



CONSOLIDATED ANNUAL PERFORMANCE *and* EVALUATION REPORT

HUD PROGRAM YEAR 2023
FISCAL YEAR 2024

SALT LAKE CITY CORPORATION

DEPARTMENT OF COMMUNITY *and* NEIGHBORHOODS
HOUSING STABILITY DIVISION

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EXECUTIVE SUMMARY

Salt Lake City remains committed to enriching the lives of its residents and strengthening neighborhoods by supporting affordable housing, economic opportunities, and social service programs that benefit low- and moderate-income households and communities. Through the Housing Stability Division, this commitment is advanced via the 2020-2024 Consolidated Plan and federal funding provided by the U.S. Department of Housing and Urban Development (HUD). These resources enable the City to significantly enhance the well-being of all residents, with a particular focus on assisting the most vulnerable populations.

In compliance with Federal Regulations 24 CFR Part 570, the Consolidated Annual Performance and Evaluation Report (CAPER) for the period from July 1, 2023, through June 30, 2024, was prepared for Salt Lake City Corporation. This report outlines the activities carried out during the program year utilizing annual entitlement funding from HUD under the Community Development Block Grant (CDBG), Emergency Solutions Grant (ESG), Home Investment Partnerships (HOME), and Housing Opportunities for Persons with HIV/AIDS (HOPWA) programs.

The projects, activities, and accomplishments detailed in the CAPER primarily benefit low- and moderate-income residents of Salt Lake City, with a focus on neighborhoods with a high percentage of such populations. The following is the overall program narrative based on the 2020-2024 Consolidated Plan and associated Annual Action Plan. This CAPER covers the 2023-2024 program year, which marks the fourth year of the 2020-2024 Consolidated Plan.

2023-2024 FUNDS AVAILABLE

GRANT	FUNDING AVAILABLE
Community Development Block Grant	\$3,397,763
Emergency Solutions Grant	\$303,100
HOME Investment Partnership	\$1,023,661
Housing Opportunities for Persons With AIDS	\$932,841
Reallocated CDBG funds from prior years	\$1,200,000
Reallocated ESG funds from prior years	\$0
Reallocated HOME funds from prior years	\$200,000
Reallocated HOPWA from prior years	\$80,000
Total	\$7,137,378

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

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

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

The priorities and goals outlined in Salt Lake City's 2020-2024 Consolidated Plan provided the foundation for the projects and activities undertaken during the 2023-2024 program year. The Consolidated Plan emphasizes building capacity in neighborhoods with concentrated poverty and supporting at-risk populations by promoting initiatives aimed at increasing community resiliency, as well as expanding access to affordable housing, behavioral health services, homeless services, and transportation. The key priorities and goals addressed during the 2023-2024 program year are summarized as follows:

- **Housing** – Expand housing options for all economic and demographic segments of Salt Lake City's population, diversifying the housing stock within neighborhoods.
- **Transportation** – Promote the accessibility and affordability of multimodal transportation options.
- **Build Community Resiliency** – Strengthen community resilience by providing tools to enhance economic and housing stability.
- **Homeless Services** – Expand access to supportive programs that work to make homelessness rare, brief, and non-recurring.
- **Behavioral Health** – Offer support for low-income and vulnerable populations dealing with behavioral health issues, including substance abuse disorders and mental health challenges.

These goals shaped the city's efforts throughout the program year, driving the development and implementation of critical projects to meet the needs of Salt Lake City's most vulnerable communities.

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

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

Table 1- Goals and Outcomes

Goal	Category	Source	Indicator	Unit of Measure	Expected - Strategic Plan	Actual - Strategic Plan	Percent Complete	Expected - Program Year	Actual - Program Year	Percent Complete
Administration	Admin	CDBG / HOPWA HOME / ESG	Other	Other	838,239	596,914	71.21%	0	0	0
Behavioral Health	PSBH	CDBG	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	400	2180	539.50%	668	1228	183.835
Behavioral Health	PSBH	HOPWA	Homeless Person Overnight Shelter	Persons Assisted	0	0	0	0	0	0
Community Resiliency	EDPS	CDBG	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit	Households Assisted	275	0	0%	0	0	0
Community Resiliency	EDPS	CDBG	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	18171	0	609	2086	342.53%
Community Resiliency	EDPS	CDBG	Facade treatment/business building rehabilitation	Business	0	14	0	20	12	60%

Community Resiliency	EDPS	CDBG	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	14	0	0	0	0
Community Resiliency	EDPS	CDBG	Homeless Person Overnight Shelter	Persons Assisted	0	2,764	0	0	0	0
Community Resiliency	EDPS	CDBG	Jobs created/retained	Jobs	0	19	0	0	0	0
Community Resiliency	EDPS	CDBG	Businesses assisted	Businesses Assisted	50	50	100.00%	0	0	0
Homeless Services	PHH	CDBG / ESG	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	375	8,248	2,199.47%	0	0	0
Homeless Services	PHH	CDBG / ESG	Public service activities for Low/Moderate Income Housing Benefit	Households Assisted	0	2,350	0	687	2612	380.20%
Homeless Services	PHH	CDBG / ESG	Direct Financial Assistance to Homebuyers	Households Assisted	0	2,350	0	0	0	0
Homeless Services	PHH	CDBG / ESG	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	750	0	0.00%	0	0	0
Homeless Services	PHH	CDBG / ESG	Homeless Person Overnight Shelter	Persons Assisted	0	332	0	1652	157	9.5%
Homeless Services	PHH	CDBG / ESG	Overnight/Emergency Shelter/Transitional Housing Beds added	Beds	0	0	0	0	0	0
Homeless Services	PHH	CDBG / ESG	Homelessness Prevention	Persons Assisted	925	0	0.00%	0	0	0
Housing	AH	CDBG / HOPWA HOME / ESG	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	16	0	0	0	0
Housing	AH	CDBG / HOPWA HOME / ESG	Public service activities for Low/Moderate Income Housing Benefit	Households Assisted	0	5	0	0	0	0
Housing	AH	CDBG / HOPWA HOME / ESG	Rental units constructed	Household Housing Unit	15	0	0.00%	1	2	200%
Housing	AH	CDBG / HOPWA HOME / ESG	Rental units rehabilitated	Household Housing Unit	50	0	0.00%	127	87	69%
Housing	AH	CDBG / HOPWA HOME / ESG	Homeowner Housing Added	Household Housing Unit	15	9	60.00%	3	4	133.33%
Housing	AH	CDBG / HOPWA HOME / ESG	Homeowner Housing Rehabilitated	Household Housing Unit	2,670	388	14.53%	378	271	72%
Housing	AH	CDBG / HOPWA HOME / ESG	Direct Financial Assistance to Homebuyers	Households Assisted	150	5	3.33%	8	2	25%
Housing	AH	CDBG / HOPWA HOME / ESG	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	1,200	160	13.33%	190	163	85.79%
Housing	AH	CDBG / HOPWA HOME / ESG	Homelessness Prevention	Persons Assisted	0	54	0	25	0	0
Housing	AH	CDBG / HOPWA HOME / ESG	Housing for People with HIV/AIDS added	Household Housing Unit	0	0	0	0	3	300%
Housing	AH	CDBG / HOPWA: HOME / ESG	HIV/AIDS Housing Operations	Household Housing Unit	975	0	0.00%	108	165	153%
Transportation	T	CDBG	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	99,000	0	0.00%	0	0	0.00%
Transportation	T	CDBG	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	1,300	3,580	275.38%	140	16,528	196.64%

Transportation	T	CDBG	Homeless Person Overnight Shelter	Persons Assisted	0	0	0	0	0	0
Transportation	T	CDBG	Other	Other	0	0	0	0	0	0

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

HOPWA funding continues to be effectively utilized by project sponsors in Salt Lake City. The increase in formula allocation from the Housing Opportunity Through Modernization Act of 2016 has had a tremendously positive impact on the community benefiting from these programs and services.

The City continues to work through the difficulties it faces in expanding homeownership as a goal. Potential homebuyers experienced difficulties in finding a home within the City that fits their budget and approved mortgage limit. The City continues to work with our housing partners to identify creative solutions to aid in reaching this critical goal.

Salt Lake City's housing rehabilitation programs have continued to provide rehabilitation services to help low-to moderate-income homeowners in the City. Rehabilitation of substandard housing and preservation efforts have continued to be a primary goal for Salt Lake City.

The City has surpassed its total five-year strategic plan goals in providing housing for those experiencing homelessness with Tenant Based Rent Assistance (TBRA) and Rapid Re-Housing (RRH). TBRA and RRH has been a vital tool for helping to house those experiencing homelessness, but a low vacancy rate and other barriers faced by this population continue to be a challenge.

Salt Lake City continues to fund day-to-day services for persons experiencing homelessness, including case management and emergency shelter services. Federal funding continues to be critical in continuing ongoing services and programs. Salt Lake City will continue to collaborate with the State, County, Salt Lake CoC, nonprofit agencies, and community stakeholders to improve our homeless services delivery system.

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

During the Consolidated Planning process, five (5) high priority needs were identified. They are as follows: Behavioral Health; Housing – expanded options across economic and demographic segments, development and preservation of affordable housing; Homeless Services; Transportation – expanding access and affordability; Building Community Resiliency. In the 2023-2024 program year, CDBG funds were used to address each of these needs.

Affordable housing needs were addressed by improving and preserving the existing housing stock and expanding the affordable housing stock. Providing housing and supportive services our homeless population continues to be a top need and a high priority.

The City continued its investment in job training programs for vulnerable members of the community including persons experiencing homelessness, ESL individuals, and persons with substance use disorders. The City also utilized the Façade Program continuing to bring opportunity to economically disadvantaged areas, promoting economic growth and building community resiliency.

CDBG funding supported infrastructure needs in CDBG eligible areas of the City. These projects take multiple years to complete. A project to make improvements to bus stops in CDBG eligible areas throughout the City was delayed due to City staff capacity and supply chain and contractor labor issues. This project will be completed within the 2024 program year. CDBG funds were used to provide transit passes to persons experiencing homelessness, including those fleeing domestic violence.

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

Describe the families assisted (including the racial and ethnic status of families assisted) 91.520(a)

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

Race	CDBG	HOME	ESG	HOPWA
White	11704	248	437	245

Black or African American	1876	24	72	93
Asian	273	3	6	15
American Indian or American Native	702	15	40	5
Native Hawaiian or Other Pacific Islander	833	24	21	4
Total	15,388	314	769	362
Hispanic	5497	105	234	151
Not Hispanic	9891	209	535	211

Table 2 identifies Race & Ethnicities served utilizing CDBG, HOME, HOPWA, and ESG funding.

A total of 16,833 individuals in the above table received access to programs that supported the Consolidated Plan goals to increase access to housing, behavioral health, homeless services, transportation and building community resiliency. Additional beneficiaries were served who did not fit into the categories in the above table. This was done by improving access to programs that assist in closing the gap in socioeconomic indicators such as housing affordability, employment skills of at-risk adults, access to transportation for low-income households, access to supportive services for vulnerable populations, and supporting economic growth and diversity within neighborhoods.

Salt Lake City requires all subrecipients to submit an affirmative marketing plan that outlines efforts to engage with racial and ethnic minorities and other underrepresented groups. Additionally, SLC coordinates with a variety of community partners and subrecipients who directly serve these communities, including The Asian Associate of Utah, International Rescue Committee, the Disability Law Center, and others.

CR-15 RESOURCES AND INVESTMENTS – 91.520(a)

Table 3 – Resources Made Available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	Public - Federal	\$11,731,273.71	\$3,921,390.26
HOME	Public - Federal	\$11,963,371.23	\$673,464.24
HOPWA	Public - Federal	\$1,012,84.10	\$854,450.61
ESG	Public - Federal	\$303,100	\$303,100.00

Table 3 identifies grant funds, unspent funds from prior years, and program income made available during the year. Amount expended represents the grant funds that were expended during the year.

Table 4 – Geographic Distribution and Location of Investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
West Side Target Area	31%	31%	CDBG Economic Development projects, and Housing projects are located in the West Side Target Area

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

The Neighborhood Business Improvement Program provided economic assistance in the form of grants to small businesses located within the target area. Several infrastructure projects located within the target area made progress during the 2023 PY.

LEVERAGING

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

Match Requirements

HUD, like many other federal agencies, encourages the recipients of federal funding to demonstrate that efforts are being made to strategically leverage additional funds in order to achieve greater results. Combining HUD and leveraged funding sources allows for expanded project scopes and increased project efficiency due to the benefits of economies of scale.

- HOME Investment Partnership Program – 25% Match Requirement
Salt Lake City ensures that HOME match requirements are met by utilizing the leveraging capacity of Salt Lake City. Funding sources used to meet the HOME match requirements include below market interest rate loans and impact fee waivers for affordable housing being built in Salt Lake City. Salt Lake City authorizes impact fee waivers based on the number of affordable units (under 60% AMI) to incentivize the creation of affordable housing within Salt Lake City.
- Emergency Solutions Grant – 100% Match Requirement
Salt Lake City ensures that ESG match requirements are met by utilizing the leveraging capacity of its sub-grantees. Funding sources used to meet the ESG match requirements include federal, state, and local

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

grants. Examples of some of the match from sub-grantees are private contributions, private foundations, United Way, Continuum of Care funding, Salt Lake City General Fund, in-kind match, and unrestricted donations.

Fund Leveraging

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

- **Housing Choice Section 8 Vouchers**
The Housing Authority of Salt Lake City and The Housing Authority of the County of Salt Lake dba Housing Connect currently administer Housing Choice (Section 8) vouchers. Many of the clients receiving assistance through other HUD funded programs, are utilizing this housing assistance to stabilize and maintain housing.
- **Low Income Housing Tax Credits**
Federal 4% and 9% tax credits are a major funding source of capital for the construction and rehabilitation of affordable rental homes. Salt Lake City is currently supporting a total of nine tax credit projects with federal funds within its boundaries. Most of these projects utilized 9% tax credits.
- **New Market Tax Credits**
New Market Tax Credits are an additional tool utilized to attract private capital investment in areas in need of job growth and economic development. There were no New Market Tax Credits awarded in Salt Lake City for the period under review.
- **RDA Development Funding**
The RDA has thirteen project areas where tax increment funds are reinvested back into the same area to contribute to the overall health and vitality of the City, by reversing the negative effects of blight, while increasing the tax base from which the taxing entities draw their funds.
- **Funding Our Future**
Through a 2018 sales tax increase, referred to as Funding Our Future, Salt Lake City dedicated on-going funding to critical public services, including affordable housing and economic development activities.
- **Olene Walker Housing Loan Fund**

Utah State’s Olene Walker Housing Loan Fund is one of the largest affordable housing loan funding tools for affordable housing developers working in Salt Lake City. The loan fund is largely funded with HOME and NHTF funds from the State’s annual allocation.

- Continuum of Care Funding

Salt Lake County is responsible for coordinating the HUD CoC Grant Application for the Salt Lake County Continuum of Care (UT-500). This application provides approximately \$8 million of annual funding for local homeless housing and service programs.

- Foundations & Other Philanthropic Partners

Foundations and philanthropic partners make up a critical part of the funding stream used by local nonprofit service providers in the State of Utah to benefit low- and moderate-income residents.

Table 5 – Fiscal Year Summary – HOME Match Report

Fiscal Year Summary - HOME Match			
1	Excess match from prior Federal fiscal year	\$8,305,789.06	
2	Match contributed during current Federal fiscal year	\$ 1,700,136.49	
3	Total match available for current Federal fiscal year (Line 1 plus Line 2)		\$ 10,005,925.55
4	Match liability for current Federal fiscal year		\$ 255.915.25
5	Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)		\$ 9.750.010.30

Table 6 – Match Contribution for the Federal Fiscal Year

Match Contribution	
Project No. or Other ID	Assist Inc Point Fairpark Impact Fee Waiver
Date of Contribution	7/23/2023
Cash (non-Federal sources)	\$ -
Foregone Taxes, Fees, Charges	\$1,631.92
Appraised Land/Real Property	\$ -
Required Infrastructure	\$ -
Site Preparation, Construction Materials, Donated Labor	\$ -
Bond Financing	\$ -
Project No. or Other ID	Citizen West

	Impact Fee Waiver
Date of Contribution	10/13/2023
Cash (non-Federal sources)	\$ -
Foregone Taxes, Fees, Charges	\$248,000.00
Appraised Land/Real Property	\$ -
Required Infrastructure	\$ -
Site Preparation, Construction Materials, Donated Labor	\$ -
Bond Financing	\$ -
Project No. or Other ID	Victory Heights Impact Fee Waiver
Date of Contribution	10/13/2023
Cash (non-Federal sources)	\$ -
Foregone Taxes, Fees, Charges	\$312,400.00
Appraised Land/Real Property	\$ -
Required Infrastructure	\$ -
Site Preparation, Construction Materials, Donated Labor	\$ -
Bond Financing	\$ -
Project No. or Other ID	Silos on 5th Impact Fee Waiver
Date of Contribution	02/29/2024
Cash (non-Federal sources)	\$ -
Foregone Taxes, Fees, Charges	\$639,000.00
Appraised Land/Real Property	\$ -
Required Infrastructure	\$ -
Site Preparation, Construction Materials, Donated Labor	\$ -
Bond Financing	\$ -
Project No. or Other ID	515 Tower Impact Fee Waiver
Date of Contribution	02/29/2024
Cash (non-Federal sources)	\$ -
Foregone Taxes, Fees, Charges	\$113,184.57
Appraised Land/Real Property	\$ -
Required Infrastructure	\$ -
Site Preparation, Construction Materials, Donated Labor	\$ -
Bond Financing	\$ -
Project No. or Other ID	Tiny Homes Village Impact Fee Waiver
Date of Contribution	05/15/2024
Cash (non-Federal sources)	\$ -
Foregone Taxes, Fees, Charges	\$349,920.00

Appraised Land/Real Property	\$ -
Required Infrastructure	\$ -
Site Preparation, Construction Materials, Donated Labor	\$ -
Bond Financing	\$ -
TOTAL:	\$1,700,136.49

HOME MBE/WBE REPORT

Table 7 – HOME Program Income

Balance on hand at beginning of reporting period	Amount received during reporting period	Total amount expended during reporting period	Amount expended for TBRA	Balance on hand at end of reporting period
\$30,000	116,500.00	\$1,031,898	\$315,494.25	\$30,000

Salt Lake City generated \$151,100 in HOME program income and had a previous balance of \$1,778,897.36. Of this, \$1,031,898 was expended during the program year, leaving a balance of \$746,999.36 at year-end. The remaining program income funds were committed to eligible projects except for \$30,000. I

Table 8 - Minority Business and Women Business Enterprises

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

Sub-Contracts						
Number	0	0	0	0	0	0
Dollar Amount	0	0	0	0	0	0

	Total	Women Business Enterprises	Male
Contracts			

Dollar Amount	0	0	0
Number	0	0	0

Sub-Contracts			
Number	0	0	0
Dollar Amount	0	0	0

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

Table 9 – Minority Owners of Rental Properties

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

Table 10 – Relocation and Real Property Acquisition

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

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

CR-20 AFFORDABLE HOUSING— 91.520(b)

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

Table 11 – Number of Households

	One-Year Goal	Actual
Number of homeless households to be provided affordable housing units	120	683
Number of non-homeless households to be provided affordable housing units	438	118
Number of special-needs households to be provided affordable housing units	50	109
Total	608	910

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

During the 2022-2023 program year, Salt Lake City supported housing activities through all four of its federal grant programs: CDBG, ESG, HOME, and HOPWA. Households with incomes ranging from 0-80% AMI were assisted with subsidies.

All rapid re-housing and tenant based rental assistance programs funded followed a Housing First model. This model strategically targeted households at risk for returning to homelessness and supported them with intensive case management, with a goal of achieving housing stability. This model is supported by the local Continuum of Care and other grant providers.

Several multi-family rehabilitation projects that were planned for the 2022 PY needed to be extended into the 2023 PY. These projects will provide rehabilitation of existing units for special-needs households. Both projects are expected to be completed by the end of Q2 in the 2023 PY.

Table 12 – Number of Households Supported

	One-Year Goal	Actual
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Number of households supported through rental assistance	120	683
Number of households supported through the production of new units	2	1
Number of households supported through the rehab of existing units	474	221
Number of households supported through the acquisition of existing units	12	5
Total	608	910

Discuss how these outcomes will impact future annual action plans.

Salt Lake City is pleased with the total households supported through rental assistance activities funded by CDBG, ESG, HOME, and HOPWA funding, but for the sake of clarity, the numbers reported here are being derived specifically from our CDBG and HOME programs. As housing costs continue to increase, there is an overall increase in the cost of homeownership. This led to more difficulties with assisting potential homebuyers in locating available housing units within Salt Lake City. Housing activities provided critical support in the form of subsidies for low to moderate income families with AMI's ranging from 0-80%. Tenant-based rental assistance, short term rental/utility assistance, rapid re-housing, housing rehabilitation, and direct financial assistance supported a wide range of households in varying circumstances with a shared need of housing assistance.

As outlined in the City's five-year Consolidated Plan for 2020-2024, Salt Lake City will continue evaluating its efforts in affordable housing to ensure that funding is utilized effectively. The need for affordable housing will continue to grow as the population of the City expands and the vacancy rate remains low. It is critical for the City to expand its efforts in providing decent, safe, and affordable housing to its residents, especially its low-income residents and vulnerable populations. Increased rates of homelessness and rising construction and maintenance costs signal the need for City assistance to ensure that affordable housing is created and preserved within the community.

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

Table 13 – Number of Persons Served

Number of Persons Served	CDBG Actual	HOME Actual
Extremely Low-income	63	597
Low-income	31	44
Moderate-income	14	9
Total	108	650

The goals outlined in Salt Lake City's 2020-2024 Consolidated Plan, Neighborhoods of Opportunity, provided direction for program year 2022-2023 projects and activities. The Consolidated Plan encourages capacity in neighborhoods with concentrated poverty and supported at risk populations by prioritizing goals that increased access to housing, education, health, transportation, and economic development.

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

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

CR-25 HOMELESS AND OTHER SPECIAL NEEDS— 91.220 (d); 91.220(e); 91.320 (d); 91.320(e); 91.520 (c)

EVALUATE THE CITY'S PROGRESS IN MEETING ITS SPECIFIC OBJECTIVES FOR REDUCING AND ENDING HOMELESSNESS THROUGH THE FOLLOWING:

How is the City reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs?

Salt Lake City remains actively involved in a statewide initiative aimed at enhancing services for individuals experiencing homelessness. The City is dedicated to collaborating with community partners to ensure that both sheltered and unsheltered individuals have access to essential resources, facilitating their transition from homelessness to stable housing and self-sufficiency.

Data from the State of Utah's Annual Point-in-Time Count is used to evaluate the current state of homelessness and assess the effectiveness of existing and proposed programs supporting this vulnerable population.

Throughout the program year, Salt Lake City funded various initiatives to support homeless individuals, ensuring all residents, including those unsheltered, had access to vital services. The City has also allocated resources to housing efforts for those experiencing homelessness and continues to work closely with service providers to ensure that individuals in need can access available services.

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

Individuals and families experiencing homelessness have diverse needs at different stages of their journey. To address these needs, Salt Lake City utilizes federal funding to support emergency shelter programs, offering immediate access to supportive services and temporary protection from the elements. Transitional housing programs within the community provide up to 24 months of housing, accompanied by case management and other services critical to establishing long-term housing stability.

Federal grant funding from ESG, HOME, CDBG, and HOPWA is directed to local nonprofit organizations specializing in housing assistance and supportive services that help individuals and families transition from homelessness to stable housing. During the program year, the City allocated federal funds to several emergency shelter providers. For instance, ESG funding supported operations at the Youth Resource Center, managed by Volunteers of America, Utah. This center offers emergency shelter, education, employment services, and case management to homeless youth aged 15-24, a critical resource since youth under 18 are legally unable to access other emergency shelters in the state. Additionally, ESG funds were provided to Volunteers of America to operate the Geraldine King Resource Center, a dedicated women's shelter, and to First Step House for essential services at the Men's Resource Center.

CDBG funding was utilized by South Valley Services to offer rental and deposit assistance to households escaping homelessness and domestic violence. The City also supports emergency shelter and housing programs through its general fund to address the immediate needs of individuals experiencing homelessness.

Salt Lake City is entering its fourth year of operating under the Homeless Resource Center (HRC) model, which provides emergency shelter services. The first of these new HRCs opened shortly after the 2018-2019 program year. The city's previous main shelter closed in 2019, following the opening of two smaller HRCs. Salt Lake City will continue working in partnership with the State of Utah, Salt Lake County, and service providers to facilitate the transition to these new centers.

Additionally, Salt Lake City continues to collaborate with the State of Utah and the Salt Lake Valley Coalition to End Homelessness to ensure adequate overflow shelter capacity during the winter months.

How is the City helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are likely to become homeless after being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education or youth needs?

Salt Lake City collaborates with agencies within the Salt Lake County Continuum of Care (CoC) to divert individuals and families from entering the homeless service system and to prevent those at imminent risk of homelessness from losing their housing stability. The City actively participates in regular meetings with service providers and partners to coordinate housing options for individuals being discharged from publicly funded institutions, ensuring they have immediate access to housing upon release. Agencies such as Utah Community Action play a key role in

providing funding to stabilize families and veterans at high risk of homelessness. Prevention and diversion staff, funded by Salt Lake County and the State of Utah, are stationed at emergency shelters and maintain close contact with other public agencies to help households avoid falling into homelessness.

Additionally, Salt Lake City has been working closely with the State, County, and service providers to enhance the Coordinated Entry system within the Salt Lake CoC. These efforts are critical to swiftly connecting individuals in need with the appropriate services, ensuring their experience of homelessness is rare, brief, and nonrecurring.

Salt Lake City's Housing Stability staff actively participates in the Salt Lake Valley Coalition to End Homelessness working groups. These groups address various aspects of unmet needs related to homelessness, such as shelter, housing, mental health, and outreach services. They also focus on addressing the broader needs of individuals experiencing homelessness, including housing, healthcare, social services, employment, education, and support for youth.

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

Salt Lake City, in collaboration with its service partners, works closely with individuals experiencing homelessness to help them transition from living on the streets or in emergency shelters to permanent housing and self-sufficiency. To support this goal, the City partners with local developers to prioritize housing projects that include affordable units. The mayor and city council have endorsed efforts to make affordable housing development more appealing by offering incentives such as fee waivers and deferred loan payments.

Additionally, Salt Lake City funds rapid rehousing and tenant-based rental assistance programs, which aim to quickly move individuals from emergency shelters or the streets into safe, permanent housing.

The City's Housing Stability division, guided by its housing plan *Growing SLC*, has led discussions on creating new tools to increase the supply of affordable housing. Salt Lake City continues to implement key elements of *Growing SLC*, focusing on the development of new affordable housing, including deeply affordable and permanent supportive housing. Many of these projects are currently underway and, in the coming years, will significantly expand the affordable and permanent supportive housing options in Salt Lake City.

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

Actions taken to address the needs of public housing

The Housing Authority of Salt Lake City (HASLC) is the responsible agency for administering housing choice voucher programs, managing public housing, and developing and preserving affordable housing units with Salt

Lake City. The mission of the HASLC is to provide rent subsidies and promote affordable housing for low-income persons residing within Salt Lake City.

The HASLC manages multiple voucher programs that provide housing subsidies to a variety of low-income populations, including veterans, victims of domestic violence, and chronically homeless individuals. The HASLC administers the Housing Choice Voucher program within City boundaries, which provides rental assistance to households at or below 50% of AMI. Approximately 3,000 low-income families, individuals with disabilities, elderly persons, and chronically homeless individuals benefit from this program, with 1,400 of those being in Salt Lake City boundaries. Other housing choice voucher programs administered by the HASLC include Veterans Affairs Supportive Housing Vouchers, Shelter Plus Care Vouchers, Section 8 Moderate Rehabilitation, and Multifamily Project Based Vouchers. Additionally, the HASLC and other partner agencies continue to pursue funding for additional affordable housing development projects.

Payment in Lieu of Taxes:

The City supports the Housing Authority through its Housing Authority Payment in Lieu of Taxes (PILOT) funds, which contribute to the Homeless Programs administered by the Housing Authority of Salt Lake City (HASLC).

These programs include:

- **Sunrise Metro Apartments:** A permanent supportive housing complex designed for chronically homeless individuals.
- **Valor House:** A transitional housing complex for homeless veterans, offering extensive supportive services provided by the local Department of Veterans Affairs.
- **Freedom Landing and Cedar Crest:** Two properties dedicated to housing homeless or formerly homeless veterans.

These contributions help ensure that these essential programs can continue to provide vital support and housing solutions for those in need.

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

The City and County Housing Authorities offer residents opportunities to provide feedback and suggestions to improve management practices. Both organizations have established resident advisory boards for specific housing projects as well as for the overall organization. These boards hold regular meetings to enable residents to share their experiences and engage in constructive dialogue with management about unmet needs and potential service enhancements.

Additionally, housing case managers evaluate each client individually to determine the most effective strategies for maintaining housing stability.

Clients interested in homeownership and prepared to pursue new housing opportunities are referred to community partners that offer pre-purchase home counseling. Various organizations within the City, such as the Community Development Corporation of Utah and NeighborWorks Salt Lake, provide counseling and other services related to homeownership for low-income families, including down payment assistance.

Salt Lake City encourages all its subrecipients to work closely with the housing authorities to explore available housing opportunities and ensure continued eligibility for affordable housing programs.

Actions taken to provide assistance to troubled PHA's

The City collaborates closely with local housing authorities to ensure that funding is used efficiently and that services are not duplicated. Both the Housing Authority of Salt Lake City and Housing Connect (Housing Authority of Salt Lake County) are actively pursuing affordable housing development projects through City, County, and low-income housing tax credit (LIHTC) funding. These agencies consistently perform well and work in coordination with the City's Housing Division to align upcoming and existing projects within City limits. Housing Stability will continue to partner with these organizations to enhance and expand affordable housing opportunities within the community.

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

Actions taken to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment.

The most significant public policy barriers to the production and preservation of affordable housing include:

- Land costs
- Construction costs
- Development and rehabilitation financing
- Housing rehabilitation complexities
- Foreclosures and loan modifications
- Neighborhood market conditions
- Low vacancy rates
- Demand exceeding supply
- Landlord-tenant policies
- Economic conditions

- Land use regulations
- Development fees and assessments
- Permit processing procedures
- Lack of zoning and development incentives

To address these challenges, Housing Stability is implementing the newly adopted housing plan, *Housing SLC*. This plan offers a strategic approach to ensuring long-term affordability and preservation while enhancing neighborhoods and balancing their unique needs. *Housing SLC* aims to address the estimated shortfall of 7,500 affordable units for households earning 40% or less of the Area Median Income (AMI). Key objectives and actions include:

- **Review and Modify Land-Use and Zoning Regulations:**
 - The Planning Department is working on implementing an Affordable Housing Overlay to incentivize the development of affordable and missing-middle housing units.
 - Modifications to Transit Station Area zoning have been adopted to offer additional points for affordable housing developers, promoting development near transit stations.
 - The Accessory Dwelling Unit (ADU) ordinance has been revised to permit ADUs as a Conditional Use.
 - The zoning ordinance allows and encourages parking reductions to enhance walkability and reduce housing development costs.
- **Remove Impediments in City Processes:**
 - An expedited review process for affordable housing projects has been established, reducing developer investment costs and accelerating market availability.
 - Salt Lake City is pioneering innovative housing strategies, including developing a Tiny Home village for chronically homeless individuals and partnering with developers such as SPARK and Brinshore to create up to 200 additional multifamily units.
- **Prioritize the Development of New Affordable Housing:**
 - Over the past year, the City has facilitated the development of 1,330 affordable units through capital infusion, fee waivers, and development incentives.
 - A long-term, sustainable affordable housing funding source was secured through a 2018 Sales Tax Increase, supporting community housing needs.
- **Secure and Preserve Long-Term Affordability:**
 - An Affordable Housing Community Land Trust (CLT) has been created, securing nine owner-occupied homes. This model reduces costs by investing in land, making homes more affordable, and maintaining long-term affordability through the CLT.

- The Salt Lake City Housing Development Trust Fund, supported by an increase in sales taxes (Funding Our Future), facilitates investment in affordable housing development and preservation.
- **Work with Landlords to Improve Housing Stock:**
 - The Affordable Housing Renovation Pilot Program has been launched to enhance the quality of affordable rental units.
- **Provide High-Quality Data for Decision-Making:**
 - The City publishes an online Housing Dashboard to offer residents, community advocates, business leaders, and elected officials comprehensive data for informed decision-making and tracking progress.
- **Pursue Legislative Change:**
 - Salt Lake City played a key role in passing a 2021 state legislative bill providing \$55 million in state funding for affordable housing preservation and development incentives.
- **Increase Homeownership Opportunities:**
 - The City continues to support homeownership through down payment assistance for income-qualifying residents.

Actions taken to address obstacles to meeting underserved needs:

The most significant challenge in addressing underserved needs is the lack of consistent annual funding and resources. The strategic shifts outlined in Salt Lake City's 2020-2024 Consolidated Plan offer a framework for optimizing and leveraging federal funding to better address these needs. The following outlines the underserved needs and corresponding strategic actions:

Underserved Need: Affordable Housing

- **Actions:** Salt Lake City is utilizing both federal and local resources to expand rental and homeownership opportunities. The City is also leveraging public land to attract private capital for affordable housing development. These initiatives aim to address the affordable housing gap in Salt Lake City.

Underserved Need: Homelessness

- **Actions:** The City collaborates with housing and homeless service providers, Salt Lake County, and the State of Utah to streamline and coordinate service delivery processes. Efforts include updating and strengthening Continuum of Care (CoC) standards, leading to the establishment of a 24/7 accessible homeless resource phone line that facilitates entry into Homeless Resource Centers.
- Housing Stability staff actively participate in the CoC Ranking Committee, HMIS Steering Committee, and various task forces within the Salt Lake Valley Coalition to End Homelessness.
- The Homeless Engagement and Response Team (HEART), part of Housing Stability, works with community partners to address the needs of unsheltered individuals. HEART organizes regular resource fairs at unsheltered encampments and along the Jordan River, collaborating with outreach workers, the Justice Court, and other providers to deliver resources directly to those living on the streets or in encampments.

Underserved Need: Special Needs Individuals

- **Actions:** The City continues to support refugees, immigrants, the elderly, domestic violence victims, individuals living with HIV/AIDS, and persons with disabilities by providing essential resources and promoting self-sufficiency. Federal funding has been instrumental in improving immediate and long-term outcomes for individuals living with HIV/AIDS, supporting job training for vulnerable populations, offering digital skills and education for refugees and new Americans, and funding accessibility improvements for the elderly and persons with disabilities.

Actions taken to reduce lead-based paint hazards.

The City remains committed to maintaining rigorous lead procedures to ensure compliance with both HUD and EPA lead regulations. Many of our contractors have obtained EPA and HUD certifications through ongoing collaboration with Salt Lake County. For those not certified, we require the use of a certified subcontractor to handle any lead-related work within their projects.

Our staff are trained and certified as Lead Risk Assessors and Lead Inspectors to uphold compliance with lead safety requirements. Each project undergoes a comprehensive risk assessment, resulting in the preparation of an official work description. Should an applicant choose not to proceed with a project, they receive a copy of the risk assessment for future reference. Our staff conduct more risk assessments than the number of projects undertaken.

The City continues to collaborate closely with Salt Lake County through the Lead Safe Housing Program. We attend monthly meetings and distribute program literature during community events and outreach opportunities. Projects eligible for county lead funding are referred to the county for grant applications. If a project does not qualify for county funding, the City provides up to \$5,000 to cover additional costs for lead remediation. Despite these efforts, we observe ongoing resistance from some homeowners to invest additional funds for lead hazard mitigation.

Our outreach efforts are ongoing and include targeted mailings to households in key areas, as well as participation in community open houses, festivals, and fairs. Lead safety is a primary topic during initial homeowner meetings. Additionally, the City coordinates with Salt Lake County to develop targeted projects addressing lead issues, particularly in cases where elevated blood lead levels have been detected.

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

Salt Lake City is implementing a strategic two-pronged approach to alleviate poverty and prevent households from falling into poverty. This approach includes:

1. **Creating Neighborhoods of Opportunity:** Building capacity and expanding resources within areas of concentrated poverty.
2. **Supporting Vulnerable Populations:** Assisting the chronically homeless, homeless families, food-insecure individuals, the disabled, persons living with HIV/AIDS, victims of domestic violence, at-risk children, individuals with substance use disorders, and the low-income elderly.

The City's anti-poverty strategy aims to address gaps in several key socioeconomic indicators, including housing affordability, school readiness for young children, employment skills for at-risk adults, and transportation access for low-income households. The primary objectives are:

- **Maximizing Incomes for Low-Income Individuals:** Enhancing financial stability and opportunities.
- **Reducing the Link Between Poor Health and Poverty:** Improving overall health outcomes.

- **Expanding Housing Opportunities:** Increasing availability and affordability of housing.
- **Mitigating the Impact of Poverty on Children:** Supporting children’s well-being and development.
- **Ensuring Access to Supportive Services:** Providing essential services to vulnerable populations.

Federal entitlement funds allocated during this program year have supported the City’s anti-poverty strategy through various efforts:

- **Job Training:** Offering training programs for vulnerable populations to enhance employability and income potential.
- **Early Childhood Education:** Providing educational programs to mitigate the effects of intergenerational poverty.
- **Supportive Services:** Delivering essential services to individuals facing significant challenges.
- **Housing Rehabilitation:** Assisting low-income homeowners with necessary repairs and improvements.
- **Affordable Housing Expansion:** Increasing the availability of affordable housing options.
- **Infrastructure Improvements:** Enhancing neighborhood and commercial infrastructure in areas with high poverty concentrations.

These efforts collectively aim to create more equitable opportunities and improve the quality of life for Salt Lake City's most vulnerable residents.

Actions taken to develop institutional structure:

As outlined in the 2020-2024 Consolidated Plan, Salt Lake City has adopted a coordinated and strategic approach to allocating federal entitlement funds, focusing on enhancing community needs, goals, objectives, and outcomes. Key initiatives to strengthen and develop institutional structures include:

- **Geographically Targeted Funding:** Allocating resources to racial and ethnic concentrated areas of poverty, specifically targeting the Central City/Central Ninth and Poplar Grove neighborhoods. This effort aims to increase access to opportunities within these areas.
- **Coordination of Services:** Improving collaboration between housing and supportive service providers to reduce duplication, foster partnerships, enhance transparency, and standardize processes.
- **Enhanced Support for Vulnerable Populations:** Strengthening efforts to support the chronically homeless, homeless families, food-insecure individuals, the disabled, persons living with HIV/AIDS, victims of domestic violence, and low-income elderly residents.
- **Integrating Housing and Supportive Services:** Supporting housing initiatives that connect residents with programs and services designed to improve self-sufficiency.
- **Technical Assistance:** Providing support to agencies implementing projects funded by CDBG, ESG, HOME, and/or HOPWA. This includes offering assistance to agencies that have not previously received funding from Salt Lake City or those that requested help to enhance their programs and staff knowledge.

- **Employee Training and Certification:** Investing in training and certifications to expand internal expertise on HUD programs and best practices in housing and community development.
- **HUD-Led Trainings:** Sending staff to HUD-led or aligned trainings to boost organizational capacity.
- **Cross-Training Initiatives:** Implementing cross-training programs for staff administering HUD programs to ensure a comprehensive understanding of program requirements and practices.

These efforts collectively aim to improve the effectiveness and efficiency of federal funding allocation and service delivery, thereby enhancing community development and support for vulnerable populations.

Actions taken to enhance coordination between public and private housing and social service agencies:

Salt Lake City acknowledges the critical role of coordination between supportive service and housing providers in addressing priority needs. Ongoing efforts to develop and implement an effective delivery system include:

- **Enhanced Coordination:** Active participation in the Salt Lake Continuum of Care and the Salt Lake Valley Coalition to End Homelessness. Housing Stability staff engage in various core function and working groups within the Coalition to facilitate collaboration.
- **Improved Coordinated Assessments:** Streamlining assessments to expedite the process for individuals and families experiencing homelessness, enabling them to move through the system more efficiently.
- **Coordinated Diversion and Prevention:** Implementing resources aimed at diverting individuals and families from homelessness and preventing new entries into the system.
- **Monthly Housing Triage and House 20 Meetings:** Providing a structured format for developing housing plans for individuals and families with urgent housing needs.

The City has a range of affordable housing units available for low-income families and seniors and continues to promote new developments. Collaborative efforts with Housing Authorities, private developers, and non-profit agencies focus on constructing affordable housing as well as supportive and special needs housing. Additionally, Salt Lake City fosters collaboration with homeless service providers, neighborhood residents, and business owners to create inclusive environments where residents of diverse income levels and those with special needs can live, work, and thrive together.

Identify actions taken to overcome the effects of any impediments identified in the jurisdiction's analysis of impediments to fair housing choice.

Salt Lake City has proactively addressed the impediments identified in the most recent Analysis of Impediments through a range of strategic actions and achievements:

Action: Affordable Housing Activities

- **Impediments Addressed:** Housing discrimination, affordable housing for households at or below 40% AMI, unfair lending practices, racial and ethnic segregation, access to opportunity, rental housing for large

families, housing for disabled persons.

- **Summary:** The City has leveraged CDBG and HOME funding to provide financial assistance for home purchases, rehabilitation loans, down payment grants, emergency repairs, and accessibility modifications. This support helps eligible households acquire or improve housing and offers an alternative to traditional loans, ensuring essential health, safety, and welfare improvements for homeowners and rental assistance for extremely low-income households.

Action: Housing Supportive Services and Special Needs Housing

- **Impediments Addressed:** Housing discrimination, affordable housing for households at or below 50% AMI, housing for disabled persons.
- **Summary:** HUD funds were allocated to offer tenant-based rental assistance for transitioning homeless, special needs, and at-risk populations into permanent housing. Support services included transitional housing for single women, residential substance abuse treatment for homeless mothers, and therapeutic interventions for their children. Additional funding supported short-term rent, mortgage, and utility assistance, as well as case management for individuals with HIV/AIDS, substance abuse treatment for chronically homeless men, and support services for individuals with severe mental illness.

Action: Public Services to Expand Opportunity

- **Impediment Addressed:** Expansion of opportunity.
- **Summary:** Public service activities focused on racial and ethnic concentrated areas of poverty. Support was provided to after-school programs for at-risk youth, food banks for food-insecure households, and vocational programs for disabled adults, among other initiatives.

Action: Housing Plan: Housing SLC

- **Impediments Addressed:** Unfair lending practices, racial and ethnic segregation, access to opportunity, affordable housing for households at or below 50% AMI, rental housing for large families, housing for disabled persons.
- **Summary:** The Housing SLC plan emphasizes closing the affordable housing gap, increasing housing stability for residents, and expanding homeownership and wealth-building opportunities.

Action: House 20

- **Impediment Addressed:** Affordable housing for households at or below 50% AMI, housing for disabled persons.
- **Summary:** As part of the City's 6-Point Homeless Strategy, the House 20 initiative aims to house the top 20 users of homeless services to reduce emergency resource use. This effort has successfully housed some of the City's most vulnerable residents.

Action: Leverage Public Land for Affordable Housing Development

- **Impediment Addressed:** Affordable housing for households at or below 50% AMI, housing for disabled persons.

- **Summary:** The City is expanding affordable housing options through the use of city-owned land. This includes cataloging and redeveloping large parcels to increase housing availability for protected classes.

Action: Salt Lake City Housing Development Trust Fund

- **Impediments Addressed:** Racial and ethnic segregation, access to opportunity, affordable housing for households at or below 50% AMI, rental housing for large families, housing for disabled persons.
- **Summary:** The Housing Development Trust Fund supports the development and preservation of affordable and special needs housing. In the 2020-2021 program year, the Fund facilitated two new affordable developments and the rehabilitation of senior housing.

Action: Multilingual Program Outreach

- **Impediment Addressed:** Language barriers.
- **Summary:** The City ensures its programs are accessible to non-English speakers by providing bilingual staff, Spanish translations of applications and documents, and offering oral interpretation services. Outreach efforts include community engagement surveys in English and Spanish.

Action: Fair Housing Enforcement

- **Impediment Addressed:** Housing discrimination and disparate treatment.
- **Summary:** The Disability Law Center (DLC) and the Utah Antidiscrimination and Labor Division handle complaints and conduct testing. Salt Lake City collaborates with DLC to address discrimination issues and promote fair housing. The City has hosted awareness events and trainings to further this cause.

Action: Zoning Amendments

- **Impediments Addressed:** Racial and ethnic segregation, access to opportunity, affordable housing for households at or below 50% AMI, rental housing for large families, housing for disabled persons, zoning and land use restrictions.
- **Summary:** Zoning amendments, including the Accessory Dwelling Unit and Transit Station Area Zoning District ordinances, support affordable housing development and expand housing options. Impact fee exemptions and transit-oriented developments also enhance accessibility and affordability.

Action: Salt Lake City Landlord/Tenant Program

- **Impediment Addressed:** Fair housing knowledge.
- **Summary:** The Good Landlord Program provides training on fair housing law, best management practices, and city ordinance requirements to landlords.

Action: Local Opportunity Index

- **Impediment Addressed:** Regional fair housing coordination.
- **Summary:** A new assessment updated the Local Opportunity Index to address disparities and guide investments aimed at improving opportunities within Salt Lake City.

Action: Utah Fair Housing Forum

- **Impediment Addressed:** Regional fair housing coordination.

- **Summary:** Salt Lake City participates in the Utah Fair Housing Forum to share information and coordinate fair housing efforts. Staff also engage in local housing conferences to disseminate knowledge and best practices.

Action: Fair Housing Month

- **Impediment Addressed:** Fair housing knowledge.
- **Summary:** The City commemorated the Fair Housing Act’s anniversary and reinforced protections by enacting the Fair Housing Policy of 2009. This policy includes protections for sexual orientation and gender identity.

Action: Sub-grantee Fair Housing Training

- **Impediment Addressed:** Fair housing knowledge.
- **Summary:** Fair housing training is provided to sub-grantees to increase awareness of fair housing laws among clients from diverse backgrounds.

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

- **Impediment Addressed:** Access to opportunity.
- **Summary:** CDBG funds were used for ADA-compliant sidewalk ramps, park improvements, and infrastructure projects in areas with high concentrations of racial/ethnic minorities and poverty.

Action: Fair Housing Citizen Outreach

- **Impediment Addressed:** Fair housing knowledge.
- **Summary:** Fair housing education is integrated into housing materials and programs. The City’s website offers resources and links to relevant organizations, and all calls regarding discrimination are referred to the Disability Law Center

CR-40 MONITORING – 91.220; 91.320

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

Annual Monitoring and Compliance Process for Housing Stability

Housing Stability initiates its annual monitoring of applicants through a structured application process. Each application undergoes a comprehensive risk analysis to ensure alignment with national objectives and the goals outlined in the City’s Consolidated Plan.

Following the initial review, qualifying applications proceed through a rigorous public process. This stage allows for public commentary and input. Final funding decisions are made by the Salt Lake City Council, following review and feedback from both applicants and the public. Upon allocation of funds by the City Council, Housing Stability drafts

contracts that outline applicable regulations, scopes of work, budgets, and all Federal, State, and local grant requirements. After contracts are executed, Housing Stability's Capital Planning staff provide technical assistance and conduct monitoring visits throughout the contract term. These agencies are monitored in accordance with City policies, program-specific regulations, HUD requirements, and contract details.

All sub-recipients and sub-grantees are required to participate in a grant training seminar before the fiscal year commences. This seminar ensures that agencies are informed about program requirements and any regulatory changes for the upcoming year. It also addresses concerns identified in prior monitoring visits and confirms agency understanding of compliance and performance standards. Training materials are distributed during the seminar and are also available via the City's grant application software and Housing Stability's website. Each agency must have at least one representative attend this training.

The City administers CDBG, ESG, HOME, and HOPWA grants on a reimbursement basis. This practice enables comprehensive desk reviews, an essential component of monitoring, to be conducted prior to the utilization of Federal funds for any program or project. Each reimbursement request undergoes a desk review to ensure adherence to contract requirements and Federal regulations before funds are disbursed or drawn from HUD's Integrated Disbursement and Information System (IDIS). The IDIS system assists with program and project eligibility requirements, tracks spending rates, and reports performance measurements.

Throughout the program year, Housing Stability staff collaborate to ensure compliance with Federal regulations, maintaining consistent communication between staff and agencies to minimize confusion. Agencies receiving funding for the first time, or after a hiatus, are provided with an in-person technical assistance (TA) visit. Due to emergency declarations by local and state authorities this fiscal year, all TA visits were conducted remotely via video conferencing. Each TA visit is customized to the specific program and staff overseeing it, with a strong focus on regulatory requirements for new sub-recipients, given their complexity.

Risk analysis and reporting mechanisms are used to determine the need for technical training sessions or on-site monitoring visits. Agencies scoring highest in risk analysis are scheduled for a monitoring visit in the following program year. In accordance with Federal regulations, select agencies from each program (CDBG, ESG, HOME, and HOPWA) are monitored annually.

Housing Stability enforces a policy where each reimbursement request is subjected to a desk review prior to fund disbursement, ensuring straightforward compliance monitoring throughout the contract term. Besides desk reviews, ongoing tailored guidance is provided via telephone and email. For agencies with long-term funding but no significant program changes, the focus is on assisting new agencies with technical support and working with experienced agencies to enhance performance measurement and data quality for outcomes.

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

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

Salt Lake City actively encourages residents to engage with their community and provide feedback on neighborhood improvements, funding priorities, and safety concerns.

Community Development General Needs Hearing: On November 14, 2023, Housing Stability hosted a General Needs Hearing to solicit public comments on housing and community development needs, particularly for low- and moderate-income residents. This hybrid event allowed participants to contribute feedback either in person or online. Nine residents attended and shared their perspectives on homelessness and the desire for enhanced services.

City Council Public Hearing: The Salt Lake City Council conducted a public hearing on April 7, 2023, to gather input on proposed activities funded by CDBG, ESG, HOME, and HOPWA for the 2023-2024 program year. The Council received comments from 14 residents who attended the hearing and additional written submissions from those unable to attend in person.

Public Engagement: Throughout the 2023-2024 program year, Housing Stability engaged the community through various events to determine funding priorities. A community engagement survey for the 2024-2025 program year was distributed to over 150 agencies, non-profits, elected officials, and via social media. Approximately 500 individuals responded, with the highest priorities identified as in-depth services for the homeless and the creation and retention of affordable housing.

Limited English Proficiency Outreach and Community Invitation: Public notices are available in both English and Spanish, including Equal Opportunity language to accommodate persons with disabilities and non-English speakers. Translation services, sign language interpreters, and other reasonable accommodations are provided upon request. Accessible parking and building entrances are specified, and public hearings are held in the accessible City and County building, with additional accommodations available as needed.

Performance Reports: The 2023 Consolidated Annual Performance and Evaluation Report (CAPER) was open for public review and comment from September 12, 2024, to September 28, 2024. The CAPER and related public notices in English and Spanish were posted on Housing Stability's website and distributed to community partners and residents via email. A press release was issued through the SLC Mayor's Office, and notices for public comment were published in the Salt Lake Tribune, a widely circulated local newspaper. Non-English speaking and ADA community contacts were notified, with equal opportunity language included on all public notices.

CR-45 CDBG – 91.520 (c)

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

The 2023-2024 Consolidated Annual Performance and Evaluation Report (CAPER) is part of the 2020-2024 Consolidated Plan period. Throughout the remaining years of this plan, Salt Lake City Housing Stability will continue to concentrate on the goals outlined in the 2020-2024 Consolidated Plan, which aims to build Neighborhoods of Opportunity by addressing concentrated poverty and supporting the City’s most vulnerable populations.

Goals of the 2020-2024 Consolidated Plan:

1. **Housing:** To expand housing options across all economic and demographic segments of Salt Lake City's population, diversifying the housing stock within neighborhoods.
2. **Transportation:** To enhance accessibility and affordability of multimodal transportation options.
3. **Build Community Resiliency:** To increase economic and housing stability by providing tools and resources that build community resiliency.
4. **Homeless Services:** To broaden access to supportive programs that ensure homelessness is rare, brief, and non-recurring.
5. **Behavioral Health:** To support low-income and vulnerable populations experiencing behavioral health concerns, including substance abuse disorders and mental health challenges.

2023-2024 Achievements:

- **Housing Programs:** Salt Lake City has utilized CDBG funds to offer a variety of housing programs, including homebuyer assistance, home rehabilitation, community land trusts, and targeted/small repair programs. Several housing-focused nonprofits also received funding for housing rehabilitation projects.
- **Public Services:** CDBG public services funding supported a broad range of programs, including homeless shelters, domestic violence support, and employment programs aimed at low- and moderate-income (LMI) populations.
- **Neighborhood Building and Transportation:** Neighborhood Building Improvement Programs (NBIP) and transportation initiatives were successfully funded and executed through various City departments, contributing to the overall success of the year's projects.

The City remains committed to addressing these goals through targeted funding and programs to improve neighborhood conditions and support its residents effectively.

CR-50 HOME – 91.520 (d)

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

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

Each year, Salt Lake City arranges to do a file review and physical onsite inspections of affordable rental housing supported through the HOME program. During the program year five affordable rental housing developments were inspected and monitored.

The primary purpose of doing an on-site inspection is to ensure that the physical property, including the common areas of the buildings and rental units, is maintained according to Salt Lake City Residential Building Code and that the property is free of hazards. All of this is to ensure that those residents living on these premises are housed in a clean, safe, and decent living environment. A member of the City's Building Inspection team typically accompanies Housing Stability staff to conduct on-site inspections and documents compliance issues in the City's licensure and code violation database.

The City sends monitoring results within sixty days of the audit to the project owner. If issues arise that need to be addressed, the development owner is provided thirty to sixty days to bring the units and policies into compliance. The length of time is dependent upon the severity of the issues identified. The City requires that the property owner submit a letter indicating that all findings have been addressed with proof of work completed. This may be in the form of maintenance work orders, invoices, payments, or photographs of corrected deficiencies approved by a member of the City's inspection team. Follow up inspections are conducted by the Building Inspection team on an as-needed basis.

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

The City's affirmative marketing actions to inform the public, project owners, and potential tenants about Federal fair housing laws include several key initiatives:

The Housing Stability Division actively promotes affirmative marketing by providing information and training at its annual workshop for sub-recipients. This training aims to increase awareness among clients—many of whom are immigrants, minorities, and tenants—about their rights under fair housing laws.

Additionally, the Housing Stability website features a dedicated fair housing page, which includes a link to HUD's Housing Discrimination and Complaints website. This resource enables citizens to easily file fair housing discrimination complaints online, ensuring greater access to legal protections.

Data on the amount and use of program income for projects, including the number of projects and owner and tenant characteristics.

In the 2022 program year, Salt Lake City brought in a total of \$902,213.57 in Program Income. Funds have been used to support Salt Lake City's Housing Program and annual HOME awards. Program Income is still in the process of being expended. Currently, the funds have been utilized towards TBRA and down payment assistance with the remaining continuing to assist the Salt Lake City Housing Program.

Owner and Tenant Characteristics

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

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

During the period under review, Salt Lake City has faced significant challenges to increasing the affordable housing opportunities in our city. The City continues to see significant demand for owner and renter-occupied housing and the resulting impact on the supply of affordable housing. Salt Lake City's Division of Housing Stability utilized federal funding to expand housing opportunities for low- and moderate-income households, as well as vulnerable and at-risk populations. These funds were leveraged with other community resources and efforts in the community, such as Low-Income Housing Tax Credits, Salt Lake City's Housing Development Trust Fund, and State of Utah Olene Walker Trust Fund.

Salt Lake City utilized HOME funds to provide a wide range of activities including acquisition and rehabilitation/construction of affordable housing for homeownership, rehabilitation of existing homes, and providing direct rental assistance to low-income residents. HOME funding is targeted to households earning 0% to 80% AMI. City staff also participate in the Salt Lake Valley Coalition to End Homelessness, which serves as the Salt Lake CoC's LHCC. The City continues to coordinate with partner agencies throughout the community to foster and maintain affordable housing.

CR-55 HOPWA – 91.520 (e)

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

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

Table 14 – HOPWA Number of Households Served

Number of Households Served Through:	One-year Goal	Actual
Short-term rent, mortgage, and utility assistance payments	38	24
Tenant-based rental assistance	61	59

Units provided in transitional housing facilities developed, leased, or operated with HOPWA funds	0	0
Units provided in permanent housing facilities developed, leased, or operated with HOPWA funds	0	0
Total	90	96

Salt Lake City's project sponsor, Salt Lake Community Action Program dba Utah Community Action, served 24 households with Short-term rent, mortgage, and utility assistance payments (STRMU).

Salt Lake City's project sponsor, Housing Authority of the County of Salt Lake dba Housing Connect, served 59 households with Tenant-based rental assistance (TBRA).

CR-60 ESG – 91.520 (g)

RECIPIENT INFORMATION

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

ESG CONTACT INFORMATION

Name: Tony Milner
Position: Housing Stability Director
Address: 451 South State Street, Rm 445, Salt Lake City, UT 84111
Phone Number: 801-535-6168
Email Address: Tony.Milner@slc.gov

SECONDARY ESG CONTACT INFORMATION

Name: Dennis Rutledge
Position: Community Development Grant Supervisor
Address: 451 South State Street, Rm 445, Salt Lake City, UT 84111
Phone Number: 801-535-6402
Email Address: dennis.rutledge@slc.gov

PROGRAM YEAR

July 1, 2022- June 30, 2023

SUBGRANTEES THAT RECEIVED AN ESG AWARD

NAME	CITY	STATE	ZIP CODE	UEI	DV PROVIDER	ORGANIZATION TYPE	AWARD AMOUNT
Salt Lake City	Salt Lake	Utah	84111	GDCZJRRXKSM3	N	Unit of Gov't	\$22,732

Asian Association of Utah	Salt Lake	Utah	84111	ZDQKRAJ71K78	N	Non-Profit Agency	\$32,318
Catholic Community Services	Salt Lake	Utah	84104	CAZMUCTVXE15	N	Non-Profit Agency	\$50,000
Family Promise	Salt Lake	Utah	84104	KNPAHGQKJN63	N	Faith Based Non-Profit Agency	\$30,408
First Step House	Salt Lake	Utah	84102	WHGEKNVQ8U97	N	Non-Profit Agency	\$40,636
The Road Home	Salt Lake	Utah	84115	LL7ERP559N65	N	Non-Profit Agency	\$31,853
Salt Lake Community Action Program dba Utah Community Action	Salt Lake	Utah	84104	M4FSJW2F3KL3	N	Non-Profit Agency	\$31,853
Volunteers of America	Salt Lake	Utah	84115	RLJMTVGN2M63	N	Faith Based Non-Profit Agency	\$30,408
Volunteers of America	Salt Lake	Utah	84102	RLJMTVGN2M63	N	Faith Based Non-Profit Agency	\$30,408

CR-65 ESG PERSONS ASSISTED

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

IDENTIFY PERSONS SERVED UTILIZING EMERGENCY SOLUTIONS GRANT FUNDING

PERSONS SERVED

Type of Person Served	Output Number of Persons
Adults	1244
Children	81
Client Doesn't Know/Client Refused	1
Data Not Collected	0
Total	1,326

PERSONS SERVED BY GENDER FOR ALL ACTIVITIES

Gender	Output Number of Persons
Male	301
Female	917
Transgender/No Single Gender / Questioning	105
Client Doesn't Know/Client Refused	1
Data Not Collected	2
Total	1,326

PERSONS SERVED BY AGE FOR ALL ACTIVITIES

Age	Output Number of Persons
Under 18	81
18 years – 24 years	285
25 years and over	959
Client Doesn't Know/Client Refused	1
Data Not Collected	0
Total	1,326

PERSONS SERVED BY RACE

Race	ESG
White	961
Black or African American	136
Asian	15
American Indian or American Native	64
Native Hawaiian or Other Pacific Islander	35
Multiple Races	72
Don't Know/Refused	33
Information Missing	10
Total	1,326
Hispanic	985
Not Hispanic	322

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

Shelter Utilization	Output Number of Bed Nights
New Units – Rehabbed	0
New Units – Conversion	0
Number of Bed Nights Available	482,486
Number of Bed Nights Provided	453,461
Capacity Utilization	93.98%

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

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

Additionally, the Salt Lake Continuum of Care contracts with the State of Utah to administer Utah's Homeless Information Management System (HMIS). All service agencies in the region and the rest of the state are under a uniform data standard for HUD reporting and local ESG funders. All ESG funded organizations participate in HMIS. HMIS is supported by Client Track. Salt Lake City reviews HMIS data to ensure grantees are properly using funds as

promised in their contracts and meeting larger, City, Continuum of Care and State goals. Housing Stability staff participate on the HMIS Steering Committee.

CR-75 ESG EXPENDITURES

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

ESG EXPENDITURES FOR HOMELESS PREVENTION ACTIVITIES

Activity	2020-21	2021-22	2022-23
Rental Assistance	0	0	0
Housing Relocation & Stabilization Services: Financial Assistance	0	0	0
Housing Relocation & Stabilization Services: Services	0	0	0
Homeless Prevention	\$80,756.77	\$20,998.17	\$30,000.00
Total	\$80,756.77	\$20,998.17	\$30,000.00

ESG EXPENDITURES FOR RAPID RE-HOUSING ACTIVITIES

Activity	2020-21	2021-22	2022-23
Rental Assistance	\$54,837.70	\$111,845.83	\$61,639.14
Housing Relocation & Stabilization Services: Financial Assistance	0	0	0
Housing Relocation & Stabilization Services: Services	0	0	0
Homeless Prevention	0	0	0
Total	\$54,837.70	\$111,845.83	\$61,639.14

ESG EXPENDITURES FOR EMERGENCY SHELTER

Activity	2020-21	2021-22	2022-23
Essential Services	\$43,499.50	\$40,498.04	\$36,248.00
Operations	\$100,010.04	\$103,479.96	\$136,054.00
Renovation	0	0	
Major Rehab	0	0	
Conversion	0	0	
Total	\$143,509.54	\$143,978.00	\$172,302.00

OTHER GRANT EXPENDITURES

Activity	2020-21	2021-22	2022-23
HMIS	0	0	0
Administration	\$22,629.99	\$22,445.00	\$19,442.16
Street Outreach	0	0	0
Total	\$22,629.99	\$22,445.00	\$19,442.16

TOTAL ESG GRANT FUNDS EXPENDED

Total Funds Expended in the Last 3 Years	2020-21	2021-22	2022-23
\$884,384.30	\$301,734.00	\$299,267.00	\$283,383.30

ESG MATCH SOURCE

Funding Source	2020-21	2021-22	2022-23
Other Non-ESG HUD Funds	\$48,362.99	\$70,594.00	\$19,483.57
Other Federal Funds			
State Government	\$100,330.45	\$89,250.00	\$31,139.42
Local Government	\$34,339.00	\$41,000.00	\$41,721.00
Private Funds	\$118,701.56	\$81,853.00	\$185,930.73
Other		\$16,570.00	\$5,108.58
Fees			
Program Income			
Total Match Amount	\$301,734.00	\$299,267.00	\$283,383.30

TOTAL AMOUNT OF FUNDS EXPENDED ON ESG ACTIVITIES

Total Funds Expended In the Last 3 Years	2020-21	2021-22	2022-2023
\$1,768,768.60	\$603,468.00	\$598,534.00	\$566,766.60