan, including specific public service focus areas where funding will be targeted and leveraged community wide.
<b>22</b>	Agency/Group/Organization	Utah Transit Authority
	Agency/Group/Organization Type	Services - Transit, Transportation
	What section of the Plan was addressed by consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Public Service Organization that assisted in identifying service gaps within the community. The collaborative effort allowed for discussion and feedback from the agencies that are the closest to those we are assisting. From these efforts, the City was able to determine the overarching priorities and goals of the Plan, including specific public service focus areas where funding will be targeted and leveraged community wide.
<b>23</b>	Agency/Group/Organization	Volunteers of America - Utah
	Agency/Group/Organization Type	Services - Housing, Persons with Disabilities, Homeless, Health
	What section of the Plan was addressed by consultation?	Housing Needs Assessment, Homeless Needs - Chronically Homeless, Homeless Needs - Families with Children, Homeless Needs - Veterans, Homeless Needs - Unaccompanied Youth, Homeless Strategy, Anti-Poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Public Service Organization that assisted in identifying service gaps within the community. The collaborative effort allowed for discussion and feedback from the agencies that are the closest to those we are assisting. From these efforts, the City was able to determine the overarching priorities and goals of the Plan, including specific public service focus areas where funding will be targeted and leveraged community wide.
<b>24</b>	Agency/Group/Organization	Young Women's Christian Association
	Agency/Group/Organization Type	Services - Housing, Children, Victims of Domestic Violence, Homeless, Victims
	What section of the Plan was addressed by consultation?	Homeless Needs - Families with Children, Homeless Strategy, Non-Homeless Special Needs



	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Public Service Organization that assisted in identifying service gaps within the community. The collaborative effort allowed for discussion and feedback from the agencies that are the closest to those we are assisting. From these efforts, the City was able to determine the overarching priorities and goals of the Plan, including specific public service focus areas where funding will be targeted and leveraged community wide.
<b>INTERDEPARTMENTAL TECHNICAL ASSISTANCE GROUP</b>		
<b>25</b>	Agency/Group/Organization	Salt Lake City Community and Neighborhoods Department
	Agency/Group/Organization Type	Other Governmental - Local, Planning Organization
	What section of the Plan was addressed by consultation?	City Infrastructure, Community Needs, Community Safety, Economic Development, Homeless Services, Housing Needs Assessment, Market Analysis, Non-Homeless Special Needs, Planning/Zoning/Land Use, Public Services
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The City assembled an Interdepartmental Technical Committee to discuss the necessity of leveraging federal and non-federal funding opportunities. The Committee assisted in creating target areas to geographically focus city-wide efforts and discuss other funding tools that may be available. The group committed to working collaboratively to maximize resources. Collaborations will continue to occur on City infrastructure, economic development, and transportation efforts that are in a geographically focused area.
<b>26</b>	Agency/Group/Organization	Salt Lake City Council
	Agency/Group/Organization Type	Other Governmental - Local, Planning Organization
	What section of the Plan was addressed by consultation?	City Infrastructure, City Policy, Community Needs, Community Safety, Economic Development, Homeless Services, Housing Needs Assessment, Market Analysis, Non-Homeless Special Needs, Planning/Zoning/Land Use, Public Services
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The City assembled an Interdepartmental Technical Committee to discuss the necessity of leveraging federal and non-federal funding opportunities. The Committee assisted in creating target areas to geographically focus city-wide efforts and discuss other funding tools that may be available. The group committed to working collaboratively to maximize resources. Collaborations will continue to occur on City infrastructure, economic development, and transportation efforts that are in a geographically focused area.



<b>27</b>	Agency/Group/Organization	Salt Lake City Division of Economic Development
	Agency/Group/Organization Type	Other Governmental - Local, Planning Organization
	What section of the Plan was addressed by consultation?	City Infrastructure, Community Needs, Community Safety, Economic Development, Homeless Services, Housing Needs Assessment, Market Analysis, Non-Homeless Special Needs, Planning/Zoning/Land Use, Public Services
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The City assembled an Interdepartmental Technical Committee to discuss the necessity of leveraging federal and non-federal funding opportunities. The Committee assisted in creating target areas to geographically focus city-wide efforts and discuss other funding tools that may be available. The group committed to working collaboratively to maximize resources. Collaborations will continue to occur on City infrastructure, economic development, and transportation efforts that are in a geographically focused area.
<b>28</b>	Agency/Group/Organization	Salt Lake City Engineering Division
	Agency/Group/Organization Type	Other Governmental - Local, Planning Organization
	What section of the Plan was addressed by consultation?	City Infrastructure, Community Needs, Community Safety, Economic Development, Homeless Services, Housing Needs Assessment, Market Analysis, Non-Homeless Special Needs, Planning/Zoning/Land Use, Public Services
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The City assembled an Interdepartmental Technical Committee to discuss the necessity of leveraging federal and non-federal funding opportunities. The Committee assisted in creating target areas to geographically focus city-wide efforts and discuss other funding tools that may be available. The group committed to working collaboratively to maximize resources. Collaborations will continue to occur on City infrastructure, economic development, and transportation efforts that are in a geographically focused area.
<b>29</b>	Agency/Group/Organization	Salt Lake City Parks & Public Lands Division
	Agency/Group/Organization Type	Other Governmental - Local, Planning Organization
	What section of the Plan was addressed by consultation?	City Infrastructure, Community Needs, Community Safety, Economic Development, Homeless Services, Housing Needs Assessment, Market Analysis, Non-Homeless Special Needs, Planning/Zoning/Land Use, Public Services
	How was the Agency/Group/Organization consulted and what are the anticipated	The City assembled an Interdepartmental Technical Committee to discuss the necessity of leveraging federal



	outcomes of the consultation or areas for improved coordination?	and non-federal funding opportunities. The Committee assisted in creating target areas to geographically focus city-wide efforts and discuss other funding tools that may be available. The group committed to working collaboratively to maximize resources. Collaborations will continue to occur on City infrastructure, economic development, and transportation efforts that are in a geographically focused area.
<b>30</b>	Agency/Group/Organization	Salt Lake City Redevelopment Agency
	Agency/Group/Organization Type	Other Governmental - Local, Planning Organization
	What section of the Plan was addressed by consultation?	City Infrastructure, Community Needs, Community Safety, Economic Development, Homeless Services, Housing Needs Assessment, Market Analysis, Non-Homeless Special Needs, Planning/Zoning/Land Use, Public Services
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The City assembled an Interdepartmental Technical Committee to discuss the necessity of leveraging federal and non-federal funding opportunities. The Committee assisted in creating target areas to geographically focus city-wide efforts and discuss other funding tools that may be available. The group committed to working collaboratively to maximize resources. Collaborations will continue to occur on City infrastructure, economic development, and transportation efforts that are in a geographically focused area.
<b>31</b>	Agency/Group/Organization	Salt Lake City Transportation Division
	Agency/Group/Organization Type	Other Governmental - Local, Planning Organization
	What section of the Plan was addressed by consultation?	City Infrastructure, Community Needs, Community Safety, Economic Development, Homeless Services, Housing Needs Assessment, Market Analysis, Non-Homeless Special Needs, Planning/Zoning/Land Use, Public Services
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The City assembled an Interdepartmental Technical Committee to discuss the necessity of leveraging federal and non-federal funding opportunities. The Committee assisted in creating target areas to geographically focus city-wide efforts and discuss other funding tools that may be available. The group committed to working collaboratively to maximize resources. Collaborations will continue to occur on City infrastructure, economic development, and transportation efforts that are in a geographically focused area.
<b>32</b>	Agency/Group/Organization	Salt Lake City Civic Engagement
	Agency/Group/Organization Type	Other Governmental – Local, Planning Organization





	What section of the Plan was addressed by consultation?	City Infrastructure, Community Needs, Community Safety, Economic Development, Homeless Services, Housing Needs Assessment, Market Analysis, Non-Homeless Special Needs, Planning/Zoning/Land Use, Public Services
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The City assembled an Interdepartmental Technical Committee to discuss the necessity of leveraging federal and non-federal funding opportunities. The Committee assisted in creating target areas to geographically focus city-wide efforts and discuss other funding tools that may be available. The group committed to working collaboratively to maximize resources. Collaborations will continue to occur on City infrastructure, economic development, and transportation efforts that are in a geographically focused area.
<b>33</b>	Agency/Group/Organization	Salt Lake City Police Department
	Agency/Group/Organization Type	Other Governmental - Local
	What section of the Plan was addressed by consultation?	Community Safety, Homeless Services, Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The City assembled an Interdepartmental Technical Committee to discuss the necessity of leveraging federal and non-federal funding opportunities. The Committee assisted in creating target areas to geographically focus city-wide efforts and discuss other funding tools that may be available. The group committed to working collaboratively to maximize resources. Collaborations will continue to occur on City infrastructure, economic development, and transportation efforts that are in a geographically focused area.
<b>34</b>	Agency/Group/Organization	Salt Lake City Sustainability Division
	Agency/Group/Organization Type	Other Governmental - Local Planning Organization
	What section of the Plan was addressed by consultation?	City Infrastructure, Community Needs, Community Safety, Economic Development, Homeless Services, Housing Needs Assessment, Market Analysis, Non-Homeless Special Needs, Planning/Zoning/Land Use, Public Services
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The City assembled an Interdepartmental Technical Committee to discuss the necessity of leveraging federal and non-federal funding opportunities. The Committee assisted in creating target areas to geographically focus city-wide efforts and discuss other funding tools that may be available. The group committed to working collaboratively to maximize resources. Collaborations will continue to occur on City infrastructure, economic



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

**TABLE PR-10.2**  
**PLAN CONSULTATION**

Community Plan Consultations		
<b>1</b>	Name of Plan	10-Year Plan to End Chronic Homelessness
	Lead Organization	State of Utah
	How do the goals of your Strategic Plan overlap with the goals of each plan?	Created in 2004, updated in 2013, this plan highlights initiatives centered on using the Housing First Model to end chronic homelessness. This plan places minimal restriction on persons to place them into safe housing. Housing goals include promoting the construction of safe, decent, and affordable homes for all income levels and to put specific emphasis on housing homeless persons.
<b>2</b>	Name of Plan	Annual Point-in-Time Count
	Lead Organization	State of Utah
	How do the goals of your Strategic Plan overlap with the goals of each plan?	This plan highlights an initiative to find homeless persons living on the streets and gather information in order to connect them with available services. By doing so, this will help policymakers and program administrators set benchmarks to measure progress toward the goal of ending homelessness, help plan services and programs to appropriately address local needs, identify strengths and gaps in a community's current





		homelessness assistance system, inform public opinion, increase public awareness, attract resources, and create the most reliable estimate of people experiencing homelessness throughout Utah.
<b>3</b>	Name of Plan	Growing SLC
	Lead Organization	Salt Lake City
	How do the goals of your Strategic Plan overlap with the goals of each plan?	Policy solutions over the five year period of this plan will focus on: 1) updates to zoning code, 2) preservation of long-term affordable housing, 3) establishment of a significant funding source, 4) stabilizing low-income tenants, 5) innovation in design, 6) partnerships and collaboration in housing, and 7) equitability and fair housing.
<b>4</b>	Name of Plan	Salt Lake City Master Plans
	Lead Organization	Salt Lake City
	How do the goals of your Strategic Plan overlap with the goals of each plan?	Salt Lake City's master plans provide vision and goals for future development in the City. The plans guide the development and use of land, as well as provide recommendations for particular places within the City. HAND utilized the City's master plans to align policies, goals, and priorities.
<b>5</b>	Name of Plan	Salt Lake Valley Coalition to End Homelessness
	Lead Organization	Salt Lake County
	How do the goals of your Strategic Plan overlap with the goals of each plan?	This plan emphasizes the promotion of a community-wide commitment to the goal of ending homelessness, provide funding for efforts to quickly re-house individuals and families who are homeless, which minimizes the trauma and dislocation caused by homelessness, promote access to and effective use of mainstream programs, optimize self-sufficiency among individuals and families experiencing homelessness
<b>6</b>	Name of Plan	State of Utah Strategic Plan on Homelessness
	Lead Organization	State of Utah
	How do the goals of your Strategic Plan overlap with the goals of each plan?	The strategic plan establishes statewide goals and benchmarks on which to measure progress toward these goals. The plan recognizes that every community in Utah is different in their challenges, resources available, and needs of those who experience homelessness.
<b>7</b>	Name of Plan	Strategic Economic Development Plan
	Lead Organization	Salt Lake City Economic Development
	How do the goals of your Strategic Plan overlap with the goals of each plan?	The Strategic Plan establishes an assessment of existing economic conditions of Salt Lake City through analysis of quantitative and qualitative data. This information guided a strategic framework that builds on existing strengths and seeks to overcome identified challenges to ensure the City's fiscal health, enhance its business climate, and promote economic growth.
<b>8</b>	Name of Plan	Housing Gap Coalition Report
	Lead Organization	Salt Lake Chamber
	How do the goals of your Strategic Plan overlap with the goals of each plan?	Initiative that seeks to safeguard Utah's economic prosperity by ensuring home ownership is attainable and housing affordability is a priority, protecting Utahns quality of life and expanding opportunities for all.



<b>9</b>	Name of Plan	Housing Affordability Crisis
	Lead Organization	Kem C. Gardner Policy Institute
	How do the goals of your Strategic Plan overlap with the goals of each plan?	Policy brief regarding the current and projected state of rising housing prices in Utah and recommendations regarding what to do about it.
<b>10</b>	Name of Plan	Continuum of Care
	Lead Organization	Salt Lake County
	How do the goals of your Strategic Plan overlap with the goals of each plan?	Salt Lake County is responsible for coordinating the HUD Continuum of Care (CoC) grant application process and community-wide goals on ending homelessness for the Salt Lake County CoC (UT-500). The CoC provides annual funding for local homeless housing and service programs. Although Salt Lake County Government manages the local process, ultimate funding decisions are made at the national level by HUD. The Salt Lake Valley Coalition to End Homelessness is responsible for oversight of the CoC.

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

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

## **PR- 15 CITIZEN PARTICIPATION**

### **SUMMARIZE CITIZEN PARTICIPATION PROCESS AND HOW IT IMPACTED GOAL SETTING.**

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

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



events, public meetings, public hearings, public comment periods, and one-on-one consultations. The following provides a synopsis of these efforts.

### CONSOLIDATED PLAN SURVEY

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

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

**FIGURE PR-15.1**  
**FLYER - ENGLISH**





**HOUSING AND  
NEIGHBORHOOD  
DEVELOPMENT**

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

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

## Help Us Create the Plan!

---

### SLC 2020-2024 Consolidated Plan

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

Visit [www.slc.gov/consolidated-plan](http://www.slc.gov/consolidated-plan) or scan this QR code to take a brief survey.





**FIGURE PR-15.2**  
**FLYER - SPANISH**



**HOUSING AND  
NEIGHBORHOOD  
DEVELOPMENT**

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

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

## ¡Ayúdenos a crear el Plan!

---

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

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



[www.slc.gov/consolidated-plan](http://www.slc.gov/consolidated-plan)



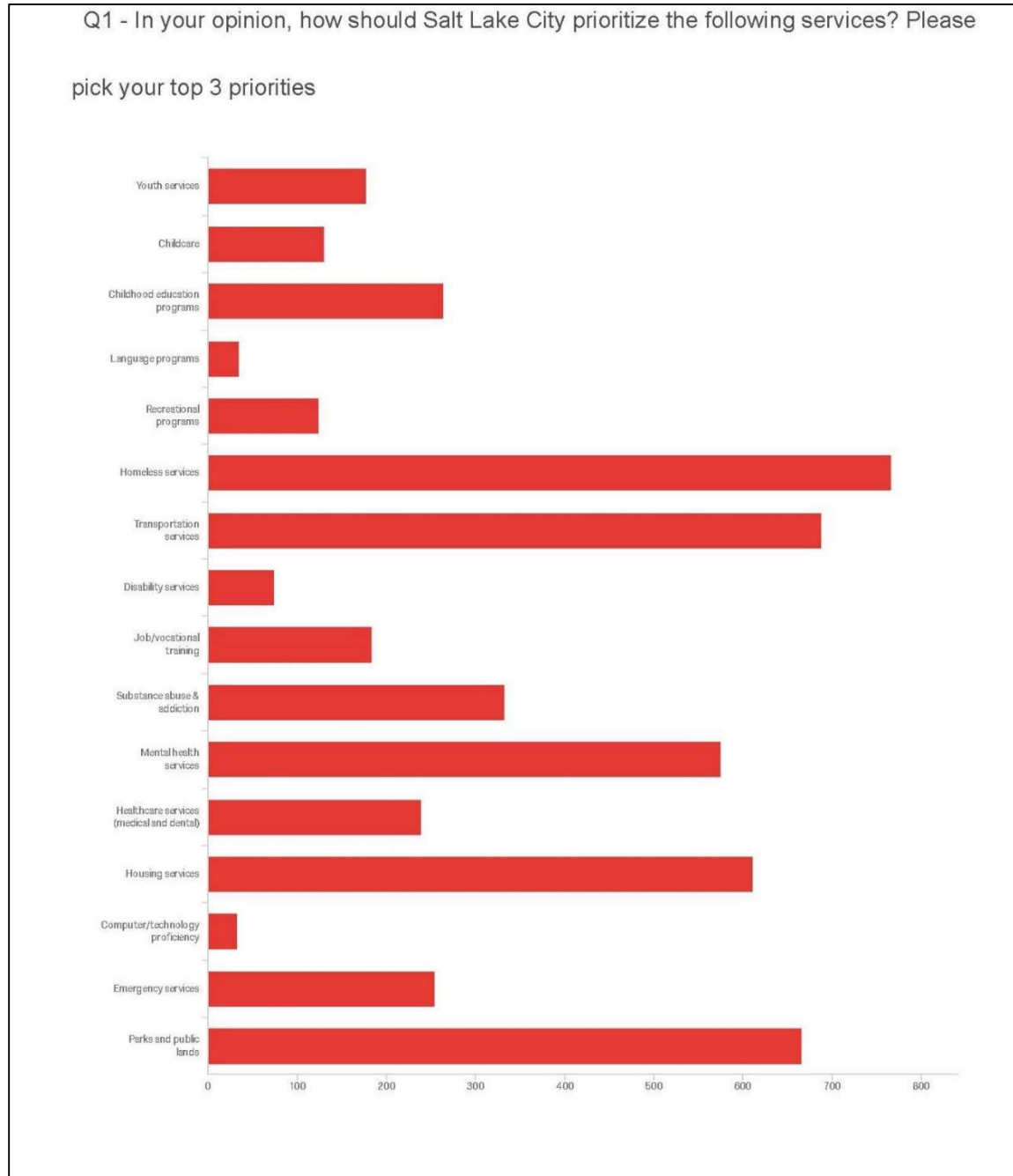
The survey fielding occurred from August 15 through September 30, 2019, with a total of 2,068 respondents completing it. Respondents ranked homeless and transportation services as their top



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

**FIGURE PR-15.3**

**QUESTION #1 SURVEY RESULTS**

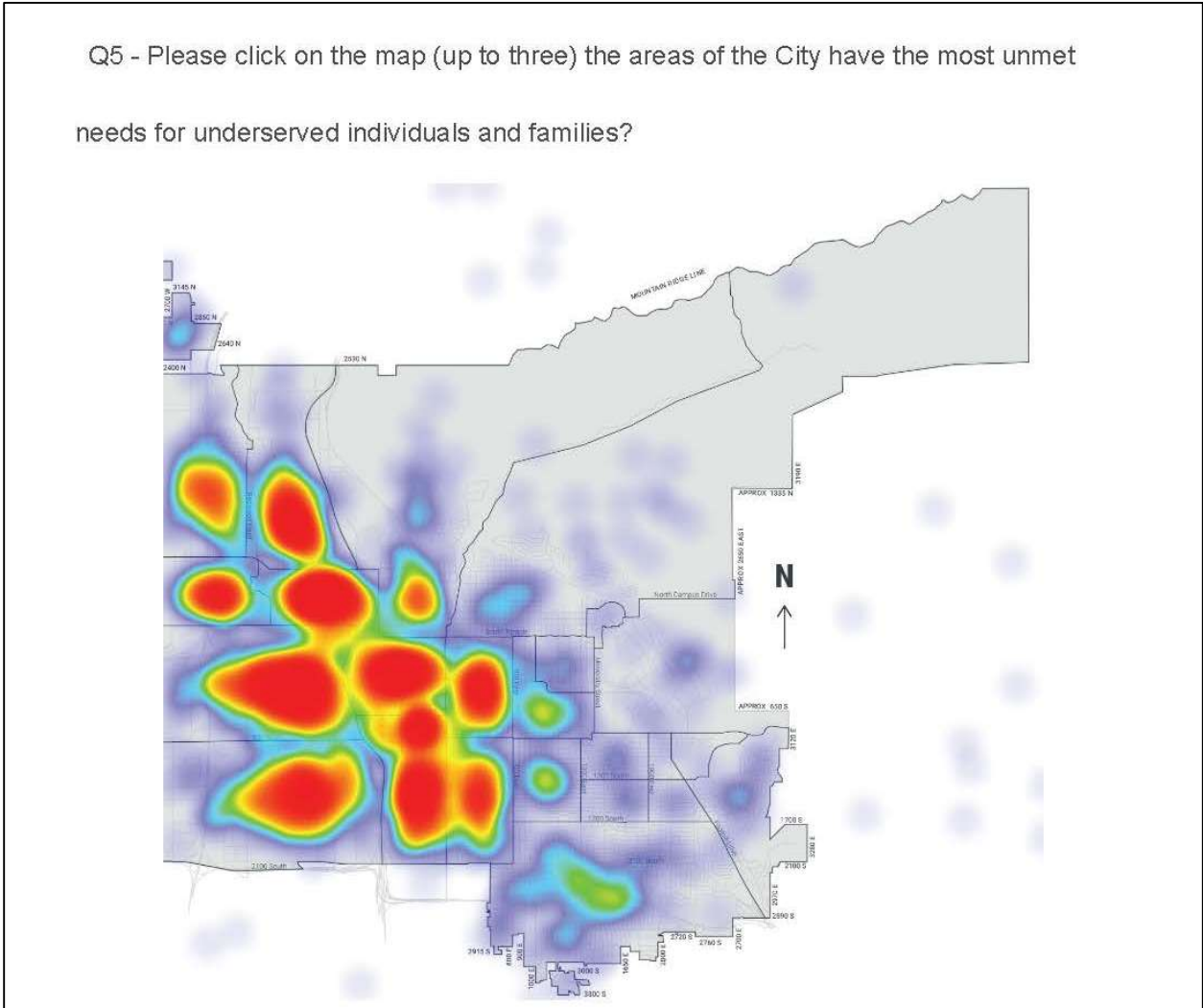


Respondents identified Poplar Grove, Fairpark, and Ballpark as the areas of the City with the most unmet needs for underserved individuals and families. The overwhelming majority of residents did not feel that



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

**FIGURE PR-15.4**  
**MAP OF UNDERSERVED COMMUNITIES**



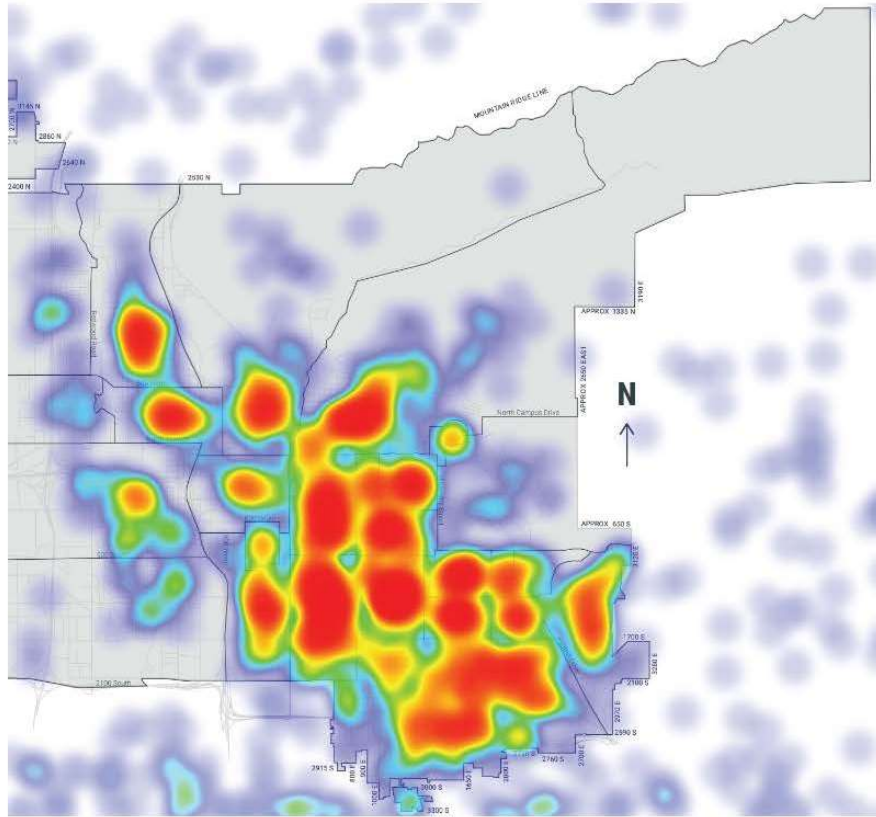
**FIGURE PR-15.5**





## MAP OF WHERE RESPONDENTS LIVE

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



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



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



### REGIONAL COLLABORATION

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

### STAKEHOLDER ADVISORY COMMITTEE

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





**FIGURE PR-15.7**  
**STAKEHOLDER MEETING**

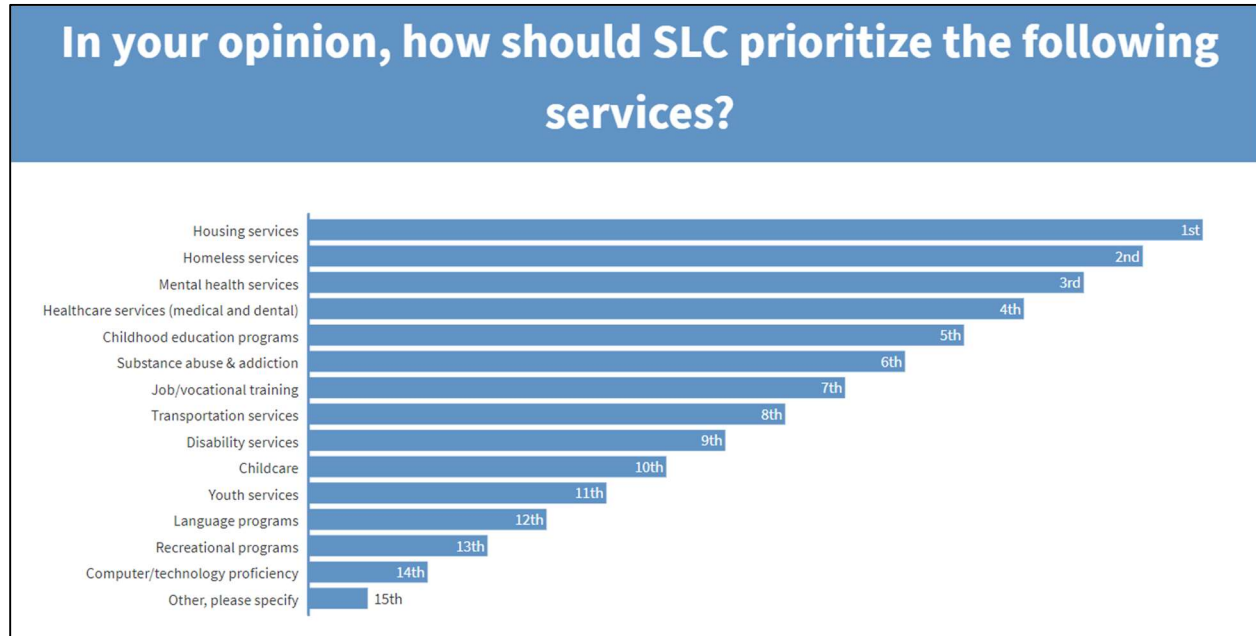


Initial Meeting- July 30, 2019

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



**FIGURE PR-15.8**  
**POLL RESULTS**



Second Meeting- September 24, 2019

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

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



FIGURE PR-15.9

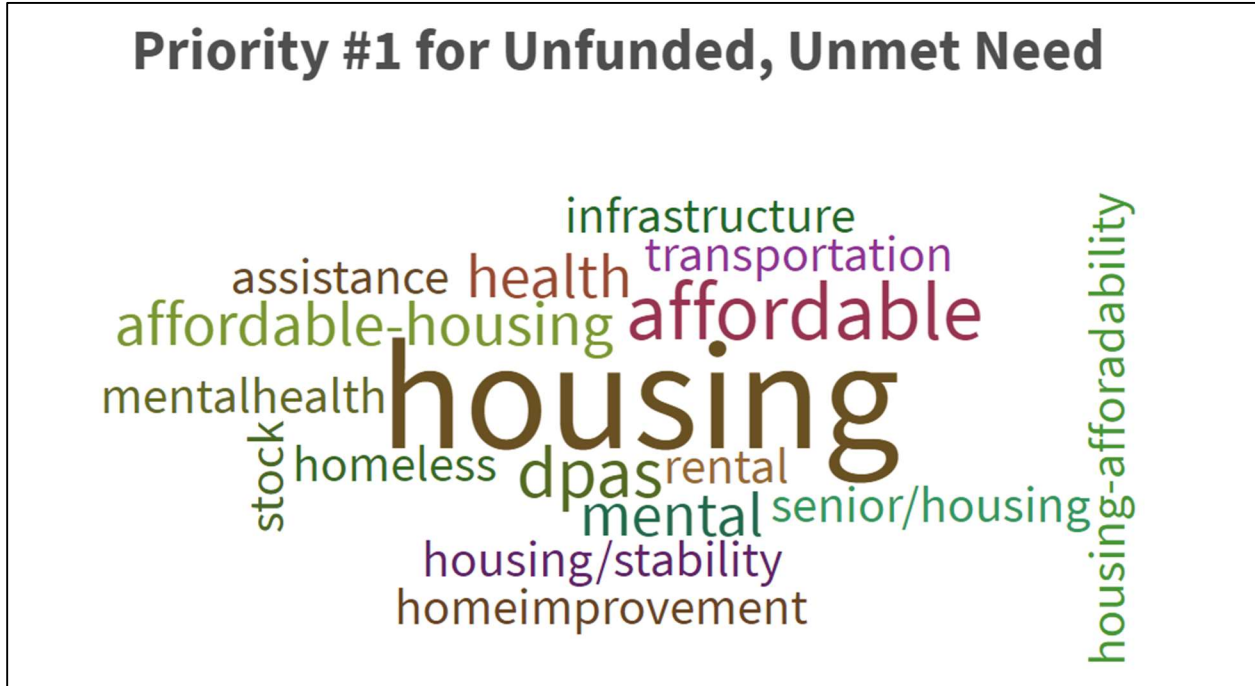
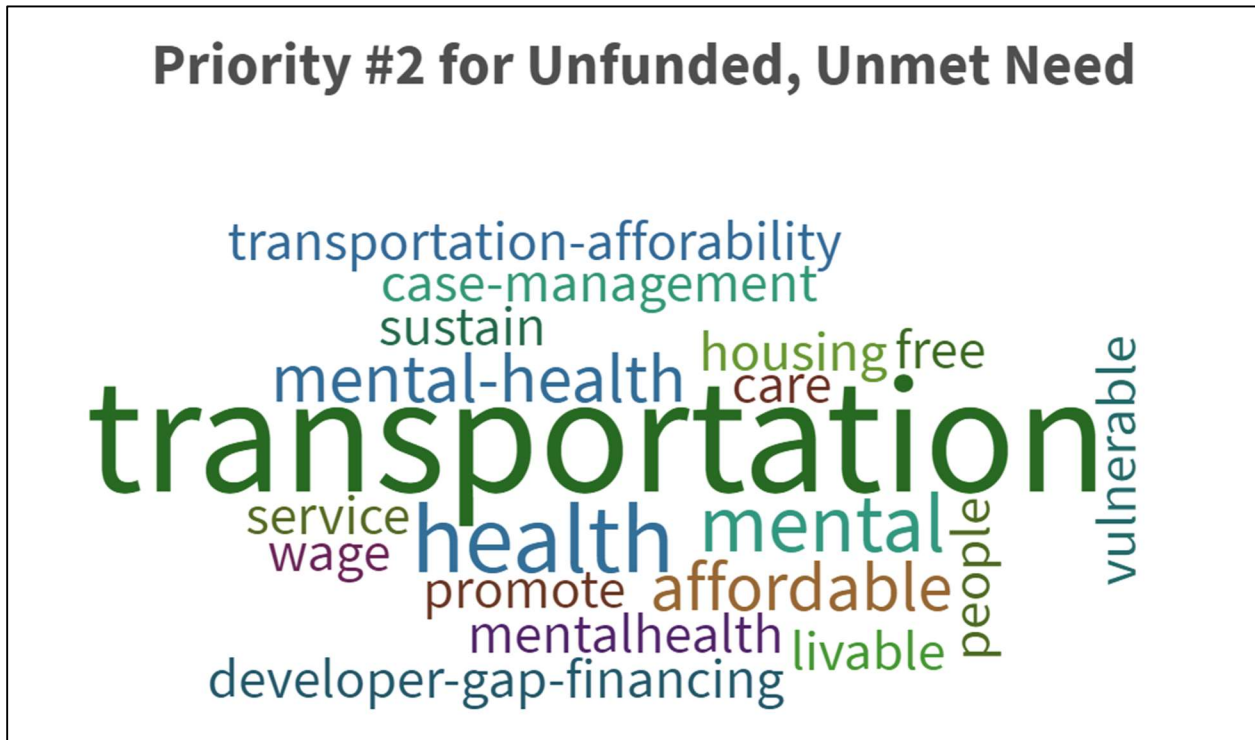


FIGURE PR-15.10





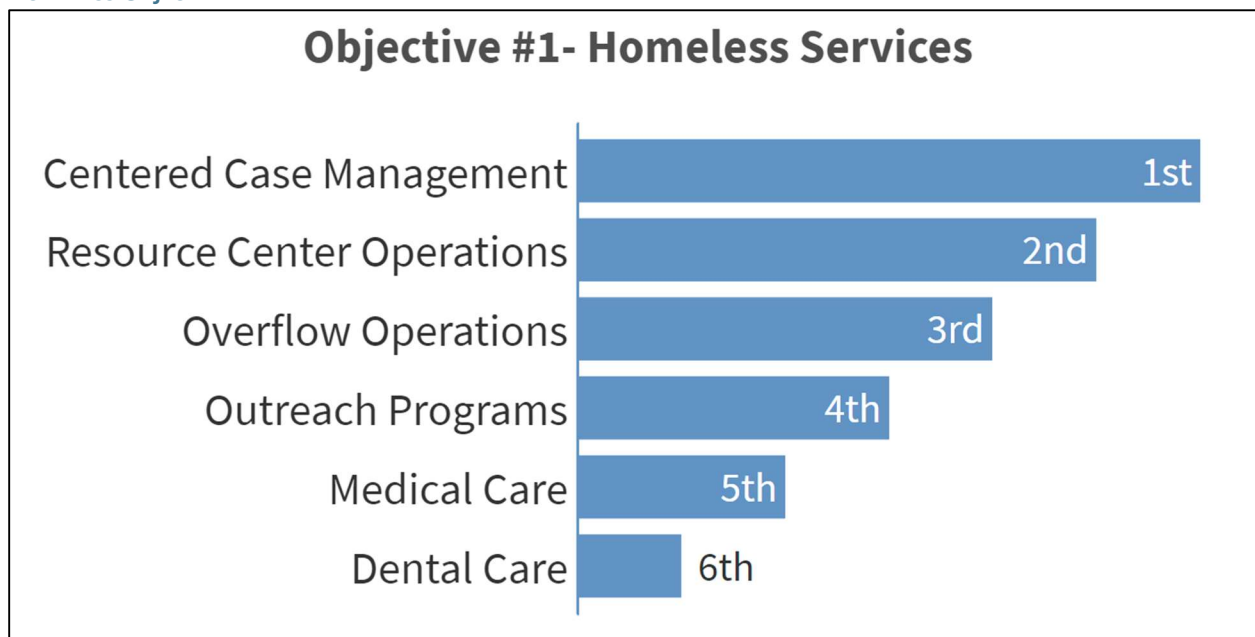
### Third Meeting- December 11, 2019

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

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

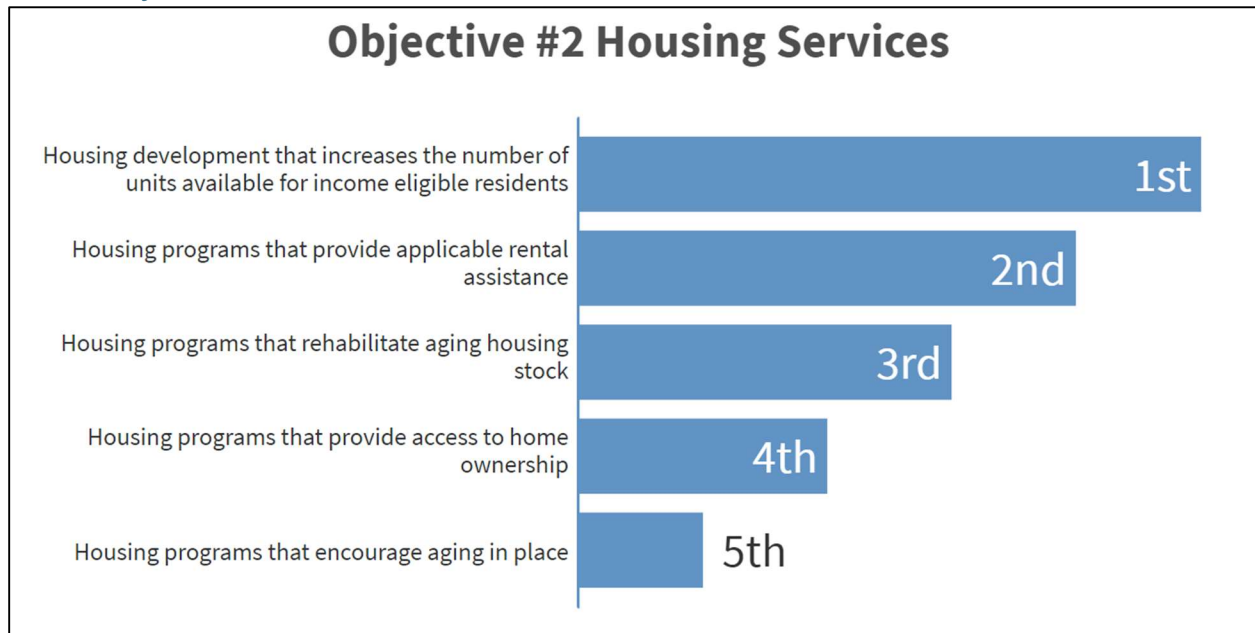
Stakeholders and City staff indicated that client centered community-based case management, treatment services for mental health and substance abuse, as well as the provision of housing, transit passes, and job training to income-eligible residents were their top priorities to meet these five objectives.

**FIGURE PR-15.11**  
**HOMELESS OBJECTIVE**





**FIGURE PR-15.12**  
**HOUSING OBJECTIVE**



**FIGURE PR-15.13**  
**TRANSPORTATION OBJECTIVE**

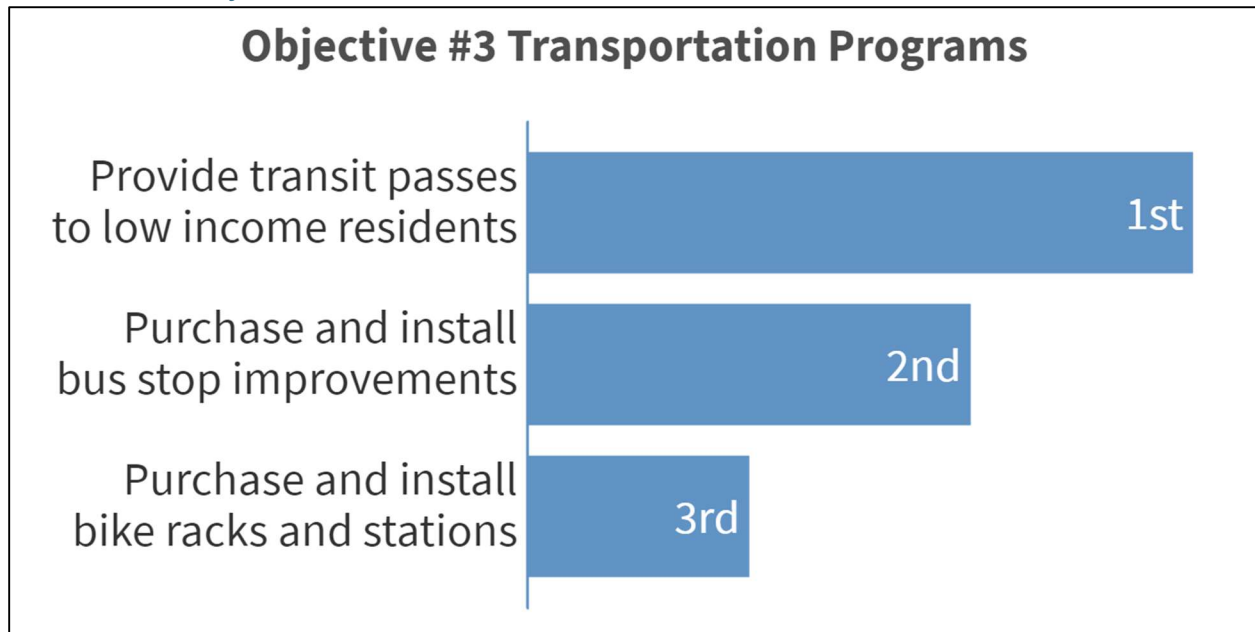






FIGURE PR-15.14  
ECONOMIC DEVELOPMENT OBJECTIVE

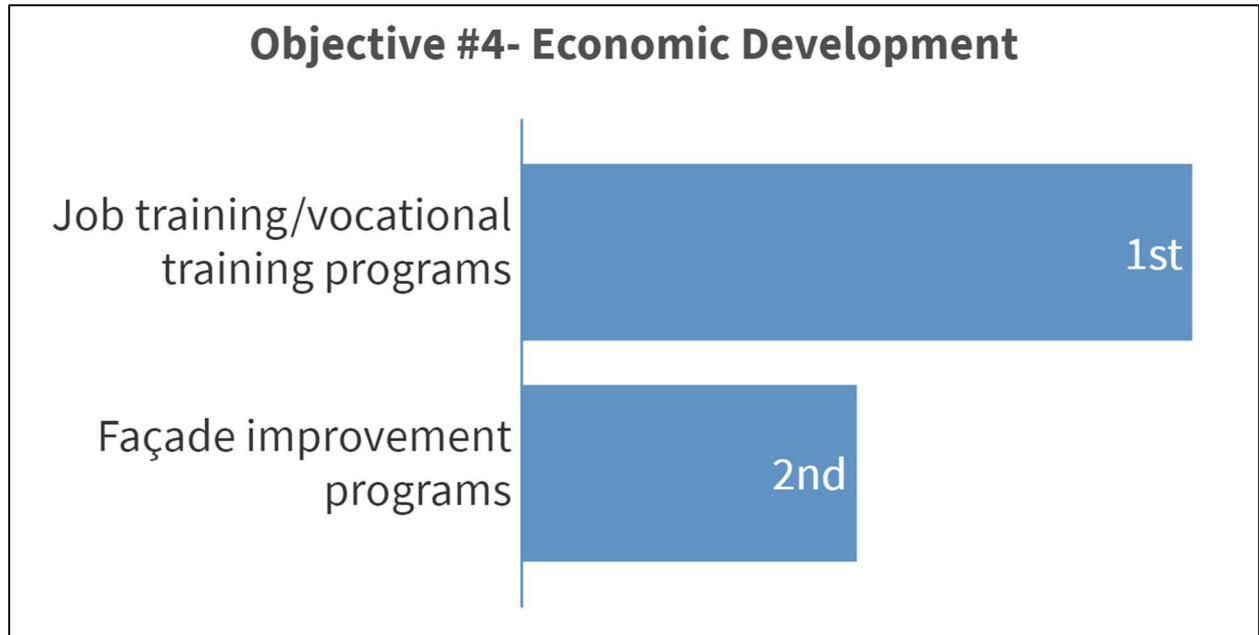
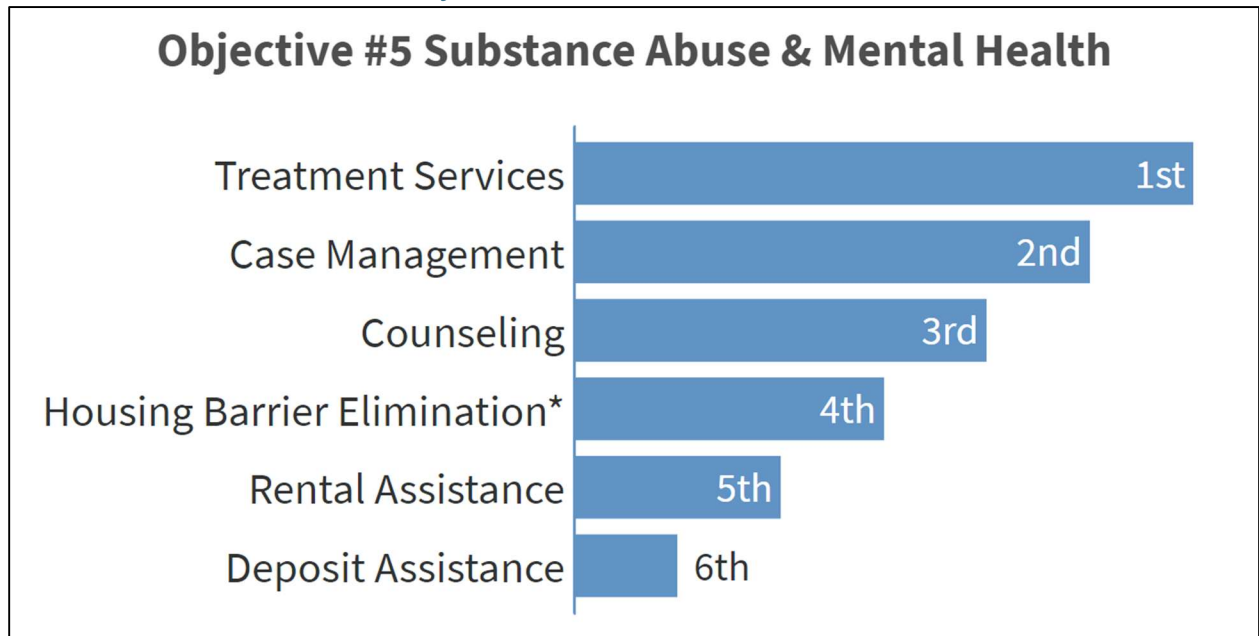


FIGURE PR-15.15  
SUBSTANCE ABUSE & MENTAL HEALTH OBJECTIVE





## INTERDEPARTMENTAL TECHNICAL ADVISORY GROUP

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

### Initial Meeting- July 29, 2019

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

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

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

**FIGURE PR-15.16**

### Q1 RESPONSES





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

FIGURE PR-15.17  
Q2 RESPONSES



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

FIGURE PR-15.18  
Q3 RESPONSES





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

FIGURE PR-15.19  
Q4 RESPONSES



Second Meeting- September 23, 2019

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



FIGURE PR-15.20

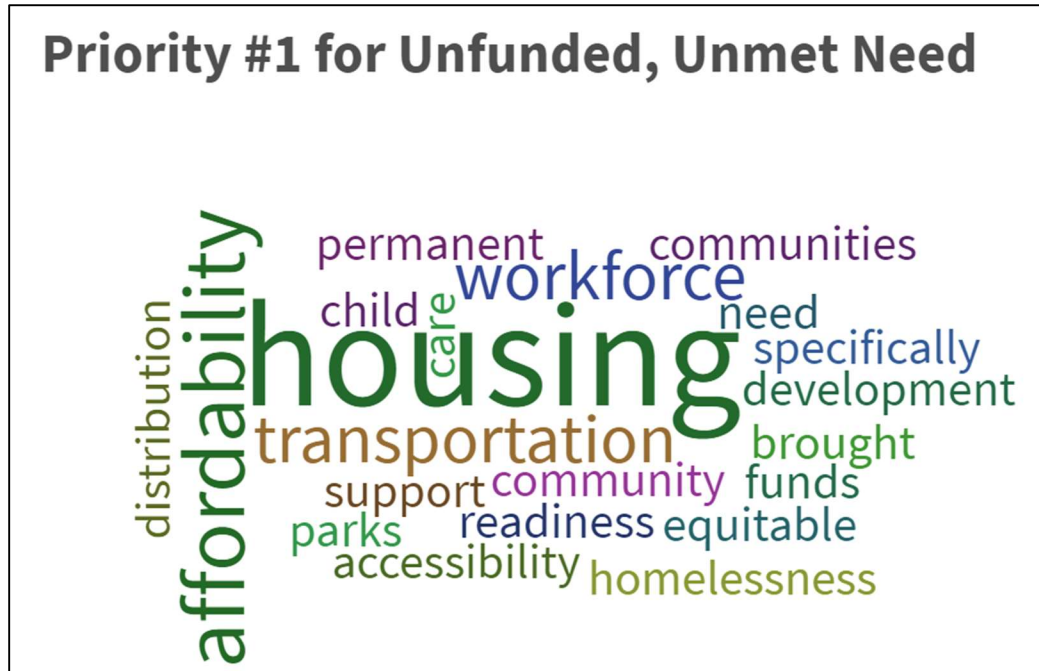


FIGURE PR-15.21

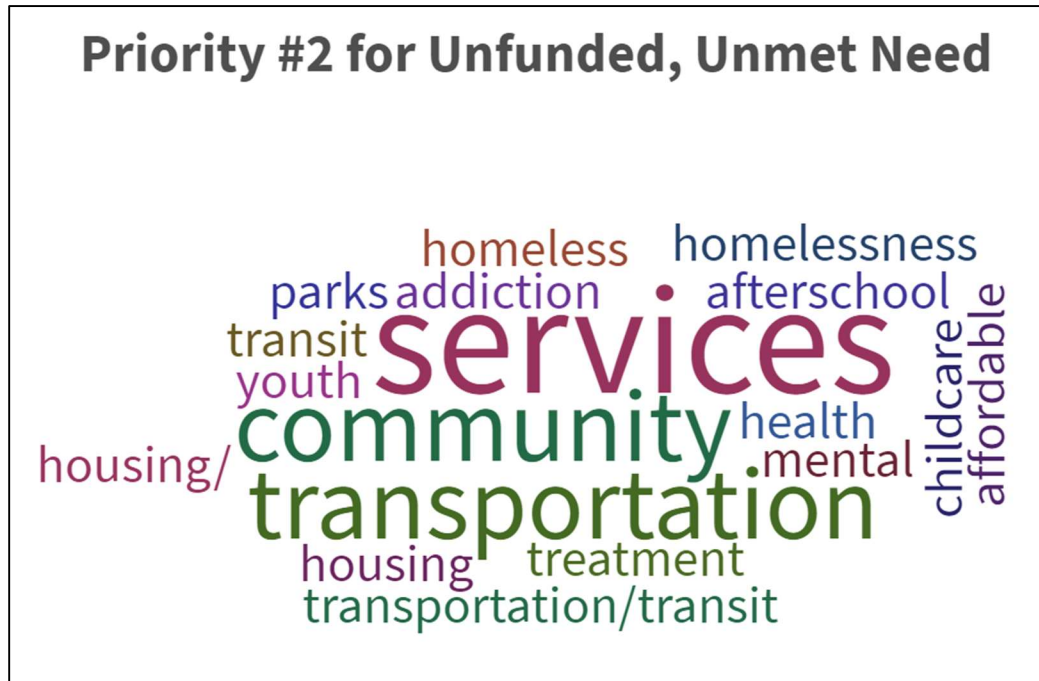


FIGURE PR-15.22



## Priority #3 for Unfunded, Unmet Need



### Final Meeting, December 11, 2019

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

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

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

### COMMUNITY EVENTS

The City led a robust, grassroots citizen participation effort between May 2019 and November 2019. Staff attended community events such as the Rose Park Festival, the Sorenson CommUNITY Fair, Partners in the Park, Groove in the Grove, the Monster Block Party, and many others. In keeping with



recommendations outlined in the [SLC Citizen Engagement Guide](#), the City engaged directly with the public through existing forums where opportunities existed to reach hundreds of people at a time.

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

**FIGURE PR-15.23**  
**COMMUNITY PRIORITIES FOR FEDERAL FUNDING**



### PUBLIC MEETINGS

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



regarding the outcomes of the 2015-2019 Consolidated Plan and the evolution of the 2020-2024 Consolidated Plan.

### PUBLIC HEARINGS

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

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

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

### PUBLIC COMMENT PERIODS

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

### PUBLIC COMMENT SUMMARY

FIGURE PR-15.24  
SUMMARY CHART

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



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





Mode of Outreach	Effort	Target of Outreach	Summary of Response/Attendance	Summary of Comments Received	Summary of Comments not Accepted & Reasons
Public Meeting	Presentation to Planning Commission	Minorities; Non-English Speaking; Spanish; Persons with Disabilities; Non-Targeted/Broad community; residents of Public and Assisted Housing	Approximately 30 members of the public attended this meeting.	Discussions focused on how the City could better leverage federal funding, city priorities, and local efforts. Topics included all areas of City infrastructure, services, and investment.	All comments were accepted and taken into consideration as the Consolidated Plan developed.
Public Hearing	General Needs Hearing	Minorities; Non-English Speaking; Spanish; Persons with Disabilities; Non-Targeted/Broad community; residents of Public and Assisted Housing	1 resident attended the hearing and 2 residents emailed public comments	Discussions focused on how the City could better leverage federal funding, city priorities, and local efforts. Topics included all areas of City infrastructure, services, and investment.	All comments were accepted and taken into consideration as the Consolidated Plan developed.
Public Hearing	Consolidated Plan & Annual Action Plan (AAP) Hearing	Planning Commissioners, City staff, Minorities; Non-English Speaking; Spanish; Persons with Disabilities; Non-Targeted/Broad community; residents of Public and Assisted Housing	2 hearings were held, 8 members of the public attended, and 117 members of the public emailed public comments.	Discussion focused on the support of individual applications and projects covering a range of immediate and long-term needs for the city.	All comments were accepted and taken into consideration as the Consolidated Plan developed.
Public Hearing	Consolidated Plan Hearing	City Councilmembers, City staff, Minorities; Non-English Speaking; Spanish; Persons with Disabilities; Non-Targeted/Broad community;	3 hearings were held, 6 members of the public emailed public comments.	Discussion focused on the detail of the long-term planning document, the supporting data, and the priorities of the plan.	All comments were accepted and taken into consideration as the Consolidated Plan developed.





Mode of Outreach	Effort	Target of Outreach	Summary of Response/Attendance	Summary of Comments Received	Summary of Comments not Accepted & Reasons
		residents of Public and Assisted Housing			
Other: Community Events	Community Events	Minorities; Non-English Speaking; Spanish; Persons with Disabilities; Non-Targeted/Broad community; residents of Public and Assisted Housing	Over 1,322 respondents	Staff attended dozens of community events over the course of the Consolidated Plan development process. Respondents ranked homelessness, substance abuse & mental health, and transportation services as their top priorities for the City.	All comments were accepted and taken into consideration as the Consolidated Plan developed.



## **NEEDS ASSESSMENT**

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



## NA-05 OVERVIEW

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

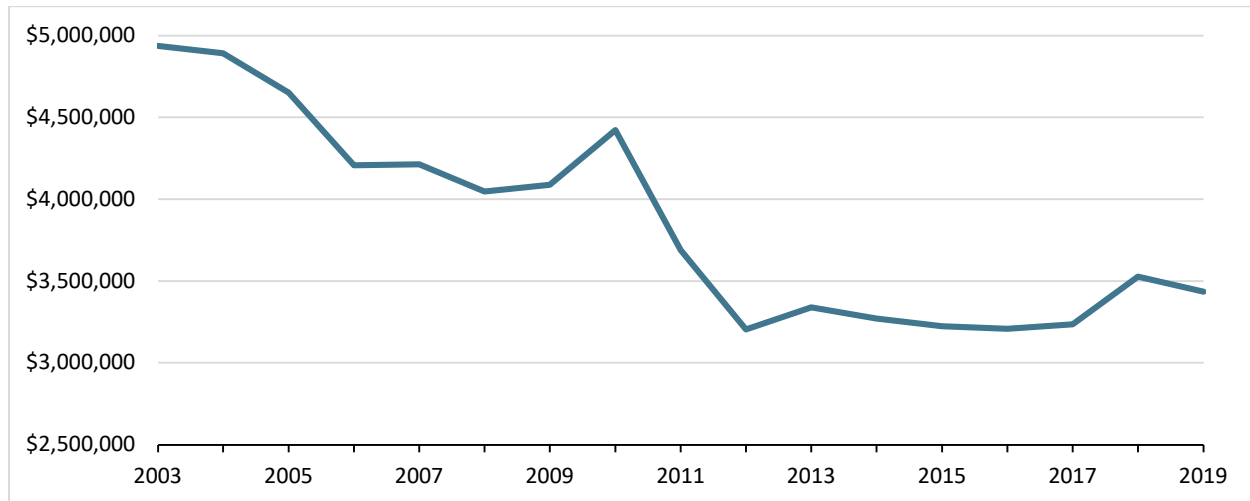
Numerous news articles over the past year have spotlighted what is termed an “affordable housing crisis” in Utah. Due to public concern over housing issues, the Governor commissioned the Utah Department of Workforce Services to compile a statewide Affordable Housing Report in 2018 to identify causes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

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

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

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

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



Source: HUD Awards and Allocations, HUD Exchange

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

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

Significant findings are as follows:

#### Homeless

- The State of Utah Annual Report on Homelessness 2019 reported that there were 9,367 total homeless persons between October 1, 2017 and September 30, 2018. On average, these individuals spent 70 nights homeless in that same time period.
- According to the 2019 Salt Lake County Point-in-Time Count, which is an annual count of all homeless peoples in the county on a single night, there were 1,844 people experiencing homelessness in the County on the night of the count in January 2019.<sup>1</sup> Of those experiencing homelessness, 73.2% were White, non-Hispanic, 11% were Black or African American, 5.3% were American Indian or Alaska Natives, 3.5% were Pacific Islander, and 2% were Asian. There were also 21.3% who were Hispanic. There are 193 homeless individuals who are unsheltered.
- According to the State of Utah's 2019 Strategic Plan on Homelessness, which quotes from the 2018 Point-in-Time Count (PIT), one in three individuals experiencing homelessness in Utah is severely mentally ill, and one in four have a substance use disorder.

<sup>1</sup> 2019 Salt Lake County Point-in-Time report



- Specific service gaps for the homeless were identified through stakeholder meetings as follows:
  - Affordable housing, permanent supportive housing, and emergency beds
  - Mental health services and substance use disorder treatment
  - Case management
  - Prevention, diversion and outreach services
  - Data systems that capture more of the full story
  - Available transportation

### Affordable Housing

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

### Demographics

- The demographic makeup of Salt Lake City has changed substantially since 2000. While the White, non-Hispanic population has remained relatively flat since 2000, minority groups have increased by over 14,000. White, non-Hispanic has declined from 71% of the population in 2000 to 65% in 2018.
- Over the past 5 years, an average of 450 refugees have settled in Salt Lake City annually. 16.4 % of Salt City residents are foreign-born creating a need for services for individuals who do not speak English.
- 12% of the City's population is over 65 years old. Residents this age are often living on limited income and can often have more difficulty finding maintaining their homes. This can often lead to the elderly population moving into care facilities or assisted living communities. If care facilities

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<sup>2</sup> U.S. Department of Housing and Urban Development, 2012-2016 CHAS

<sup>3</sup> Housing Authority of Salt Lake City, Housing Connect



are cheaper outside of the City then elderly residents may end up leaving to other cities in search of lower living costs.

- There are 20,504 people in Salt Lake City with a disability. 37% of those reporting one or more disabilities are over 65 years old and 21% are over 75 years old. The most common disability for those over the age of 75 is ambulatory difficulty, which is defined as having serious difficulty walking or climbing stairs, followed by hearing and independent difficulty.
- About 21% of the City's population is under the age of 18. The largest age group is under 5 years old with over 31% of the City's children reportedly falling in that range. Salt Lake City has a child dependency ratio<sup>4</sup> of 30.0.
- 14.7% of Salt Lake City's children (under 18 years)<sup>5</sup> live below the poverty level as defined by the poverty thresholds determined by the U.S. Government using the Consumer Price Index. The 2019 Utah Intergenerational Welfare Reform Commission Annual Report reaffirms that children growing up in poverty experience challenges to healthy development both in the short and long term, demonstrating impairments in cognitive, behavioral, and social development. The younger the child is when his or her family is impoverished the greater the likelihood for poor outcomes.<sup>6</sup>
- 55.8% of Salt Lake City School District students qualify to receive free school lunch.<sup>7</sup> Families qualify for free lunch if they earn 130% or below the federal poverty level, about \$33,500 or less per year for a family of four. Many of these households are considered food insecure. The 2019 Utah Intergenerational Welfare Reform Commission Annual Report indicates that there are 135,940 children experiencing food insecurity in Utah and in past reports has stated that these children are ill more frequently, struggle academically, are less likely to graduate from high school and enroll in college; and less likely to earn enough income to feed their families when they are adults.
- In 2017 there were 152,479 children in Utah under age 6 who needed care, but there were only 41,144 slots available in childcare programs.<sup>8</sup> The main reasons families are not able to get adequate childcare is cost (31%) and "lack of open slots" (27%).<sup>9</sup>

#### Behavioral Health Needs

- In 2018, Salt Lake City's Downtown area reported in the highest age-adjusted drug deaths in the state at 72.2 deaths per 100,000 population, which is much higher than the state average ratio of 22.4. The Rose Park and Glendale areas also report higher ratios of 33.3 and 30.4 respectively. Of

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

<sup>5</sup> U.S. Census Bureau, American Community Survey 2014-2018 5-Year Estimates

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

<sup>7</sup> Salt Lake City School District, *Fall Low Income Report*, 2017

<sup>8</sup> ChildCare Aware of America. 2017 State Child Care Facts in the State of: Utah. Retrieved from [http://usa.childcareaware.org/wp-content/uploads/2017207/UT\\_Facts.pdf](http://usa.childcareaware.org/wp-content/uploads/2017207/UT_Facts.pdf)

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



the 15 neighborhoods in Utah experiencing the highest age-adjusted drug deaths, Salt Lake City has three of them.<sup>10</sup>

- A recent study concluded that 1 in 5 Utah adults experience poor mental health and that over half of the adults with mental illness did not receive mental health treatment or counseling.
- Another study concluded that Utah ranked 48<sup>th</sup> in a state-by-state ranking indicating that Utah is amongst the worst states in the nation when handling mental illnesses based on 15 measures used to create the rankings. The ranking indicates higher prevalence of mental illness and lower rates of access to care.<sup>11</sup> This is an improvement from 2018, when Utah ranked 51<sup>st</sup>.

#### Economic and Social Service Needs

- 15.8% of Salt Lake City's adults (18 years and over) live below the poverty level.<sup>12</sup> A recent report indicated that 39,487 adults experiencing intergenerational poverty are employed but unable to meet the needs of their families.<sup>13</sup> Families experiencing intergenerational poverty need to be connected to resources that assist them with employment and job training.<sup>14</sup>
- Job training needs were identified as part of the stakeholder meetings and are a critical component of increasing self-sufficiency for individuals.
- The United States Department of Agriculture defines food insecure families as those households that, at times during the year, are uncertain of having, or unable to acquire, enough food to meet the needs of all their members because they have insufficient money or other resources for food. Based on information provided by Utahns Against Hunger, August 2018, 12.5% of households struggle to buy enough food for themselves and their households. According to Feeding America, Map the Meal Gap 2018, 12.2% of households in Salt Lake County are food insecure, with 15.4% of children food insecure in the County.
- The 2018 American Community Survey (ACS) 5-year Estimate performed by the United States Census Bureau reported that there were 9,249 households in Salt Lake City that reported no internet access. This represents almost 12% of the City's households. Internet access has been shown to increase student performance for students and to improve the placement rates for unemployed persons seeking employment.
- The Salt Lake City Redevelopment Agency has established 12 project areas, 9 of which are currently collecting tax increment. These project areas have been established for a variety of reasons, including the elimination of blight, development of affordable housing, economic development opportunities, and public works improvements. Geographically, these project areas cover a large portion of the lowest-income areas of the City. A significant amount of tax increment is generated by these project areas, reaching nearly \$34 million in 2018, affording the opportunity to leverage HUD funding with tax increment in the future.

<sup>10</sup> Utah Department of Health, *Public Health Indicator Based Information System: Poisoning: Drug Deaths by Utah Small Area, 2014-2018*, [https://ibis.health.utah.gov/ibisph-view/indicator/complete\\_profile/PoiDth.html](https://ibis.health.utah.gov/ibisph-view/indicator/complete_profile/PoiDth.html)

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

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

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

<sup>14</sup> Utah State Department of Workforce Services, *Utah Intergenerational Reform Commission Annual Report, 2019*



### Public Improvements

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

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

### SUMMARY OF HOUSING NEEDS

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

A summary of housing needs and conditions is as follows:

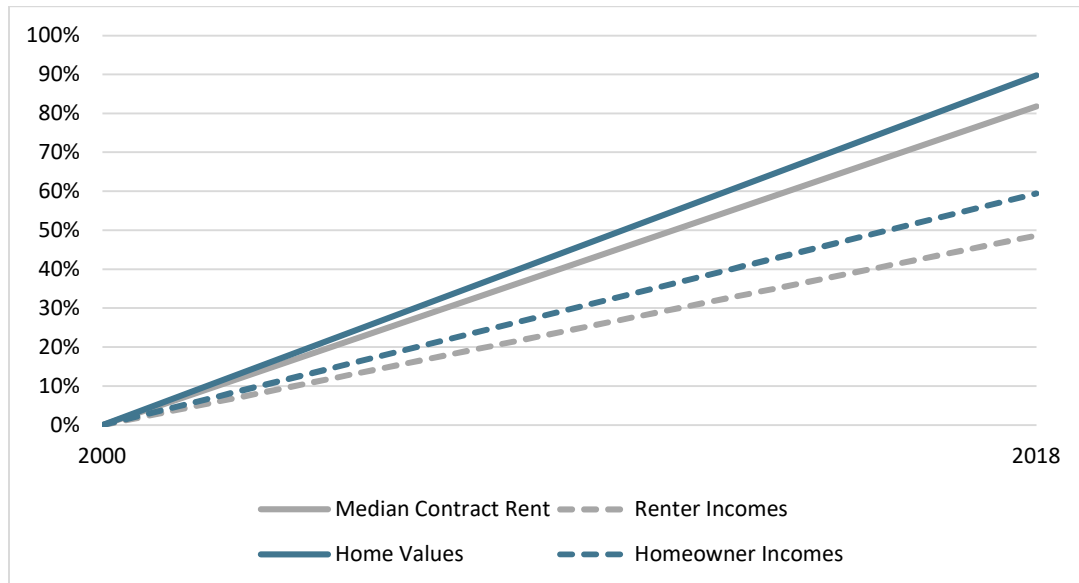
- Between 2000 and 2018, the cost of housing significantly increased for both renters and homeowners. Incomes for both renters and homeowners have increased, but at substantially lower rates as shown in **Figure NA-10.1**.
  - The median contract rent increased by 81.8%, but renter incomes only increased by 48.7%; in 2018 the median household income for renter-occupied units was \$36,997.
  - Home values increased by 89.8%, but homeowner incomes only increased by 59.4%. In 2018, the median household income for owner-occupied units was \$83,750.<sup>16</sup>

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

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

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





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

## DEMOGRAPHICS

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



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

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

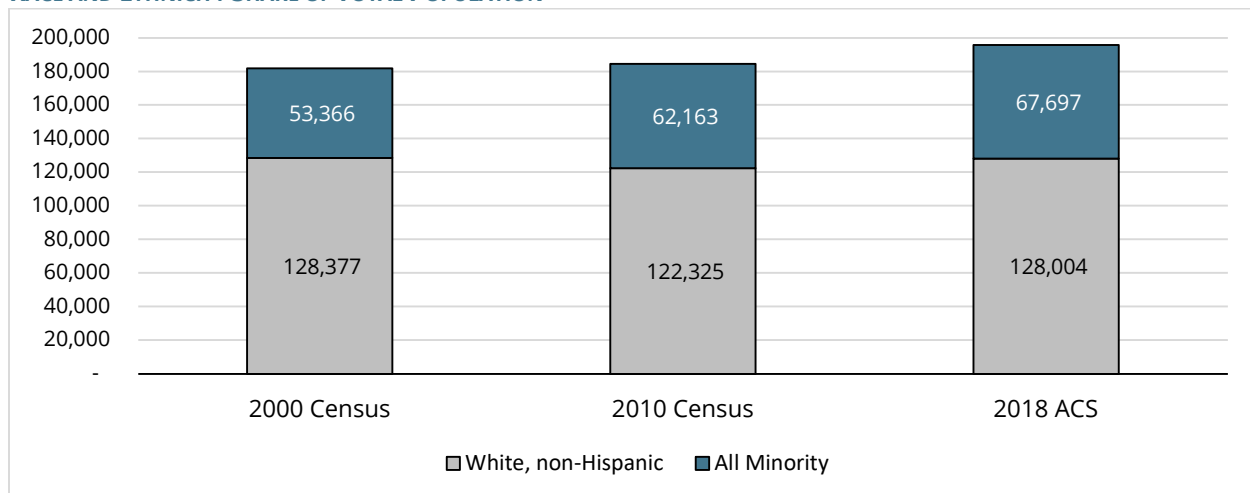
	2000 Census	2010 Census	2018 ACS	% Change 2000 to 2018
Population	181,743	186,440	195,701	7.68%
Households	71,461	74,513	80,714	12.95%
Median Income	\$36,944	\$44,223	\$56,370	52.58%

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

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

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

**FIGURE NA-10.2**  
**RACE AND ETHNICITY SHARE OF TOTAL POPULATION**



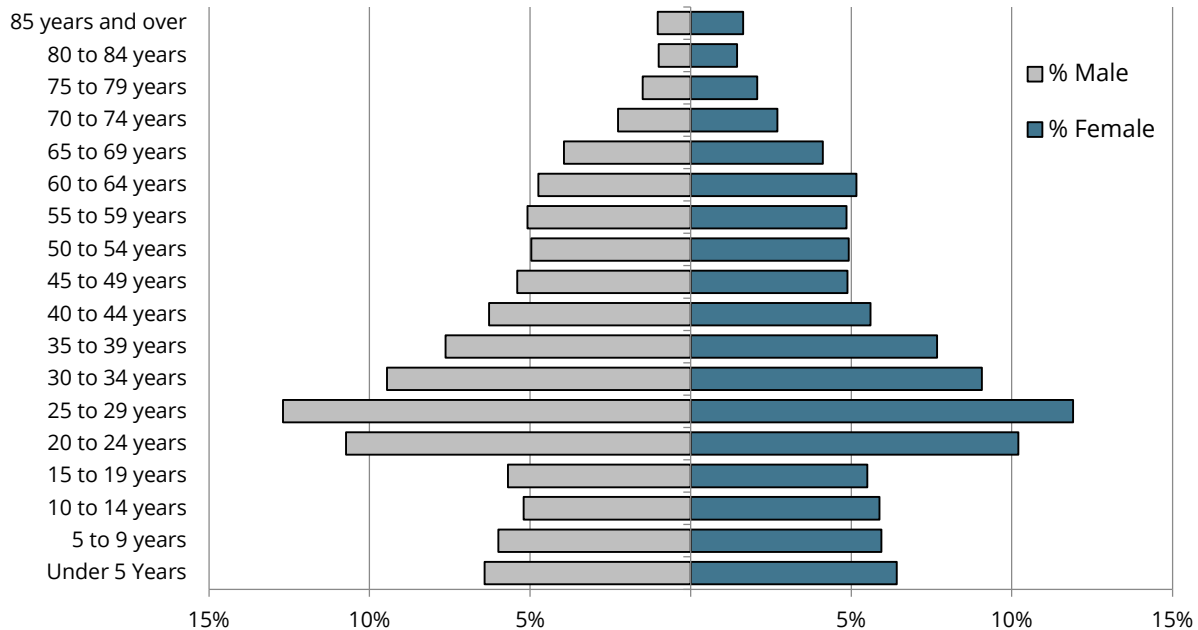
Source: U.S. Census Bureau, 2014-2018 American Community Survey 5-Year Estimates

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



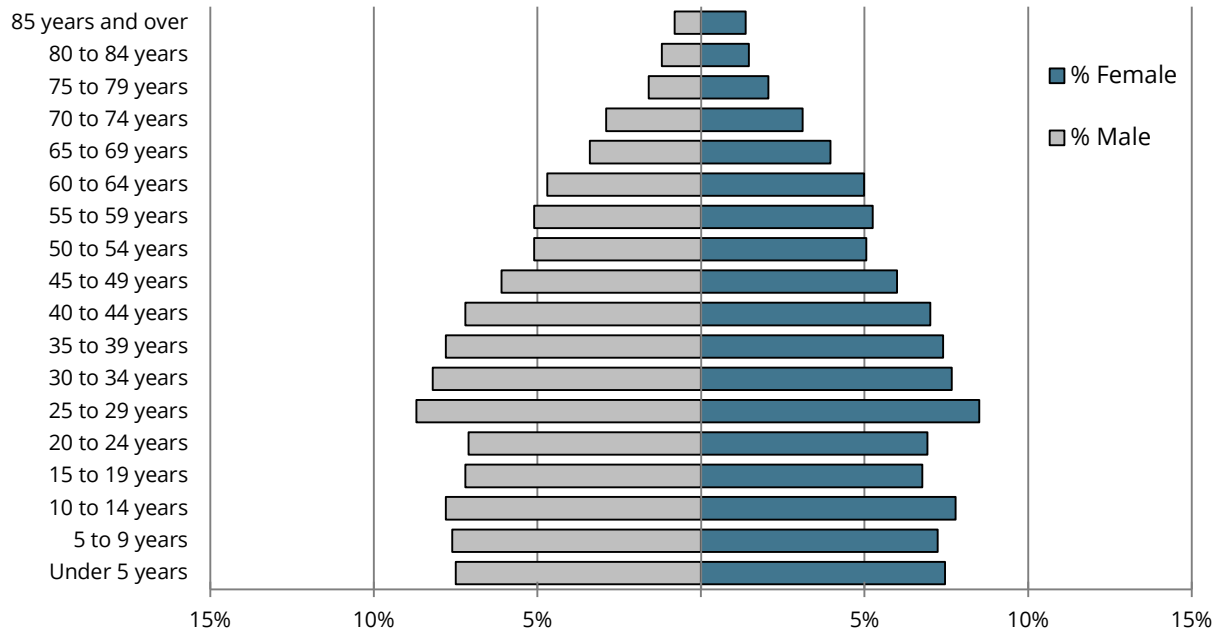
As shown in **Figure NA-10.3**, approximately 38.9% of the City's population falls in the 20-39 age range. This concentration of young-adults/adults differs from the common demographic makeup of the rest of Salt Lake County where this age range is not as highly represented. The 20-29 age range is particularly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

**FIGURE NA-10.3**  
**SALT LAKE CITY AGE STRUCTURE**



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

**FIGURE NA-10.4**  
**SALT LAKE COUNTY AGE STRUCTURE**



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

### NUMBER OF HOUSEHOLDS

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

TABLE NA-10.2

#### NUMBER OF HOUSEHOLDS BY HAMFI

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

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

### HOUSING NEEDS SUMMARY

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

TABLE NA-10.3

**HOUSING PROBLEMS 1: HOUSEHOLDS WITH ONE OF THE LISTED NEEDS**

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

Source: 2012-2016 CHAS

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

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

**TABLE NA-10.4****HOUSING PROBLEMS 2: HOUSEHOLDS WITH ONE SEVERE HOUSING PROBLEM**

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

Source: 2012-2016 CHAS

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



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

**TABLE NA-10.5**  
**COST-BURDEN > 30%**

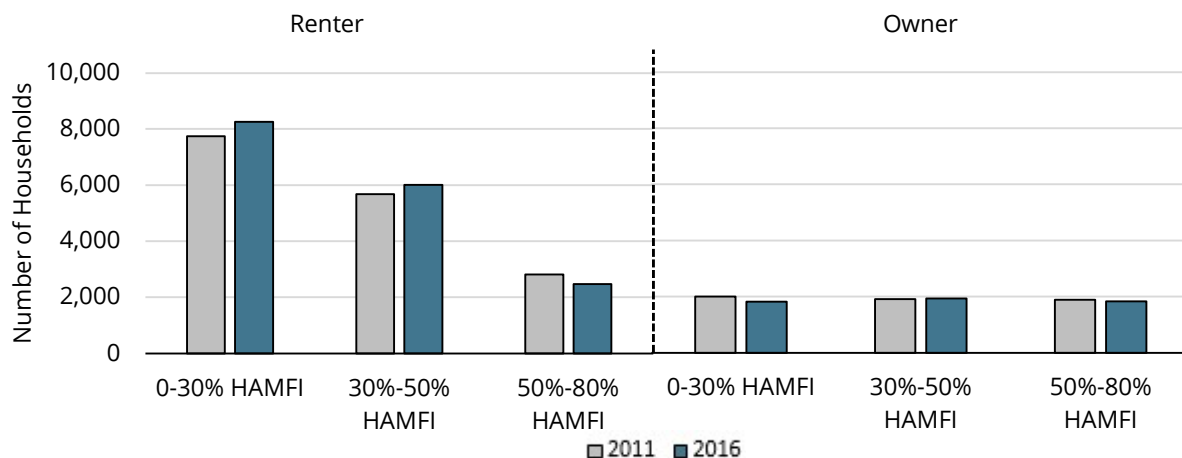
	Renter				Owner			
	0-30% HAMFI	30%-50% HAMFI	50%-80% HAMFI	Total	0-30% HAMFI	30%-50% HAMFI	50%-80% HAMFI	Total
Small Related	2,385	2,125	655	5,165	560	530	765	1,855
Large Related	825	505	185	1,515	140	405	155	700
Elderly	1,460	615	235	2,310	725	620	430	1,775
Other	3,590	2,760	1,390	7,740	400	385	480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

Source: 2012-2016 CHAS

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

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

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



Source: 2007-2011 CHAS, 2012-2016 CHAS

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



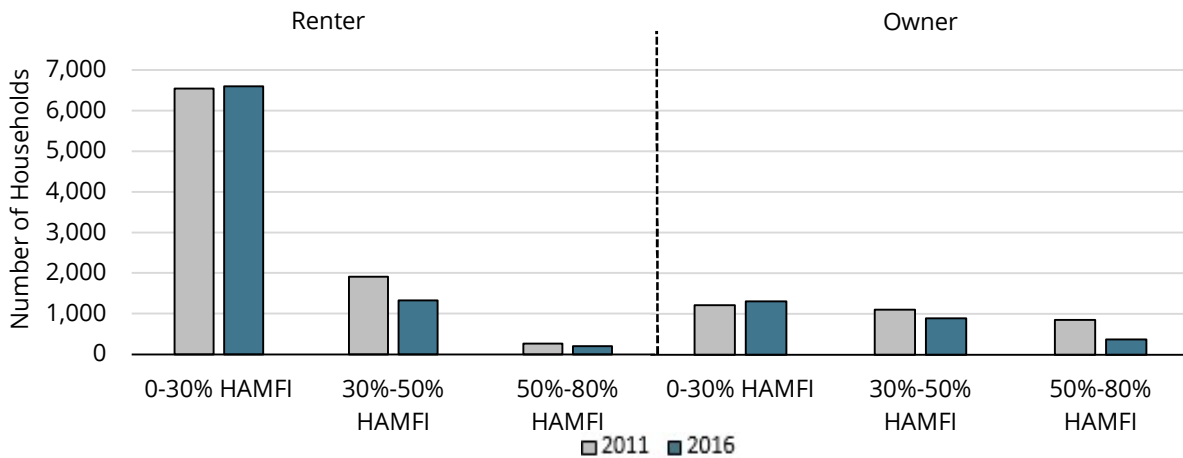
**TABLE NA-10.6**  
**COST-BURDEN > 50%**

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

Source: 2012-2016 CHAS

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

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



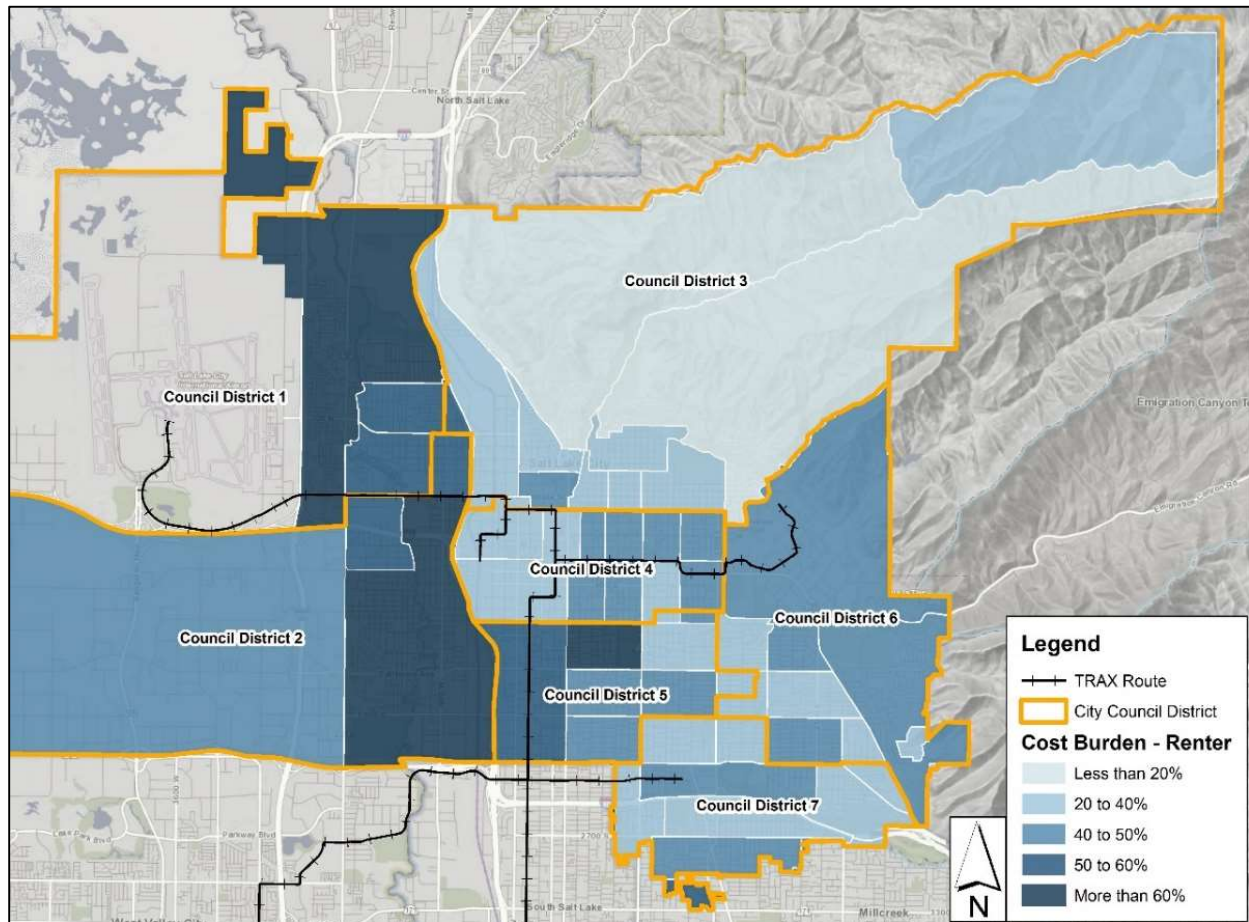
Source: 2007-2011 CHAS, 2012-2016 CHAS





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

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



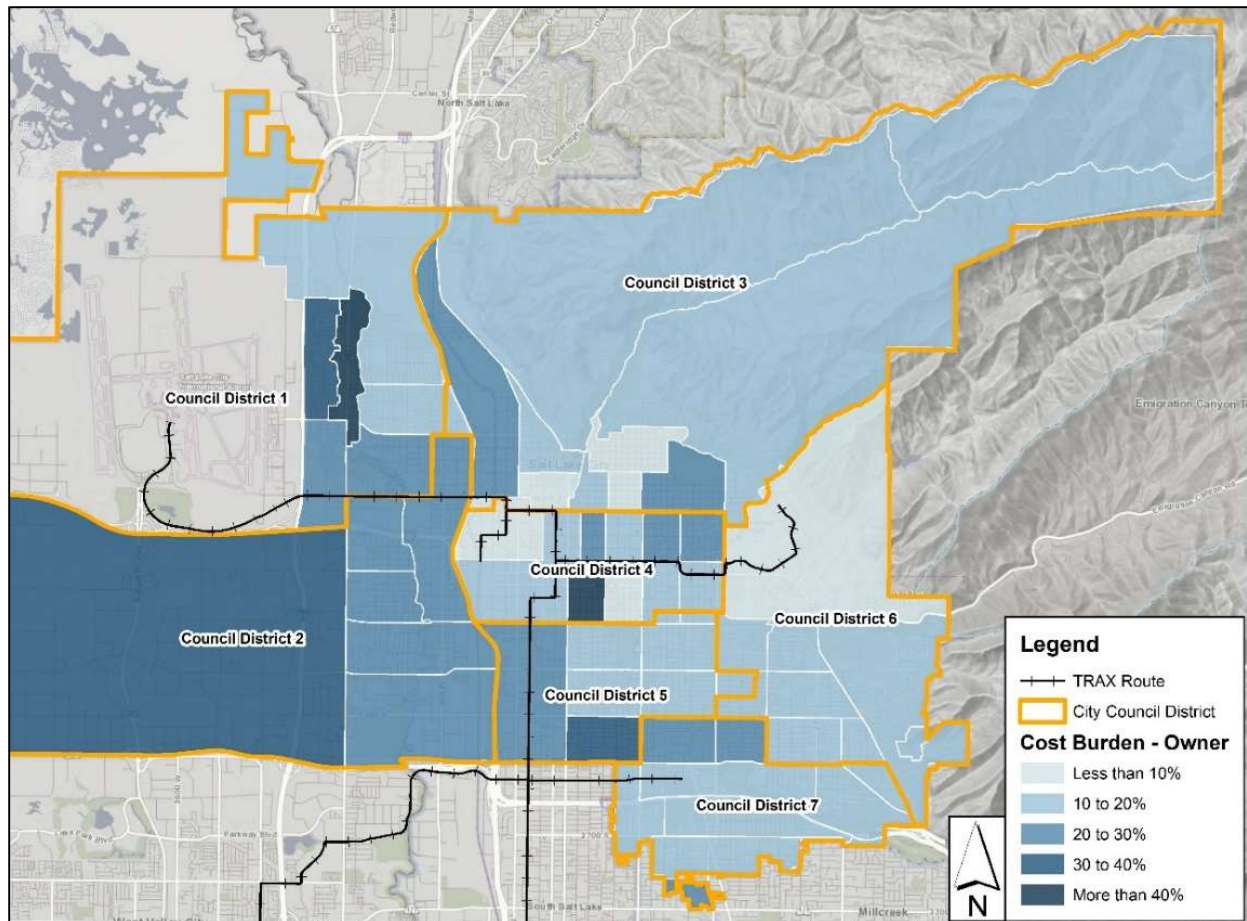
Source: U.S. Census Bureau 2013-2017 ACS 5-Year Estimates



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

**FIGURE NA-10.8**

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



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

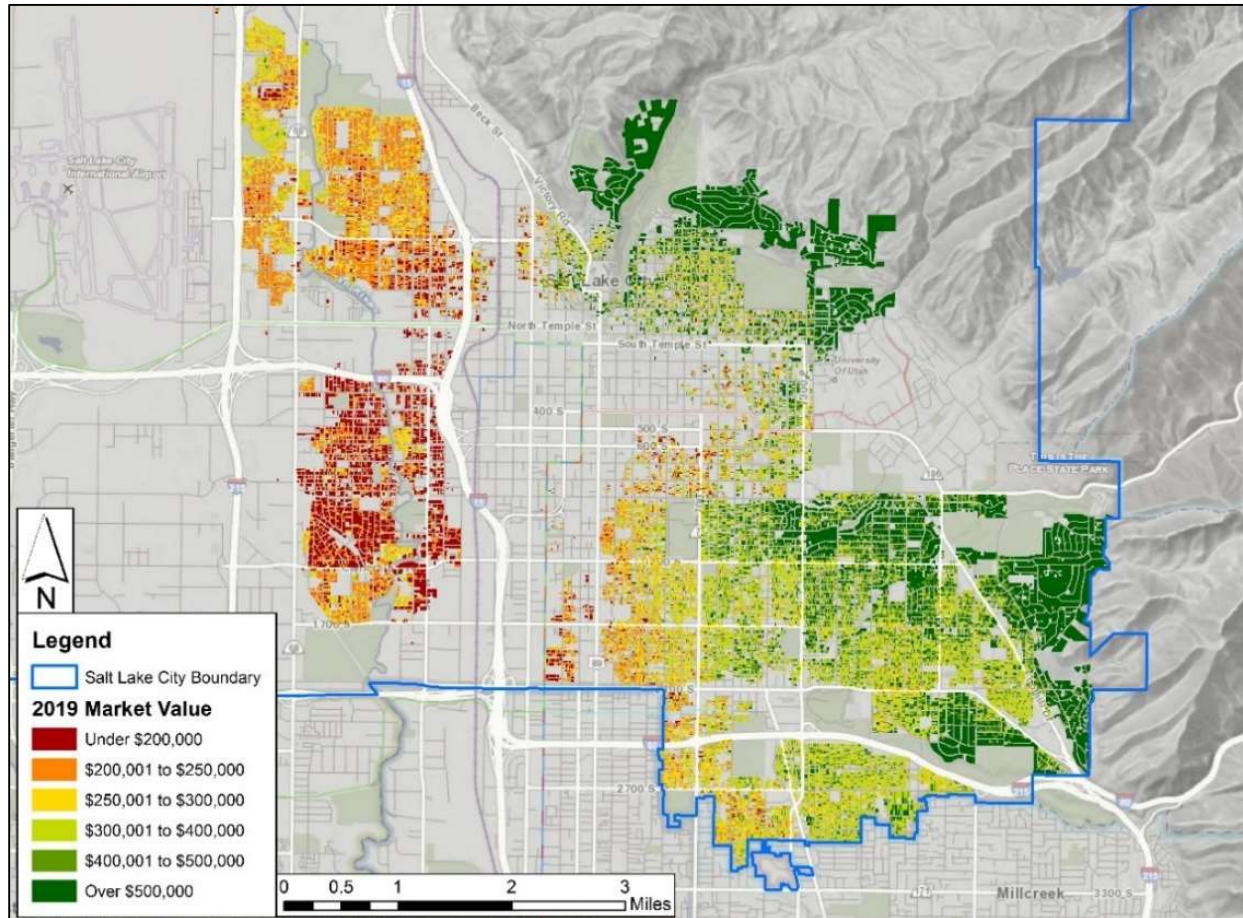






Figure NA-10.9 shows the market value of single-family residential units in Salt Lake City. Interestingly, areas with the lowest home values have the highest cost-burden.

**FIGURE NA-10.9**  
**MARKET VALUE OF SINGLE-FAMILY HOMES IN SALT LAKE CITY**



Source: Salt Lake County Assessor's Database 2019

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

**TABLE NA-10.7**  
**CROWDING**

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



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

Source: 2012-2016 CHAS

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

**TABLE NA-10.8**  
**HOUSEHOLDS WITH CHILDREN**

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

Source: 2012-2016 CHAS

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

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

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

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

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



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

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

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

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

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

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

### Persons with Disabilities

Estimates from the 2014-2018 American Community Survey indicate that 21,828 residents, or 10.9% of the City's population, is living with a disability. The City's elderly population is most affected by disability with 37.6% of residents over the age of 65 experiencing at least one disability. The data also shows that 51.2% the citizens of the City who are 75 years old and older are experiencing at least one disability. The

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<sup>20</sup> Utah Domestic Violence Coalition, *UTAH Domestic Violence Related Deaths in 2018 & 2019*.



most common disability among the elderly is ambulatory difficulty which is defined by the Census Bureau as “having serious difficulty walking or climbing stairs.”<sup>21</sup>

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

22

## WHAT ARE THE MOST COMMON HOUSING PROBLEMS?

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

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

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

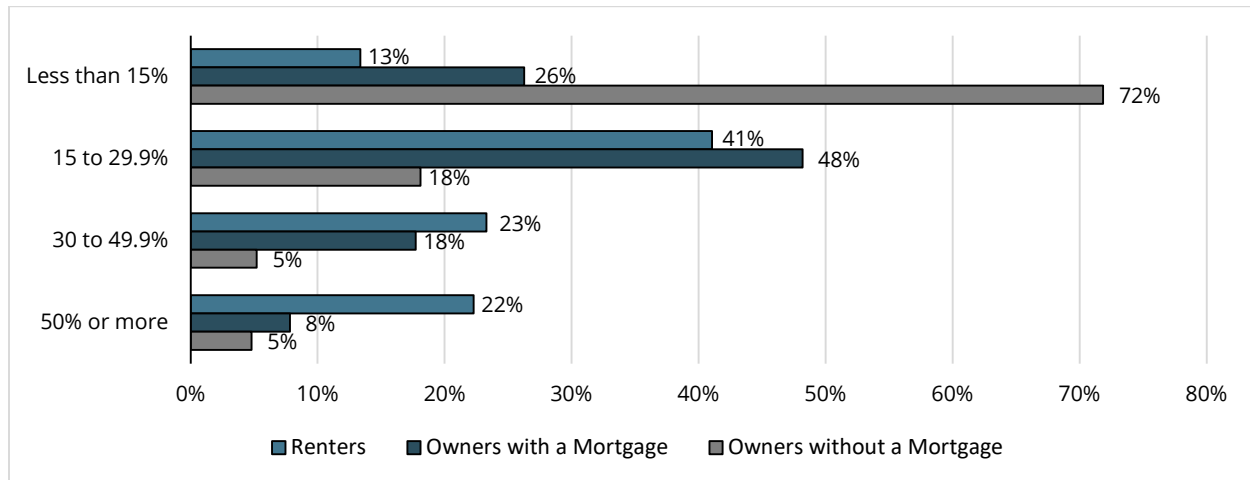
The most common housing problem in Salt Lake City is cost-burden of monthly housing costs. Cost burden is a problem among all income groups but is most prevalent among low-income renters.

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

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

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





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

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

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

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

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

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

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

<sup>23</sup> Centers for Medicare and Medicaid Services (CMS)

<sup>24</sup> 2014 and 2019 Salt Lake County Point-in-Time



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

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

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

- i. Has an annual income below 30% of median family income for the area; AND
- ii. Does not have sufficient resources or support networks immediately available to prevent them from moving to an emergency shelter or another place defined in Category 1 of the “homeless” definition;<sup>26</sup> AND
- iii. Meets ONE of the following conditions:
  - A. Has moved because of economic reasons two or more times during the 60 days immediately preceding the application for assistance; OR
  - B. Is living in the home of another because of economic hardship; OR
  - C. Has been notified that their right to occupy their current housing or living situation will be terminated within 21 days after the date of application for assistance; OR
  - D. Lives in a hotel or motel and the cost is not paid for by charitable organizations or by Federal, State, or local government programs for low-income individuals; OR
  - E. Lives in an SRO or efficiency apartment unit in which there reside more than two persons or lives in a larger housing unit in which there reside more than one and a half persons per room; OR
  - F. Is exiting a publicly funded institution or system of care; OR
  - G. Otherwise lives in housing that has characteristics associated with instability and an increased risk of homelessness, as identified in the recipient’s approved consolidated plan

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

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

## **DISCUSSION**

<sup>25</sup> U.S. Department of Housing and Urban Development, *At Risk of Homelessness*, [https://files.hudexchange.info/resources/documents/AtRiskofHomelessnessDefinition\\_Criteria.pdf](https://files.hudexchange.info/resources/documents/AtRiskofHomelessnessDefinition_Criteria.pdf)

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



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

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

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

### INTRODUCTION

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

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

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

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

**TABLE NA-15.1**  
**HOUSING PROBLEMS: 0%-30% OF AREA MEDIAN INCOME**



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

Source: 2012-2016 CHAS

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

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

**TABLE NA-15.2**

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

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

Source: 2007-2011 CHAS, 2012-2016 CHAS

**TABLE NA-15.3**

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

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

Source: 2012-2016 CHAS

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

**TABLE NA-15.4**

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

	2011		2016	
	Number of Households	Percentage	Number of Households	Percentage



Share of households with one or more of the four housing problems	6,720	70%	8,140	71%
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Source: 2007-2011 CHAS, 2012-2016 CHAS

**TABLE NA-15.5**

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

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

Source: 2012-2016 CHAS

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

**TABLE NA-15.6**

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

	2011		2016	
	Number of Households	Percentage	Number of Households	Percentage
Share of households with one or more of the four housing problems	5,345	37%	4,950	38%

Source: 2007-2011 CHAS, 2012-2016 CHAS

**TABLE NA-15.7**

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

	Has one or more of four housing problems*	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems	Share of household with one or more of the four housing problems
White	865	4,515	-	16%
Black/African American	10	110	-	8%
Asian	34	145	-	19%
American Indian, Alaska Native	-	20	-	0%



	Has one or more of four housing problems*	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems	Share of household with one or more of the four housing problems
Pacific Islander	60	60	-	50%
Hispanic	415	785	-	35%
Total	1,405	5,710	-	20%

Source: 2012-2016 CHAS

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

**TABLE NA-15.8**

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

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

Source: 2007-2011 CHAS, 2012-2016 CHAS

## DISCUSSION

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

- 0-30% AMI: The 0-30% AMI group included 13,805 households with extremely low-income. This group made up 30.4% of the total households sampled. Of all households in this income group that had one or more of the housing problems, Pacific Islanders showed the highest disproportionate need with 100% reporting at least one housing problem.
- 30-50% AMI: The 30-50% AMI group included 11,475 households with low-income. This group made up 25.3% of the total households sampled. Of all households in this income group that had one or more of the housing problems, Black/African American households showed the highest disproportionate need with 95% reporting at least one housing problem and the Hispanic households also showed a high disproportionate need with 81% reporting at least one housing problem.
- 50-80% AMI: The 50-80% AMI group included 12,995 households with moderate income. This group made up 28.6% of the total households sampled. Of all households in this income group that had one or more of the housing problems, American Indian/Alaska Native households showed the highest disproportionate need with 62% reporting at least one housing problem.
- 80-100% AMI: The 80-100% AMI group included 7,115 households with middle income. This group made up 15.7% of the total households sampled. Of all households in this income group that had



one or more of the housing problems, Pacific Islander households showed the highest disproportionate need with 50% reporting at least one housing problem.

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

### INTRODUCTION

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

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

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

**TABLE NA-20.1**

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

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

Source: 2012-2016 CHAS

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

**TABLE NA-20.2**

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

	Has one or more of four housing problems*	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems	Share of household with one or more of the four housing problems
White	1,755	5,705	-	24%
Black/African American	195	160	-	55%
Asian	165	365	-	31%
American Indian, Alaska Native	-	50	-	0%
Pacific Islander	35	150	-	19%





	Has one or more of four housing problems*	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems	Share of household with one or more of the four housing problems
Hispanic	940	1,815	-	34%
Total	3,120	8,360	-	27%

Source: 2012-2016 CHAS

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

**TABLE NA-20.3**

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

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

Source: 2012-2016 CHAS

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

**TABLE NA-20.4**

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

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

Source: 2012-2016 CHAS

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

## DISCUSSION

The 2012-2016 CHAS data shown in **Tables NA 20.1** to **NA 20.4** were conducted with a sample size of 45,395 households to analyze severe housing needs. Out of the total sample 13,195 households or 29.1% had one or more of the four severe housing problems. An additional 1,700 households or 3.7% showed no/negative income but none of the other housing problems were exhibited. Below is a summary of the



analysis of housing problems by income level for each of the income level groups. Note that the sample size for certain ethnic groups is extremely small, thereby producing unreliable results.

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

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

### INTRODUCTION

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

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

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

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



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

Source: 2012-2016 CHAS

## DISCUSSION

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

## NA-30 DISPROPORTIONATELY GREATER NEED: DISCUSSION

- 91.205 (b)(2)

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

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

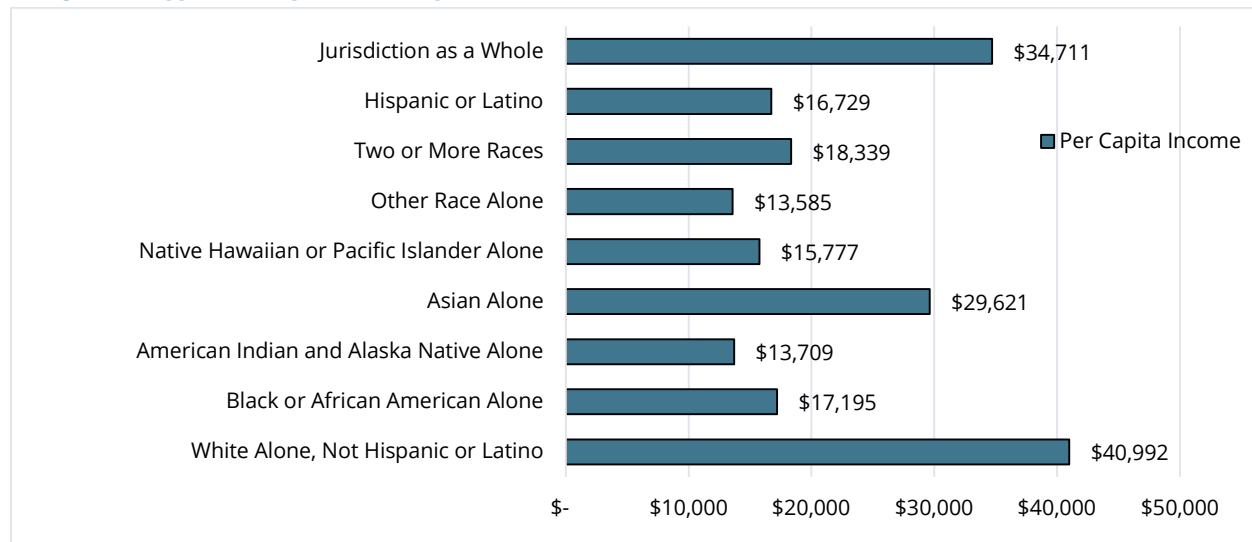
- Black/African American
- American Indian/Alaskan Native
- Native Hawaiian/Pacific Islander
- Hispanic/Latino

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

FIGURE NA-30.1



### PER CAPITA INCOME BY RACE AND ETHNICITY



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

Census data indicates that 13.9% of the City's White, non-Hispanic population is living below the poverty level, while 28.1% of Hispanics and 32.7% of Black/African American populations are living below the poverty level. Racial and ethnic children are more likely to live in poverty than their White, non-Hispanic counterparts, as many of the City's racial and ethnic minorities are children. The median age of the City's White, non-Hispanic population is 35.2 while the median age of the Hispanic population is 26.3.<sup>27</sup>

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

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

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

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

**Figure 30.2** demonstrates that the vast majority of the City's minority population lives west of Interstate 15 with many of the block groups located in west-side neighborhoods having a minority share above 50%. The City's overall population growth between 1990 and 2010 can be attributed to minority populations,

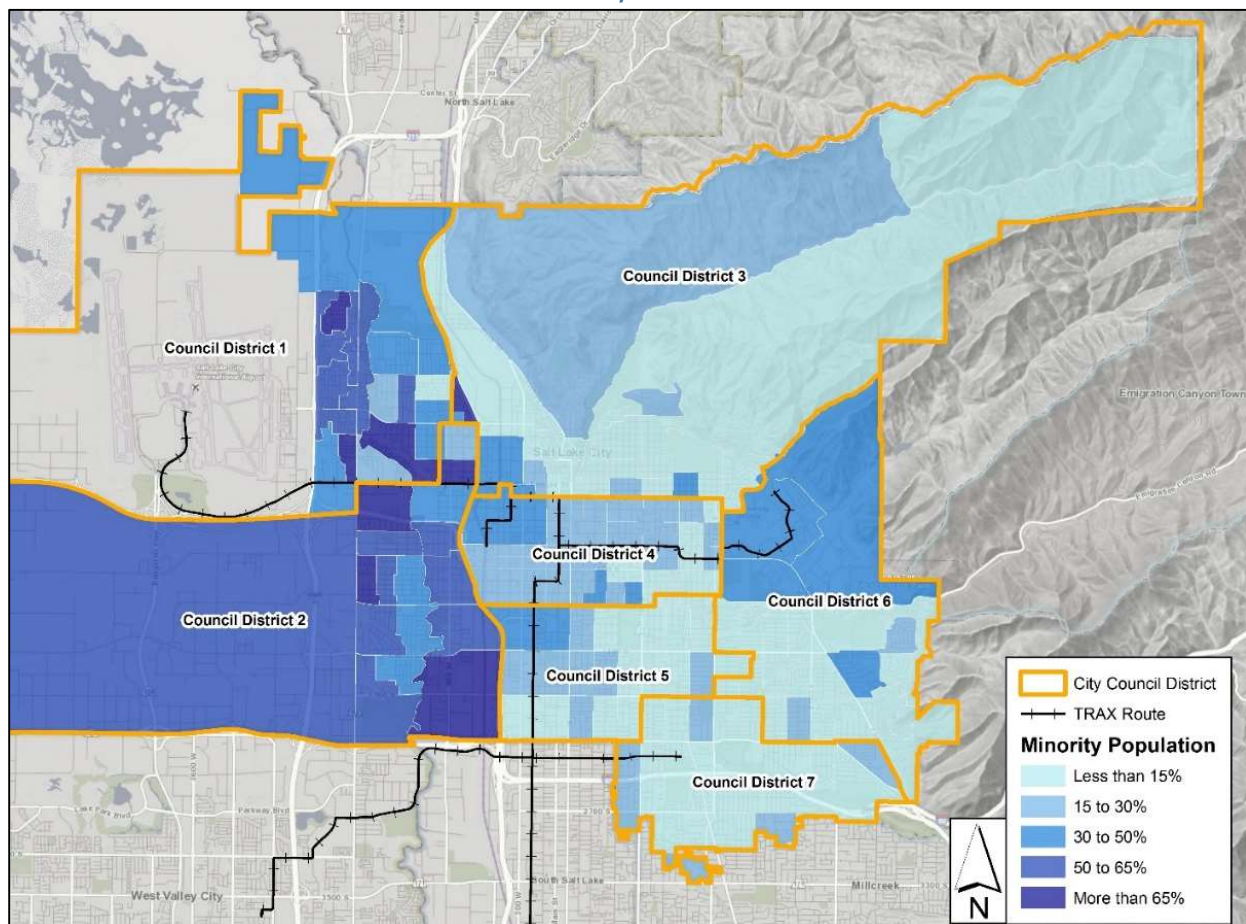
<sup>27</sup> U.S. Census Bureau, 2014-2018 American Community Survey 5-Year Estimates.



with minorities increasing in share from 17.4% in 1990 to 29.4% in 2000 and then to 33.3% in 2010. The rate of increase in population share has slowed recently, as the minority population only increased by 0.8% between 2010 and 2017 to 34.1%. Hispanics/Latinos represent the largest minority group in the City, increasing in share from 9.7% in 1990 to 22.3% in 2010 and decreasing slightly to 21.3% in 2017.

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

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



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



## NA-35 PUBLIC HOUSING – 91.205(b)

### INTRODUCTION

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

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

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

**TABLE NA-35.1**  
**PUBLIC HOUSING TOTALS IN USE\***

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

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





**TABLE NA-35.2**  
**CHARACTERISTICS OF RESIDENTS**

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

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

**TABLE NA-35.3**  
**RACE OF RESIDENTS**

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

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

**TABLE NA-35.4**  
**ETHNICITY OF RESIDENTS**

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





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

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

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

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

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

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

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

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

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



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

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

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

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

### **DISCUSSION:**

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

## **NA-40 HOMELESS NEEDS ASSESSMENT - 91.205(c)**

### **INTRODUCTION**

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

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

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



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

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

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

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

Essential facts about homelessness in Utah include:

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

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

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



**TABLE NA-40.1**  
**HOMELESS NEEDS ASSESSMENT**

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # of incoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Unsheltered	Sheltered				
Persons in Households with Adult(s) and Child(ren)	-	526	N/A	N/A	N/A	N/A
Persons in Households with Only Children	-	3	N/A	N/A	N/A	N/A
Persons in Households with Only Adults	193	1,122	N/A	N/A	N/A	N/A
Chronically Homeless Individuals	86	281	N/A	N/A	N/A	N/A
Chronically Homeless Families	-	16	N/A	N/A	N/A	N/A
Veterans	12	145	N/A	N/A	N/A	N/A
Unaccompanied Youth	19	95	N/A	N/A	N/A	N/A
Persons with HIV	1	19	N/A	N/A	N/A	N/A

Source: 2019 Salt Lake County Point-in-Time

**TABLE NA-40.2**  
**HOMELESS NEEDS ASSESSMENT COMPARISON WITH 2014 AND 2019 - UNSHELTERED**

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

Source: 2019 Salt Lake County Point-in-Time

**TABLE NA-40.3**  
**HOMELESS NEEDS ASSESSMENT COMPARISON WITH 2014 AND 2019 - SHELTERED**

Population	2014	2019
Persons in Households with Adult(s) and Child(ren)	813	526
Persons in Households with Only Children	2	3
Persons in Households with Only Adults	1,178	1,122
Chronically Homeless Individuals	265	281



Veterans	260	145
Unaccompanied Youth	616	95
Persons with HIV	49	13

Source: 2019 Salt Lake County Point-in-Time

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

**TABLE NA-40.4**

**NATURE AND EXTENT OF HOMELESSNESS**

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

Source: 2019 Salt Lake County Point-in-Time

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

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

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

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

**DESCRIBE THE NATURE AND EXTENT OF UNSHELTERED AND SHELTERED HOMELESSNESS**

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



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

### INTRODUCTION

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

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

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

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

**TABLE NA-45.2**  
**HIV HOUSING NEEDS**

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

Source: HOPWA CAPER and HOPWA Beneficiary Verification Worksheet

### DESCRIBE THE CHARACTERISTICS OF SPECIAL NEEDS POPULATION IN YOUR COMMUNITY:

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

#### Elderly

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



in the county, state, and national levels and shows that Salt Lake City has a higher share of working age residents compared to those who are 65 years and older.

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

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

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

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

**TABLE NA-45.4**  
**2018-2050 POPULATION PROJECTION, SALT LAKE COUNTY SENIOR (65+)**

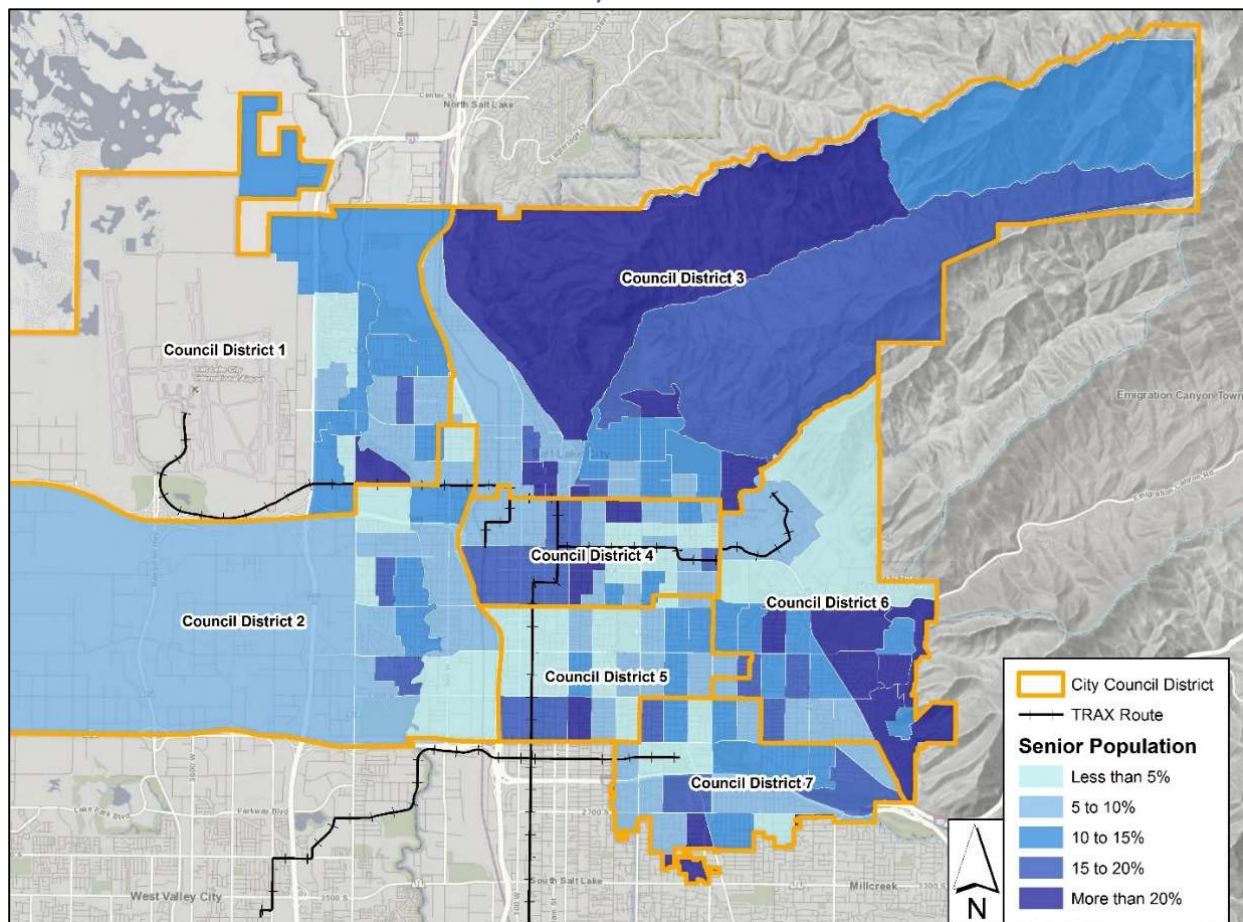
Year	Total Population	Population 65+	65+ Share
2018 ACS (most recent)	1,120,805	114,930	10.25%
2030	1,306,414	190,082	14.55%
2050	1,531,282	294,113	19.21%

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





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



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

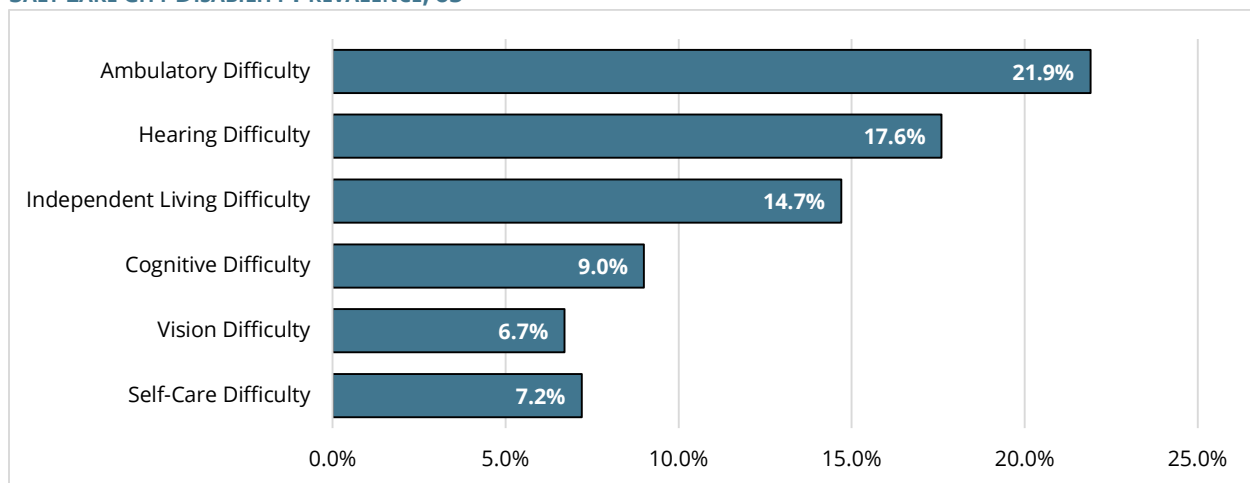
#### Persons with Disabilities

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



Census Bureau as “having serious difficulty walking or climbing stairs.”<sup>28</sup> A complete breakdown of the percentage of citizens aged 65 years old and older who are experiencing these disabilities is shown in **Figure NA-45.2**.

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

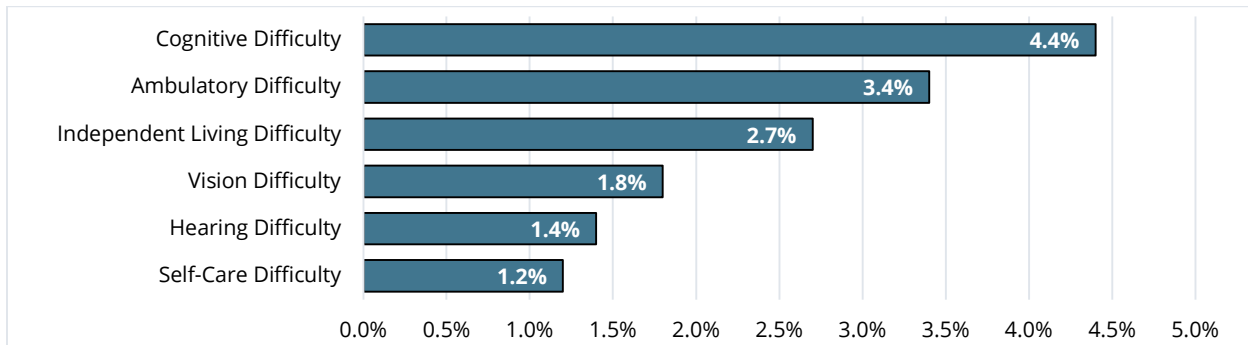


Source: U.S. Census Bureau: 2014-2018 ACS 5-Year Estimates: Disability Characteristics

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

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

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



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

#### Female-Headed Households with Children

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

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

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

#### Immigrants and Refugees

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

#### Victims of Dating and Domestic Violence

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

In addition, a total of 1,449 men, women, and children were sheltered in the two Utah domestic violence shelters located in Salt Lake City. Individuals who entered the domestic violence shelter system stayed for

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

<sup>30</sup> ChildCare Aware of America. 2019 State Child Care Facts in the State of: Utah.

<sup>31</sup> Utah Domestic Violence Coalition, *UTAH Domestic Violence Related Deaths in 2018 & 2019*.



an average of 45 days in 2019. There are many barriers for survivors of domestic violence to overcome including securing permanent and stable housing, coping with trauma, accessing support for health and mental healthcare, and addressing the needs of children.

#### Large-Family Households

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

#### Persons with HIV/AIDS

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

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

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

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

#### Elderly

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

#### Persons with Disabilities

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

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<sup>32</sup> Utah Department of Workforce Services: Research & Analysis

<sup>33</sup> Source: U.S. Centers for Disease Control HIV Surveillance



experiencing homelessness in Utah is severely mentally ill, and one in four have a substance abuse disorder. Additionally, individuals who experience homelessness are less likely to access healthcare systems and to suffer from preventable diseases.

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

#### Female-Headed Households with Children

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

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

#### Immigrants and Refugees

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

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

#### Survivors of Dating/Domestic Violence

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

#### Large-Family Households

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<sup>34</sup> Source: U.S. Census Bureau 2014-2018 ACS 5-Year Estimates

<sup>35</sup> ChildCare Aware of America. 2019 State Child Care Facts in the State of: Utah.





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

Persons with HIV/AIDS

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

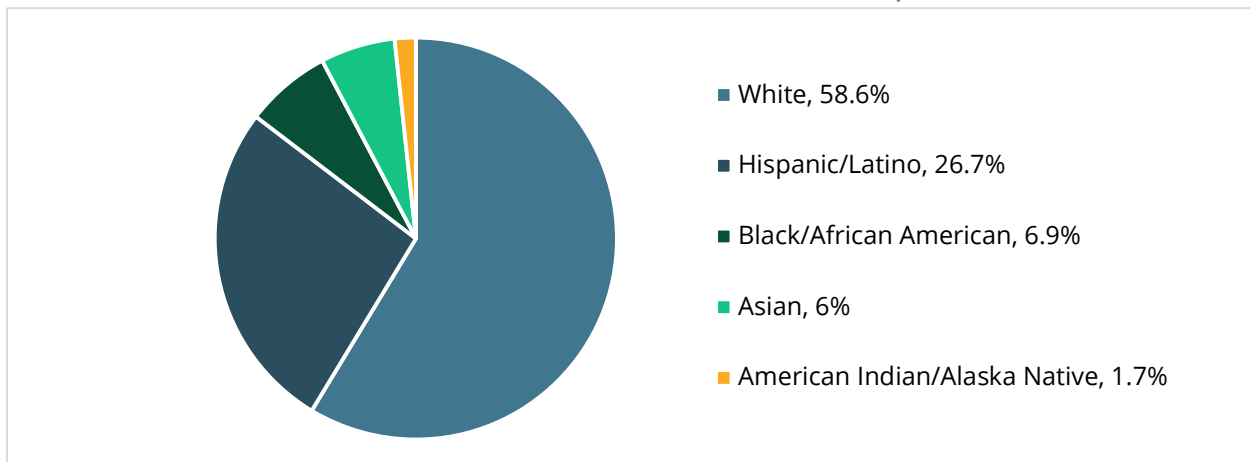
Salt Lake City's Housing and Neighborhood Development Division is committed to ensuring HOPWA project sponsors work together in a coordinated, collaborative, and flexible manner to effectively serve HOPWA program participants. This includes supporting efforts for HOPWA-assisted households to access and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

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

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

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

**FIGURE NA-45.4**  
**ESTIMATED ADULTS AND ADOLESCENTS DIAGNOSED WITH HIV BY RACE AND ETHNICITY, UTAH 2015**



<sup>36</sup> Utah Department of Health, Utah HIV Fact Sheet, 2013.

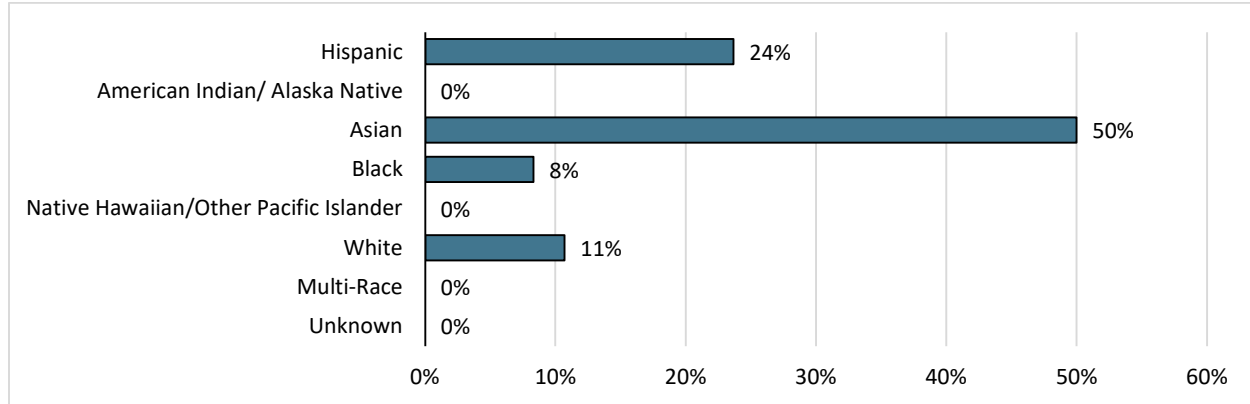
<sup>37</sup> United States Centers for Diseases Control, HIV Surveillance Report 2017



Source: Centers for Disease Control and Prevention, Utah – 2015 State Health Profiles  
[https://www.cdc.gov/nchhstp/stateprofiles/pdf/Utah\\_profile.pdf](https://www.cdc.gov/nchhstp/stateprofiles/pdf/Utah_profile.pdf)

**FIGURE NA-45.5**

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



Source: Utah Department of Health, Utah HIV  
 Factsheet [http://health.utah.gov/epi/diseases/hiv/aids/surveillance/HIV\\_2017\\_report.pdf](http://health.utah.gov/epi/diseases/hiv/aids/surveillance/HIV_2017_report.pdf)

The number of individuals newly diagnosed with HIV already progressed to AIDS at the time of diagnosis was significantly skewed to Hispanic and Asian individuals, as demonstrated in **Table NA 45.5**. It should be noted that there were only 6 total new HIV diagnoses of Asian individuals in 2017, so 50% indicates 3 individuals were also diagnosed at Stage 3 (AIDS) at their initial diagnosis. Meanwhile, there were 38 individuals of Hispanic ethnicity who were diagnosed with HIV in 2017 and 9 of those individuals were also diagnosed with Stage 3 (AIDS).

## NA-50 NON-HOUSING COMMUNITY DEVELOPMENT NEEDS

– 91.215(f)

### DESCRIBE THE JURISDICTION'S NEED FOR PUBLIC FACILITIES:

#### Police and Fire

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

### HOW WERE THESE NEEDS DETERMINED?

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





## DESCRIBE THE JURISDICTION'S NEED FOR PUBLIC IMPROVEMENTS:

### Parks and Public Lands

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

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

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

### Transportation

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

## HOW WERE THESE NEEDS DETERMINED?

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

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

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

## DESCRIBE THE JURISDICTION'S NEED FOR PUBLIC SERVICES:

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

### Homeless Public Service Needs

- More mental health treatment services, including case management where current caseloads are considerably too high



- Supportive housing for the mentally ill
- Job training
- Permanent supportive services, co-located with other supportive services
- Tenant-based rental assistance
- Homelessness prevention services
- Access to transportation services (for job seeking, medical visits, etc.)
- Life skills training
- Substance abuse and opioids counseling

### Non-Homeless Public Service Needs

#### Housing

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

#### Transportation

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

#### Economic Development

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

#### Health, Elderly and Disabilities

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

#### Parks and Public Lands

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



#### Management

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

### HOW WERE THESE NEEDS DETERMINED?

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

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

## **HOUSING MARKET ANALYSIS**

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





## MA-05 OVERVIEW

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

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

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

Some key points of the market analysis include:

### Housing Market Conditions

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

<sup>38</sup> U.S. Census Bureau, 2014-2018 ACS 5-Year Estimates



- UtahRealEstate.com, May 2020, number of Salt Lake City listings between \$100,000-\$299,999: 554
- Salt Lake County rental rates are at an all-time high, showing a 51% increase between 2010 and 2018.
- In 2018, the apartment vacancy rate in Salt Lake City was the lowest rate in Salt Lake County at 2.7% and the Downtown area had an even lower rate at 1.6%.<sup>39</sup> A tight rental market and rising rents create a barrier for households in need of affordable housing.
- An analysis of housing gaps has determined that Salt Lake City has a shortage of 6,177 rental units affordable to renters earning less than \$20,000 per year. This is down from a shortage of 8,240 rental units in 2013.
- Specifically, shortages occur for affordable rental housing for extremely and very low-income households making less than 50% AMI; affordable and accessible housing for persons with disabilities; affordable rental housing for large families; and permanent supportive housing for vulnerable populations such as individuals who are chronically homeless, mentally disabled, or physically disabled.

#### Barriers to Affordable Housing

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

#### Housing Services

- The Housing Authority of Salt Lake City currently manages 30 properties including Housing Choice Vouchers, Project Based Vouchers, Mod Rehab Vouchers and programs for Veterans, homeless, disabled, and elderly persons. These properties offer over 1,600 units of varying sizes.

<sup>39</sup> Cushman Wakefield, *Apartment Market Report: Greater Salt Lake Area*, 2018

<sup>40</sup> Federal Financial Institutions Examination Council, Home Mortgage Disclosure Act



- A variety of facilities and services are offered to homeless individuals and families, including emergency shelters, transitional housing, safe havens, permanent supportive housing, tenant based rental assistance, outreach and engagement, housing placement, general medical, employment, substance abuse, behavioral health, legal aid, veteran services, public assistance, family crisis, hygiene, and other miscellaneous services. These services are provided by government agencies, faith-based organizations, service-oriented groups, housing authorities, health service organizations, and others.
- In addition to supporting housing and homeless services with federal funding, Salt Lake City Corporation spent \$2,554,000 on Homelessness Related Services in fiscal year 2018-19. The funding came from General Fund resources and highlights the City's commitment to providing support for our most vulnerable citizens.
- Salt Lake City's housing and supportive service network addresses the needs of the elderly, persons with disabilities, persons with substance addictions, persons with HIV/AIDS and their families, and public housing residents through a variety of efforts that are designed to be coordinated a case manager and referral format to link residents to services and support opportunities.

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

### INTRODUCTION

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

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

**TABLE MA-10.1**  
**ALL RESIDENTIAL PROPERTIES BY NUMBER OF UNITS**

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

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





TABLE MA-10.2

## ALL RESIDENTIAL PROPERTIES BY NUMBER OF UNITS 2018

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

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

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

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

#### CDBG

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

#### ESG

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

#### HOME

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

#### HOPWA

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

- Housing Information Services
- Tenant-based Rental Assistance (TBRA)



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

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

#### Local Funds

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

#### Salt Lake City Redevelopment Agency

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

#### Low-Income Housing Tax Credit (LIHTC)

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

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

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

#### State Funds

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

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

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

#### **TABLE MA-10.3**

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



Project	Total Affordable Units	Nearest Expiration
Art Space II	53	2025
Aspen View	16	2026
Bradley Apartments	6	2024
Calvary Tower	30	2020
Cedar Crest Apartments	12	2023
Country Oaks I	7	2023
Country Oaks II	17	2024
CW Development-Parker	16	2025
Grace Mary Manor	80	2026
Granite Park Condo	9	2021
Harmony Gardens	96	2026
Hidden Oaks II	24	2022
Hidden Oaks IV	36	2021
Hidden Oaks VI	28	2025
Hidden Oaks VII	6	2029
Holladay Hills I	70	2023
Holladay Hills II	60	2024
Huntsman	36	2028
Ivanhoe Apartments	19	2021
Liberty Midtown	65	2023
Lowell Apartments	80	2025
Meredith Apartments	22	2019
Millcreek Meadows	56	2024
New Grand Hotel	80	2020
Ouray Duplex	2	2026
Palladio Apartments	36	2025
Parkway Commons	81	2024
Pauline Downs Apartments	112	2024
Rio Grande Hotel	49	2023
Riverside Cove Apartments	28	2023
Riverview Townhomes	61	2025
Riverwood Cove Apartments	110	2022
Robert A Wiley Apartments	7	2026
Safe Haven I	22	2029
Salt Lake County - Cnsrt	11	2029
Sedona	18	2025
South Salt Lake Crown	4	2026
Aspenview	19	2029
Village Apartments	24	2024
Wandamere Place Apartments	10	2019
Wasatch Commons Crown	5	2029

Source: Salt Lake City Housing and Neighborhood Development

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



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

### DESCRIBE THE NEED FOR SPECIFIC TYPES OF HOUSING:

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

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

## MA-15 COST OF HOUSING - 91.210(a)

### INTRODUCTION

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

**TABLE MA-15.1**  
**COST OF HOUSING**

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

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

<sup>41</sup> Cushman Wakefield, *Apartment Market Report: Greater Salt Lake Area*, 2018

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

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

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

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

**TABLE MA-15.3****HOUSING AFFORDABILITY**

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

Source: 2012-2016 CHAS

**TABLE MA-15.4****MONTHLY RENT**

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

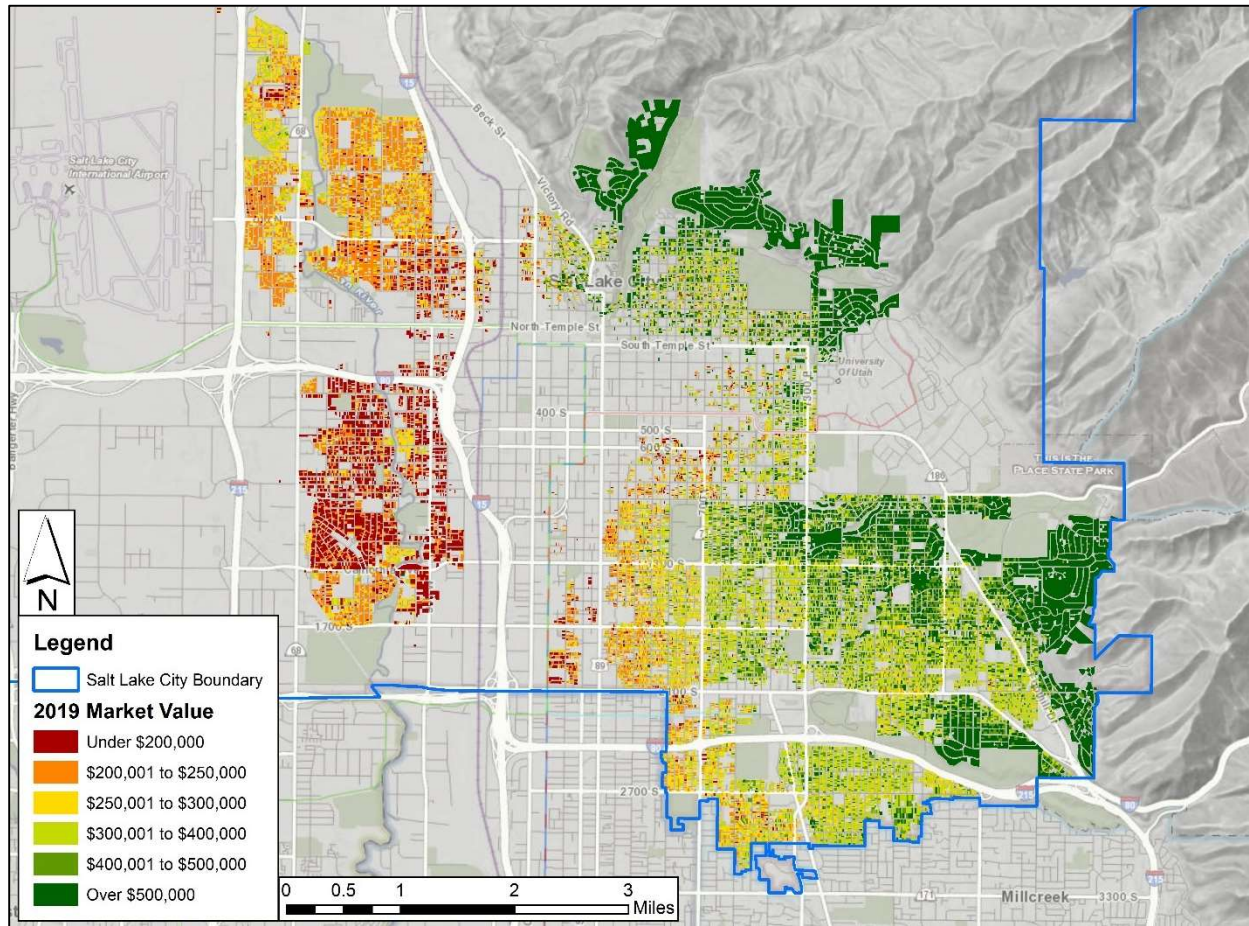
Source: HUD FMR and HOME rents

**FIGURE MA-15.1**





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



Source: Salt Lake County Assessor's Database 2019

IS THERE SUFFICIENT HOUSING FOR HOUSEHOLDS AT ALL INCOME LEVELS?

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

TABLE MA-15.5  
SALT LAKE CITY RENTAL MARKET MISMATCH

Income Range	Maximum Affordable Rent, Including Utilities	Renters		Rental Units		Housing Mismatch
		Number	Percentage	Number	Percentage	
Less than \$5,000	\$125	2,798	6.9%	289	1%	(2,509)
\$5,000 - \$9,999	\$250	2,523	6.3%	1,235	3%	(1,288)
\$10,000 - \$14,999	\$375	3,012	7.5%	1,400	3%	(1,612)
\$15,000 - \$19,999	\$500	2,467	6.1%	1,699	4%	(768)



Income Range	Maximum Affordable Rent, Including Utilities	Renters		Rental Units		Housing Mismatch
		Number	Percentage	Number	Percentage	
\$20,000 - \$24,999	\$625	2,716	6.7%	3,871	9%	1,155
\$25,000 - \$34,999	\$875	5,520	13.7%	13,490	32%	7,970
\$35,000 - \$49,999	\$1,250	6,129	15.2%	11,155	27%	5,026
\$50,000 - \$74,999	\$1,875	7,067	17.5%	6,830	16%	(237)
\$75,000 or more	\$1,875+	8,128	20.1%	1,623	4%	(6,505)
Total/Low-Income Gap		40,360		41,592	100%	(6,177)

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

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

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

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

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

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

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

**TABLE MA-15.7**  
NUMBER OF HOMES SOLD AND AVERAGE SALES PRICE: SALT LAKE CITY METROPOLITAN AREA

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

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

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





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

## DISCUSSION

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

## MA-20 CONDITION OF HOUSING – 91.210(a)

### INTRODUCTION

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

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

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

**TABLE MA-20.1**  
**CONDITION OF UNITS**

	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected condition	7,595	20.1%	16,508	40.9%



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

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

**TABLE MA-20.2**  
**YEAR UNIT BUILT**

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

Source: 2012-2016 CHAS

**TABLE MA-20.3**  
**RISK OF LEAD BASED PAINT HAZARD**

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

Source: 2012-2016 CHAS

**TABLE MA-20.4**  
**VACANT UNITS**

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

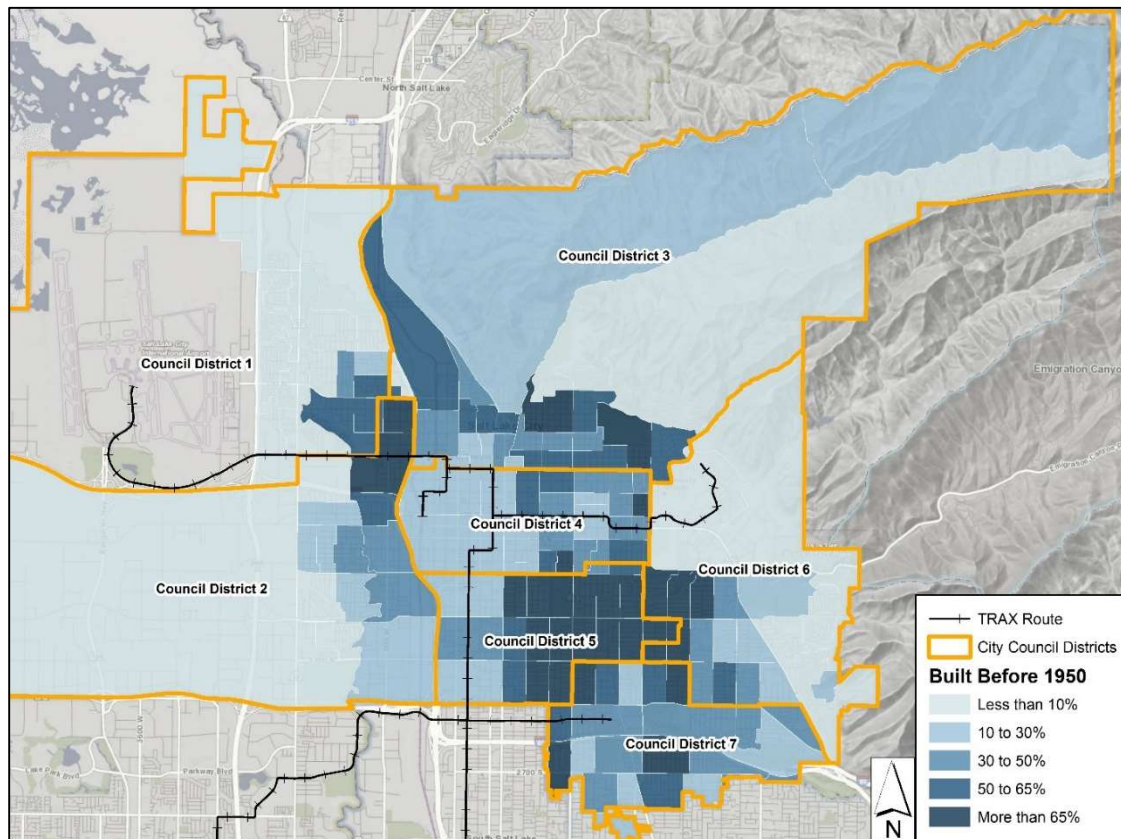
Source: Salt Lake City Civil Enforcement

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



An indicator commonly used to evaluate the condition of housing stock is the age of the unit. Older homes are more likely to have condition problems and are at higher risk of lead-based paint. Approximately 29% of housing units in Salt Lake City were built prior to 1940.<sup>42</sup> Many older homes may be in excellent condition due to revitalization efforts in the area; however, condition issues are still more likely to occur in older homes. Many of the block groups with a high percentage of older units tend to be located below 900 South and east of State Street. This can be seen in the figure below:

**FIGURE MA-20.1**  
**PERCENT OF BLOCK GROUP HOUSING UNITS BUILT BEFORE 1950**



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

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

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

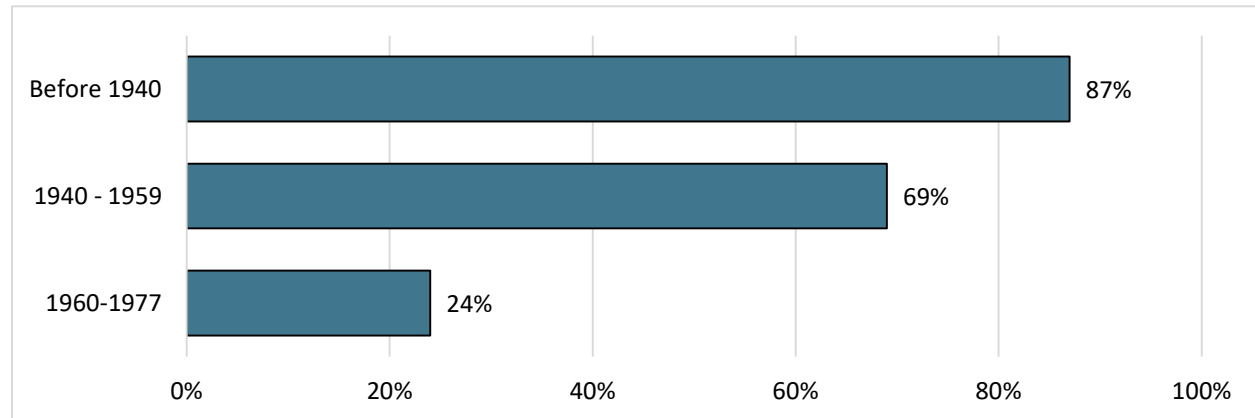
## **DISCUSSION**

<sup>42</sup> U.S. Census Bureau: 2014-2018 ACS 5-Year Estimates



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

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



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

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

Exposure to lead can lead to:

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

Which can cause:

- Lower IQ
- Decreased ability to pay attention
- Underperforming in school<sup>44</sup>

Salt Lake City has various programs through the Housing and Neighborhood Development Division and local nonprofits, such as ASSIST and Community Development Corporation of Utah, to remediate lead hazards in residential units. Additionally, the Lead Safe Housing program created by Salt Lake County provides free inspections, dust sampling analysis, blood testing for children under six, window

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

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



replacement, paint removal on doorjambes and floors, and specialized cleaning.<sup>45</sup> The program is aimed at assisting low- or moderate-income households in providing lead-safe homes.

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

### INTRODUCTION

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

**TABLE MA-25.1**  
**TOTAL NUMBER OF UNITS**

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

Source: Housing Authority of Salt Lake City

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

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

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

Name	Type	Units
Phillips Plaza	Senior Public 1 Bed	99
Romney Plaza	Senior Public 1 Bed	70
City Plaza	Senior Public 1 Bed	150
Rendon Terrace	Senior Public 1-2 Bed	70
Cedar Crest	LIHTC/VSH/Affordable 1-2 Bed	12
Sunrise Metro	LIHTC Homeless 1 Bed	100
Valor Apts.	Vet. Homeless 1 Bed	14

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



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

Source: Housing Authority of Salt Lake City

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

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

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

The RAD program allows PHAs to manage a property using one of two types of HUD funding contracts that are tied to a specific building and replace the operating subsidy and capital funds previously used. Housing Choice project-based voucher (PBV) or Housing Choice project-based rental assistance (PBRA). Both are 15-20 years long and are more stable funding sources. This shift will make it easier for PHAs to





borrow money and use low-income housing tax credits (LIHTCs) as well as other forms of financing. These private sources of additional money will enable the Housing Authority to make improvements essential for preserving the Public Housing stock. This funding change does not change the amount of rent paid by residents or the clientele served. HASLC has also developed a 30-year replacement and improvement plan and each property has a schedule for improvements that is broken down to one- and five-year plans.

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

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

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

### INTRODUCTION

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

**TABLE MA-30.1**  
**FACILITIES AND HOUSING TARGETED TO HOMELESS HOUSEHOLDS**

Population	ES: Year-Round Beds	ES: Voucher/ Seasonal/ Overflow Beds	Transitional Housing Beds	Permanent Supportive Housing Beds	PSH Beds Under Development
Households with Adult(s) and Child(ren)	542	33	143	1,257 <sup>c</sup>	165
Households with Only Adults	814	147	165	1,271 <sup>d</sup>	0
Chronically Homeless Households	0	0	0	1,502 <sup>e</sup>	0
Veterans	0	0	67 <sup>a</sup>	597	75
Unaccompanied Youth	34	20	37 <sup>b</sup>	9	0

Source: Utah Homeless Management Information System (HMIS)

<sup>a</sup>All 67 Veterans are also counted in the Households with Only Adults

<sup>b</sup>All 37 Unaccompanied Youth beds are also counted in the Households with Only Adults

<sup>c</sup>150 of the Households with Adult(s) and Child(ren) are also veteran dedicated beds

<sup>d</sup>447 of the Households with Only Adults are also veteran dedicated beds

<sup>e</sup>775 of the Chronically Homeless beds are also counted in Households with Only Adults, 727 are also counted in Households with Adult(s) and Child(ren), and 20 are also veteran dedicated beds.





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

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

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

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

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

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

**TABLE MA-30.2**  
**2019-2020 HOMELESS RELATED SERVICES**

Agency/Program	Facility Name	Address	Description
Family Promise	Emergency Shelter	814 W. 800 S., Salt Lake City, Utah 84104	Serves families with children
Rescue Mission Women’s Center	Emergency Shelter	1165 S. State Street, Salt Lake City, Utah 84111	Serves Single Women
Rescue Mission	Emergency Shelter/Day Center/	463 S. 400 W., Salt Lake City, Utah 84101	Serves Men
South Valley Services	Emergency Shelter	8400 S., Redwood Rd., West Jordan, Utah 84088	Serves female and male victims of domestic violence and their children



Agency/Program	Facility Name	Address	Description
YWCA Shelter	Emergency Shelter	322 E. 300 S., Salt Lake City, Utah 84111	Serves female victims of domestic violence and their children
Salt Lake County Youth Services	Emergency Shelter	377 W. Price Ave., (3610 S.) Salt Lake City, Utah 84115	Serves youth
Gale Miller Resource Center	Emergency Shelter	242 Paramount Ave., Salt Lake City, Utah, 84115	Serves homeless men and women
Geraldine E King Women's Center	Emergency Shelter	131 E. 700 S., Salt Lake City, Utah 84111	Serves homeless women
Volunteers of America Youth Resource Center	Emergency Shelter/Day Center	888 S. 400 W., Salt Lake City, Utah 84101	Serves homeless and at-risk teens ages 15-22
Men's Resource Center	Emergency Shelter	3380 S. 1000 W., South Salt Lake, Utah 84119	Serves homeless men
Volunteers of America Homeless Outreach Program	Donation Disbursement/Case Management	131 E. 700 S, Salt Lake City, Utah 84111	Serves homeless women, men, and youth living on the street
Weigand Homeless Resource Center	Day Center	437 W. 200 S., Salt Lake City, Utah 84101	Serves all homeless residents
VA Homeless Program	Veteran's Assistance	2970 S. Main St., South Salt Lake City, Utah 84115	Serves chronically homeless and VA veterans
Metro Employment Center	Employment/Welfare/Financial Assistance	720 S. 200 E., Salt Lake City, Utah 84111	Serves all homeless residents
Utah Community Action Program	Employment/Welfare/Financial Assistance	764 S. 200 W., Salt Lake City, Utah 84101	Serves all homeless residents
Eagle Ranch Ministries	Prepared Meals & Food Pantries	500 S. 600 E., Salt Lake City, Utah 84102	Serves all homeless residents
Good Samaritan Program   The Cathedral of the Madeleine	Prepared Meals & Food Pantries	331 E. South Temple, Salt Lake City, Utah 84103	Serves all homeless residents
Rescue Mission	Prepared Meals & Food Pantries	463 S. 400 W., Salt Lake City, Utah 84101	Serves all homeless residents
St. Vincent de Paul Dining Hall	Prepared Meals & Food Pantries	437 W. 200 S., Salt Lake City, Utah 84101	Serves all homeless residents
Salt Lake City Mission	Prepared Meals & Food Pantries	1151 S. Redwood Rd. #106, Salt Lake City, Utah 84104	Serves all homeless residents
Crossroads Urban Center	Food Pantries	347 S. 400 E., Salt Lake City, Utah 84111	Serves all homeless residents
Eagle Ranch Distribution Center	Food Pantries	1899 S. Redwood Rd., Salt Lake City, Utah 84104	Serves all homeless residents
Hildegard's Pantry	Food Pantries	231 E. 100 S., Salt Lake City, Utah 84111	Serves all homeless residents



Agency/Program	Facility Name	Address	Description
House of Prayer	Food Pantries	839 S. 200 W., Salt Lake City, Utah 84101	Serves all homeless residents
Volunteers of America Adult Detox	Drug/Alcohol Detoxification	252 W. Brooklyn Ave., Salt Lake City, Utah 84101	Serves men suffering from addiction
VOA Detox Center for Women and Children	Drug/Alcohol Detoxification	697 W. 4170 S., Murray, Utah 84123	Serves adult women and children under the age of 10
Wasatch Homeless Healthcare dba 4 <sup>th</sup> Street Clinic	Medical Care for Homeless	409 W. 400 S., Salt Lake City, Utah 84101	Serves all homeless residents

Source: Salt Lake County

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

### INTRODUCTION

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

**TABLE MA-35.1**  
**HOPWA ASSISTANCE BASELINE**

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

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

### **INCLUDING THE ELDERLY, FRAIL ELDERLY, PERSONS WITH DISABILITIES (MENTAL, PHYSICAL, DEVELOPMENTAL), PERSONS WITH ALCOHOL OR OTHER DRUG ADDICTIONS, PERSONS WITH HIV/AIDS AND THEIR FAMILIES, PUBLIC HOUSING RESIDENTS AND ANY OTHER CATEGORIES THE JURISDICTION MAY SPECIFY AND DESCRIBE THEIR SUPPORTIVE HOUSING NEEDS.**

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

- Physical healthcare programs
- Mental healthcare programs
- Emergency daycare services
- Youth day centers



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

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

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

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

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

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

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

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

### **FOR ENTITLEMENT/CONSORTIA GRANTEEES: SPECIFY THE ACTIVITIES THAT THE JURISDICTION PLANS TO UNDERTAKE DURING THE NEXT YEAR TO ADDRESS THE HOUSING AND SUPPORTIVE SERVICES NEEDS IDENTIFIED IN ACCORDANCE WITH 91.215(e) WITH**



## **RESPECT TO PERSONS WHO ARE NOT HOMELESS BUT HAVE OTHER SPECIAL NEEDS. LINK TO ONE-YEAR GOALS. (91.220(2))**

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

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

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

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

### Economic Conditions

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

### Land Regulations and Permitting Process

- Salt Lake City's Zoning Ordinance (similar to other cities) contains regulations that establish standards for residential development including minimum lot size, density, unit size, height, setback, and parking standards. Some of these regulations can inhibit the ability for affordable housing development feasibility (i.e., profitability), including the following:
  - Density limitations
  - Lack of multifamily zoning
  - Stringent parking requirements (reducing cost feasibility)
- The process to waive/reduce impact fees for affordable housing is reportedly difficult to navigate for some developers.
- Permitting and environmental review processes are often time consuming and reduce possible profits for developers, thereby discouraging development and/or encouraging development of higher-margin product (i.e., market-rate units).

### Land Costs

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



### Construction Costs

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

### Development and Rehabilitation Financing

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

### Neighborhood Market Conditions

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

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

## **MA-45 NON-HOUSING COMMUNITY DEVELOPMENT ASSETS**

**- 91.215(f)**

### **INTRODUCTION**

Salt Lake City is on the pathway to becoming one of the most diverse, sustainable, and innovative economies in the nation. The City links together unsurpassed outdoor recreation opportunities; internationally acclaimed technology and research facilities; competitive higher education institutions; industry-leading healthcare facilities; a light rail and streetcar transit system; an international airport; and cultural opportunities. Strong economic activity is enhanced by culturally rich neighborhoods that intermix diverse housing opportunities with locally owned businesses.

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

### **TABLE MA-45.1 BUSINESS BY SECTOR**



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

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

**TABLE MA-45.2**  
**LABOR FORCE**

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

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

**TABLE MA-45.3**





**OCCUPATIONS BY SECTOR**

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

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

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

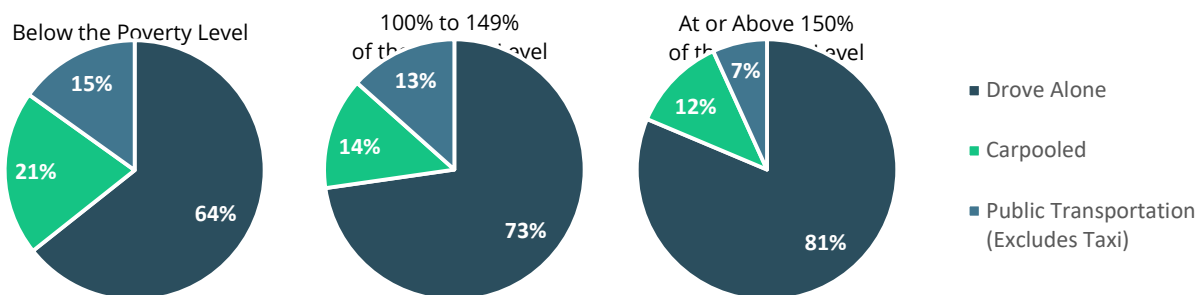
**TABLE MA-45.4**  
**TRAVEL TIME**

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

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

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

**FIGURE MA-45.1**  
**MEANS OF TRANSPORTATION TO WORK BY INCOME LEVEL**





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

**TABLE MA-45.5**  
**BUSINESS BY SECTOR**

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

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

**TABLE NA-45.6**  
**EDUCATIONAL ATTAINMENT BY AGE**

	Age				
	18-24	25-34	35-44	45-64	65+
Less than 9 <sup>th</sup> Grade	2546	3,834	3,340	5,543	2,170
9th to 12th Grade, No Diploma	6,124	6,335	4,403	6,851	4,383
High School Graduate (Includes Equivalency)	13,620	10,994	6,659	9,958	5,652
Some College, No Degree	3,924	21,070	12,228	16,804	8,962
Associates Degree	2546	3,834	3,340	5,543	2,170
Bachelor's Degree	6,124	6,335	4,403	6,851	4,383
Graduate or Professional Degree	13,620	10,994	6,659	9,958	5,652

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

**TABLE MA-45.7**  
**BUSINESS BY SECTOR**

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

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



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

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

## DESCRIBE THE WORKFORCE AND INFRASTRUCTURE NEEDS OF THE BUSINESS COMMUNITY:

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

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

### Salt Lake City International Airport Expansion

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

### Inland Port Authority

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

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



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

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

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

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

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

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

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

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

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



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

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

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

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

**DOES YOUR JURISDICTION PARTICIPATE IN A COMPREHENSIVE ECONOMIC DEVELOPMENT STRATEGY?**

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

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

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

Economic Development Loan Fund

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

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



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

#### Salt Lake City Emergency Loan Program

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

#### Master Plans

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

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

#### Redevelopment Agency Programs

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

- Property acquisition, clearance, re-planning, sale, and redevelopment
- Planning, financing, and development of public improvements



- Providing management support and tax increment reimbursement for projects that will revitalize underutilized areas
- Gap financing in the form of loans, grants, and equity participation to encourage private investment
- Relocation assistance and business retention assistance to businesses.

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

#### National Development Corporation

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

#### Façade Grant Program

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

#### City Transportation Plans

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

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

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

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<sup>49</sup> Salt Lake City Transit Master Plan 2017 Executive Summary





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

#### New Market Tax Credits (NMTC)

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

## MA-50 NEEDS AND MARKET ANALYSIS DISCUSSION

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

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

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

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

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

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

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

In general, median sales prices and rents are significantly lower in areas of concentrated poverty than in the rest of the City. Households located in neighborhoods on the west side of I-15, such as Poplar Grove



and Glendale have higher homeownership rates than the City average. The Ballpark and Central City neighborhoods have a much higher rental rate than the City average. Other housing market and demographic data points can be found in **Table MA-50.1**.

**TABLE MA-50.1**  
**AREAS WITH HIGHER POVERTY LEVELS**

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

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

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

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

### ARE THERE ANY COMMUNITY ASSETS IN THESE AREAS/NEIGHBORHOODS?

- **Education**  
Numerous schools are located in the target area, including the Dual Immersion Academy, the City Academy and Salt Lake Arts Academy. The Pete Suazo Business Center is also located in the area.
- **Health Services**  
There are 23 clinical services/programs offered in Glendale/Poplar Grove, provided by a host of clinics including Donated Dental, Friends for Sight, Concentra Urgent Care, the University of Utah Clinic, First Med and the Glendale/Mountain View Community Learning Center, among others.

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

- **Cultural Arts**



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

- Community Centers and Gardens

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

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

- Parks, Recreation and Open Space

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

The Jordan River Parkway offers outdoor boating opportunities.

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

- Fitness

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

- Public Transit

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

- Redevelopment Project Areas

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

- Emphasize transit and connections to multi-modal transportation means



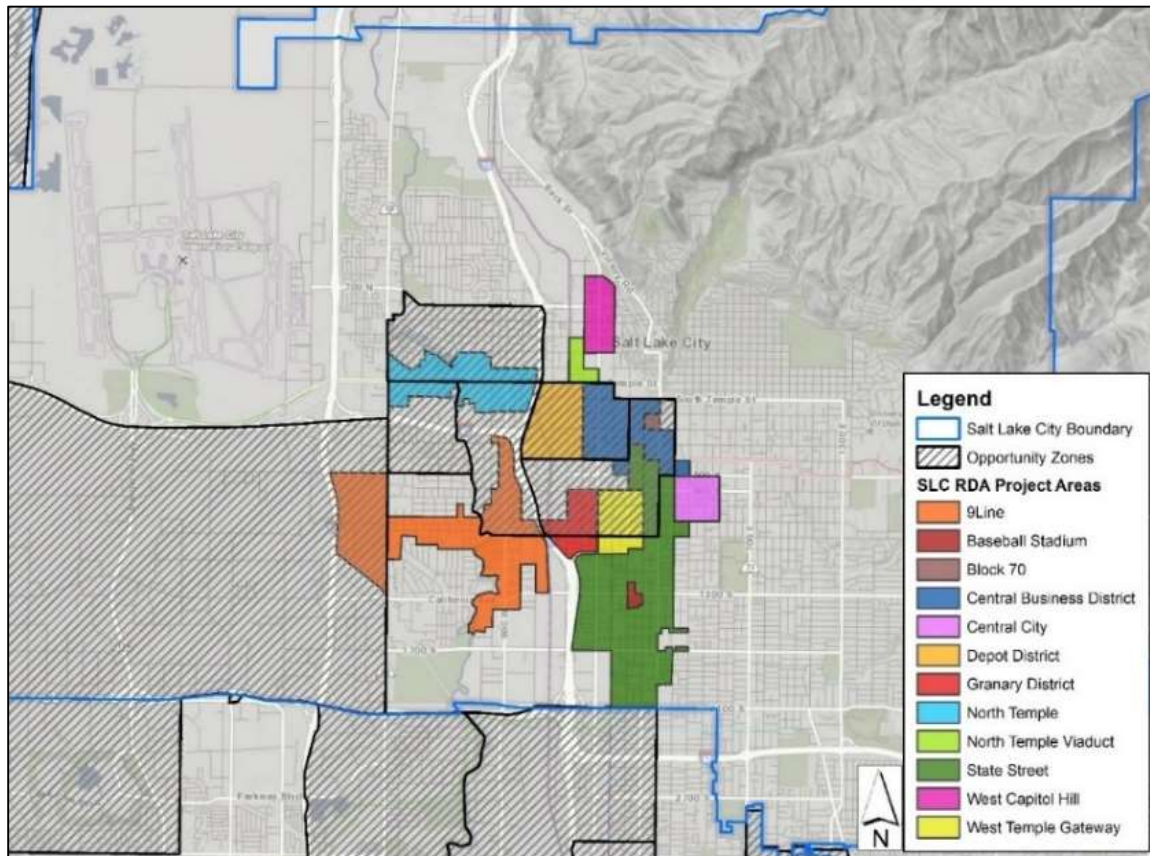
- Create high-quality pedestrian environments
  - Promote infill development
  - Support high quality, diverse and affordable housing
  - Support public art in public places
  - Encourage innovative sustainability practices and limit carbon emissions
  - Promote transit-oriented development at key sites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

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

**FIGURE MA-50.1**



## SLC RDA PROJECT AREAS AND OPPORTUNITY ZONES



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

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

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

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



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

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

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

#### **DESCRIBE THE JURISDICTION'S INCREASED NATURAL HAZARD RISKS ASSOCIATED WITH CLIMATE CHANGE.**

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

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

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

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

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

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



# **STRATEGIC PLAN**

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





## SP-05 OVERVIEW

The 2020-2024 Strategic Plan is based on an assessment of community needs as identified in this Consolidated Plan, in City planning documents, and on the ability of federal funds to meet the identified needs. Within this context, the 2020-2024 Strategic Plan focuses on building Neighborhoods of Opportunity to promote capacity in low-income neighborhoods and to support the City's most vulnerable populations. The five-year plan provides a strategy for maximizing and leveraging the City's block grant allocations with other funding sources, including the City's Redevelopment Agency, to build healthy and sustainable communities that connect and expand opportunities for housing, education, transportation, behavioral health services and economic development. Strategic plan goals call for Consolidated Plan funds to focus on the following:

### Housing

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

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

### Transportation

To promote accessibility and affordability of multimodal transportation options.

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

### Build Community Resiliency

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

- Provide job training/vocational training programs targeting low-income and vulnerable populations including, but not limited to; chronically homeless; those exiting treatment centers/programs and/or institutions; and persons with disabilities



- Economic Development efforts via supporting the improvement and visibility of small businesses through façade improvement programs
- Provide economic development support for microenterprise businesses
- Direct financial assistance to for-profit businesses
- Expand access to early childhood education to set the stage for academic achievement, social development, and change the cycle of poverty
- Promote digital inclusion through access to digital communication technologies and the internet
- Provide support for programs that reduce food insecurity for vulnerable population

#### Homeless Services

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

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

#### Behavioral Health

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

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

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

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

### **GEOGRAPHIC AREAS**

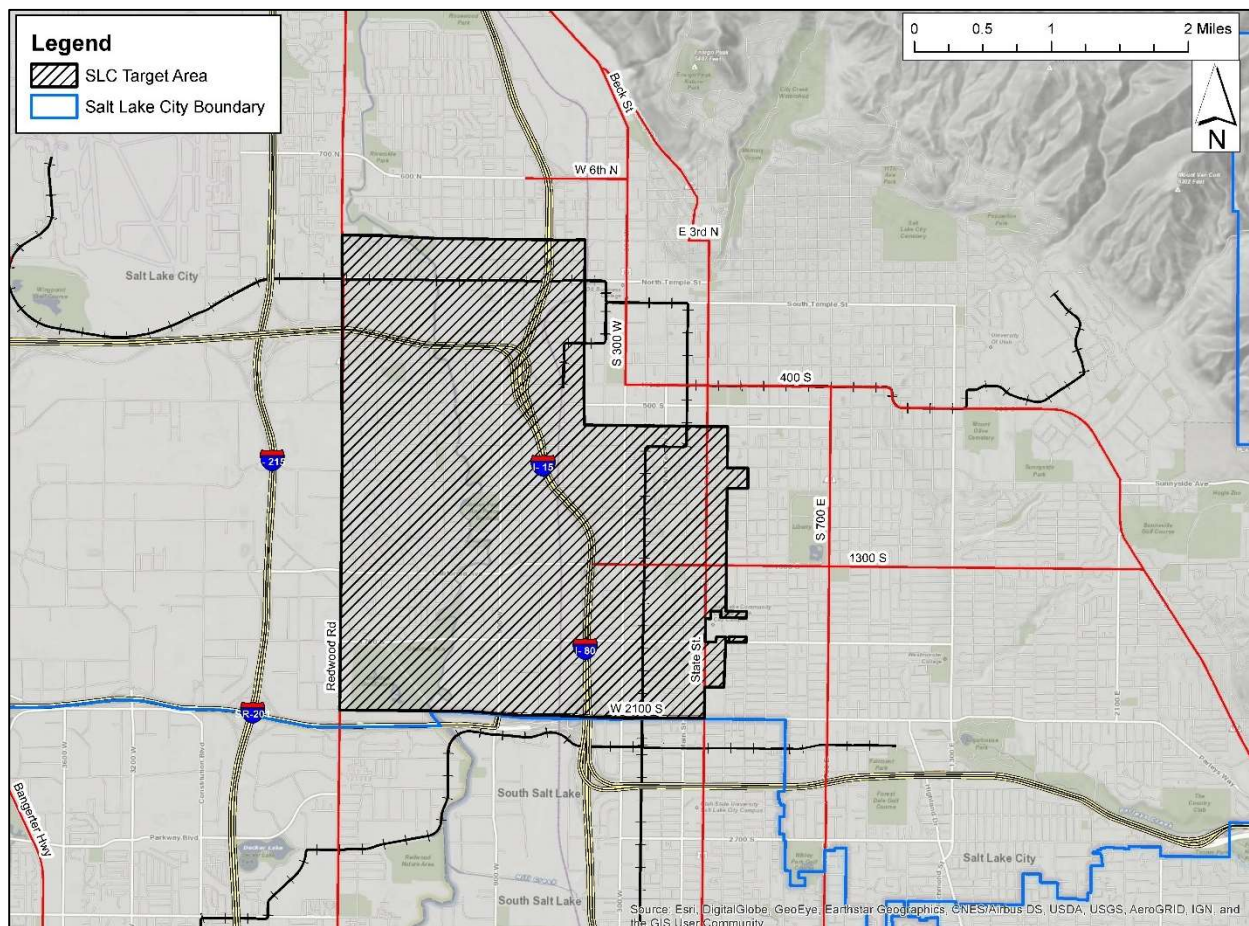
For the 2020-2024 program years, Salt Lake City has designated one local CDBG target area to concentrate and leverage funding to stimulate comprehensive neighborhood revitalization that expands housing opportunities, economic opportunities and neighborhood livability. Our selected target area corresponds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

- The RDA areas generally overlap the lower-income areas of the City and areas that scored lower on the Opportunity Index. The Opportunity Index measures 16 factors including education, health, environment, social, and economic that indicate the relative opportunity in various geographic locations.



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

**FIGURE SP-10.1**  
**WEST SIDE TARGET AREA**



**TABLE SP-10.1**  
**LOCAL TARGET AREAS**

1	Area Name	CDBG Target Area
	Area Type	West Side Target Area
	Revital Type	Comprehensive



1	Area Name	CDBG Target Area
	Identify the neighborhood boundaries for this target area.	Beginning at 2100 South and State Street, the Target Area follows the Salt Lake City Redevelopment Agency's State Street Project Area's eastern boundary going north until 900 South. It then continues north along State Street to 600 South. The boundary then continues west on 600 South to 500 West. It then goes north on 500 West to 300 North. The boundary continues west on 300 North to Redwood Road. It then continues south on Redwood Road until 2100 South. The boundary then continues east on 2100 South until it reaches State Street where it ends at the intersection of 2100 South and State Street.
	Include specific housing and commercial characteristics of this area	44% owner occupied The neighborhood poverty rate as determined by the ACS information within Census Block Groups within the area ranges from 4 to 38%. The block groups average a poverty level of 27% compared to 17.8% in Salt Lake City. The average household size is 3.02, compared to 2.47 citywide. 36% of the area's residents identify as Hispanic, compared to 22.3% of Salt Lake City.
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	Our Citizen Participation Plan included an online survey and public outreach with over 4,000 responses. Neighborhoods in the RDA areas consistently ranked high in the survey results. As such, Council prioritized the RDA areas in the most vulnerable sections of the City, resulting in the current West Side Target Area.
	Identify the needs in this target area.	Many of the existing housing units are old and rundown. Therefore, rehabilitation of existing housing stock is key for this area. Poverty levels are higher in this area than in other areas of the City. A reduction in poverty levels could be accomplished through the encouragement of mixed-income housing. Improving streetscapes and the visual appearance of the area could also attract more mixed-income development. There is a lack of bus and rail lines in large portions of the target area resulting in higher transportation costs for much of the target area.
	What are the opportunities for improvement in this target area?	Opportunities exist to enhance business districts and neighborhood nodes to promote economic development, job creation, and overall community revitalization. Several arterials cross through the target area with high traffic counts suitable for economic development that could bring jobs to these lower-income areas. Housing rehabilitation and the development of strategic mixed-income housing will



1	Area Name	CDBG Target Area
		promote housing stability and economic diversity within the target area.
	Are there barriers to improvement in this target area?	Many residents do not speak English as their first language. High renter levels often make for a more transitory population with less investment in the community.

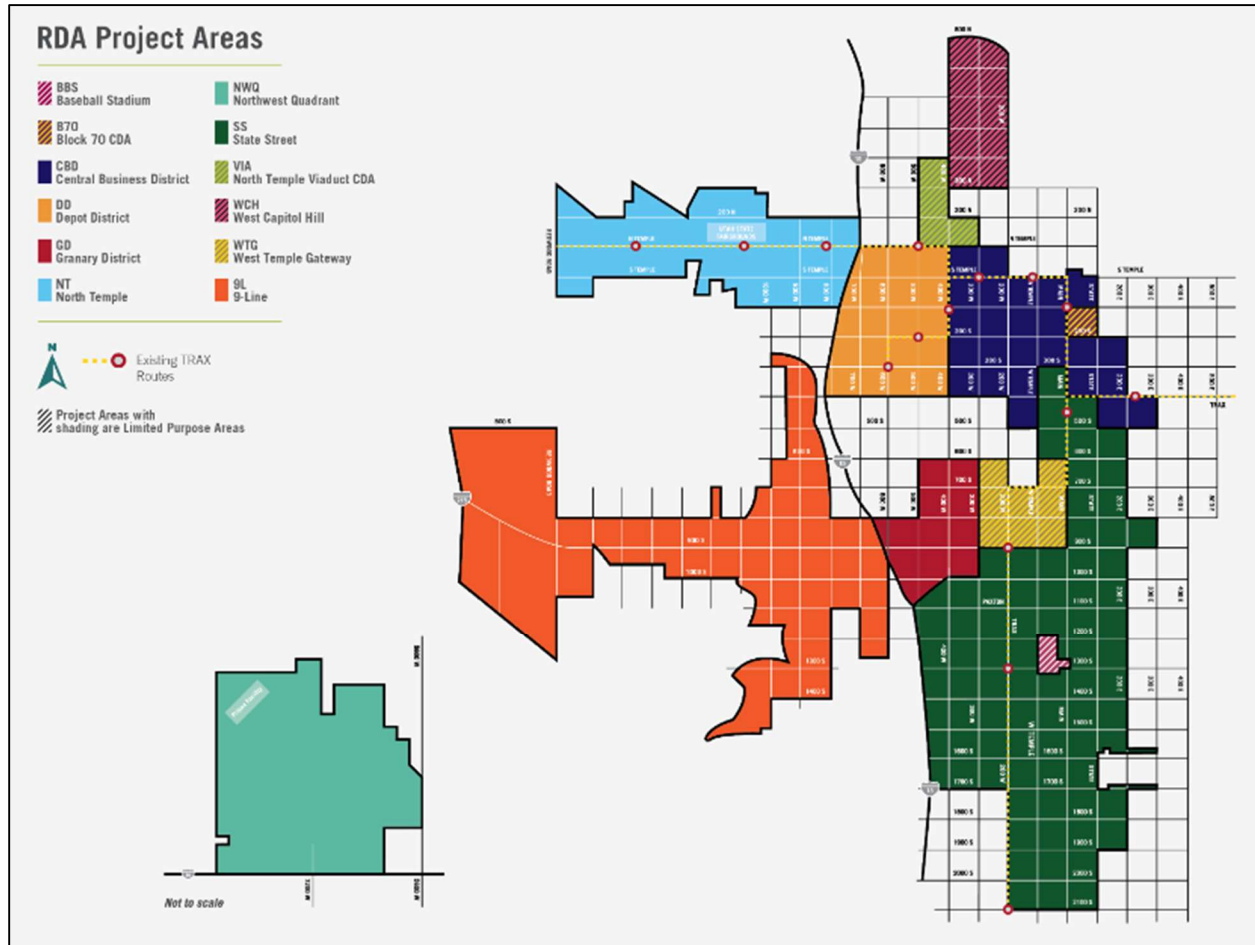
## GENERAL ALLOCATION PRIORITIES

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

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

**FIGURE SP-10.2**  
**TARGET AREA AND SLC NEIGHBORHOODS**





Source: Salt Lake City Redevelopment Agency Target Areas

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

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

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

- Concentrating resources geographically will provide a way to help stabilize and improve distressed areas in these neighborhoods.

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



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

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

### **RATIONALE FOR THE PRIORITIES FOR ALLOCATING INVESTMENTS GEOGRAPHICALLY**

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

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

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

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

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





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

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

**TABLE SP-25.1**  
**PRIORITY NEEDS**

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

### PRIORITY NEEDS



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



<b>2</b>	<b>Priority Need:</b>	<b>Affordable Housing</b>
		<p>their monthly income on housing.<sup>52</sup> Families who are cost-burdened have limited resources for food, childcare, healthcare, transportation, education, and other basic needs.</p> <ul style="list-style-type: none"> <li>The Housing Authority of Salt Lake City currently administers Housing Choice (Section 8) vouchers for 3,000 households, with 5,188 households on the waiting list. Countywide there are 15,981 households on a Housing Choice waiting list. A family on the waiting list can expect to wait 6 years before receiving a Housing Choice voucher. Between 2000 and 2018, the cost of housing increased significantly for both renters and homeowners. The median contract rent increased by 81.8% and home values increased 89.8%. During the same time period, the median household income only increased by 52.6%. Since incomes did not keep up with increases in housing costs, it has become more difficult for residents to buy or rent a home. The homeownership rate decreased from 56.9% in 2000 to 48.4% in 2018.</li> </ul> <p>Results of the Citizen Online Survey and public outreach with over 4,000 responses listed this as the top priority</p>

#### PRIORITY NEEDS

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

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



<b>3</b>	<b>Priority Need:</b>	<b>Transportation</b>
		<ul style="list-style-type: none"> <li>Install bike racks and stations in key areas to encourage alternative modes of transportation – limited to CDBG Target Area</li> </ul>
	Description	Support improvements to transit that will improve affordability and increase access and safety
	Basis for Relative Priority	Transportation services ranked high on the citizen participation survey and public outreach that received more than 4,000 responses. Annual household transportation costs are high in much of the target area.

#### PRIORITY NEEDS

<b>4</b>	<b>Priority Need:</b>	<b>Build Community Resiliency</b>
	Priority Level	High
	Population	<p>Extremely low-income Homeless large families Homeless families with children Unaccompanied youth Homeless individuals Elderly Chronic homeless Mentally ill Chronic substance abuse Veterans Persons with HIV/AIDS Survivors of domestic violence</p>
	Geographic Areas Affected	Citywide
	Associated Goals	<p>Goals: Provide tools to increase economic and/or housing stability</p> <p>Focus Areas:</p> <ul style="list-style-type: none"> <li>Support job training and vocational rehabilitation programs that increase economic mobility</li> <li>Improve visual and physical appearance of deteriorating commercial buildings - limited to CDBG Target Area</li> <li>Provide economic development support for microenterprise businesses</li> <li>Direct financial assistance to for-profit businesses</li> <li>Expand access to early childhood education to set the stage for academic achievement, social development, and change the cycle of poverty</li> <li>Promote digital inclusion through access to digital communication technologies and the internet</li> <li>Provide support for programs that reduce food insecurity for vulnerable population</li> </ul>



<b>4</b>	<b>Priority Need:</b>	<b>Build Community Resiliency</b>
	Description	Expand opportunities for individuals and households living in poverty or in the cycle of intergenerational poverty. Activities include services to expand accessibility to employment opportunities, improve and enhance small businesses, promote access to early childhood education, expand the availability of digital technologies, and reduce food insecurities.
	Basis for Relative Priority	As our community faces challenges that hinder economic mobility, education, access to technology and increase food insecurity. Service providers, industry experts, data analysis, community members, and elected officials all agree that providing support for these efforts will enhance community resiliency as we look to improve access to critical services, rebuild from national, state or local emergencies.

#### PRIORITY NEEDS

<b>5</b>	<b>Priority Need:</b>	<b>Behavioral Health Services to Expand Opportunity and Self-Sufficiency</b>
	Priority Level	High
	Population	Extremely low-income Homeless large families Homeless families with children Unaccompanied youth Homeless individuals Elderly Chronic homeless Mentally ill Chronic substance abuse Veterans Persons with HIV/AIDS Victims of domestic violence Refugees
	Geographic Areas Affected	Citywide
	Associated Goals	Goal: Provide support for low-income and vulnerable populations experiencing behavioral health concerns such as substance abuse disorders and mental health challenges.  Focus area: <ul style="list-style-type: none"> <li>• Provide supportive services such as treatment, case management and counseling to expand opportunity and self-sufficiency for vulnerable populations</li> <li>• Support programs that provide connections to permanent housing upon exiting behavioral health programs</li> </ul>
	Description	Expand opportunities and counseling services for individuals with behavioral health issues. Activities include counseling and treatment services for opioid and other substance abuse and mental health issues.



5	<b>Priority Need:</b>	<b>Behavioral Health Services to Expand Opportunity and Self-Sufficiency</b>
	Basis for Relative Priority	Stakeholder meetings, City departments and public feedback from an online survey and public outreach with over 4,000 responses prioritized behavioral health issues as there is an apparent link between behavioral health issues, homelessness, and the ability to maintain housing and sustain employment.

## SP-30 INFLUENCES OF MARKET CONDITIONS *91.215 (a)(2)*

### **Market Characteristics that will influence the use of funds available for housing type:**

As the needs assessment and market analysis have demonstrated, just over 22,500 Salt Lake City households are cost-burdened, spending 30% or more of their monthly income on housing (including utility costs) and are in need of housing that is affordable. Of these households, just over 10,000 households are severely cost-burdened, spending more than 50% of their monthly income on housing. These households are at risk of homelessness. Market conditions influencing the production, rehabilitation, and assistance of affordable housing are as follows:

#### Tenant-Based Rental Assistance (TBRA)

Incomes are not keeping up with rising rental costs. The median income rose 52.6% between 2000 and 2018 while rent rates increased by 81.8% over the same time period. Based on CBRE's *Real Estate Market Outlook 2019*, vacancy rates are low (4.0%) placing upward pressure on rents. Strong population growth is also projected to continue, placing additional pressure on rents. Salt Lake County average monthly rents have increased from an average of \$1,087 per month in 2017 to \$1,153 in 2018.

Market conditions have increased demand for Housing Choice vouchers, which currently have a gap of approximately 6,177 units for low-income households.

Research also indicates that there is a lack of affordable units in close proximity to service providers to assist at-risk populations with housing and other needs. In addition, there is a need for additional partnerships between affordable housing landlords, property, and social services organizations.

#### TBRA for Non-Homeless Special Needs

Low rental vacancy rates and incomes not keeping up with rising rental costs lead to increasing housing cost-burden rates and very high demand for Housing Choice vouchers. There is a gap of approximately 10,000 units for severely cost-burdened households. Funds are also needed for transitioning participants with HOPWA-funded housing to other housing subsidies and affordable housing units in closer proximity to transportation and essential services. There is a need for additional partnerships between affordable housing landlords, property managers, and social service organizations.

#### New Unit Production

According to CBRE's *Real Estate Market Outlook 2019*, "the market continues to expand at an above-average rate, adding a record 7,467 units along the Wasatch Front during 2018 (a growth rate of 4.6%). Approximately 6,244 units were slated for 2019. As rental rates rise, the question of rental affordability is of top concern. Renters coming from more expensive Tier 1 markets will continue to absorb many of these new units, and many locals will not be accustomed to paying higher rates. Rental rates are pushing upward due to a variety of factors including a construction industry stretched thin due to labor supply



issues and rising costs. In addition to increasing construction costs, land costs are also rising, thereby driving up rents even further.

This results in increasing cost-burden rates, very high demand for Housing Choice (Section 8) vouchers, and a gap of approximately 10,000 units for severely cost-burdened households. There is a need for additional partnerships between affordable housing developers/providers, property managers and social service organizations. Additional affordable units are needed in high-opportunity neighborhoods as well as units in close proximity to transportation and essential services.

### Rehabilitation

Lower interest rates have somewhat improved the cost of construction and home ownership. However, many low-income households are still unable to qualify for loans for home ownership or home improvement financing. The share of elderly homeowners is projected to increase as the median age increases in the Salt Lake Valley. Salt Lake City has an older housing stock, with about 30.1% of units built prior to 1940. Older housing stock located in concentrated areas of poverty and RDA project areas are at risk for deterioration. Incomes are not keeping up with rising costs. Affordable units are at risk of being replaced with newer housing stock or that with revitalization the rents will convert to market rate. Stabilization of existing housing in the target area is imperative.

### Acquisition, Including Preservation

According to CBRE's *Real Estate Market Outlook 2019*, a robust market performance resulted in a historic \$1.4 billion in multifamily sales across the Wasatch Front. Salt Lake City is increasingly viewed as a preferred, Tier 2 market. CAP rates have stayed low, suggesting confidence in the multifamily market outlook. The strong rental market-rate rental market shows the increasing need to preserve affordable rentals, as converting substandard rental housing to market-rate can be very desirable for property owners.

## SP-35 ANTICIPATED RESOURCES 91.215(a)(4), 91.220(c)(1,2)

### INTRODUCTION

Salt Lake City's funding year 2020-2024 CDBG, HOME, ESG, and HOPWA allocations are estimated to be a total of \$25,000,000 estimating an average of \$5,000,000 per year. In addition, Salt Lake City anticipates receiving program income of \$7.5 million during the same time period, with an estimated average of \$1.5 million of program income available to spend each year. HUD allocations will be utilized to address the growing housing and community development needs within Salt Lake City. However, funding has declined over the past decade, making it more difficult to address needs and overcome barriers. Over the course of the 2020-2024 Consolidated Plan, Salt Lake City will coordinate and leverage HUD allocations to assist the City's most vulnerable populations, increase self-sufficiency and address needs in the geographic target area.

**TABLE SP-35.1**

#### ANTICIPATED RESOURCES

	Uses of Funding	Expected Amount Available - Year 1				Expected Amount Available - Remainder of Con Plan	Description
		Annual Allocation	Program Income	Prior Year Resources	Total		
ESG	Acquisition	\$3,508,582	\$0	\$35,000	\$3,543,582	\$13,600,000	Prior year resources are





	Uses of Funding	Expected Amount Available - Year 1				Expected Amount Available - Remainder of Con Plan	Description
		Annual Allocation	Program Income	Prior Year Resources	Total		
	Administration						unspent funds from previous years.
	Economic Development						
	Homebuyer Assistance						
	Homeowner Rehabilitation						
	Multifamily Rental						
	Construction Multifamily						
	Public Improvements						
	Public Services						
	Rental Rehabilitation						
	New Construction for Ownership						
	TBRA						
	Historic Rental Rehabilitation						
	New Construction						
HOME	Acquisition	\$957,278	\$300,000	\$0	\$1,257,278	\$4,600,000	Program income is typically generated from housing loan repayments from nonprofit agencies.
	Administration						
	Homebuyer Assistance						
	Homeowner Rehabilitation						
	Multifamily Rental						
	Construction Multifamily						
	Rental Rehabilitation						
	New Construction for Ownership						
	TBRA						
	ESG						



	Uses of Funding	Expected Amount Available - Year 1				Expected Amount Available - Remainder of Con Plan	Description
		Annual Allocation	Program Income	Prior Year Resources	Total		
	Financial Assistance						unspent funds from previous years.
	Overnight Shelter						
	Rapid Re-Housing (Rental Assistance)						
	Rental Assistance Services						
	Transitional Housing						
HOPWA	Administration	\$600,867	\$0	\$15,000	\$615,876	\$1,720,000	Prior year resources are unspent funds from previous years.
	Permanent Housing in Facilities						
	Permanent Housing Placement						
	STRMU						
	Short-Term or Transitional Housing Facilities						
	Supportive Services						
	TBRA						
OTHER: HOUSING - TRUST FUND	Acquisitions	\$0	\$0	\$0	\$2,000,000	\$3,000,000	The Trust Fund has a budget of \$2m and expects to receive a total of approximately \$3m in revenue over the next plan period.
	Administration						
	Conversion and Rehab for Transitional Housing						
	Homebuyer Rehabilitation						
	Housing						
	Multifamily Rental New Construction						
	Multifamily Rental Rehab						
	New Construction for Ownership						
	Permanent Housing in Facilities						
	Rapid Re-Housing						
	Rental Assistance						
	TBRA						



	Uses of Funding	Expected Amount Available - Year 1				Expected Amount Available - Remainder of Con Plan	Description
		Annual Allocation	Program Income	Prior Year Resources	Total		
	Transitional Housing						
OTHER PROGRAM INCOME	All CDBG Eligible Activities per Housing Program Rules	\$0	\$1,500,000	\$0	\$1,500,000	\$6,000,000	Salt Lake City Housing Programs - Program Income
	All HOME Eligible Activities per Housing Program Rules						
OTHER ECONOMIC DEVELOPMENT LOAN FUND	Economic Development	\$0	\$0	\$0	\$0	\$4,000,000	The fund currently has a balance of approximately \$4m.
OTHER FUNDS - CARES HUD-CV	HUD and CARES Act Eligible Activities	CDBG-CV1 \$2,064,298 CDBG-CV3 \$999,551  ESG-CV1 \$1,040,462 ESG-CV2 \$2,946,449  HOPWA-CV1 \$87,443	\$0	\$0	\$7,138,203	\$7,138,203	CARES HUD-CV allocations to respond to and recovery from COVID-19.



## EXPLAIN HOW FEDERAL FUNDS WILL LEVERAGE THOSE ADDITIONAL RESOURCES (PRIVATE, STATE, AND LOCAL FUNDS), INCLUDING A DESCRIPTION OF HOW MATCHING REQUIREMENTS WILL BE SATISFIED:

### Match Requirements

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

- HOME Investment Partnership Program – 25% Match Requirement Salt Lake City will ensure that HOME match requirements are met by utilizing the leveraging capacity of its subrecipients. Funding sources used to meet the HOME match requirements include federal, state, and local grants; private contributions; private foundations; United Way; local financial institutions; City General Fund; and unrestricted donations.
- Emergency Solutions Grant – 100% Match Requirement Salt Lake City will ensure that ESG match requirements are met by utilizing the leveraging capacity of its subgrantees. Funding sources used to meet the ESG match requirements include federal, state, and local grants; private contributions; private foundations; United Way; Continuum of Care funding; City General Fund; in-kind match and unrestricted donations.

### Fund Leveraging

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

- Housing Choice Section 8 Vouchers  
The Housing Authority of Salt Lake City and Housing Connect currently administer Housing Choice (Section 8) vouchers. The City projects the local housing authorities will receive approximately \$173.6 million in funding during the plan period to support public housing units.
- Low-Income Housing Tax Credit (LIHTC)  
Created by the Tax Reform Act of 1986, the LIHTC program gives State and local LIHTC-allocating agencies the equivalent of nearly \$8 billion in annual budget authority to issue tax credits for the acquisition, rehabilitation, or new construction of rental housing targeted to lower-income households. Federal 4% and 9% tax credits are a major funding source of capital for the construction and rehabilitation of affordable rental homes. In 2019, the Agency allocated \$10,900,317 in Federal and State Housing Credits.<sup>53</sup> At the current funding level, approximately \$55 million will be available for low-income homebuyer programs to developers to build or renovate affordable apartment housing products over the course of this Plan.
- New Market Tax Credits  
New Market Tax Credits are an additional tool utilized to attract private capital investment in areas in need of job growth and economic development.
- RDA Development Funding

<sup>53</sup> [https://www.novoco.com/sites/default/files/atoms/files/utah\\_2019\\_lihtc\\_awards\\_2019.pdf](https://www.novoco.com/sites/default/files/atoms/files/utah_2019_lihtc_awards_2019.pdf)



The RDA has 12 project areas, nine of which are currently collecting tax increment. Tax increment funds are required to be reinvested back into the same “project area” from which funds are generated and to contribute to the overall health and vitality of the City. The purpose of an RDA is to reverse the negative effects of blight, while increasing the tax base from which the taxing entities draw their funds. The RDA generated \$33,833,404 in tax increment receipts in 2018. The RDA generally uses a 2% annual growth rate for existing project areas. State legislation governing RDAs require that 20% of tax increment receipts is set aside for the creation or preservation of affordable housing. A portion of those funds can be used in the CDBG Target Area. In addition, in 2019 the following two additional project areas will commence generating tax increment for the RDA:

- Stadler Rail CRA: \$180,750
  - Northwest Quadrant: \$18,873
- Salt Lake City Housing Trust Fund (HTF)  
Salt Lake City's Housing Trust Fund strives to address the health, safety, and welfare of the City's citizens by providing assistance for affordable and special needs housing within the City. The Trust Fund has a 2019 budget of \$7,400,023.
  - Salt Lake City Economic Development Loan Fund (EDLF)  
The City administers the Economic Development Loan Fund which makes loans to small businesses located in the City for the purpose of stimulating economic development and commercial and industrial diversity by enhancing business opportunities, providing employment and promoting neighborhood revitalization. This fund currently has a cash balance of approximately \$4.0m and loans outstanding of \$5.6m.
  - Salt Lake City General Fund  
The City uses excess general funds for homeless services when such funds are available, and opportunities present themselves. The City has allocated \$2.5M of resources for homeless services in fiscal year 2020.
  - Olene Walker Housing Loan Fund  
Utah State's Olene Walker Housing Loan Fund is one of the largest affordable housing loan funding tools for affordable housing developers working in Salt Lake City. The loan fund had about \$14 million available in fiscal year 2020.
  - Industrial & Commercial Bank Funding  
Although it is not possible to estimate how much Community Reinvestment Act funding will be made available locally, there are a large number of industrial and commercial banks that reside in Salt Lake City and that have requirements to invest in low-income areas.
  - Continuum of Care Funding  
The Salt Lake Valley Coalition to End Homelessness (Continuum of Care) provides approximately \$7.8 million of annual funding for local homeless housing and service programs.
  - Foundations & Other Philanthropic Partners  
Charitable establishments and philanthropic partners make up a critical part of the funding stream used in the State of Utah. It is estimated that during the Consolidated Plan period, over



\$100m will be used to support low- and moderate-income residents, with a considerable amount of the funding being used in Salt Lake City.

### IF APPROPRIATE, DESCRIBE PUBLICLY-OWNED LAND OR PROPERTY LOCATED WITHIN THE JURISDICTION THAT MAY BE USED TO ADDRESS THE NEEDS IDENTIFIED IN THE PLAN:

Salt Lake City intends to expand affordable housing and economic development opportunities through the redevelopment of City-owned land, strategic land acquisitions, parcel assembly, and disposition. As per City ordinance, Housing and Neighborhood Development Division will work collaboratively with other City divisions that oversee or control parcels that are owned by the City to evaluate the appropriateness for affordable housing opportunities.

### DISCUSSION:

Salt Lake City will continue to seek other federal, state, and private funds to leverage entitlement grant funding. The City has already shown its commitment to leveraging funding through the selection of the target area which matches the current RDA areas. In addition, the City will support the proposed community development initiatives outlined in this Plan through strategic initiatives, policies, and programs.

## SP-40: INSTITUTIONAL DELIVERY STRUCTURE 91-215(k)

Explain the institutional structure through which the jurisdiction will carry out its Consolidated Plan including private industry, non-profit organizations, and public institutions.

TABLE SP-40.1

INSTITUTIONAL DELIVERY ORGANIZATIONS

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
Advantage Services, Inc.	Non-profit organization	Non-homeless special needs, Homeless services	Region
Alliance House	Non-profit organization	Affordable housing: rental	Region
Asian Association of Utah	Non-profit organization	Non-homeless special needs	Region
ASSIST, Inc.	Non-profit organization	Affordable housing: ownership	Region
Big Brothers Big Sisters of Utah	Non-profit organization	Non-homeless special needs	Region
Boys and Girls Club of Salt Lake	Non-profit organization	Non-homeless special needs	Region
Catholic Community Services	Non-profit organization	Homelessness, non-homeless special needs	Region
Community Development Corp of Utah	Non-profit organization	Affordable housing: ownership	State
Community Health Centers	Non-profit organization	Homelessness, non-homeless special needs	Region



Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
Crossroads Urban Center	Non-profit organization	Homelessness, non-homeless special needs	Region
Disability Law Center	Non-profit organization	Non-homeless special needs	Region
English Skills Learning Center	Non-profit organization	Non-homeless special needs	Region
Family Promise of Salt Lake	Non-profit organization	Homelessness	Region
Family Support Center	Non-profit organization	Homelessness, non-homeless special needs	Region
First Step House	Non-profit organization	Homelessness, non-homeless special needs	Region
Guadalupe School	Non-profit organization	Non-homeless special needs	Region
Helping Hands Association dba The Haven	Non-profit organization	Homelessness, non-homeless special needs	Region
House of Hope	Non-profit organization	Homelessness, non-homeless special needs	Region
Housing Authority of Salt Lake City	PHA	Public housing, affordable housing: rental	Jurisdiction
Housing Authority of the County of Salt Lake	PHA	Public housing, affordable housing: rental	Region
Utah Law Related Education Project	Non-profit organization	Non-homeless special needs	State
Legal Aid Society of Salt Lake	Non-profit organization	Non-homeless special needs	Region
Literacy Action Center	Non-profit organization	Non-homeless special needs	Region
Neighborhood House	Non-profit organization	Non-homeless special needs	Jurisdiction
NeighborWorks Salt Lake	CHDO	Affordable housing: ownership, economic development	Region
Odyssey House	Non-profit organization	Homelessness, non-homeless special needs	Region
People Helping People	Non-profit organization	Non-homeless special needs	Region
Rape Recovery Center	Non-profit organization	Non-homeless special needs	Region
Road Home	Non-profit organization	Homelessness	Region
Salt Lake City Department of Community and Economic Development	Departments and agencies	Affordable housing, neighborhood improvements	Jurisdiction





Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
Salt Lake City Department of Public Services	Departments and agencies	Neighborhood improvements	Jurisdiction
Salt Lake City Division of Planning	Departments and agencies	Neighborhood improvements	Jurisdiction
Salt Lake City Division of Economic Development	Departments and agencies	Neighborhood improvements	Jurisdiction
Salt Lake City Division of Engineering	Departments and agencies	Neighborhood improvements	Jurisdiction
Salt Lake City Housing and Neighborhood Development Division	Departments and agencies	Affordable housing, neighborhood improvements	Jurisdiction
Salt Lake City Division of Parks and Public Lands	Departments and agencies	Neighborhood improvements	Jurisdiction
Salt Lake City Division of Streets	Departments and agencies	Neighborhood improvements	Jurisdiction
Salt Lake City Division of Transportation	Departments and agencies	Neighborhood improvements	Jurisdiction
Salt Lake City Housing Trust Fund	Government	Affordable housing: homeownership, rental	Jurisdiction
Salt Lake City RDA	Redevelopment authority	Affordable housing, neighborhood improvements	Jurisdiction
Salt Lake City School District	Other	Non-homeless special needs	Jurisdiction
Salt Lake Community Action Program	Non-profit organization	Homelessness, non-homeless special needs	Region
Salt Lake and Tooele Continuum of Care	Continuum of Care	Homelessness	Region
Salt Lake Donated Dental Services	Non-profit organization	Homelessness, non-homeless special needs	Region
Sarah Draft Home	Non-profit organization	Affordable housing; home ownership	Region
Sorenson Unity Center	Government	Non-homeless special needs	Jurisdiction
Utah AIDS Foundation	Non-profit organization	Non-homeless special needs	Region
Utah Food Bank	Non-profit organization	Homelessness, non-homeless special needs	State
Utah Health and Human Rights	Non-profit organization	Non-homeless special needs	State
Utah Homeless Management Information System	Government	Homelessness, non-homeless special needs	State
Utah Housing Corporation	Other	Affordable housing homeownership, rental	State
Utah Non-Profit Housing Corporation	Non-profit organization	Affordable housing: rental	Region



Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
Utahns Against Hunger	Non-profit organization	Homelessness, non-homeless special needs	Region
Valley Behavioral Health	Non-profit organization	Non-homeless special needs	State
Volunteers of America (VOA)	Non-profit organization	Homelessness, non-homeless special needs	Region
Wasatch Community Gardens	Non-profit organization	Neighborhood improvements	Region
Wasatch Homeless Healthcare – 4 <sup>th</sup> Street Clinic	Non-profit organization	Homelessness, non-homeless special needs	Region
Welcome Home Salt Lake City	Government	Home ownership	City
YMCA	Non-profit organization	Non-homeless special needs	Region
YMCA	Non-profit organization	Homelessness, non-homeless special needs	Region

### ASSESS STRENGTHS AND GAPS IN THE INSTITUTIONAL DELIVERY SYSTEM

Community needs are efficiently and effectively addressed through the knowledge, commitment, and resources of a broad range of partners. By working closely with governmental partners and private organizations, Salt Lake City is able to carry out an institutional delivery structure that emphasizes collaboration and resource leveraging.

Public services for Salt Lake City's homeless and extremely low-income population are delivered through a network of integrated public-private partnerships. Coordination meetings are regularly held to manage service delivery for individuals and families that have multiple and complex problems that require comprehensive services from more than one organization. Coordination meetings are also utilized to streamline services and prevent the duplication of efforts.

A significant institutional delivery barrier is that financial resources limit the amount of services provided in the community. Many service providers have long wait lists. Salt Lake City is working with community partners to prioritize and restructure services to utilize funding resources more effectively.

**TABLE SP-40.2**

#### AVAILABILITY OF SERVICES TARGETED TO HOMELESS PERSONS AND PERSONS WITH HIV

	Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services	Counseling/Advocacy	X	X	X
	Legal Assistance	X		
	Mortgage Assistance	X		X
	Rental Assistance	X	X	X
	Utilities Assistance	X		X
Street Outreach Services	Law Enforcement	X	X	X
	Mobile Clinics	X	X	



	Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
	Other Street Outreach Services	X	X	X
Supportive Services	Alcohol & Drug Abuse	X	X	
	Child Care	X	X	
	Education	X	X	
	Employment/Employment Training	X	X	
	Healthcare	X	X	X
	HIV/AIDS	X	X	X
	Life Skills	X	X	X
	Mental Health Counseling	X	X	X
	Transportation	X		

**DESCRIBE THE EXTENT TO WHICH SERVICES TARGETED TO HOMELESS PERSONS AND PERSONS WITH HIV AND MAINSTREAM SERVICES, SUCH AS HEALTH, MENTAL HEALTH AND EMPLOYMENT SERVICES ARE MADE AVAILABLE TO AND USED BY HOMELESS PERSONS (PARTICULARLY CHRONICALLY HOMELESS INDIVIDUALS AND FAMILIES, FAMILIES WITH CHILDREN, VETERANS AND THEIR FAMILIES, AND UNACCOMPANIED YOUTH) AND PERSONS WITH HIV WITHIN THE JURISDICTION.**

Fourth Street Clinic, dba Wasatch Homeless Healthcare, is an AAAHC Patient Centered Medical Home that provides coordinated medical, mental health, substance abuse, case management, dental, and pharmacy services. It provides the primary medical services to the homeless community. Other organizations such as Donated Dental provide complimentary services.

In 1985, the Utah Department of Health reported a total of 17 persons living with AIDS in Utah. At that time, the state and most citizens were unprepared to address the HIV/AIDS issue. The need for public information and for assistance for persons living with HIV/AIDS forced a community-based response, which ultimately became the Utah AIDS Foundation (UAF). Today, a two-fold approach of direct client services and targeted prevention education still comprises the basis for all UAF programming. UAF works with Clinic 1A to ensure that those diagnosed with HIV/AIDS are connected to medical case management, housing case management, employment opportunities, and other services.

Valley Behavioral Health, formerly known as Valley Mental Health, provides services to all residents in Salt Lake County (including those who are experiencing homelessness) that experience serious mental illnesses, substance use disorders and behavioral problems. Valley Behavioral Health operates Safe Haven and Salt Lake Valley Storefront. Located at 550 W 700 S Salt Lake City, Safe Haven is a permanent supportive housing program for those that meet Valley Behavioral Health's client criteria. Salt Lake Valley Storefront is a day center at Safe Haven and is solely for those experiencing serious mental illnesses.

The State of Utah's Department of Workforce Services has an employment center co-located at the Weigand Day Center. This offers those using services on Rio Grande or meals at St. Vincent DePaul's Dining Hall, a chance to connect with employment without traveling.

Founded in 1958, First Step House is a co-occurring capable, behavioral health treatment and housing provider. First Step is a Joint Commission-accredited organization and is a consistent leader in the Salt Lake metro area delivering evidence-based interventions and achieving positive outcomes for individuals,



Veterans, and families experiencing substance use disorders, homelessness, mental health conditions, justice system involvement, and primary health concerns. First Step operates two residential treatment facilities, two outpatient treatment centers, and six transitional housing facilities in Salt Lake County. The scope of services includes substance use disorder, criminogenic, and mental health assessment and referral, residential and outpatient treatment, recovery residence services, transitional housing, case management, employment support, primary health care, peer support services, and long-term recovery management.

Odyssey House of Utah focuses on addiction recovery services through both in-patient and out-patient programs. Programs are available for both adults and teens.

Other programs serving our community include Volunteers of America Cornerstone, which provides substance use treatment for low-income and homeless individuals. In addition, Volunteers of America has two detox programs including Adult Detox and Center for Women and Children. Both serve low-income, homeless individuals or families.

### **DESCRIBE THE STRENGTHS AND GAPS OF THE SERVICE DELIVERY SYSTEM FOR SPECIAL NEEDS POPULATION AND PERSONS EXPERIENCING HOMELESSNESS, INCLUDING, BUT NOT LIMITED TO, THE SERVICES LISTED ABOVE.**

Homeless services organizations within the Salt Lake and Tooele Counties Continuum of Care work diligently to coordinate services and place people in housing. Local organizations participate in HMIS, managed by the State of Utah. Through HMIS, service providers are able to view other services their clients access and coordinate on a client-by-client basis. The local CoC also uses the VI-SPDAT (Vulnerability Index – Service Prioritization Decision Assistance Tool) form in the annual Point-in-Time count. By using the VI-SPDAT at first contact, the clients can be connected to services quicker and receive help sooner. However, there are always improvements that can be made in coordinating activities. Meetings with stakeholders revealed concerns that case management loads were too large and that reductions were necessary for better coordination and provision of services. So, while coordination occurs, there is often a high level of demand for services in comparison to the availability of needed treatment and services.

### **PROVIDE A SUMMARY OF THE STRATEGY FOR OVERCOMING GAPS IN THE INSTITUTIONAL STRUCTURE AND SERVICE DELIVERY SYSTEM FOR CARRYING OUT A STRATEGY TO ADDRESS PRIORITY NEEDS.**

The Salt Lake and Tooele Counties Continuum of Care continues to implement coordinated access based on the VI-SPADT form. Salt Lake County is leading efforts to coordinate services for the homeless with the end goal of providing homeless services as seamlessly as possible.



## SP-45: GOALS

In consideration of priority needs and anticipated resources, Salt Lake City has defined the following five-year goals:

**TABLE SP-45.1**  
**GOALS, PRIORITY NEEDS AND OUTCOME INDICATORS**

Sort Order	Goal	Start Year	End Year	Category	Geographic Area	Priority Needs Addressed	Funding	Goal Outcome Indicator
1 - Housing	Expand housing options	2020	2024	Affordable Housing	Citywide	Affordable Housing	CDBG \$ 6,000,000 ESG \$343,750 HOME \$2,500,000 HOPWA \$1,940,000	5075 Households assisted
2 - Transportation	Improve access to transportation	2020	2024	Transportation	Target Areas/City Wide	Transportation	CDBG \$4,000,000	100,300 Households assisted
3 - Community Resiliency	Increase economic and/or housing stability	2020	2024	Economic Development/Public Services	Target Areas/City Wide	Community Resiliency	CDBG \$1,250,000	325 Individuals or businesses assisted
4 - Homeless Services	Ensure that homelessness is brief, rare, and non-recurring	2020	2024	Public Services/Homeless Services	Citywide	Homeless Services	CDBG \$1,000,000 ESG \$825,000	2050 Persons assisted
5 - Behavioral Health	Support vulnerable populations experiencing substance abuse and mental health challenges	2020	2024	Public Services/Behavioral Health	Citywide	Behavioral Health	CDBG \$500,000	400 households assisted
6 - Administration	Administration	2020	2024	Administration	Citywide	Administration	CDBG \$3,200,000 ESG \$103,125 HOME HOPWA \$60,000	N/A

**TABLE SP-45.2**  
**GOAL DESCRIPTIONS**

	Goal Name	Goal Description
1	Housing	<p>To provide expanded housing options for all economic and demographic segments of Salt Lake City's population while diversifying the housing stock within neighborhoods.</p> <ul style="list-style-type: none"> <li>• Support housing programs that address the needs of aging housing stock through targeted rehabilitation efforts and diversifying the housing stock within the neighborhoods</li> <li>• Support affordable housing development that increases the number and types of units available for qualified residents</li> <li>• Support programs that provide access to home ownership</li> <li>• Support rent assistance programs to emphasize stable housing as a primary strategy to prevent and/or end homelessness</li> </ul>



	Goal Name	Goal Description
		<ul style="list-style-type: none"> <li>Support programs that provide connection to permanent housing upon exiting behavioral health programs</li> <li>Provide housing and essential supportive services to persons with HIV/AIDS</li> </ul>
2	Transportation	<p>To promote accessibility and affordability of multimodal transportation options.</p> <ul style="list-style-type: none"> <li>Within eligible target areas, improve bus stop amenities as a way to encourage the accessibility of public transit and enhance the experience of public transit</li> <li>Within eligible target areas, expand and support the installation of bike racks, stations, and amenities as a way to encourage use of alternative modes of transportation</li> <li>Support access to transportation, prioritizing very low-income and vulnerable populations</li> </ul>
3	Community Resiliency	<p>Provide tools to increase economic and/or housing stability</p> <ul style="list-style-type: none"> <li>Support job training and vocational rehabilitation programs that increase economic mobility</li> <li>Improve visual and physical appearance of deteriorating commercial buildings - limited to CDBG Target Area</li> <li>Provide economic development support for microenterprise businesses</li> <li>Direct financial assistance to for-profit businesses</li> <li>Expand access to early childhood education to set the stage for academic achievement, social development, and change the cycle of poverty</li> <li>Promote digital inclusion through access to digital communication technologies and the internet</li> <li>Provide support for programs that reduce food insecurity for vulnerable population</li> </ul>
4	Homeless Services	<p>To expand access to supportive programs that help ensure that homelessness is rare, brief, and non-recurring</p> <ul style="list-style-type: none"> <li>Expand support for medical and dental care options for those experiencing homelessness</li> <li>Provide support for homeless services including Homeless Resource Center Operations and Emergency Overflow Operations</li> <li>Provide support for programs undertaking outreach services to address the needs of those living an unsheltered life</li> <li>Expand case management support as a way to connect those experiencing homelessness with permanent housing and supportive services</li> </ul>
5	Behavioral Health	<p>To provide support for low-income and vulnerable populations experiencing behavioral health concerns such as substance abuse disorders and mental health challenges.</p> <ul style="list-style-type: none"> <li>Expand treatment options, counseling support, and case management for those experiencing behavioral health crisis</li> </ul>
6	Administration	<p>To support the administration, coordination and management of Salt Lake City's CDBG, ESG, HOME, and HOPWA programs.</p>



## ESTIMATE THE NUMBER OF EXTREMELY LOW-INCOME, LOW-INCOME, AND MODERATE-INCOME FAMILIES TO WHOM THE JURISDICTION WILL PROVIDE AFFORDABLE HOUSING AS DEFINED BY HOME 91.315(B)(2):

Over the course of the 2020-2024 Consolidated Plan, the City anticipates that CDBG, ESG, HOME and HOPWA funds will provide affordable housing and housing subsidy assistance as follows:

- Housing Rehabilitation: 1,000 Households
- Direct Financial Assistance to Home Buyers: 100 Households
- Tenant-Based Rental Assistance/Rapid Re-housing: 2,800 Households
- Homeless Prevention: 500 Persons

## SP-50: PUBLIC HOUSING ACCESSIBILITY AND INVOLVEMENT 91.215(c)

### NEED TO INCREASE THE NUMBER OF ACCESSIBLE UNITS (IF REQUIRED BY A SECTION 504 VOLUNTARY COMPLIANCE AGREEMENT)

The local housing authorities are in compliance with the Section 504 Voluntary Compliance agreement.

#### Activities to Increase Resident Involvement:

- Monthly tenant meetings
- Tenant association meetings with both City and County tenants
- Salt Lake County Aging Services has a center located on site at high rise
- HACSL has a Resident Advisory Board that has representatives from public housing (including the high-rise), Section 8, and special needs programs. A member of the Resident Advisory Board is appointed to the Housing Authority's Board of Commissioners.

### IS THE PUBLIC HOUSING AGENCY DESIGNATED AS TROUBLED UNDER 24 CFR PART 902?

No. The Housing Authority of the County of Salt Lake and the Housing Authority of Salt Lake City are both designated as high performers.

## SP-55: STRATEGIC PLAN BARRIERS TO AFFORDABLE HOUSING 91.215(h)

As discussed in detail in section MA-40, the most critical public policy barriers (direct and indirect) to the production and preservation of affordable housing include the following:

#### Economic Conditions

- Housing costs have risen more quickly than incomes over the past 10 years
- Transportation costs are significantly higher in some neighborhoods than others due to a disparity in the availability of transit and distance from employment centers

#### Land Regulations and Permitting Process

- Salt Lake City's Zoning Ordinance (similar to other cities) contains regulations that establish standards for residential development including minimum lot size, density, unit size, height,





setback, and parking standards. Some of these regulations can inhibit the ability for affordable housing development feasibility (i.e., profitability), including the following:

- Density limitations
- Lack of multifamily zoning
- Stringent parking requirements (reducing cost feasibility)
- The process to waive/reduce impact fees for affordable housing is reportedly difficult to navigate for some developers
- Permitting and environmental review processes are often time consuming and reduce possible profits for developers, thereby discouraging development and/or encouraging development of higher-margin product (i.e., market-rate units)

#### Land Costs

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

#### Construction Costs

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

#### Development and Rehabilitation Financing

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

#### Neighborhood Market Conditions

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

The City's recently completed *Growing Salt Lake City: A Five-Year Housing Plan 2018-2022* provides the following goals to remove barriers to affordable housing:



Goal 1: Reform City practices to promote a responsive, affordable, high-opportunity housing market

- Includes reforming City practices, such as land use and zoning regulations, as well as impediments in City processes

Goal 2: Increase housing opportunities for cost-burdened households

- Prioritizes stabilizing very low-income renters, the development of more affordable units and increased home ownership opportunities

Goal 3: Build a more equitable city

- Eliminate incidences of housing discrimination and promote a diversity of housing throughout all areas of the City

Other strategies employed by the City include the following:

#### Homeless Strategies

Coordinating with local service providers, municipalities, State of Utah, Continuum of Care, and others through the Salt Lake Valley Coalition to End Homelessness in an effort to create a system by which resources, services, data collection, and analysis results in coordination among all stakeholders.

#### Growing SLC: A Five-Year Plan

The City has formally adopted a new housing plan that will begin to address many of the barriers listed above and catalyze partners in the city and region to focus on the current housing crisis. The plan provides an assessment of citywide housing needs, with emphasis on the availability and affordability of housing, housing needs for changing demographics, and neighborhood-specific needs. The updated plan will serve as a five-year policy guide to address housing needs across the economic and demographic spectrum of Salt Lake City's current and future residents.

#### Affordable Housing Initiative

The City is committed to providing a comprehensive housing initiative to address Salt Lake City's lack of housing options affordable to low-wage workers and moderate-income families, persons with disabilities and those on fixed incomes. By utilizing the Salt Lake City Housing Trust Fund and other community resources, the City will support the preservation, development, and rental assistance of housing units over the time period of the Consolidated Plan. The initiative will target these forms of assistance to extremely low-income renter households as well as expanding homeownership and housing opportunities for low- to middle-income families and individuals.

#### Community Land Trust

Salt Lake City has launched a Community Land Trust (CLT) that will allow donated and trusted land to maintain perpetual affordability while ensuring the structure on the land, the home, is purchased, owned, and sold over time to income-qualifying households, just as any other home would be. This provision is intended to ensure a fair return on investment for the homeowner if a sale occurs during the period of affordability. By holding the land itself in the trust, the land effectively receives a write down each time the home is sold, insulating the property for growing land costs but still allowing equity to be built by the homeowner.

#### Blue Ribbon Commission



This commission was tasked with identifying how the City can fund and produce 1,000 units of affordable housing throughout Salt Lake City. This commission has since been sun-setted, but the efforts of creating affordable housing through the mechanisms identified continue to move forward.

#### Welcome Home Salt Lake City

Salt Lake City initiated a new homeownership program, Welcome Home SLC, which is aimed at increasing housing options for low- and moderate-income households. It will help stabilize communities, provide incentive for neighborhood investments, and allow families to build wealth.

#### Leverage Public Land

Promote affordable housing development by leveraging public resources with private investments.

Potential tools include the following:

- Development of affordable housing on publicly-owned land
- Utilize proceeds from development of publicly-owned land to fund affordable housing
- Create a policy for prioritizing affordable housing uses when disposing of public land.

#### Impact Fee Exemption

The City's recently completed Growing SLC: A Five-Year Housing Plan, 2018-2022 recommends that impact fees could be reduced by a decision-making body that reviews project transactions and that could only be accessed by developers who commit to a percentage of units at a specific level of affordability.

#### Funding Our Future

In 2018, the City Council approved a 0.5% sales tax increase to address several important issues within the City including transportation, housing, infrastructure, and public safety. This is estimated to provide an estimated \$5 million additional sales tax revenues to support housing needs each year. Revenues may be shared between development efforts and supporting affordable housing program efforts.

#### Redevelopment Agency

Salt Lake City's Redevelopment Agency committed \$17 million to address affordable housing efforts, with a third of that targeted to areas where the City has experienced high land costs.

#### SLC Housing Trust Fund

The Salt Lake City Housing Trust Fund was created in 2000 to provide financial assistance to support the development and preservation of affordable and special needs housing in Salt Lake City. Eligible activities include acquisition, new construction, and rehabilitation of both multifamily rental properties and single-family homeownership. Additional assistance relating to housing for eligible households also may include project or tenant-based rental assistance, down payment assistance and technical assistance. Applications for funding can be accepted year-round and are approved through a citizen's advisory board, the Mayor and the City Council.

#### Funding Targeting

The Housing and Neighborhood Development Division continually evaluates ways to coordinate and target affordable housing subsidies more effectively, including:

- Coordinate local funding sources – Olene Walker, SLC Housing Trust Fund, County partnerships
- Target soft money to housing units affordable to households with lower AMIs
- Target soft money with low or no interest loans.

#### Policies



Salt Lake City will work to remove or ameliorate public policies that serve as barriers to affordable housing through the following efforts:

- Affordable Housing Development Incentives: Zoning and fee waiver incentives will be implemented and/or strengthened, including the following:
- Refine the Impact Fee Exemption Ordinance to improve user friendliness and refine the range of application.
- Evaluate the accessory dwelling unit ordinance for a broader range of application.
- Evaluate the transit station area zoning district regulations for a broader range of affordability requirements and potentially expand the use of that zone.
- Evaluate the feasibility of density bonuses and other development incentives for affordable housing development and preservation, specifically in Historic Landmark Districts where it is particularly difficult to add housing.
- Review the City's Fee Schedule to eliminate added fees for developers of affordable housing.
- Review the City's Housing Loss Mitigation ordinance to ensure that the city's stock of inexpensive housing isn't rapidly being replaced by more expensive units.
- Leverage Public Resources for Affordable Housing Development: Public resources, including City-owned land, will be leveraged with private resources for affordable housing development.
- Funding Targeting: The Housing and Neighborhood Development Division is evaluating ways to coordinate and target affordable housing subsidies more effectively, to include the coordination of local funding sources (Olene Walker Housing Loan Fund, Salt Lake City Housing Trust Fund, Salt Lake County funding, etc).
- Utilize the Salt Lake City Housing Trust Fund: Funding is focused on acquisition, new construction, and rehabilitation of both multifamily rental properties and single-family homeownership. Additional assistance relating to housing for eligible households also may include project or tenant based rental assistance, down payment assistance and technical assistance. The City has been very successful in spending down the Trust's funds over FY17-18 and is resulting in an increased number of affordable units being built in the city. Applications for funding can be accepted year-round and are approved through a citizen's advisory board, the Mayor and the City Council.
- Implement Fair Housing Action Items: Salt Lake City will work to remove and/or ameliorate housing impediments for protected classes through action items as identified in the City's 2015-2019 Fair Housing Action Plan.
- Utilize Federal Funding to Expand Affordable Housing Opportunities: Utilize CDBG, ESG, HOME, and HOPWA funding to expand housing opportunity through homeowner rehabilitation, emergency home repair, acquisition/rehabilitation, direct financial assistance, tenant-based rental assistance, project-based rental assistance, and rapid re-housing.

In addition to the Action Items listed above, the City aims to tackle some of the larger problems behind the lack of affordable housing – mainly the lack of a living wage. One way the City is addressing this issue is through strategic targeting of its CDBG funds to programs that provide job training for vulnerable populations or to organizations that create economic development opportunities.

## **SP-60: HOMELESS STRATEGY** 91.215(h)

### **REACHING OUT TO HOMELESS PERSONS (ESPECIALLY UNSHELTERED PERSONS) AND ASSESSING THEIR INDIVIDUAL NEEDS.**



Salt Lake City's primary homeless services goal is to help homeless individuals and families get off the street and eventually into permanent housing. In the short term, Salt Lake City will continue to provide collaborative services to the homeless population.

Salt Lake City recognizes that not every homeless individual is alike and because of that, there is no one size fits all solution. There are groups of chronic homeless individuals, veterans, families, women with children, youth, and homeless-by-choice in the greater community. Each of these groups has different needs and each stage of homelessness must also be considered. The four stages of homelessness are prevention (keeping people from dropping into homelessness with jobs and affordable housing), homelessness (helping with daily needs – lockers, showers, etc.), transcending homelessness (finding housing, employment), preventing recurrence (offering supportive services to housing). If the four stages are not considered for each group, efforts will eventually be unsuccessful.

Personalized one-on-one outreach to homeless individuals providing information about the specific services that individual needs (e.g., housing, mental health treatment, a hot meal) is the most effective outreach approach. Salt Lake City works regularly with various community partners that provide outreach and assessment of individuals experiencing homelessness including Catholic Community Services; Volunteers of America, Utah; the Department of Veterans Affairs; The Road Home and others. In 2016, Salt Lake City opened the Community Connection Center (CCC) located in the primary homeless services area of the City. The CCC operates as a drop-in center and employs social workers that assess individuals' needs and help connect people with available housing and supportive services. The CCC has been successful in filling the need for additional homeless outreach and case management services in the City. The Salt Lake City Police Department (SLCPD) is also beginning a new pilot program. When available, while responding on a call with a person experiencing homelessness, SLCPD will bring with them a social worker to engage with the client and help assess their service needs and connect them to services.

### **ADDRESSING THE EMERGENCY SHELTER AND TRANSITIONAL HOUSING NEEDS OF HOMELESS PERSONS.**

Starting with the State of Utah's Ten-Year Plan to End Chronic Homelessness, most efforts to deal with homelessness in Utah rely on the Housing First model. Although the ten-year plan has sunset, the programs and direction are still being implemented throughout the State. The premise of Housing First is that once homeless individuals have housing, they are more likely to seek and continue receiving services and can search for employment. The Housing First model has been effective in Salt Lake City, though meeting the varied housing needs of this population can be challenging. The homeless housing market needs more permanent supportive housing, housing vouchers, affordable non-supportive housing, and housing located near transit and services. Salt Lake City is working towards new solutions in these areas as outlined in the City's newly-adopted housing plan, Growing SLC.

There is a continued need for day services to meet the basic needs of persons experiencing homelessness. Needed daytime services include bathrooms, laundry, safe storage for their life's belongings, mail receipt, and an indoor area to "hang out." Salt Lake City addresses these issues by supporting shelters, day services, and providing a free storage program. Furthermore, Salt Lake City has constructed two new homeless resource centers that will provide emergency shelter and housing-focused supportive services. This shift in how homeless services are provided will help the community realize our goal that homelessness is rare, brief, and non-recurring.

Moving forward, Salt Lake City will aim to assist homeless persons make the transition to permanent housing, including shortening the period of time that individuals and families experience homelessness,



facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again.

The City plays an important role by providing strategic funding for the valuable efforts undertaken by other stakeholders and, at times, filling in gaps in essential services. The City can also lend its voice and political weight to lobby for changes in policy, regulation, and statutes as needed to facilitate a comprehensive and effective approach to addressing homelessness and related issues.

Salt Lake City's newly adopted housing plan, *Growing SLC*, includes efforts to provide affordable housing options along the spectrum of housing including permanent supportive housing, transition in place, tenant based rental assistance, and affordable non-supportive housing.

Shelter the Homeless, Collective Impact to End Homelessness Steering Committee, and the Salt Lake City Continuum of Care voted in support of merging these two entities into a new homeless system structure called the Salt Lake Valley Coalition to End Homelessness. This Coalition's primary goals are to prevent and end homelessness in the Salt Lake Valley through a system-wide commitment of resources, services, data collection, analysis and coordination among all stakeholders. Salt Lake City staff play a key role in assisting this effort as it moves forward.

**HELPING HOMELESS PERSONS (ESPECIALLY CHRONICALLY HOMELESS INDIVIDUALS AND FAMILIES, FAMILIES WITH CHILDREN, VETERANS AND THEIR FAMILIES, AND UNACCOMPANIED YOUTH) MAKE THE TRANSITION TO PERMANENT HOUSING AND INDEPENDENT LIVING, INCLUDING SHORTENING THE PERIOD OF TIME THAT INDIVIDUALS AND FAMILIES EXPERIENCE HOMELESSNESS, FACILITATING ACCESS FOR HOMELESS INDIVIDUALS AND FAMILIES TO AFFORDABLE HOUSING UNITS, AND PREVENTING INDIVIDUALS AND FAMILIES WHO WERE RECENTLY HOMELESS FROM BECOMING HOMELESS AGAIN.**

Salt Lake City and its service partners work with homeless individuals to help them successfully transition from living on the streets or shelters and into permanent housing or independent living.

The Salt Lake Valley Coalition to End Homelessness's primary goals are to prevent and end homelessness in Salt Lake Valley through a system-wide commitment of resources, services, data collection, analysis, and coordination among all stakeholders. Salt Lake City staff play a key role in assisting this effort as it moves forward.

The City's recently completed *Growing Salt Lake City: A Five-Year Housing Plan 2018-2022* provides the following goals to remove barriers to affordable housing:

Goal 1: Reform City practices to promote a responsive, affordable, high-opportunity housing market

- Includes reforming City practices, such as land use and zoning regulations, as well as impediments in City processes

Goal 2: Increase housing opportunities for cost-burdened households

- Prioritizes stabilizing very low-income renters, the development of more affordable units and increased home ownership opportunities

Goal 3: Build a more equitable city





- Eliminate incidences of housing discrimination and promote a diversity of housing throughout all areas of the City

Coupling along with *Growing Salt Lake City*, in 2018 City Council and the Mayor increased the sales tax by .5% in an effort to create funding streams to address several critical needs within the City. Once such need is affordable housing. Through this mechanism, it is anticipated that over \$2m of funding will be available each year to support low-income individuals and families access to affordable housing. Among other housing needs, funds will be used to support access of permanent housing opportunities for those that are exiting homelessness or at risk of becoming homeless.

**HELPING LOW-INCOME INDIVIDUALS AND FAMILIES AVOID BECOMING HOMELESS, ESPECIALLY EXTREMELY LOW-INCOME INDIVIDUALS AND FAMILIES AND THOSE WHO ARE: BEING DISCHARGED FROM PUBLICLY FUNDED INSTITUTIONS AND SYSTEMS OF CARE (SUCH AS HEALTH CARE FACILITIES, MENTAL HEALTH FACILITIES, FOSTER CARE AND OTHER YOUTH FACILITIES, AND CORRECTIONS PROGRAMS AND INSTITUTIONS); OR, RECEIVING ASSISTANCE FROM PUBLIC OR PRIVATE AGENCIES THAT ADDRESS HOUSING, HEALTH, SOCIAL SERVICES, EMPLOYMENT, EDUCATION, OR YOUTH NEEDS**

The City's recently completed *Growing Salt Lake City: A Five-Year Housing Plan 2018-2022* provides the following goals to remove barriers to affordable housing:

Goal 1: Reform City practices to promote a responsive, affordable, high-opportunity housing market

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- Prioritizes stabilizing very low-income renters, the development of more affordable units and increased home ownership opportunities

Goal 3: Build a more equitable city

- Eliminate incidences of housing discrimination and promote a diversity of housing throughout all areas of the City

Coupling along with *Growing Salt Lake City*, in 2018 City Council and the Mayor increased the sales tax by .5% in an effort to create funding streams to address several critical needs within the City. Once such need is affordable housing. Through this mechanism, it is anticipated that over \$2m of funding through Funding Our Future will be available each year to support low-income individuals and families access affordable housing. Among other needs, funds will be used to identify and support households that are at risk of losing housing due to a variety of reason, including but not limited to eviction for non-payment, those that are precariously housed, those that are in fact at risk of becoming homeless, but do not meet HUD's definition of homeless, or that are in a judicial process in which mitigation and resolution is possible.

Salt Lake City, along with other organizations in the Salt Lake Continuum of Care, work to prevent and divert individuals and families from experiencing homelessness. Salt Lake City, Salt Lake County and the State of Utah all provide funding to Utah Community Action for short-term rental assistance to families at risk of falling into homelessness.





Salt Lake City is reducing and ending homelessness in the community through strong collaborations with partner organizations throughout the Salt Lake Continuum of Care. Salt Lake City works closely with Salt Lake County, the State of Utah and service providers to stop families from dropping into homelessness, reduce the length of time individuals and families experience homelessness, help individuals and families successfully transition out of homelessness, and keep individuals and families from rescinding back into homelessness.

The Salt Lake Valley Coalition to End Homelessness's primary goals are to prevent and end homelessness in Salt Lake Valley through a system-wide commitment of resources, services, data collection, analysis and coordination among all stakeholders. Salt Lake City staff play a key role in assisting this effort as it moves forward.

## **SP-65: LEAD-BASED PAINT HAZARDS 91.215(i)**

Because a high percentage of the housing units in Salt Lake City were built before 1978, outreach and education efforts about lead-based paint must continue. As such, the City has implemented a plan to address lead issues in our residential rehabilitation projects. The City's Housing Rehabilitation Program is in compliance with HUD's rules concerning identification and treatment of lead hazards. During the 2018-2019 program year, Salt Lake City worked in conjunction with our partners on the state and county levels to educate the public on the dangers posed by lead based paint, including the following:

- Undertake outreach efforts through direct mailings, the Salt Lake City website, various fairs and public events, and the local community councils.
- Provide materials in Spanish to increase lead-based paint hazard awareness in minority communities.
- Partner with Salt Lake County's Lead Safe Salt Lake program to treat lead hazards in the homes of children identified as having elevated blood levels.
- Emphasize lead hazards in our initial contacts with homeowners needing rehabilitation.
- Work with community partners to encourage local contractors to obtain worker certifications for their employees and sub-contractors.

### **HOW ARE THE ACTIONS LISTED ABOVE RELATED TO THE EXTENT OF LEAD POISONING AND HAZARDS?**

Our efforts over the last five years have resulted in a significant increase in the number of children being tested for elevated blood-lead levels. This has been made possible through improvements in testing technology which has allowed the City to better detect and protect children and their family members who might be living in a hazardous environment. The percentage of children testing positive has continued to remain below 1% despite the action level for blood-lead levels has been reduced from 10 mcg/dl to 5 mcg/dl. Through our rehabilitation and outreach efforts, we hope to continue to maintain these low testing levels and continue to protect our children from dangerous living conditions.

### **HOW ARE THE ACTIONS LISTED ABOVE INTEGRATED INTO HOUSING POLICIES AND PROCEDURES?**

The abatement of lead in Salt Lake City's existing housing stock is an important component of addressing fair housing impediments for low-income families with children. It is a policy of Salt Lake City's Housing Rehabilitation program, as well as other housing programs funded through the City's federal entitlement block grants, to employ safe work practices when working to identify and abate lead-based paint in households.



## SP-70: ANTI-POVERTY STRATEGY 91.215(j)

### JURISDICTION GOALS, PROGRAMS, AND POLICIES FOR REDUCING THE NUMBER OF POVERTY-LEVEL FAMILIES

Similar to cities across the country, Salt Lake City is faced with growing income inequality and must address poverty in our community. The limited incomes of many Salt Lake City residents have left them with insufficient means to meet an adequate standard of living – especially in light of the massive increase in housing, transportation, health care, and many other critical need costs. In a strategic effort to reduce the number of households living in poverty and prevent households from falling into poverty, Salt Lake City is focusing on a multi-pronged approach:

1. Identify strategic opportunities to build capacity, prevent displacement, and expand resources within the target area that align with other large-scale community investment.
2. Support the City's most vulnerable populations, including the chronically homeless, homeless individuals and families, those facing behavioral health concerns, persons living with HIV/AIDS, disabled, and the low-income elderly.

The City's anti-poverty strategy aims to close the gap in a number of socioeconomic indicators, such as improving housing affordability, stabilizing households that may be at risk of losing their housing, deploy anti-displacement strategies, increase employment skills of at-risk adults, access to transportation for low-income households, and support behavioral health programs. Efforts will focus on the following objectives:

- Assist low-income individuals to maximize their incomes.
- Expand housing opportunities.
- Ensure that vulnerable populations have access to supportive services.
- Evaluate the use of anti-displacement strategies and access to high opportunity areas.
- Increase access to public transit systems for vulnerable populations.

Federal entitlement funds allocated through this Consolidated Plan will support the City's anti-poverty strategy through the following:

- Provide job/vocational training for vulnerable populations.
- Provide essential supportive services for vulnerable populations.
- Provide housing rehabilitation for low-income homeowners.
- Expand affordable housing opportunities.
- Improve neighborhood/commercial infrastructure in target areas.
- Provide transportation amenities that support multi-modal transportation.
- Increase access to public transit systems for vulnerable populations.

### HOW ARE THE JURISDICTION'S POVERTY REDUCING GOALS, PROGRAMS, AND POLICIES COORDINATED WITH THIS AFFORDABLE HOUSING PLAN:

Anti-poverty efforts outlined in this plan will be leveraged with other City plans, programs, initiatives and resources to undertake a comprehensive approach to reduce the occurrence of poverty within Salt Lake City. City programs and initiatives that support anti-poverty efforts include, but are not limited to, the following:



- *Growing SLC: A Five-Year Housing Plan 2018-2022*
- Affordable Housing Rehabilitation and Development
- Rental Assistance Programs
- Direct Financial Assistance Programs
- Economic Development Loan Fund

## SP-80: MONITORING 91.230

### **DESCRIBE THE STANDARDS AND PROCEDURES THAT THE JURISDICTION WILL USE TO MONITOR ACTIVITIES CARRIED OUT IN FURTHERANCE OF THE PLAN AND WILL USE TO ENSURE LONG-TERM COMPLIANCE WITH REQUIREMENTS OF THE PROGRAMS INVOLVED, INCLUDING MINORITY BUSINESS OUTREACH AND THE COMPREHENSIVE PLANNING REQUIREMENTS.**

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

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

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

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

During the program year, the HAND staff works together with sub-grantees to ensure Federal regulations are followed. This ensures consistent communication between staff and agencies and reduces confusion. Through the use of a Risk Analysis, coupled with reporting mechanisms, the Division Director and HAND staff are able to determine which agencies would benefit from a technical training session, and which



agencies need to have an on-site monitoring visit. The agencies that score highest typically have a monitoring visit during the following program year. As per Federal regulations, select agencies from each program (CDBG, ESG, HOME & HOPWA) are monitored on an annual basis.

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

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

HAND staff provides year-round technical assistance via phone, email and when needed, in person. This technical assistance provides the agencies with an opportunity to evaluate programs, policies and practices in a low stress environment. Continued technical assistance ensures compliance with federal regulations.

Technical assistance and monitoring visits reveal that, in general, our agencies have well documented processes and are quick to contact the City when questions arise. If deficiencies are identified and agencies will work quickly to adjust processes as necessary and move forward with stronger programs.

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