



# HOUSING STABILITY DIVISION

# QUARTERLY REPORT

Q3 FY 2024 | JANUARY—MARCH 2024

## INDIVIDUALS SERVED

226

Homelessness Prevention



2,676

Community Wellbeing

1,206

Economic Mobility



## CONSTRUCTION PROJECTS



2

Building Improvements

0

Public Infrastructure



Follow code for additional data



## PURPOSE

This report provides an update on local housing market conditions and the work accomplished by the Salt Lake City Housing Stability Division during the previous quarter. Our intention is to transparently communicate our work to the public and internal stakeholders.

## MARKET AT A GLANCE

	Q3 FY23	Q3 FY24	Change
<b>Rental Market</b>			
Median Rent	\$1,343	\$1,312	↘ \$31
Rental Vacancy	7%	9%	↗ 2%
Eviction Filings*	1,098	1,232	↗ 134
<b>Housing Market</b>			
Median Sale Price	\$540K	\$554K	↗ \$14K
Homes Sold	361	422	↗ 61
Foreclosure Filings*	14	21	↗ 7

Data courtesy of Apartment List, Redfin Data Center, and the Utah State Courts.

Court filings and homes sold are summed for the entire quarter. Other statistics are as of the last month of the quarter.

Statistics are for Salt Lake City proper unless otherwise noted.

\*County-wide



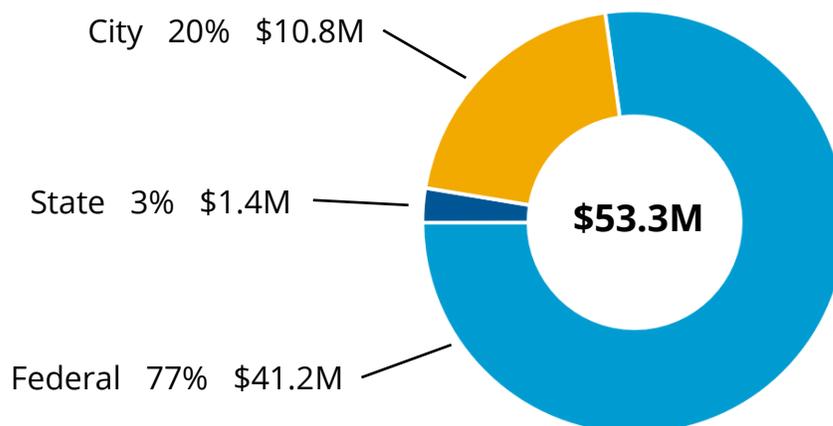
## ADMINISTRATION

Serves all residents, with a focus on assisting low-income, vulnerable, and underserved communities through the administration of federal and other funding sources to facilitate direct services, resources, and opportunities that both empower the lives of residents and address the needs of the City’s unique neighborhoods.

	Q3 FY23	Q3 FY24	Change
Front Desk Inquiries*	NA	221	

\*Housing Stability began recording data on Front Desk Inquiries on February 4, 2024.

### FY 2024 Budget



## NEIGHBORHOOD IMPROVEMENT & STABILIZATION

Provides direct services that include homeownership opportunities for low-income households, home rehabilitation programs for seniors and low-income residents, seismic upgrades for homes, and small-business facade improvements.

	Q3 FY23	Q3 FY24	Change
Applications Processed*	17	30	↗ 13
Bid Notices	13	18	↗ 5
Public Outreach Events	0	5	↗ 5
Site Visits	57	127	↗ 70

\*For direct delivery programs including Handyman, Home Repair, Home Buyer, Community Land Trust, and Fix the Bricks



## COMMUNITY DEVELOPMENT

Administers the City’s federal HUD funds and other federal or non-federal community stabilization programs by sub-granting with providers to offer a range of basic needs, emergency aid, community improvements, human services, and affordable housing.

	Q3 FY23	Q3 FY24	Change
Bid Notices	3	2	↘ 1
Consumer Protection Complaints*	NA	18	
Public Comment Meetings	1	1	- 0
Public Outreach Events	0	0	↗ 5
Resource Fairs	1	1	- 0
Site Visits	2	2	↗ 70

\*Housing Stability opened the Consumer Protection Complaint Portal on March 4, 2024.



## HOMELESSNESS ENGAGEMENT & RESPONSE

Coordinates the City’s responses to homelessness-related needs, including operations of the Homeless Resource Centers, encampment impact mitigation, outreach, and housing services.

	Q3 FY23	Q3 FY24	Change
Concern Regarding Homelessness Cases			
Active Camp	806	1,270	↗ 464
Clean Request	237	537	↗ 300
Kayak Court	0	0	- 0
Neighborhood Advisory Council Meetings	2	2	- 0
Resource Fairs	3	3	- 0



## OUR MISSION

To develop and enhance livable, healthy, and sustainable neighborhoods.

### What We Do

We build neighborhoods by maximizing city-owned property, providing funding, and creating housing.

### Our Core Values

- Customer focus
- Commitment
- Competence

### Our Aspirational Values

- Continuously improve
- Engage in genuine communication
- Create lasting impact
- Be adaptable
- Be proactive

## WHAT IS AREA MEDIAN INCOME (AMI)?

AMI is an regional measure of income used in affordable housing. HUD programs use three levels of AMI: 30%, 50%, and 80%. This chart shows example occupations for a four-person household.

	Food Server	Kindergarten Teacher	Nurse
	\$31,220 (\$15/hr)	\$56,620 (\$27/hr)	\$86,070 (\$41/hr)
			
AMI	30% AMI	50% AMI	80% AMI
Income	\$0K—\$34K	\$35K—\$57K	\$58K—\$92K
Max. Rent	\$900	\$1,400	\$2,300

Source: [HUD](#), [Bureau of Labor Statistics](#)

## PROJECT HIGHLIGHT

Celebrating its 50th anniversary, the Community Development Block Grant (CDBG) program, administered by the U.S. Department of Housing and Urban Development (HUD), stands as a beacon of commitment to fostering vibrant and inclusive communities nationwide. As Salt Lake City honors this milestone, we reflect on the program’s achievements, acknowledge ongoing challenges, and reaffirm our dedication to building resilient communities for future generations.



*Between 1989 and 2023 the City has invested over \$140 million dollars from CDBG to a number of community development needs in the City.*