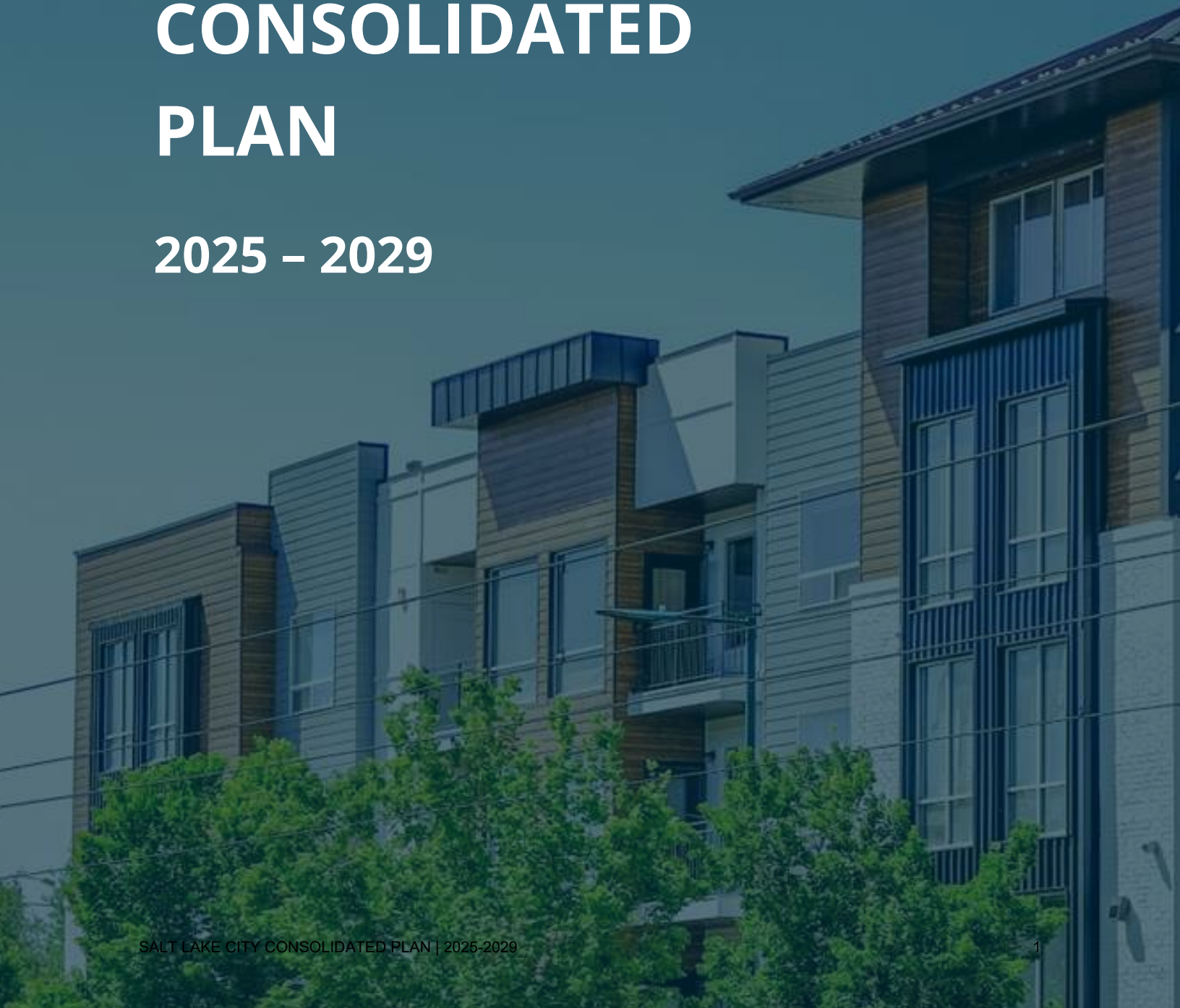
SALT LAKE CITY CONSOLIDATED PLAN

2025 – 2029



SALT LAKE CITY CONSOLIDATED PLAN

HUD PROGRAM YEARS 2025-2029

SALT LAKE CITY FISCAL YEARS 2026-2030

MAYOR
ERIN MENDENHALL

CITY COUNCIL
VICTORIA PETRO
ALEJANDRO PUY
CHRIS WHARTON
EVA LOPEZ-CHAVEZ
DARIN MANO
DAN DUGAN
SARAH YOUNG

PREPARED BY
DEPARTMENT of COMMUNITY and NEIGHBORHOODS
ZIONS BANCORPORATION

TABLE OF CONTENTS

Table of Contents	2
Regulatory Index	3
Executive Summary	5
The Process	14
Needs Assessment	61
Housing Market Assessment	147
Strategic Plan	231
Appendix A	294
Appendix B	295

REGULATIONS INDEX

Executive Summary (ES-01)	6
Lead & Responsible Agencies (PR-05)	14
Consultation (PR-10)	15
Citizen Participation (PR-15)	42
Needs Assessment Overview (NA-05)	62
Needs Assessment (NA-10)	69
Disproportionately Greater Need: Housing Problems (NA-15)	69
Disproportionately Greater Need: Severe Housing Problems (NA-20)	103
Disproportionately Greater Need: Housing Cost Burdens (NA-25)	109
Disproportionately Greater Need: Discussion (NA-30)	111
Public Housing (NA-35)	114
Homeless Needs Assessment (NA-40)	120
Non-Homeless Special Needs Assessment (NA-45)	128
Non-Housing Community Development Needs (NA-50)	142
Housing Market Analysis Overview (MA-05)	148
Number of Housing Units (MA-10)	151
Housing Market Analysis: Cost of Housing (MA-15)	159
Housing Market Analysis: Condition of Housing (MA-20)	166
Public and Assisted Housing (MA-25)	173
Homeless Facilities and Services (MA-30)	178
Special Needs Facilities and Services (MA-35)	188
Barriers to Affordable Housing (MA-40)	192
Non-Housing Community Development Assets (MA-45)	195
Needs and Market Analysis: Discussion (MA-50)	210

REGULATIONS INDEX

Broadband Needs (MA-60)	217
Hazard Mitigation (MA-65)	222
Strategic Plan Overview (SP-05)	232
Geographic Priorities (SP-10)	236
Priority Needs (SP-25)	242
Influence of Market Conditions (SP-30)	249
Anticipated Resources (SP-35)	251
Institutional Delivery Structure (SP-40)	257
Goals (SP-45)	271
Public Housing Accessibility and Involvement (SP-50)	275
Strategic Plan Barriers to Affordable Housing (SP-55)	276
Homelessness Strategy (SP-60)	283
Lead-based Paint Hazards (SP-65)	288
Anit-Poverty Strategy (SP-70)	289
Monitoring (P-80)	291

EXECUTIVE SUMMARY

&

THE PROCESS

SALT LAKE CITY

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 2025-2029 Consolidated Plan is the product of a collaborative process to identify housing and community development needs. It establishes goals, priorities, and strategies to address those needs. This five-year plan provides a framework to maximize and leverage the city's block grant allocations, focusing on building healthy and sustainable communities. These efforts align with 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 include:

1. **Community Development Block Grant (CDBG)**
    - Objective: To promote the development of viable urban communities by providing decent housing, suitable living environments, and expanded economic activities for persons of low- and moderate-income.
2. **Emergency Solutions Grant (ESG)**
    - Objective: To assist individuals and families in regaining housing stability after experiencing a housing or homelessness crisis.
3. **HOME Investment Partnership Program (HOME)**
    - Objective: To create affordable housing opportunities for low-income households.
4. **Housing Opportunities for Persons with AIDS (HOPWA)**
    - Objective: 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 grappling with housing prices that are rising faster than wages, leading to a critical shortage of affordable housing. This Consolidated Plan sets forth a comprehensive policy framework to address the City's current challenges through innovative and collaborative strategies.

Affordable and safe housing is the cornerstone of efforts to help individuals escape poverty and avoid homelessness. Recognizing the interconnected nature of housing and other critical needs, Salt Lake City emphasizes that housing must also be linked to opportunities for education, transit, recreation, economic development, healthcare, and essential services. Rather than tackling these challenges in isolation, the City employs a comprehensive and geographically-focused approach to community development, integrating these elements into its Consolidated Plan.

The 2025-2029 Consolidated Plan encourages investment in neighborhoods with concentrated poverty and supports at-risk populations by advancing goals to increase access to housing, transportation, economic development, and critical services. Building on the achievements of the previous Consolidated Plan, Salt Lake City is committed to narrowing gaps in key social and economic indicators. These include improving housing affordability, providing job training, enhancing transportation access for low-income households, expanding homeless prevention services, and increasing access to medical, dental, and behavioral health services for at-risk populations.

In addition to creating opportunities for low-income households in areas of concentrated poverty, Salt Lake City will continue prioritizing essential housing and supportive services for the City's most at-risk populations. This includes a focused effort to assist the chronically homeless, homeless families, disabled persons, those exiting circumstances of domestic violence, persons living with HIV/AIDS, and low-income elderly residents.

Process and Overview

The 2025-2029 Consolidated Plan is organized into four primary sections, as follows:

I. The Process This section outlines the development of the Plan, detailing citizen participation efforts and stakeholder involvement. It highlights the collaborative steps taken to ensure a wide array of input and representation in shaping the Plan.

II. Needs Assessment (NA) The Needs Assessment section analyzes housing, homelessness, and community development needs. It places special emphasis on low-income households, subpopulations from different cultural backgrounds, homeless persons, and non-homeless special needs populations, offering a detailed perspective on the challenges facing these groups.

III. Housing Market Analysis (MA) This section provides a comprehensive evaluation of Salt Lake City's housing market, including data on local resources and trends. The analysis supplements the Needs Assessment, laying the groundwork for developing five-year goals and priorities.

IV. Five-Year Strategic Plan (SP) Based on identified community needs, market conditions, and resources, this section sets forth program goals, specific strategies, and benchmarks for measuring progress. It prioritizes efforts to allocate federal funding effectively, maximizing impact within the community.

Throughout this Plan period, Salt Lake City will implement strategies and allocate funding resources to address community responses to emergency needs. This includes preparing for, responding to, and recovering from community-wide emergencies. Such emergencies will likely be identified through national, state, or local declarations of a state of emergency. Where feasible, Salt Lake City will maximize all available resources to effectively respond to these situations.

The 2025-2029 Consolidated Plan planning process will conclude with the development of the City's First-Year Action Plan. This Action Plan will detail the activities and funding priorities for the first year of the Consolidated Plan, covering the period from July 1, 2025, to June 30, 2026.

2. OBJECTIVES AND OUTCOMES IDENTIFIED IN THE PLAN

Salt Lake City's 2025-2029 Consolidated Plan is a strategic plan focused on fostering Neighborhoods of Opportunity. The plan aims to build capacity in neighborhoods with concentrated poverty and to support the City's most at-risk populations. Outlined below are five key goals along with associated strategies to achieve them.

Housing

(1) Protect tenants and increase housing stability:

- Improve and expand tenant resources and services.
- Utilize HUD's Tenant-Based Rental Assistance funds and programs to help seniors remain in their homes.

(2) Preserve existing affordable housing:

- Invest in home rehabilitation and emergency repair programs to maintain and enhance existing housing stock.
- Acquire and rehabilitate naturally occurring affordable housing.
- Invest in community land trusts to ensure long-term affordability.

(3) Produce more affordable housing:

- Incentivize the development of mixed-income, family-oriented, and inclusive housing.
- Support the development of new housing units affordable to households earning 80% AMI or less, with a priority on housing affordable to households earning 30% AMI or less.
- Support affordable homeownership and wealth-building opportunities.

Homeless Services

(1) Expand and enhance services and resources that prevent homelessness:

- Rent assistance.
- Relocation Assistance Fund for Tenants.
- Displaced Tenant Preference Policy & implementation.
- Invest in legal assistance for individuals facing eviction or in need of criminal record expungement.

(2) Increase access to and availability of support services and case management for people experiencing and susceptible to homelessness:

- Increase impact of homeless resource fairs.
- Invest in programs offering wraparound services beyond the shelter system, including medical and dental care.
- Develop a database for service providers to collaborate with landlords and expedite housing placement.

(3) Prioritize resources and services for individuals experiencing unsheltered homelessness:

- Fund and expand mobile homeless resources, such as mobile health services, outreach, and resource programs.
- Non-congregate housing options, improvement of existing facilities and services, managed camping areas, and storage areas.

Transportation

(1) Make transit and active transportation competitive and attractive modes of travel:

- Invest in transit programs like the Hive Pass and provide passes for youth and parents in Salt Lake City School District to improve accessibility.
- Improve roadway safety, access to transit, and connectivity.

- Improve and increase bus stops and stop shelters, route frequency, and destinations.

(2) Support investments that will move toward a goal of zero traffic deaths:

- Fund 50/50 sidewalk programs for businesses and expand ADA curb cuts on more streets to improve accessibility.
- Implement measures for street safety, schools, parks, and employment centers.

(3) Heal the east/west transportation divide:

- Invest in transit programs like the Hive Pass and provide passes for youth and parents in Salt Lake City School District to improve accessibility.
- Improve roadway safety, access to transit, and connectivity.

Community Services

(1) Improve access and opportunity to relevant and dignified food choices:

- Improve access and opportunity to relevant and dignified food choices.

(2) Increase access to high-quality and affordable childcare and out-of-school care:

- Expand existing childcare programs, with a focus on early childhood development, affordability, and increasing service capacity.
- Help parents support the care they need.

(3) Improve access to technology and technology literacy:

- Technology centers.
- Broadband programs.
- Increase the number of locations with free Wi-Fi, both indoor and outdoor.

Business and Workforce Development

(1) Job training and support services:

- Prioritize investment in job training, particularly in trades, with apprenticeship and internship programs.
- Provide wraparound services such as childcare, expungement services, English language learners (ELL) education, career guidance, resume assistance, and interview preparation, especially for individuals with criminal records.

- Focus on trade training for youth and individuals experiencing homelessness. Incentivize businesses to hire trainees and collaborate with City partners, community organizations, or colleges to expand training programs.

(2) Small business support:

- Expand access to small business assistance through grant programs, low-interest gap loans, and simplified application processes, particularly for underserved community members.
- Support neighborhood-level small businesses and nonprofits through subsidized lease programs.

(3) Small local business façade improvements:

- Expand the popular façade improvement program, within specific target areas, to support more businesses in beautification efforts and ADA compliance updates.

Environmental Contamination Testing and Remediation

(1) Westside clean up and remediation:

- Improve remediation efforts on westside properties that were one manufacturing, industrial uses and dumping sites.
- Allow funding to fill the gaps left by other funding sources.

3. EVALUATION OF PAST PERFORMANCE

To prepare for the development of the 2025-2029 Consolidated Plan, Salt Lake City's Housing Stability Division conducted a review of the Consolidated Annual Performance Reports (CAPERs) submitted to HUD for the 2020-2024 Consolidated Plan. These reports evaluate past performance and accomplishments against the established goals and priorities. The CAPERs for program years 2020, 2021, and 2022 are available for review at: https://www.hudexchange.info/programs/consolidated-plan/con-plans-aaps-capers/.

During the course of the 2020-2024 Consolidated Plan, Salt Lake City successfully achieved the vast majority of its established goals and priorities. Additionally, the City maintained full compliance 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 plays a vital role in the Consolidated Plan planning process, ensuring that goals and priorities align with community needs and preferences. It also serves as an opportunity to educate the community about the City's federal grant programs. To achieve this, Salt Lake City engaged a wide variety of stakeholders and community members during the development of the 2025-2029 Consolidated Plan.

The public engagement process included a variety of methods, such as a citywide survey, public hearings, public meetings, one-on-one meetings, stakeholder committee meetings, and a public comment period. This comprehensive approach ensured broad participation and input from various sectors.

The City gathered feedback and support from residents, homeless service providers, low-income service providers, anti-poverty supporters, healthcare providers, housing representatives, housing developers, housing authorities, community development organizations, educational institutions, transit authority planners, and various City divisions and departments, among others.

For more detailed 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:

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

7. SUMMARY:

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

THE PROCESS

The Process section of the Consolidated Plan identifies the lead agencies responsible for developing the plan and administering the grants. Additionally, this section details the consultation process with service providers, other stakeholders, and citizen participation efforts, ensuring a collaborative and all-encompassing approach to planning.

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	Name	Department/Agency
CDBG Administrator	Salt Lake City	Housing Stability Division
HOME Administrator	Salt Lake City	Housing Stability Division
HOME Administrator	Salt Lake City	Housing Stability Division
ESG Administrator	Salt Lake City	Housing Stability 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. The City's Housing Stability Division, part of the Department of Community and Neighborhoods (CAN), oversees the administration of HUD entitlement grants. These grants include 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.

Housing Stability is also responsible for preparing 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:

Community Development Grant Supervisor, Dennis Rutledge at dennis.rutledge@slc.gov

PR- 10 CONSULTATION |24 CFR 91.100, 91.200(B), 91.215(I)

INTRODUCTION:

Salt Lake City conducted extensive outreach with representatives from low-income neighborhoods, housing and social service providers, homeless shelters, faith-based organizations, community stakeholders, City departments, and others. These comprehensive efforts engaged over 600 stakeholders during a one-year period. More details on the citizen participation process can be found in the 'PR-15 Citizen Participation' section.

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 undertook a proactive, community-focused approach to gather public and stakeholder input for shaping the goals, strategies, and priorities of the Consolidated Plan. A Stakeholder Advisory Committee was established, convening four times throughout the planning process to provide insights and guidance. Additionally, the City collaborated closely with service providers and government agencies to collect and analyze data, forming the foundation of 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 played an active role in the Salt Lake Valley Coalition to End Homelessness (SLVCEH), the organization overseeing the Continuum of Care (CoC). The SLVCEH is dedicated to ending homelessness in the Salt Lake Valley through a coordinated, system-wide approach that leverages resources, services, data collection, analysis, and stakeholder collaboration. By building community consensus, the Coalition establishes and works to achieve measurable outcomes. To address the needs of the Salt Lake County community, the Coalition collaborates with key stakeholders. City representatives contributed to these efforts by serving on the SLVCEH Steering Committee and actively participating in meetings and initiatives.

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:

Salt Lake City representatives collaborated with the state's other two Continuums of Care (CoCs)—Mountainlands and Balance of State—alongside city, state, and county officials to guide and support

funding decisions aligned with the Salt Lake Valley Coalition to End Homelessness (SLVCEH) priorities for Emergency Solutions Grant (ESG) allocations. Using data sources such as the annual **Point-in-Time Count** and outputs from the **Utah Homeless Management Information System (UHMIS)**, City representatives worked with SLVCEH members to evaluate progress against shared metrics. These metrics included the average length of homelessness, the likelihood of individuals returning to homelessness, and the percentage of successful exits from emergency shelter, transitional housing, and rapid rehousing into permanent housing. To ensure consistency and accountability, the City adopted standardized measures to evaluate service providers collaboratively with SLVCEH members.

City representatives also played a key role in discussions on funding, policies, and procedures for administering UHMIS. This system enables homeless service providers to coordinate care, manage operations, and improve client services by tracking individual service needs over time. All ESG-funded entities are required to participate in UHMIS.

Additionally, City representatives contributed to the development of uniform data standards and the creation of an HMIS training manual. The manual serves as a comprehensive guide for CoCs, HMIS Lead Agencies, System Administrators, and users, outlining requirements for accurate data collection. They also facilitated the dissemination of the HMIS Data Dictionary, which defines data elements and compliance standards for HMIS Vendors and System Administrators, ensuring system-wide alignment and accountability.

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-1O.1 | CONSULTATION AND PUBLIC PARTICIPATION PARTICIPANTS

External Stakeholders		
1.	Agency/Group/Organization	ASSIST Inc.
	Agency/Group/Organization Type	Housing Rehabilitation, Persons with Mental or Physical Impairments
	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?	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.
2.	Agency/Group/Organization	Children's Center of Utah
	Agency/Group/Organization Type	Youth Services
	What section of the Plan was addressed by consultation?	
	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.
3.	Agency/Group/Organization	Community Development Corporation of Utah
	Agency/Group/Organization Type	Housing
	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?	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.
	Agency/Group/Organization	English Skills Learning Center

	Agency/Group/Organization Type	Adult Education, Authorized legal/documented immigrant/refugees
	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?	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.
	Agency/Group/Organization	First Step House
	Agency/Group/Organization Type	Housing, Veterans, Persons with Mental or Physical Impairments, Homeless, Healthcare
	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?	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.
	Agency/Group/Organization	Habitat for Humanity Salt Lake Valley
	Agency/Group/Organization Type	Housing

	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?	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.
	Agency/Group/Organization	Neighborhood House
	Agency/Group/Organization Type	Childcare, Seniors
	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?	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.
	Agency/Group/Organization	ROC, East Liberty Park Community Organization
	Agency/Group/Organization Type	Recognized Community 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?	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.
	Agency/Group/Organization	The INN Between
	Agency/Group/Organization Type	Homeless, Healthcare
	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?	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.
	Agency/Group/Organization	University Neighborhood Partners
	Agency/Group/Organization Type	Authorized legal/documented immigrant/refugees
	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	Public Service Organization that assisted in identifying service gaps within the

	outcomes of the consultation or areas for improved coordination?	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.
	Agency/Group/Organization	Utah Community Action
	Agency/Group/Organization Type	Housing, Food, Early Education, HIV/AIDS
	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?	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.
	Agency/Group/Organization	Utah Housing Coalition
	Agency/Group/Organization Type	Research, Outreach, Community Education
	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?	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.
	Agency/Group/Organization	Valley Behavioral Health
	Agency/Group/Organization Type	Healthcare, Housing
	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?	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.
	Agency/Group/Organization	Wasatch Community Garden
	Agency/Group/Organization Type	Food, Job Training
	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?	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.

	Agency/Group/Organization	Waste Less Solutions
	Agency/Group/Organization Type	Food
	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?	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.
	Agency/Group/Organization	Odyssey House
	Agency/Group/Organization Type	Housing
	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?	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.
	Agency/Group/Organization	Housing Connect
	Agency/Group/Organization Type	Housing
	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?	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.
	Agency/Group/Organization	The Road Home
	Agency/Group/Organization Type	Housing
	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?	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.
	Agency/Group/Organization	Pan-African Westside Salt Lake Co-op
	Agency/Group/Organization Type	Cultural
	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?	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.
	Agency/Group/Organization	Disability Law Center
	Agency/Group/Organization Type	Legal, Persons with Mental or Physical Impairments
	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?	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.
	Agency/Group/Organization	Donated Dental
	Agency/Group/Organization Type	Healthcare
	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?	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.
	Agency/Group/Organization	Fourth Street Clinic
	Agency/Group/Organization Type	Healthcare
	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?	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.
	Agency/Group/Organization	Greater Avenues
	Agency/Group/Organization Type	Community Council
	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?	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.
	Agency/Group/Organization	House of Hope
	Agency/Group/Organization Type	Homeless Services, Healthcare
	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?	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.
	Agency/Group/Organization	Housing Authority of SLC
	Agency/Group/Organization Type	Housing, Homeless Service, HIV/AIDS
	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?	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.

	Agency/Group/Organization	ICAST
	Agency/Group/Organization Type	Housing
	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?	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.
	Agency/Group/Organization	International Rescue Committee
	Agency/Group/Organization Type	Housing, Homeless Services, Authorized legal/documented immigrant/refugee
	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?	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.
	Agency/Group/Organization	Journey of Hope
	Agency/Group/Organization Type	Housing, Homeless Services

	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?	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.
	Agency/Group/Organization	Legal Aid Society
	Agency/Group/Organization Type	Legal, Domestic Violence
	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?	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.
	Agency/Group/Organization	Neighborworks Salt Lake
	Agency/Group/Organization Type	Housing, Housing Rehabilitation
	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?	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.
	Agency/Group/Organization	Ruff Haven
	Agency/Group/Organization Type	Homeless Services
	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?	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.
	Agency/Group/Organization	South Valley Services
	Agency/Group/Organization Type	Domestic Violence
	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	Public Service Organization that assisted in identifying service gaps within the

	outcomes of the consultation or areas for improved coordination?	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.
	Agency/Group/Organization	State of Utah - Refugee Office
	Agency/Group/Organization Type	Authorized legal/documented immigrant/refugee, Homeless Services
	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?	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.
	Agency/Group/Organization	Friends at Switchpoint
	Agency/Group/Organization Type	Homeless, Housing
	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?	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.
	Agency/Group/Organization	Westside Coalition
	Agency/Group/Organization Type	Community Council
	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?	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.
	Agency/Group/Organization	YWCA
	Agency/Group/Organization Type	Domestic Violence, Homeless, Housing
	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?	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.

TABLE PR-1O.1.1 | CONSULTATION AND PUBLIC PARTICIPATION PARTICIPANTS

Internal Stakeholder		
	Agency/Group/Organization	Salt Lake City - Housing Stability 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 geographically focused areas.
	Agency/Group/Organization	Salt Lake City – Mayor's Office
	Agency/Group/Organization Type	Other Governmental – Local, Planning Organization
	What section of the Plan was addressed by consultation?	Other Governmental - Local, Planning Organization City Infrastructure, City Policy, Community Needs, Community Safety, Economic Development, Homeless Services, Housing Needs Assessment, Market Analysis, Non-Homeless 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 geographically focused areas.
	Agency/Group/Organization	Salt Lake City - Youth and Family Department
	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 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 geographically focused areas.
	Agency/Group/Organization	Salt Lake City - City Library
	Agency/Group/Organization Type	Other Governmental - Local, Planning Organization
	What section of the Plan was addressed by consultation?	Community Needs, Community Safety, Economic Development, Homeless 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 geographically focused areas.
	Agency/Group/Organization	Salt Lake City – Sustainability 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, management of flood prone areas, public lands or water resources, and emergency management agencies
	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 geographically focused areas.
	Agency/Group/Organization	Salt Lake City - Community and Neighborhoods Departments
	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 geographically focused areas.
	Agency/Group/Organization	Salt Lake City - Community Reinvestment 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 geographically focused areas.
	Agency/Group/Organization	Salt Lake City - Transportation 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 geographically focused areas.
	Agency/Group/Organization	Salt Lake City – Engineering 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, management of flood prone areas, public lands or water resources, and emergency management agencies
	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 geographically focused areas.
	Agency/Group/Organization	Salt Lake City - Fire 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, management of flood prone areas, public

		lands or water resources, and emergency management agencies
	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 geographically focused areas.
	Agency/Group/Organization	Salt Lake City - 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 geographically focused areas.
	Agency/Group/Organization	Salt Lake City – Planning 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, management of flood prone areas, public lands or water resources, and emergency management agencies
	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 geographically focused areas.
	Agency/Group/Organization	Salt Lake City - Police 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, management of flood prone areas, public lands or water resources, and emergency management agencies
	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 geographically focused areas.
	Agency/Group/Organization	Salt Lake City - Council Staff
	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 geographically focused areas.

TABLE PR-1O.1.2 | CONSULTATION AND PUBLIC PARTICIPATION PARTICIPANTS

Community Plans Consulted		
1	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.
2	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.
3	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.
4	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.
5	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
6	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.
7	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.
8	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.
9	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.
10	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: (24 CFR 91.215(1))

The City collaborated extensively with other public entities, including the State of Utah, Salt Lake County, and neighboring municipalities, to implement the Consolidated Plan. These efforts included City representatives serving on key committees and task forces, such as the **Commission on Housing Affordability, the Utah Lt. Governor's Affordable Housing Taskforce**, the **SLVCEH Steering Committee**, and various state agencies. Additionally, the City partnered closely with Salt Lake County's Housing and Community Development Division to promote regional coordination and ensure effective implementation of the Plan's goals and initiatives.

PR- 15 CITIZEN PARTICIPATION

SUMMARIZE CITIZEN PARTICIPATION PROCESS AND HOW IT IMPACTED GOAL SETTING.

The City is committed to fostering livable, healthy, and sustainable neighborhoods through thoughtful planning and actionable initiatives that reflect the needs and values of the local community. Guided by its core principles of community, connectivity, and innovation, the City prioritizes just and impartial service delivery, strategic funding, and the creation of housing opportunities. These efforts aim to enhance the quality of life for individuals and families, particularly in underserved and under-resourced communities**.**

The City acknowledges that robust citizen participation is essential to developing a Consolidated Plan that accurately reflects the needs of affected individuals and residents. In compliance with **24 CFR 91.105**, the City engaged in an extensive year-long outreach effort to encourage public involvement. Between April 2024 and October 2024, more than 1,000 residents, stakeholders, agency partners, and City officials contributed to the process through proactive, community-based outreach, stakeholder engagement, and online surveys.

To ensure comprehensive participation, the City engaged affected individuals and residents through a variety of methods, including stakeholder consultations, a community survey, community events, public meetings, public hearings, public comment periods, and one-on-one discussions. The following sections provide an overview of these efforts and their impact on the development of the Consolidated Plan.

CONSOLIDATED PLAN SURVEY

The City developed a survey to gather feedback from residents on their priorities for housing, economic development, and public services, particularly in the most underserved and under-resourced areas of the community. To ensure accessibility to those with limited English proficiency, the survey and all related materials were translated into Spanish, with additional language translation services made available upon request.

The survey was made widely available by being posted on the City's website and social media platforms and distributed to thousands of residents through the City's email lists and at public events. To further expand outreach, flyers featuring Quick Response (QR) codes were created and shared with members of the stakeholder advisory committee and interdepartmental working groups. These members were encouraged to disseminate the flyer within their respective networks to maximize participation.

FIGURE PR-15.1 SURVEY INTRO – ENGLISH

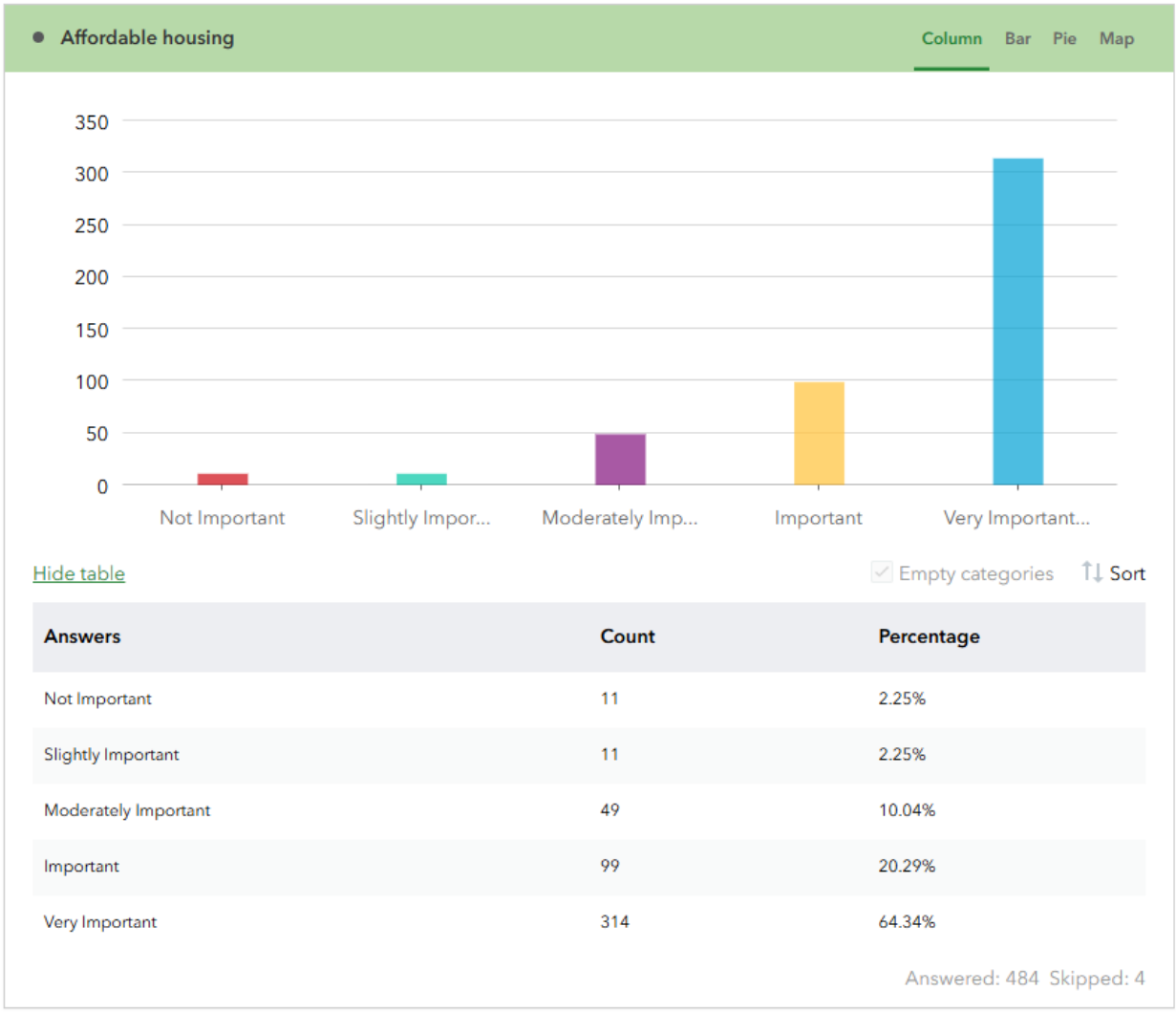
FIGURE PR-15.2 SURVEY INTRO – SPANISH

The survey was conducted between May 15 and October 15, 2024, with 488 respondents completing it. Participants provided input on their priorities across several key categories, including:

- **Housing**
- **Homelessness**
- **City-Run Community Services**
- **Streets and Utilities**
- **Business and Community Support**

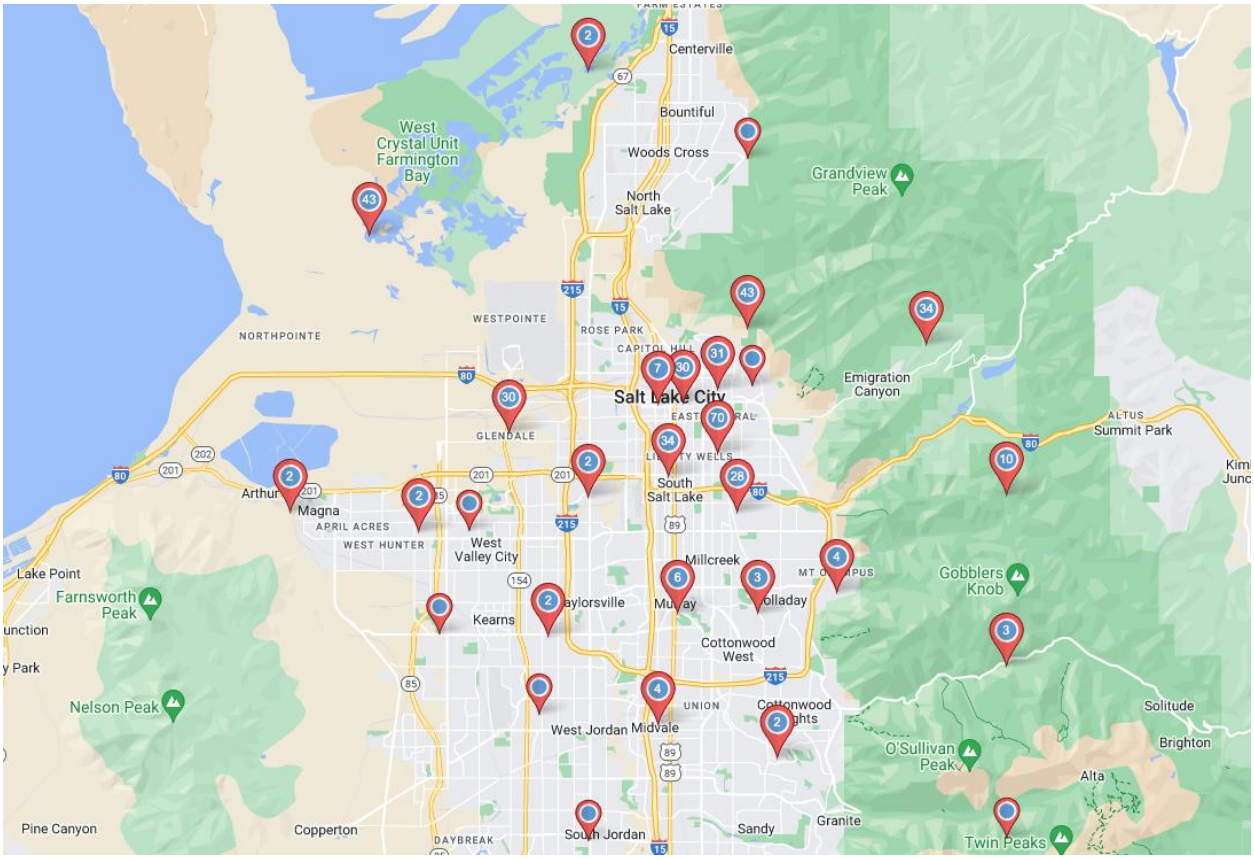
This feedback helped identify community needs and inform the development of strategies to address them effectively.

FIGURE PR-15.3 QUESTION #1 SURVEY RESULTS



Answers	Count	Percentage
Not Important	11	2.25%
Slightly Important	11	2.25%
Moderately Important	49	10.04%
Important	99	20.29%
Very Important	314	64.34%

FIGURE PR-15.4 MAP OF WHERE RESPONDENTS LIVE



STAKEHOLDER MEETINGS

The City held **Internal Stakeholders** and the **External Stakeholder** meetings including nonprofit providers, agency partners, and interdepartmental team members, to guide the development of the Consolidated Plan. The meetings convened four times in 2024—on July 16th, July 18th, August 13th, and August 15th. These meetings were strategically scheduled at key milestones to ensure stakeholder feedback would meaningfully shape the identification of the Plan's goals, objectives, and priorities. Each meeting was well-attended, with an average of approximately 40 stakeholders participating. The meetings on July 16th, and July 18th were used as an introduction to the Consolidated Plan, and to gather ideas of what the Salt Lake community needs are. The meetings on August 13th, and August 15th completed the discussion of what the community needs are, and discussed how we could use these federal funds to help those needs.

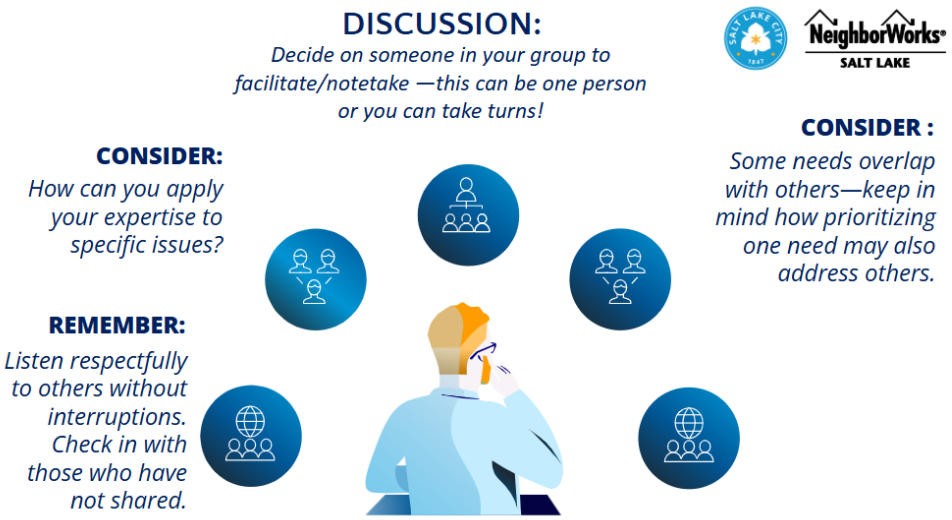
FIGURE PR-15.5 STAKEHOLDER MEETING | JULY 16th, 2024 – EXTERNAL STAKEHOLDER MEETING

External Stakeholder Engagement

The development of the 2025–2029 Salt Lake City Consolidated Plan was guided by extensive input from both community and internal stakeholders. The feedback process, facilitated by NeighborWorks Salt Lake, ensured that a variety of perspectives from across the city were captured and integrated into the Plan. Meetings and consultations were conducted with community representatives, service providers, local businesses, and city officials to gather valuable insights on key areas, including housing, homeless services, community services, transportation, and economic development.

As part of the engagement process, stakeholders were shown current data and an evaluation of the 2020-2024 Consolidated Plan to inform their discussions. The community engagement process provided crucial input that helped shape the objectives and strategies outlined in this plan. Key themes and goals emerged from the feedback sessions, identifying actionable steps that will guide Salt Lake City over the next five years

FIGURE PR-15.6 STAKEHOLDER MEETING DATA



Community Stakeholder Engagement

Community stakeholders identified five key areas of concern: **housing**, **homeless services**, **community services**, **transportation and utilities**, and **business and community support**. Their feedback was essential in identifying the primary needs of Salt Lake City residents, particularly those most at-risk.

Housing

Affordable housing was the central issue identified by community stakeholders. There were significant concerns about the lack of affordable housing large enough for families, particularly in the legal/documented immigrant/refugee population. Stakeholders also discussed the importance of keeping people in their housing, the limitations of emergency rental assistance, and the effectiveness of existing support services.

Key Feedback and Recommendations:

- **Landlord/tenant mediation services** should be developed to reduce evictions.
- Expansion of **housing voucher programs** is necessary to ensure broader access.
- Stakeholders recommended increasing the capacity and speed of **emergency rental assistance** to meet urgent needs.
- Incentives should be provided to developers for creating and preserving affordable housing, with particular emphasis on **deeply affordable housing** for low-income residents.
- **Community land trusts** were encouraged as a means to maintain long-term affordability.

- **Rent control measures** were proposed, especially for households on fixed incomes.
- Simplifying the **recertification process** for housing assistance was seen as an important step to reduce obstacles for residents.

Programs Cited as Successful:

- Programs like **Habitat for Humanity** and **NeighborWorks** were praised for providing critical homeownership opportunities and preserving affordable housing through rehabilitation.
- **Rental assistance** and **case management services** were highlighted as positive contributors to housing stability.

TABLE PR-15.1 | EXTERNAL STAKEHOLDER HOUSING NEEDS & RECOMMENDATIONS

Issues	Recommendation	Responsible Entity
Lack of large affordable units	Incentivize developers to create larger units for families	Housing Stability Division, Developers
Emergency rental assistance	Increase the capacity and speed of emergency rental programs	Salt Lake City
Preserving affordable housing	Expand community land trusts and incentives for affordable units	NeighborWorks, Local Nonprofits

---

Homeless Services

Homeless services were another critical area identified by stakeholders. A pressing need for additional resources for frontline social workers, wraparound services, and shelter systems was voiced, along with the importance of expanding access to job training and transitional housing for homeless individuals.

Key Feedback and Recommendations:

- **Shelter capacity** should be expanded, along with the number of service providers.
- Better **coordination and resource-sharing** between agencies is needed to improve the effectiveness of homeless services.
- Specialized services should target groups with the greatest need, including teens, young adults, people of color, authorized legal/documented immigrant/refugees, those with mental health issues, and substance users.
- More job training and rental assistance programs should be made available to help the homeless community transition into permanent housing.

Programs Cited as Successful:

- Programs like **Kayak Court**, **Code Red**, **Code Blue**, and the **4th Street Clinic** received positive feedback for their impact on homeless individuals.
- **The Road Home** and other shelters were highlighted for their success in rehousing families quickly.

Challenges Identified:

- Homeless services are overburdened, with inconvenient or unfamiliar locations for individuals to access support.
- There are significant transportation obstacles and a lack of awareness about available services.
- Psychological, psychiatric, and substance treatment options are inadequate, and high staff turnover further limits service capacity.

TABLE PR-15.2 | EXTERNAL STAKEHOLDER HOMELESS NEEDS & RECOMMENDATIONS

Issues	Recommendation	Responsible Entity
Overburdened shelters	Increase shelter space and improve coordination between services	Homeless Service Providers, City
Lack of specialized outreach	Expand outreach programs for defenseless groups	Homeless Service Providers, Nonprofits

---

Community Services

Community stakeholders emphasized the need to enhance food security, medical, and dental services. They also stressed the importance of supporting populations more susceptible to poverty, such as seniors and youth, while addressing multigenerational poverty.

Key Feedback and Recommendations:

- Establish a **one-stop shop** for community services and rental assistance to streamline support.
- Expand access to **food security programs** and services for seniors and youth.
- Improve transportation and service accessibility for the most susceptible populations, including seniors, fixed-income individuals, and authorized legal/documented immigrant/refugees.
- More investment in **flexible service hours**, childcare, and transportation to services is necessary to improve overall accessibility.
-

Challenges Identified:

- **Transportation obstacles** and a lack of **interpreter services** make accessing services difficult for many.
- There is a shortage of **psychiatric, psychological, and substance professionals** and flexible funding for services that promote mental stability and well-being.

TABLE PR-15.3 | EXTERNAL STAKEHOLDER COMMUNITY SERVICE NEEDS & RECOMMENDATIONS

Issues	Recommendation	Responsible Entity
Food security	Expand food security programs	Local Nonprofits, City
Access to services	Create a one-stop shop for community services	City
Psychiatric/psychological/substance and childcare services	Invest in expanding psychiatric/psychological and childcare options	Local Nonprofits, City

Transportation, Streets & Utilities

Transportation infrastructure and public utilities were key areas of focus for stakeholders. They stressed the importance of improving aging infrastructure, including streets, sewer systems, and sidewalks, while enhancing the safety and accessibility of public spaces.

Key Feedback and Recommendations:

- Improve sidewalk maintenance, including **snow removal**, and increase **street lighting** for safety and accessibility.
- Expand **public transportation services**, including UTA buses and TRAX, and offer **free public transportation** to reduce car dependency.
- Invest in **solar panels**, **water stations**, and **public restrooms** as important public amenities.

Challenges Identified:

- **Inconsistent infrastructure** and unequal access to parking disproportionately affect low-income communities.
- Daily **East-to-West travel** is impeded by long railroad crossings, adding to congestion.

TABLE PR-15.4 | EXTERNAL STAKEHOLDER STREETS AND UTILITY NEEDS & RECOMMENDATIONS

Issues	Recommendation	Responsible Entity
Aging infrastructure	Prioritize sidewalk and street maintenance	City
Public transportation	Expand service hours and frequency, offer free transportation	UTA, City

---

Business & Community Support

Stakeholders emphasized the importance of fostering collaboration between businesses and community services to enhance local support networks. They highlighted the need for more resources for frontline workers and more support for local businesses through facade improvement and job training programs.

Key Feedback and Recommendations:

- Expand **facade improvement programs** to improve business environments.
- Invest in **trade programs**, **job training**, **ESL support**, and **computer literacy programs** to empower community members to join the workforce.
- Support frontline social service workers with more resources to reduce turnover and ensure service quality.

TABLE PR-15.5 | EXTERNAL STAKEHOLDER BUSINESS AND COMMUNITY SUPPORT NEEDS & RECOMMENDATIONS

Issues	Recommendation	Responsible Entity
Support for local businesses	Expand facade improvement programs	Economic Development Division
Workforce development	Invest in job training, ESL, and literacy programs	Local Businesses, Nonprofits

FIGURE PR-15.5 STAKEHOLDER MEETING | JULY 18th, 2024 – INTERNAL STAKEHOLDER MEETING

Internal Stakeholder Engagement

The internal stakeholder engagement process involved consultations with city officials, staff from various city departments, local service providers, and other key entities involved in the administration of housing, community services, and economic development. Their insights were crucial in identifying structural and operational challenges in implementing the 2020-2024 Consolidated Plan and ensuring improvements are made for the 2025-2029 cycle.

The internal stakeholders echoed many of the concerns raised by community stakeholders but focused more deeply on the pervasive issues within city administration and service delivery that need to be addressed for future success. Key areas of focus for internal stakeholders included improving inter-agency collaboration, addressing bottlenecks in service delivery, and ensuring that new programs are both scalable and sustainable over the long term.

Housing

Internal stakeholders highlighted the persistent challenge of providing affordable housing, especially for larger families and sensitive populations, such as authorized legal/documented immigrant/refugees and low-income residents. They emphasized that while housing vouchers are an important tool, there are obstacles throughout the current housing market that limit their effectiveness, such as long waitlists, rising rental costs, and inadequate housing stock.

Stakeholders also raised the issue of zoning regulations, noting that changes to zoning policies often bypass community input and may inadvertently create impediments to affordable housing development. They recommended implementing zoning practices that prioritize affordability and prevent displacement.

Key Feedback and Recommendations:

- **Raise wages** to better match the rising cost of housing and improve residents' ability to afford rent.
- Expand the use of **community land trusts** to ensure long-term housing affordability by keeping land in communal ownership, preventing speculation, and reducing displacement.
- **Streamline the housing voucher system** to reduce waiting times and ensure better coverage of rental costs.
- Explore **shared equity co-ops** as a tool for building wealth within the community and ensuring housing stability for low-income families.
- **Preserve naturally occurring affordable housing (NOAH)** through targeted investments in rehabilitation programs, including HVAC installation, water-wise plumbing, and energy-efficient upgrades.
- Increase funding for **landlord/tenant mediation services** to prevent evictions and stabilize rental markets.

TABLE PR-15.6 | INTERNAL STAKEHOLDER HOUSING NEEDS & RECOMMENDATION

Issues	Recommendation	Responsible Entity
Long waitlists for housing vouchers	Streamline voucher applications and reduce wait times	Housing Stability Division
Zoning regulations bypassing input	Implement zoning practices that prioritize affordability	City Planning Department, Housing Stability

---

Homeless Services

Internal stakeholders provided detailed insights into the challenges of delivering services to Salt Lake City's homeless population. The high demand for shelter services, combined with limited staff resources and high turnover rates, has strained the current system. Internal stakeholders emphasized the need for greater coordination between service providers, as well as an expansion of shelter space and wraparound services for the homeless population.

Additionally, there was consensus that existing services need to be more mobile and responsive to meet the needs of unsheltered individuals who may not be able to access traditional shelters. This includes expanding mobile clinics and outreach teams to provide healthcare and basic services directly to homeless populations.

Key Feedback and Recommendations:

- **Expand shelter capacity** and invest in additional facilities that offer non-congregate shelter spaces to ensure the safety and comfort of homeless individuals.
- Increase funding for **mobile homeless services**, such as mobile clinics and outreach programs, to reach individuals who are not accessing shelters.
- Improve **case management services** by increasing staff capacity and reducing turnover through better support and compensation for frontline workers.
- Invest in **wraparound services**, such as job training, healthcare, and psychiatric/psychological/substance abuse support, to provide a holistic approach to homelessness prevention and recovery.
- Strengthen **inter-agency coordination**, including partnerships with nonprofit organizations and city departments, to streamline service delivery and reduce duplication of efforts.

Programs Cited as Effective:

- **4th Street Mobile Clinic** and **Downtown Alliance Street Ambassadors** were noted as examples of successful mobile services that could be expanded to better serve unsheltered individuals.

TABLE PR-15.7 | INTERNAL STAKEHOLDER HOMELESS SERVICES NEEDS & RECOMMENDATIONS

Issues	Recommendation	Responsible Entity
Overburdened shelters	Expand shelter capacity and invest in non-congregate facilities	City of Salt Lake, Homeless Providers
Lack of mobile services	Increase funding for mobile clinics and outreach programs	Health and Human Services, Nonprofits

---

Community Services

Internal stakeholders emphasized the need to streamline and improve the delivery of community services, particularly in terms of accessibility for sensitive populations such as seniors, legal/documented immigrant/refugees, and individuals with mental or physical impairments. The concept of a **universal service center** was proposed, which would act as a central hub where residents can access multiple services—housing assistance, food security programs, healthcare, and job training—all in one location. This would reduce obstacles to service and improve coordination across agencies.

There was also a call to enhance **food security** programs by partnering with local nonprofits and expanding the city's capacity to provide nutritious food options. In addition, childcare services were seen as a critical area requiring more investment, particularly in low-income neighborhoods where working families struggle to afford care.

Key Feedback and Recommendations:

- Establish a **universal service center** that centralizes access to housing, healthcare, childcare, and employment services.
- Expand the city's **food security programs**, particularly in underserved neighborhoods, by forming partnerships with local nonprofits and community kitchens.
- Invest in **affordable childcare** programs to ensure that families in low-income areas have access to high-quality early education and care services.
- Improve **transportation access** to services, especially for seniors, legal/documented immigrant/refugees, and individuals with mental or physical impairments, to ensure that all residents can access essential services without significant difficulty.

Increase investment in **psychiatric, psychological, and substance abuse services** and address the shortage of qualified professionals in this field.

TABLE PR-15.8 | INTERNAL STAKEHOLDER COMMUNITY SERVICES NEED & RECOMMENDATION

Issues	Recommendation	Responsible Entity
Limited access to services	Create a universal service center to centralize access	Human Services
Lack of affordable childcare	Invest in childcare programs in low-income neighborhoods	City, Local Nonprofits

---

Streets, Utilities, and Transportation

Internal stakeholders focused on improving Salt Lake City's aging infrastructure, particularly streets, sewer systems, and public transportation. They echoed the concerns of community stakeholders regarding the need for better public safety measures, including increased street lighting and the maintenance of pedestrian pathways.

There was significant support for expanding public transportation services, especially to underserved areas on the West side of the city and improving connectivity between neighborhoods and employment hubs. The need to reduce traffic congestion through the expansion of **active transportation** infrastructure—such as bike lanes and pedestrian pathways—was also emphasized.

Key Feedback and Recommendations:

- **Expand public transportation services**, particularly UTA bus and TRAX lines, to better serve low-income communities and connect residents to employment centers.
- Invest in **street lighting**, crosswalks, and other public safety infrastructure to ensure pedestrian safety, particularly in high-traffic areas.

- Improve **sidewalk maintenance** and prioritize **snow removal** for pedestrian pathways to ensure year-round accessibility for all residents.
- Encourage the use of **active transportation** by expanding bike lanes and pedestrian pathways and improving the overall walkability of the city.

TABLE PR-15.9 | INTERNAL STAKEHOLDER STREETS AND UTILITY NEED & RECOMMENDATION

Issues	Recommendation	Responsible Entity
Inadequate public transportation	Expand UTA bus and TRAX services, improve connectivity	UTA, Salt Lake City
Public safety in pedestrian areas	Invest in street lighting and crosswalks in high-traffic areas	Public Works, Salt Lake City

---

Business & Community Support

Internal stakeholders focused on the need for continued investment in workforce development and small business support. There was a strong emphasis on expanding job training and apprenticeship programs, particularly those that cater to youth, individuals with criminal records, and those transitioning out of homelessness. Stakeholders also stressed the importance of providing wraparound services—such as childcare, transportation, and expungement services—to remove obstacles that prevent individuals from participating in the workforce.

Key Feedback and Recommendations:

- Expand **trade and apprenticeship programs**, particularly for youth, formerly incarcerated individuals, and the homeless population, to increase job readiness and employability.
- Provide **wraparound services** such as childcare, transportation, and expungement support to help individuals overcome obstacles to employment.
- Continue to support small businesses through **facade improvement programs**, low-interest loans, and grant opportunities to foster local economic growth.

TABLE PR-15.10 | INTERNAL STAKEHOLDER BUSINESS AND COMMUNITY SUPPORT NEED & RECOMMENDATION

Issues	Recommendation	Responsible Entity
Limited access to job training	Expand apprenticeship and trade programs with wraparound services	Economic Development, Local Nonprofits
Support for small businesses	Expand facade improvement programs and low-interest loan programs	Economic Development Division

Conclusion

The stakeholder engagement process for the **2025-2029 Salt Lake City Consolidated Plan** provided critical insights into the current and future needs of the community, with feedback gathered from both **external community stakeholders** and **internal key stakeholders**. Across both groups, several common themes emerged, demonstrating a shared understanding of the challenges facing Salt Lake City. These commonalities highlight the need for coordinated efforts to ensure that the city can address the concerns of its most sensitive populations and foster sustainable growth.

Key Commonalities Between External and Internal Stakeholders

1. Affordable Housing as a Priority

Both external and internal stakeholders identified **affordable housing** as one of the most pressing needs in Salt Lake City. Stakeholders from both groups emphasized the importance of expanding the availability of affordable housing, particularly for **families** and **sensitive populations** such as legal/documented immigrant/refugees, seniors, and low-income residents. They also highlighted the necessity of **preserving existing housing stock**, through investments in rehabilitation programs and the promotion of **community land trusts** to ensure long-term affordability.

- **External stakeholders** focused on the lack of family-sized units and the importance of emergency rental assistance, calling for more available and faster support for those in jeopardy of eviction.
- **Internal stakeholders** echoed these concerns and stressed the need to **streamline housing voucher systems** and align wages with the rising costs of housing. They also proposed **zoning policies** that prioritize affordability and prevent displacement.

Both groups agreed on the importance of **landlord/tenant mediation services** to prevent evictions and the need for policies that address the **affordability gap** caused by rising rents and stagnant wages.

2. Enhancing Homeless Services

The need for improved homeless services was a shared priority across both groups, with stakeholders agreeing that the current system is overburdened and requires significant improvements in **capacity**, **coordination**, and **resources**. Both internal and external stakeholders emphasized the necessity of expanding **shelter space** and providing more **non-congregated shelter options** to ensure the safety and dignity of homeless individuals.

- **External stakeholders** emphasized the need for wraparound services that address the specific needs of different groups, such as youth, people of color, and legal/documented immigrant/refugees. They also highlighted the importance of **job training** and **rental assistance** to help homeless individuals transition into permanent housing.
- **Internal stakeholders** reinforced these points, stressing the importance of improving **case management** and ensuring that homeless services are **mobile** and responsive to individuals who may not be able to access traditional shelters.

Both groups recognized the need for more **healthcare services**, particularly for psychological well-being and substance abuse, within the homeless population. They agreed that greater **inter-agency coordination** is essential to ensuring that services are efficiently delivered and that gaps in care are addressed.

3. Community Services and Accessibility

A shared concern from both external and internal stakeholders was the need to improve access to **community services**. Both groups expressed the desire for a more streamlined approach to service delivery, with calls for a **universal service center** where residents can access multiple services—housing support, food security programs, healthcare, and employment assistance—under one roof.

- **External stakeholders** emphasized the need for easy to reach and **affordable childcare**, particularly for working families in low-income areas. They also highlighted the importance of expanding **food security programs** and ensuring that **transportation obstacles** do not prevent residents from accessing services.
- **Internal stakeholders** echoed these concerns, calling for increased investment in psychiatric/psychological/substance abuse **services** and **childcare**. They also pointed to the importance of expanding **transportation options** to ensure that seniors, legal/documented immigrant/refugees, and physically/mentally impaired individuals can access services without difficulty.
- Another major concern was accessibility of information—funding multi-pronged communications to reach all community members digitally, in-person, on mobile devices, and on the streets. For this, more widespread internet and fiber services were recommended. They also again cited the Navigation Hub Program as a potential one-stop-shop that could provide a physical place to go to get resources.

Both groups emphasized the need for more flexible service hours and the importance of partnerships with local nonprofits and community organizations to expand service delivery and address gaps in care.

4. Infrastructure Improvements

Stakeholders across both groups highlighted the need to address **aging infrastructure**, particularly **streets**, **sewer systems**, and **sidewalks**. Public safety was a recurring theme, with both external and internal stakeholders calling for better **street lighting**, **sidewalk maintenance**, and improved **pedestrian safety** measures. They also emphasized the importance of expanding **public transportation**, particularly for disadvantaged areas, to reduce reliance on cars and improve connectivity between neighborhoods and employment centers.

- **External stakeholders** stressed the need for more **benches**, **bus shelters**, and **bike lanes** to encourage the use of public and active transportation.

- **Internal stakeholders** reinforced the call for improved **sidewalk maintenance**, including **snow removal**, and pressed for **Vision Zero** initiatives to reduce traffic fatalities and improve overall street safety.

Both groups agreed that **public transportation** should be expanded, with increased service frequency and accessibility for all residents. Additionally, both groups recognized the need for environmental sustainability, calling for the installation of **solar panels**, **water stations**, and more **public restrooms** as important public amenities.

5. Workforce Development and Economic Growth

Both external and internal stakeholders emphasized the need for greater investment in **workforce development** and support for **small businesses**. There was a shared understanding that **job training programs**, particularly in trades and apprenticeships, are essential for building a skilled workforce and empowering residents to achieve economic mobility.

- **External stakeholders** recommended expanding the **façade improvement programs** to revitalize local businesses and create more attractive commercial spaces. They also stressed the importance of **ESL support** and **computer literacy programs** to help residents join the workforce.
- **Internal stakeholders** focused on the need for **wraparound services**, such as **childcare**, **transportation**, and **expungement support**, to help individuals overcome obstacles to employment.

Both groups agreed that **support for frontline social service workers** is critical to ensuring consistent and high-quality service delivery. High staff turnover in social services was seen as a significant challenge, and both groups called for better compensation and resources for workers in these sectors.

PUBLIC HEARINGS

On October 1, 2024, Housing Stability staff and members of the Community Development and Capital Improvement Program (CDCIP) resident advisory board conducted a hybrid, virtual and in-person, General Needs Hearing to hear from residents. Zero residents spoke during the hearing. On March 4th, 2025, a hybrid, virtual and in-person, City Council Public Hearing was held.

PUBLIC COMMENT PERIODS

The public comment period for this Consolidated Plan ran from February 13th 2025 through March 25th 2025.

PUBLIC COMMENT SUMMARY

The comments were very positive and related to the support of specific agencies. The majority of the comments were related to the specific funding recommendations for the agencies. Topics included: homelessness, housing, supportive services, domestic violence, and behavioral health services. A summary of the public comments for the 2025-2029 Consolidated Plan can be found in the appendix of the 2025-2029 Consolidated Plan

NEEDS ASSESMENT

SALT LAKE CITY

NEEDS ASSESSMENT

The Needs Assessment of the Consolidated Plan, informed by 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. In 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

The purpose of the 2025-2029 Consolidated Plan for Salt Lake City is to identify the most critical gaps in community needs within the City and consider the broader regional needs of the entire Salt Lake Valley. The Needs Assessment (NA) identifies and evaluates needs, assesses available funding resources, and incorporates input gathered through the public participation process to guide priorities. City officials develop goals and strategies to target priority geographic locations and address the services needed in those areas and citywide.

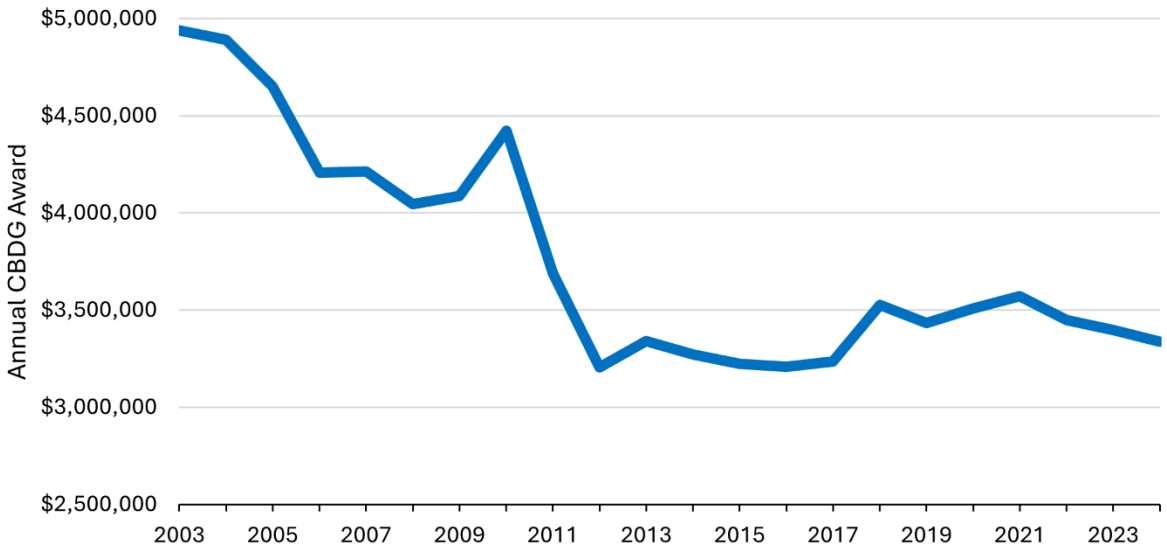
Building on the previous Consolidated Plan, housing and homelessness remain major concerns throughout the State of Utah. The global pandemic fueled sharp increases in home costs and interest rates. During this period, 30-year conventional mortgage rates reached their highest level in 20 years, and the median home price rose from $522,000 to $550,000 in just twelve months. Additionally, from 2021 to 2022, the average monthly mortgage payment increased from $2,921 to $4,276. Renters were not immune from these challenges, with the average rents along the Wasatch Front increasing at roughly double the rate of the median renter's income.

Amidst numerous articles highlighting Utah's "housing crisis," Salt Lake City has actively implemented initiatives to support defenseless populations and address housing challenges. In 2023, the city introduced the Affordable Housing Incentives (AHI) program, effective April 30, 2024, to increase affordable housing availability by offering incentives to property owners and developers.

Additionally, the Tenant Resource Center and the Relocation Assistance Fund for Tenants were launched in 2024 to provide personalized assistance to renters, including eviction support and financial aid for those displaced due to various housing issues. These efforts aim to connect residents with resources that expand opportunities for decent housing, economic development, and vibrant communities. Despite these efforts, housing and community development needs in Salt Lake City continue to grow, while funding to address these challenges has decreased.

As demonstrated in **Figure NA-05.1**, Salt Lake City's annual CDBG award has decreased by $1.6 million, or 32%, since 2003.

FIGURE NA-05.1 | SLC'S ANNUAL CDBG AWARD AMOUNTS (2003-2024)



Source: HUD Awards and Allocations, HUD Exchange

The following sections summarize the key data identified in this study and the City's strategies for the next five years. In short, the need for homeless services and affordable housing are the most pressing based on the public input collected and the data evaluated. 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.
The following subsections contain significant findings pertaining to homelessness, affordable housing, demographics, behavioral health needs, economic and social service needs, and public improvements.

Homelessness

Homelessness remains a critical issue in Utah. According to the State of Utah Homelessness Annual Report Dashboard, 12,414 people experienced homelessness in the state between January 1, 2023, and December 31, 2023. On average, individuals spent 66.07 nights homeless, reflecting a slight increase from 2022.

The 2023 Salt Lake County Point-in-Time Count, an annual survey capturing a one-night snapshot of homelessness, reported that 2,297 people were experiencing homelessness in January 2023. Among these individuals, 73.5% were White, non-Hispanic; 11.5% were Black or African American; 5.4% were American Indian or Alaska Native; 2.8% were Pacific Islander; and 1.4% were Asian. Additionally, 25.3% identified as Hispanic. Of the total, 435 individuals were unsheltered, emphasizing the ongoing challenge of providing adequate emergency housing and support services for defenseless populations in the county.

The State of Utah's 2023 Strategic Plan on Homelessness highlighted that approximately 36% of individuals experiencing homelessness in Utah had psychiatric/psychological or substance use disorders, and nearly half had at least one disabling condition.
Stakeholders identified several critical service gaps for the homeless population during meetings.

These included the need for affordable housing, permanent supportive housing, and emergency beds; psychological and psychiatric services and substance use disorder treatment; case management; prevention, diversion, and outreach services; improved data systems to provide a fuller understanding of homelessness; and available transportation options.

Affordable Housing

Between 2012 and 2022, median incomes in Salt Lake City increased by 62.6%. During the same period, median home values rose by 92.9%, and contract rents grew by 64.7%, significantly widening the gap between wages and housing costs.
The affordability index, calculated by dividing the median home value by the median household income, increased from 5.3 in 2012 to 6.3 in 2022, indicating severe unaffordability since an index above 5.1 is considered severely unaffordable.

In Salt Lake City, 45.4% of renter households and 20.1% of homeowner households are cost-burdened, spending more than 30% of their monthly income on housing. This financial strain limits their ability to afford essentials such as food, childcare, healthcare, transportation, and education. Community-wide efforts to increase housing availability and reduce costs have alleviated some of this burden by expanding affordable housing options and making homeownership more attainable. These efforts have contributed to a decrease in the overall cost-burden rate for households in Salt Lake City to 27%, nearly three percentage points lower than in the previous Consolidated Plan.

The Housing Authority of Salt Lake City currently administers Housing Choice vouchers for 3,025 households, with an additional 7,775 households on its waiting lists. Within Salt Lake City, 8,422 households are on the Housing Connect waiting list. Families on these waiting lists face an average wait time of 5 to 6 years before receiving a Housing Choice voucher. Among those on the waiting list, 14.5% are elderly, 39.5% have a mental or physical impairment, and 83% are classified as extremely low income.

Rental and homeowner vacancy rates are alarmingly low at 5.1% and 0.5%, respectively. This scarcity of available housing contributes to rising prices and limits accessibility.

Stakeholders have also expressed concerns about the gentrification of neighborhoods and emphasized the need for anti-displacement strategies. Preserving the existing affordable housing stock was identified as a critical measure to address these challenges.

Demographics

Since 2010, the demographic makeup of Salt Lake City has continued to evolve. While the White, non-Hispanic population increased by 2.2%, minority groups experienced a more significant growth of 12.8%. Consequently, the proportion of the White, non-Hispanic population declined from 68.9% in 2010 to 65.2% in 2022.

Since 2018, Salt Lake City has welcomed an average of 528 legal/documented immigrant/refugees annually. Currently, 15.4% of the City's residents are foreign-born, creating a pressing need for services tailored to individuals who do not speak English. Across the city, 24.2% of residents over the age of five speak a language other than English as their primary language, with one-third of this group reporting limited English proficiency.

Older adults represent a significant portion of the population, with 11.6% of residents aged 65 or older. Many older adults live on fixed incomes and face challenges maintaining their homes, which can lead them to consider assisted living or care facilities. Health concerns often influence these decisions. Additionally, Salt Lake City is home to 23,320 individuals with mental or physical impairments, 34.5% of whom are over 65, and 49.1% are over 75. Ambulatory difficulties, such as serious trouble walking or climbing stairs, are the most common physical impairments among older adults, followed by hearing and independent living challenges.

The city's population under 18 decreased from 20.6% in 2018 to 18% in 2022. Within this group, children under five accounted for 31.2% in 2018, dropping to 28.8% in 2022. The child dependency ratio also declined from 30 in 2018 to 25.5 in 2022. Despite these changes, 13.4% of children in Salt Lake City live below the poverty level, a significant reduction from 22.5% in 2018.

Salt Lake County has seen a gradual decline in poverty rates among families experiencing intergenerational poverty since 2012, as reported in the 2024 Utah Intergenerational Poverty Annual Report. Improvements in early childhood development have also been noted, including increased preschool participation and better kindergarten preparedness among children from these families.

In 2023, nearly 48.7% of students in the Salt Lake City School District qualified for free school lunch, signifying that almost half of the district's students are members of households earning at or below 130% of the federal poverty level (approximately $40,560 annually for a family of four). These families often face food insecurity, with an estimated one in six children in Utah lacking consistent access to nutritious food.

Childcare remains another critical challenge. In 2020, 153,945 children under six in Utah required childcare, but only 37,633 childcare slots were available. This left at least two children in need for every one enrolled in a childcare program. In 2023, the National Household Education Survey identified cost (34%) and lack of open slots (34%) as the primary obstacles for families seeking childcare.

Behavioral Health

Between 2013 and 2022, Salt Lake City's Downtown area reported the highest age-adjusted drug death rate in Utah, with 68.5 deaths per 100,000 people—far exceeding the state average of 21.6. The Rose Park and Glendale areas also experienced elevated rates of 36.8 and 34.2, respectively. Of the 15 neighborhoods in Utah with the highest age-adjusted drug death rates, four are located in Salt Lake City.

The Utah Behavioral Health Assessment & Master Plan revealed that one in four Utah adults experience mental illness, yet nearly half of these individuals are not receiving psychological or psychiatric treatment. Similarly, 58% of children in Utah with a clinically diagnosed mental illness or behavioral health condition are not receiving the necessary treatment or counseling.

Mental Health America (MHA) publishes an annual report ranking states based on 15 psychological and psychiatric treatment access and prevalence measures. In 2018, Utah ranked last at 51st, reflecting a high prevalence of mental illness and low access to care. By 2024, Utah had improved significantly, rising to 27th place. This improvement highlights a reduction in the prevalence of mental illness and increased access to psychological and psychiatric services, showcasing the state's concerted efforts to address these health challenges and enhance support for its residents.

Economic Development

In Salt Lake City, 14.6% of adults aged 18 and older live below the poverty level. A recent report highlighted that 27,497 adults experiencing intergenerational poverty are employed but still unable to meet their families' basic needs. Increasing K-12 education funding and expanding occupational training programs are recognized as effective strategies to reduce the likelihood of intergenerational poverty. Programs like the Utah Department of Workforce Services' *Pathways Out of Poverty* emphasize the importance of integrated support systems—including education, affordable housing, and healthcare—to help families achieve economic self-sufficiency.

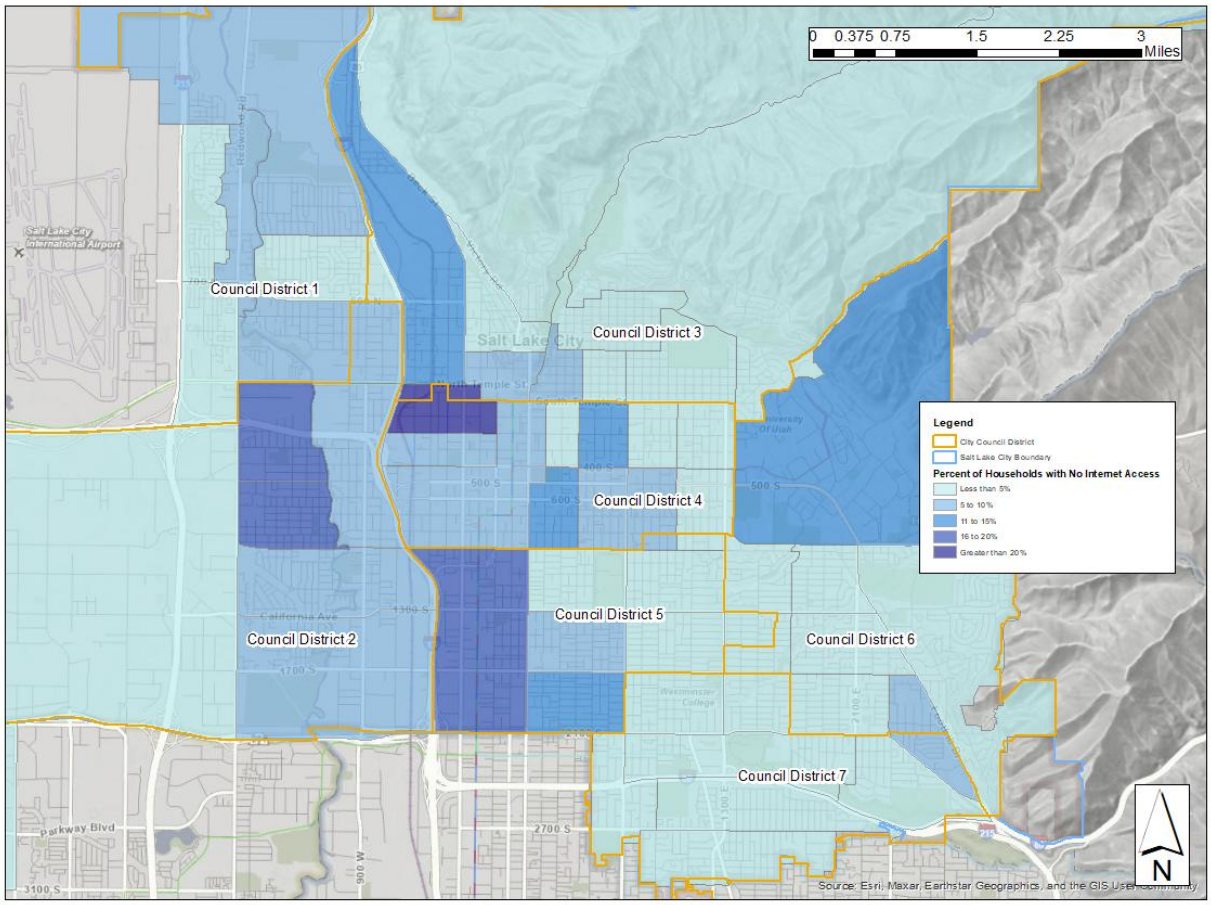
Stakeholders have identified job training as a critical component in improving individual self-sufficiency.

Food insecurity is another challenge affecting many households. According to the United States Department of Agriculture, food-insecure families are those that, at times during the year, cannot consistently acquire enough food due to insufficient financial resources. Data from Utah State University indicates that 10% of Salt Lake County households struggle to buy adequate food, while 9.6% of children under 18 are food insecure.

Access to the internet is another area of concern. The 2022 American Community Survey (ACS) 5-year Estimates reported that 8,429 households in Salt Lake City—nearly 10% of the city's total

households—lack internet access. The highest concentrations of households without internet access are in the central and western areas of the city. Internet access has been shown to improve student performance and increase job placement rates for unemployed individuals, highlighting its importance as a resource for education and employment opportunities.

FIGURE NA-05.2 | PERCENT OF HOUSEHOLDS WITH NO INTERNET ACCESS BY CENSUS TRACT



Source: U.S. Census Bureau 2017-2021 ACS

The Salt Lake City Community Reinvestment Agency (CRA) has established 13 project areas, 10 of which are actively collecting tax increment revenue. These project areas were created to address various objectives, including eliminating blight, developing affordable housing, fostering economic development opportunities, and implementing public works improvements. Geographically, the project areas encompass a substantial portion of the city's lowest-income neighborhoods.

In 2023, these project areas collectively generated $53 million in tax increment revenue. This significant financial resource provides the city with the potential to leverage HUD funding alongside tax increment revenue to support future development initiatives and enhance community impact.

Public Improvements

In May 2018, the Salt Lake City Council approved a 0.5% increase in the City's portion of the sales tax under the *Funding Our Future* initiative. This measure generates approximately $34 million annually, allocated to critical areas such as streets, safety, housing, and transit. In 2022, parks maintenance was added as a fifth priority area. Additionally, starting January 1, 2025, Salt Lake City will implement a 0.5% *Capital City Revitalization Tax* to support various public improvement projects, further enhancing infrastructure and services for residents. These initiatives reflect the city's ongoing commitment to improving public infrastructure and community well-being.

In 2018, Salt Lake City voters approved an $87 million General Obligation (GO) Bond to address essential street reconstruction needs. Leveraging the city's AAA bond rating to minimize costs, the bond has funded numerous projects targeting the most deteriorated roadways based on pavement condition assessments. Completed projects include the reconstruction of 500 East, 100 South, and 900 East by 2021, followed by 200 South, 300 West, and 900 South in 2022. In 2023, sections of 1100 East and West Temple were reconstructed. Upcoming projects for 2025 include the reconstruction of 100 South between University Street and North Campus Drive and the 600/700 North corridor. For 2026, plans include 700 North from 2200 West to Redwood Road, 900 West from 600 North to North Temple, and 1100 West from Hayes Avenue to American Avenue. To promote transparency and accountability, the city provides residents with access to a publicly available *Funding Our Future Dashboard*.

The annual household transportation cost in Salt Lake City is estimated at $13,086, representing about 17% of household income. Studies suggest that increased reliance on public transit can significantly lower household expenses related to vehicle ownership, fuel, and maintenance while reducing greenhouse gas emissions.

Since 2020, Salt Lake City has made notable progress in enhancing public transit infrastructure. In collaboration with the Utah Transit Authority (UTA), the city has expanded bus routes and improved service frequency along high-demand corridors. Sustainability and accessibility have been prioritized through upgrades to the TRAX light rail system and the introduction of electric buses to the fleet. Additionally, the development of transit-friendly corridors, such as 200 South and 900 South, has focused on integrating multi-modal transportation options.

Looking ahead, Salt Lake City plans further public transit improvements beginning in 2025. Key initiatives include reconstructing major transit hubs, such as 100 South, to better accommodate buses and light rail connections, and enhancing the 600/700 North corridor to improve accessibility for pedestrians and cyclists while supporting transit services.

NA-10 Needs Assessment – Housing Needs Assessment | 24 CFR 91.205(a, b, c)

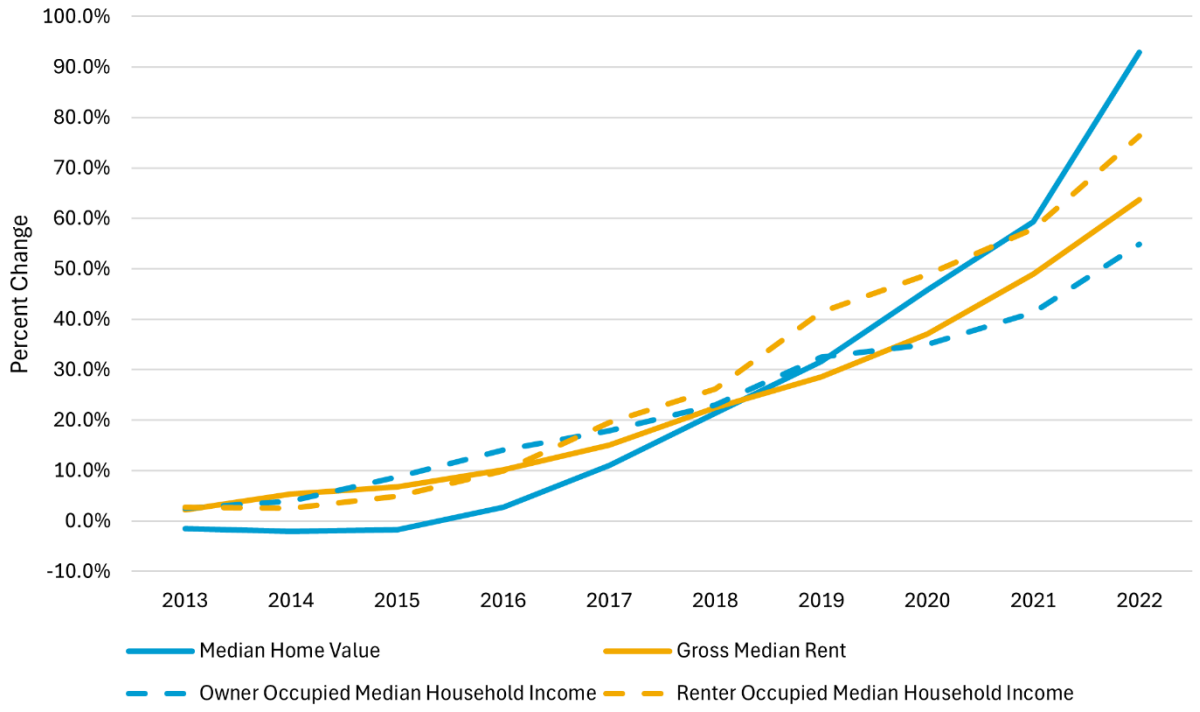
Summary of Housing Needs

Nationwide, the median home price has increased by 38% since 2018 and the median rent has increased by 24%. In comparison, median home prices in Salt Lake City increased by 59% and the median rent increased by 34%. As a result, the need for affordable housing in Salt Lake City is significant. In addition to inflation and higher building costs, the rising mortgage rates have made housing affordability more of a challenge. A vacancy rate of 5.1% in rentals further exacerbates this problem, which is especially pronounced for households making 50% or less than the Area Median Income (AMI).

The following points summarize the current housing needs and conditions in Salt Lake City:

- Between 2012 and 2022, the cost of housing significantly increased for both renters and homeowners, particularly since 2021. Incomes for both renters and homeowners have increased, but incomes for homeowners have increased at lower rates, as shown in **Figure NA-10.1.**
    - In 2022, the median home price in Salt Lake City was $458,600 and the median rent was $1,254.
    - According to U.S. Census Bureau American Community Survey (ACS) 5-Year Estimates between 2012 and 2022, the median contract rent increased by 64.7%, while renter incomes increased by 76.3%. In 2022, for renter-occupied units in Salt Lake City, the median monthly household income was $4,309.17 and the median monthly housing costs were $1,254.00, or 29.1% of monthly household income.
    - Median home values increased by 92.9%, but median homeowner income only increased by 54.8%. In 2022, the median household income for owner-occupied units was $105,387.

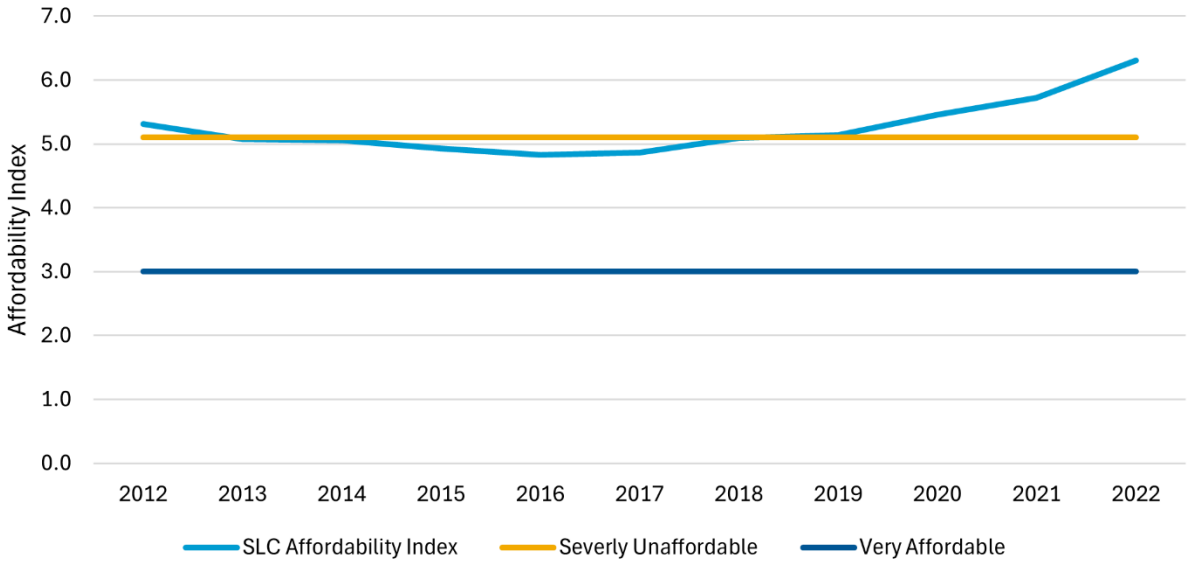
FIGURE NA-10.1 | HOUSING COST INCREASES VS. INCOME INCREASE SINCE 2013 - ACS



Source: U.S. Census Bureau ACS 5-Year Estimates, Multiple Years

- The Affordability index is a measure of the median home value divided by the median household income. **Figure NA-10.2** shows the affordability index for Salt Lake City from 2012 to 2022, and the ratios of 3.0 and 5.1 which represent housing that is very affordable and severely unaffordable, respectively. The affordability index increased from 5.3 in 2012 to 6.3 in 2022.

FIGURE NA-10.2 | AFFORDABILITY INDEX



Source: U.S. Census Bureau ACS 5-Year Estimates, Multiple Years

- The rate of home ownership decreased slightly from 48.4% in 2018 to 47.0% in 2022. In 2018, rental units comprised 51.6% of occupied housing units. In 2022, that percentage increased to 53.0%. The increasing number of rental units (an additional 4,943 rental units compared to 2,263 owner-occupied units) could partially account for the decreasing rates of homeownership. With the rate of homeownership decreasing from 48.4% in 2018 to 47.0% in 2022, and rental units increasing from 51.6% to 53.0%, a report from the Joint Center for Housing Studies at Harvard University highlights that residents may be hesitant or unable to purchase homes and are opting to rent despite increasing rental costs.
- The percentage of households classified as cost burdened increased by nearly 6 percentage points from 2018 to 2022. A household is considered cost burdened if they spend 30% or more of their annual income on housing costs. In 2018, 39.5% of renter occupied households were considered cost burdened and in 2022, 45.4% of renter occupied households were cost burdened. This translates to 20,561 Salt Lake City renter occupied households that are cost burdened. In 2022, approximately 8,100 homeowners were also cost burdened and had difficulty meeting their mortgage obligations, up from 7,100 homeowners in 2018.
- **Section MA.15** of this plan shows a gap of 5,250 affordable rental units and a low supply of owner-occupied units at lower price points. Due to this shortage of affordable units to extremely low-income households (<30% AMI) and very low-income households (<50% AMI), many residents are compelled to live in substandard, unhealthy, or overcrowded conditions. This housing instability threatens the economic well-being of at least 40,000 extremely low-income renter households in Utah. In some cases, the lack of affordable housing leads to homelessness.

- Since 2018, Salt Lake City has experienced a net increase of 5,568 residents and 7,206 households. In 2018, the average household size for Salt Lake City was 2.43 and by 2022 it was 2.26.

Demographics

Table NA-10.1 shows the total population, number of households, and median income as reported by the 2010 Census, and the 2018 and 2022 ACS 5-Year Estimates. The percentage change for each category from 2010 to 2022 is also included.

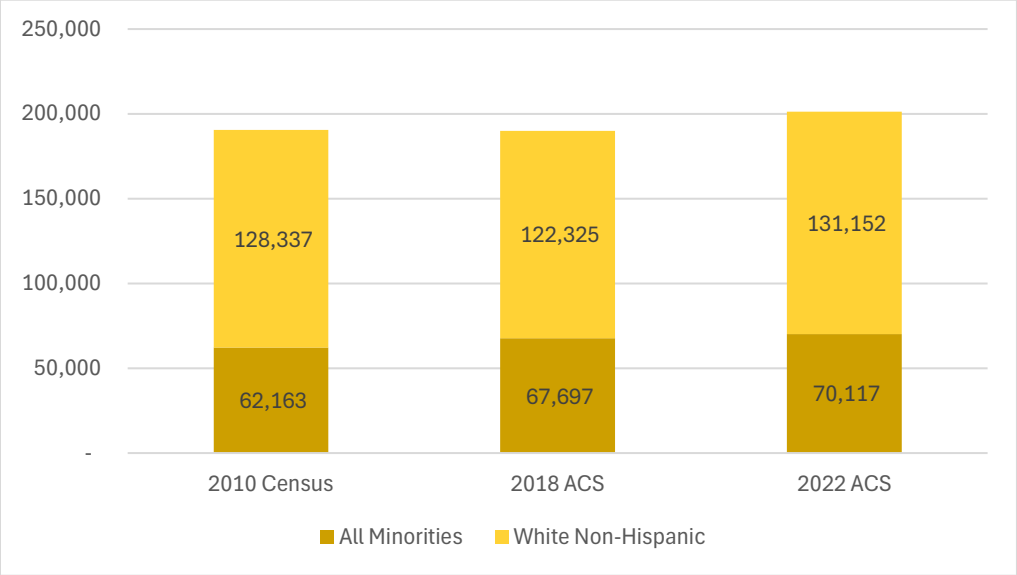
TABLE NA-10.1 | DEMOGRAPHICS 2010, 2018, and 2022

Demographic Category	2010 Census	2018 ACS	2022 ACS	% Change 2010 to 2022
Population	186,440	195,701	201,269	8%
Households	74,513	80,714	85,435	15%
Median Household Income	$44,223	$56,370	$72,357	64%

Source: U.S. Census Bureau 2010 Census, 2018 & 2022 ACS 5-Year Estimates

Since 2010, the median income in Salt Lake City has grown by nearly 64%. During the same period, Salt Lake City saw slight increases in population. As illustrated by **Figure NA-10.3**, the White, non-Hispanic population saw a proportional decrease from 67.4% to 65.2% between 2010 and 2022. Meanwhile, the minority portion of the population increased from 32.6% to 34.8%.

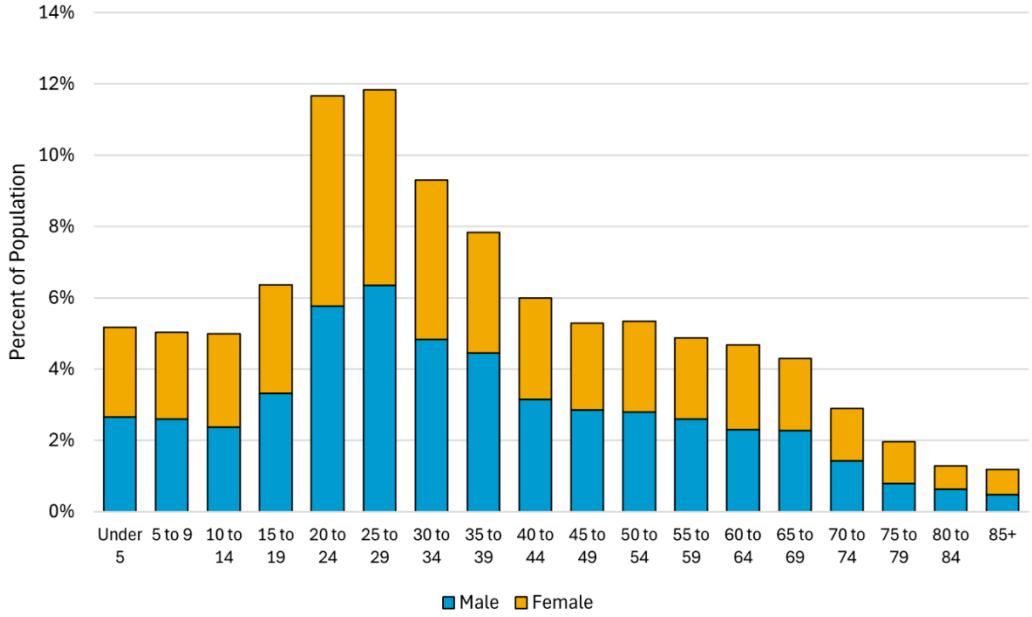
FIGURE NA-10.3 | RACE AND ETHNICITY SHARE OF TOTAL POPULATION



Source: U.S. Census Bureau ACS 5 Year Estimates, Multiple Years

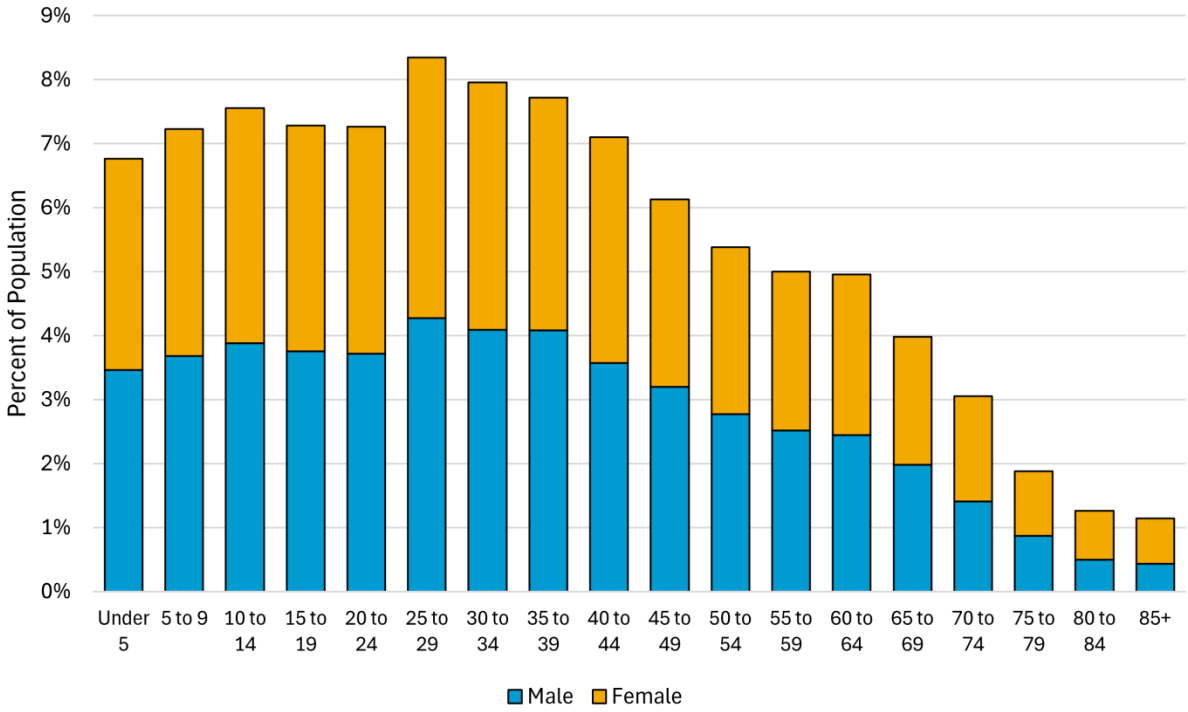
As shown in **Figure NA-10.4**, approximately 40.6% of the City's population falls in the 20-39 age range. This concentration of young adults differs from the demographic makeup of Salt Lake County as a whole, where this age group represents only 31.3% of the total County population. This is due in part to the presence of university students and young professionals in Salt Lake City. **Figure NA-10.5** shows a more even population distribution across age ranges within Salt Lake County.

FIGURE NA-10.4 | SALT LAKE CITY POPULATION BY AGE



Source: U.S. Census Bureau 2018-2022 ACS 5-Year Estimates

FIGURE NA-10.5 | SALT LAKE COUNTY POPULATION BY AGE



Source: U.S. Census Bureau 2018-2022 ACS 5-Year Estimates

Number of Households

Table NA-10.2 shows the number and types of households by HUD-Adjusted Median Family Income (HAMFI). In total, Salt Lake City accommodates 81,960 households.

TABLE NA-10.2 | NUMBER OF HOUSEHOLDS BY HAMFI

	0%-30% HAMFI	30%-50% HAMFI	50%-80% HAMFI	80%-100% HAMFI
Total Households	14,195	10,840	14,285	9,220
Small Family Households (1-4 members)	2,385	2,355	4,140	3,160
Large Family Households (5+ members)	675	1,160	1,310	680
Households with at least one person 62-74 years of age	2,355	3,155	2,130	1,705
Households with at least one-person age 75 or older	1,784	1,685	1,360	705

Source: U.S. HUD CHAS Data, 2016 – 2020

Housing Needs Summary

Table NA-10.3 shows the number of households with housing problems by tenure and HAMFI. HUD defines substandard housing as "a dwelling unit that is either dilapidated or unsafe, thus endangering the health and safety of the occupant, or that does not have adequate plumbing or heating facilities." The City considers standard housing to be housing that meets HUD's Housing Quality Standards. Units that are currently substandard may be eligible for rehabilitation. The City considers housing in "substandard condition but suitable for rehabilitation" as a housing unit that currently does not meet HUD quality standards but is structurally sound and can be brought up to code for less than replacement cost.

The largest reported issue within Salt Lake City, for both renter-occupied and owner-occupied housing, is households experiencing cost burden. Households experience cost burden when 30% or more of the household income is spent on housing related costs. The second greatest issue is overcrowding within housing units.

TABLE NA-10.3 | HOUSING PROBLEMS 1: HOUSEHOLDS WITH ONE OF THE LISTED NEEDS

	Renter					Owner				
Household Type	**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	310	110	50	10	**480**	15	50	90	0	**155**
Severely Overcrowded - with >1.51 people per room (and complete kitchen and plumbing)	245	290	90	85	**710**	60	30	45	10	**145**
Overcrowded - with 1.01- 1.5 people per room (and none of the above problems)	460	515	365	80	**1,420**	85	50	95	35	**265**
Cost burden > 50% of income (and none of the above problems)	6,270	1,595	320	0	**8,185**	1,570	790	205	115	**2,680**
Cost burden between 30% - 50% of income (and none of the above problems)	1,400	3,470	2,380	415	**7,665**	415	1,050	1,545	465	**3,475**
Zero/negative income (and none of the above problems)	855	0	0	0	**855**	345	0	0	0	**345**

Source: U.S. HUD CHAS Data, 2016 – 2020

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

	Renter					Owner				
Household Type	**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	8,685	5,985	3,205	590	**18,465**	2,145	1,965	1,980	630	**6,720**
Having none of four housing problems	1,825	1,400	5,525	3,885	**12,635**	340	1,485	3,575	4,120	**9,520**
Household has negative Income, but none of the other housing problems	855	0	0	0	**855**	345	0	0	0	**345**

Source: U.S. HUD CHAS Data, 2016 – 2020

Households that are renting experience issues at a greater level than those that own their home, with 46.8% of total renter households in the City experiencing one or more HUD defined housing problems while only 15.9% of owner-occupied households experience one or more HUD defined housing problems.

Table NA-10.5 shows that 22,040 households earn less than 80% of HAMFI and are cost-burdened, paying 30% or more of their income towards housing costs. This is a decrease of 285 cost-burdened households from the 2020-2024 Consolidated Plan. Of the 22,040 households, 16,545 are renter households and 5,495 are homeowners; therefore, over 75% of households with greater than a 30% cost-burden are renters.

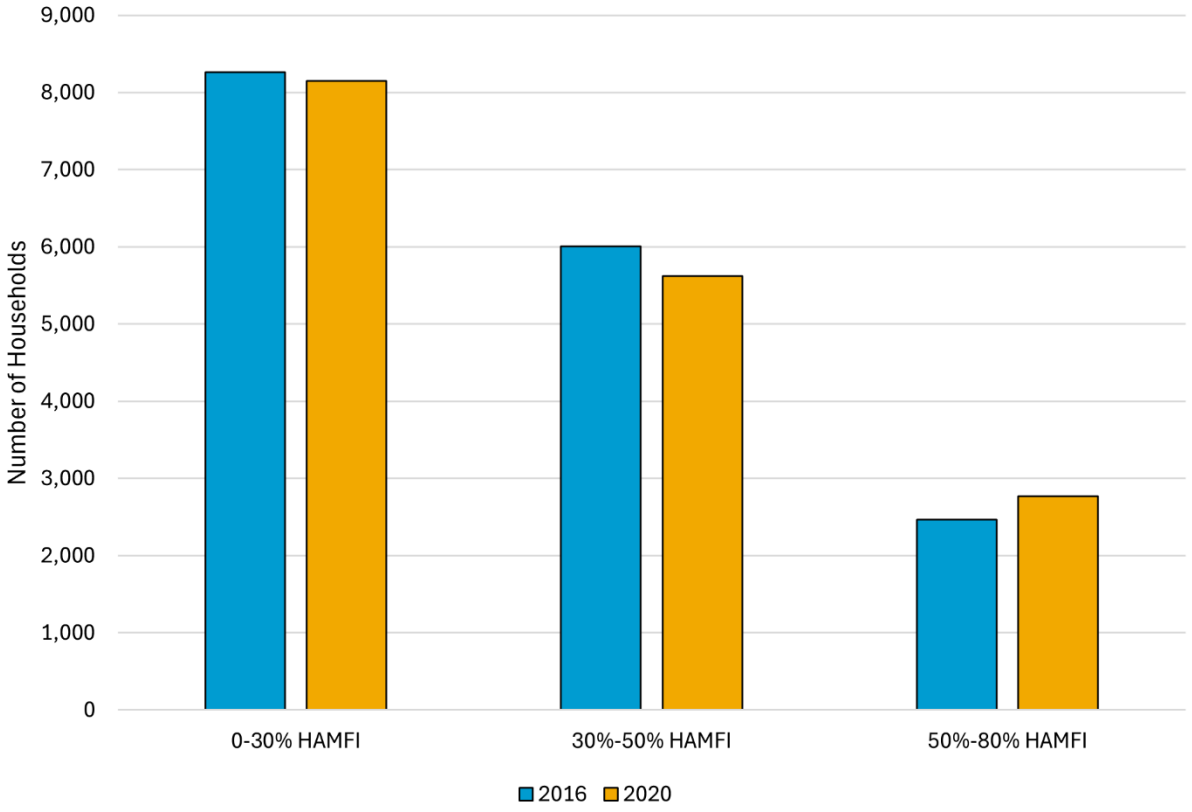
TABLE NA-10.5 | COST BURDEN > 30%

	Renter				Owner			
Household Type	**0-30% HAMFI**	**30%-50% HAMFI**	**50%-80% HAMFI**	**Total**	**0-30% HAMFI**	**30%-50% HAMFI**	**50%-80% HAMFI**	**Total**
Small Related	1,485	1,195	646	**3,352**	485	510	645	**1,640**
Large Related	170	310	140	**620**	190	355	75	**620**
Elderly	1,690	585	410	**2,685**	700	770	510	**1980**
Other	4,805	3,535	1,575	**9,915**	430	230	595	**1,255**
Total	**8,150**	**5,625**	**2,770**	**16,545**	**1,805**	**1,865**	**1,825**	**5,495**

Source: U.S. HUD CHAS Data, 2016 – 2020

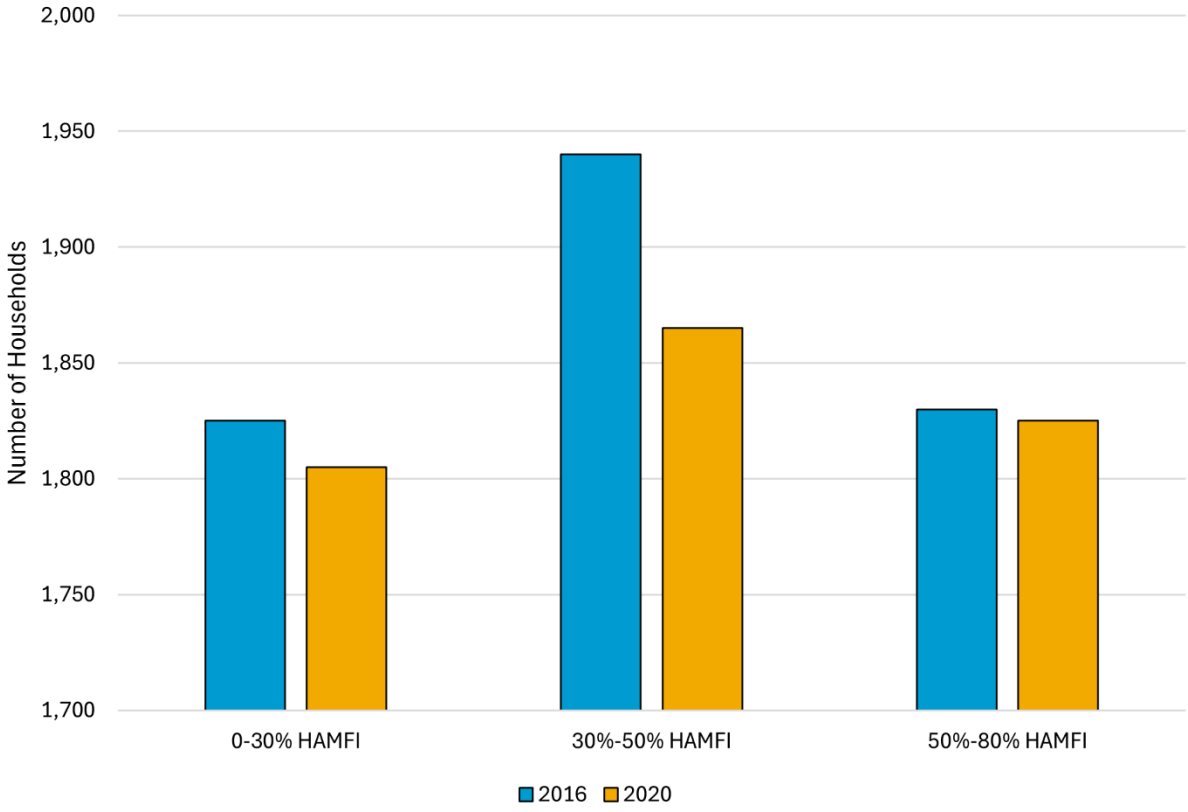
Figures NA-10.6 and **NA-10.7** compare the number of cost-burdened households prior to the 2020-2024 Consolidated Plan to the most recent data available. For renter households, **Figure NA-10.6** shows slight decreases in cost-burdened, renter-occupied households at both the 0-30% HAMFI and 30-50% HAMFI levels, but an increase in cost-burdened households at the 50-80% HAMFI level. The number of owner-occupied households experiencing cost burden decreased across every income category from 2016 to 2020.

FIGURE NA-10.5 | COST BURDEN > 30% IN 2016 AND 2020, RENTER-OCCUPIED



Source: U.S. HUD CHAS Data, 2016 - 2020

FIGURE NA-10.6 | COST BURDEN > 30% IN 2016 AND 2020, OWNER-OCCUPIED



Source: U.S. HUD CHAS Data, 2016 – 2020

Table NA-10.6 classifies severely cost-burdened households by household type, tenure, and HAMFI. A total of 10,135 households at or below 80% of HAMFI are considered severely cost-burdened, paying 50% or more of their income towards housing costs. Renters account for 76% of this total and homeowners the remaining 24%.

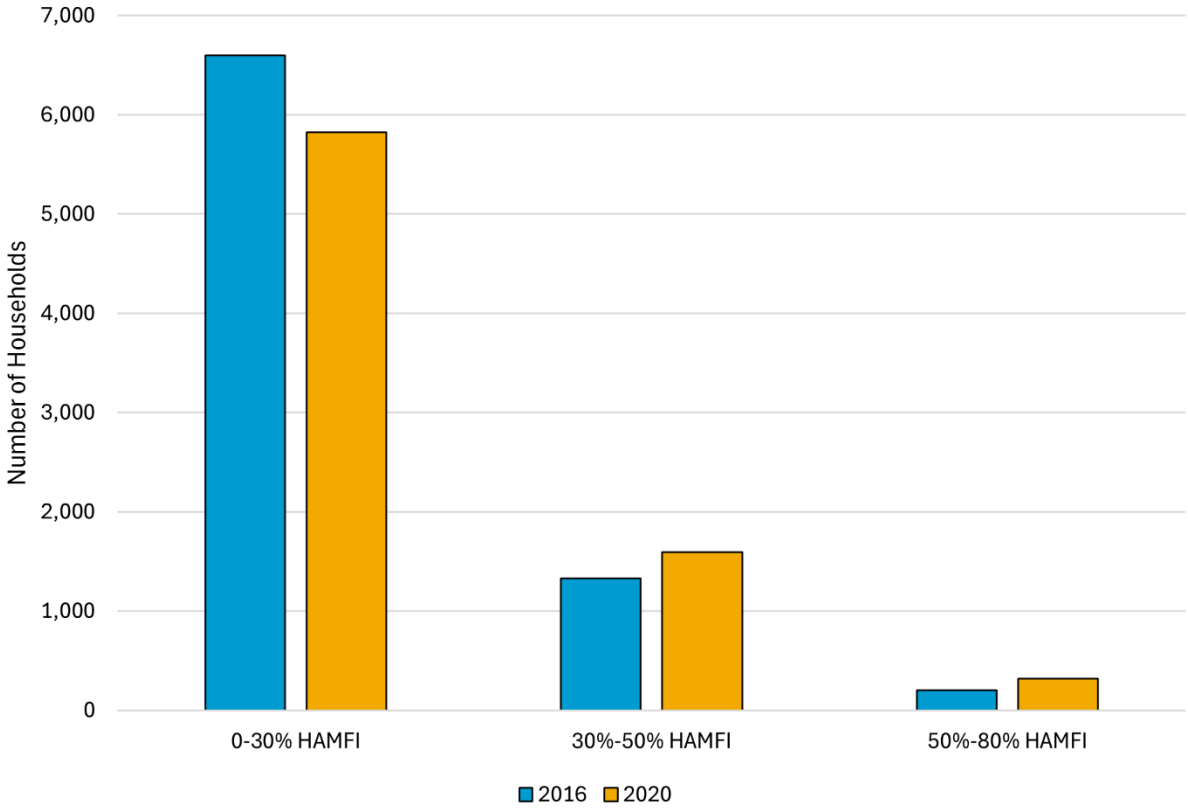
TABLE NA-10.6 | COST BUREN > 50%

Renters					Owners			
Household Type	**0-30% HAMFI**	**30%-50% HAMFI**	**50%-80% HAMFI**	**Total**	**0-30% HAMFI**	**30%-50% HAMFI**	**50%-80% HAMFI**	**Total**
Small Related	565	345	60	**970**	400	145	90	**635**
Large Related	110	65	0	**175**	130	210	0	**340**
Elderly	1,020	180	45	**1,145**	490	360	105	**955**
Other	4,130	1,005	215	**5,350**	340	95	30	**465**
Total	**5,825**	**1,595**	**320**	**7,740**	**1,360**	**810**	**225**	**2,395**

Source: U.S. HUD CHAS Data, 2016 – 2020

Figures NA-10.8 and **NA-10.9** illustrate how the current number of severely cost-burdened households compares to what was reported in the 2020-2024 Consolidated Plan. The number of severely cost-burdened, renter-occupied households at or below 30% of HAMFI decreased between 2016 and 2020, while the number of severely cost-burdened, renter-occupied households between 30% and 80% of HAMFI increased.

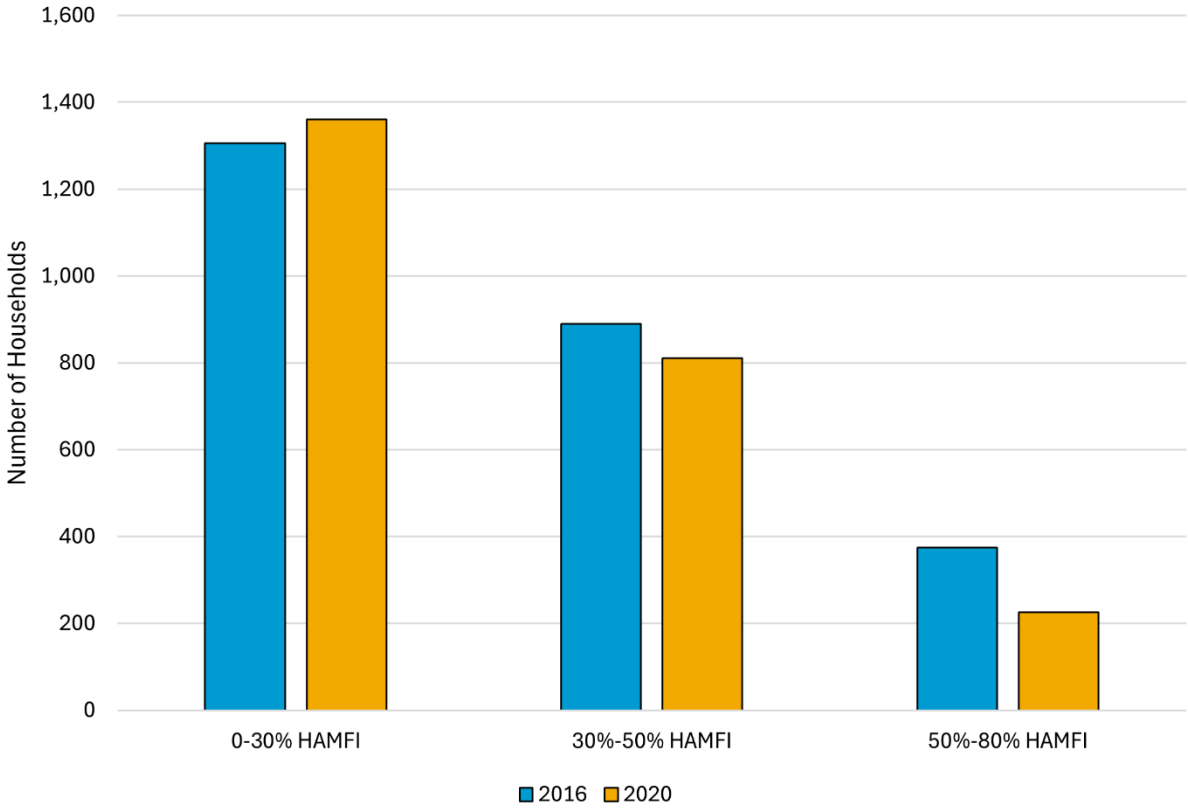
FIGURE NA-10.8 | COST BUREN > 50% IN 2016 AND 2020, RENTER-OCCUPIED



Source: U.S. HUD CHAS Data, 2016 – 2020

The number of severely cost-burdened, owner-occupied households at or below 30% of HAMFI increased between 2016 and 2020, while the number of severely cost-burdened, renter-occupied households between 30% and 80% of HAMFI decreased.

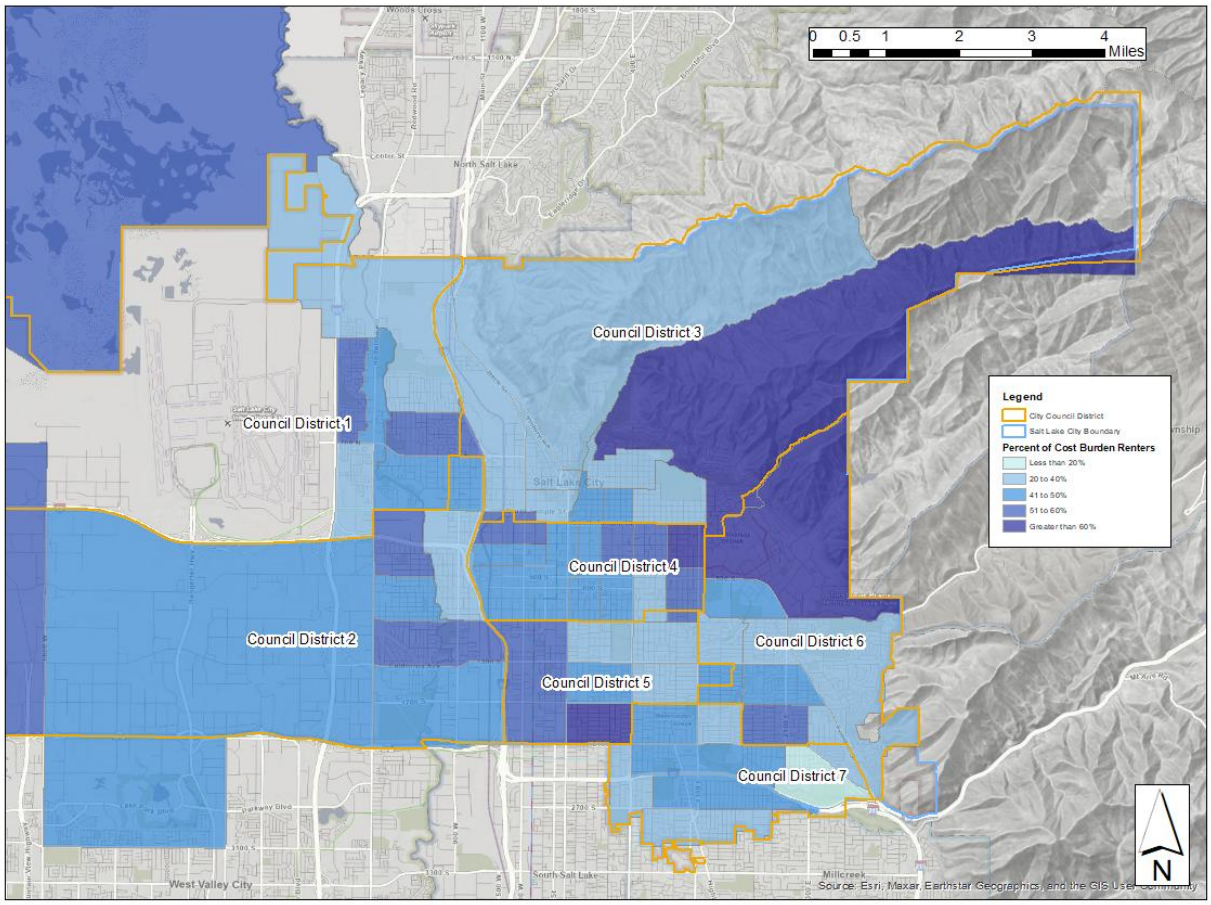
FIGURE NA-10.9 | COST BUREN > 50% IN 2016 AND 2020, OWNER-OCCUPIED



Source: U.S. HUD CHAS Data, 2016 – 2020

Figure NA-10.10 and **Figure NA-10.11** show areas of the City, by Census Tract, where high concentrations of households are cost-burdened. Neighborhoods with the most cost-burdened, renter-occupied households are found west of State Street, in the south of the City, and near the University of Utah.

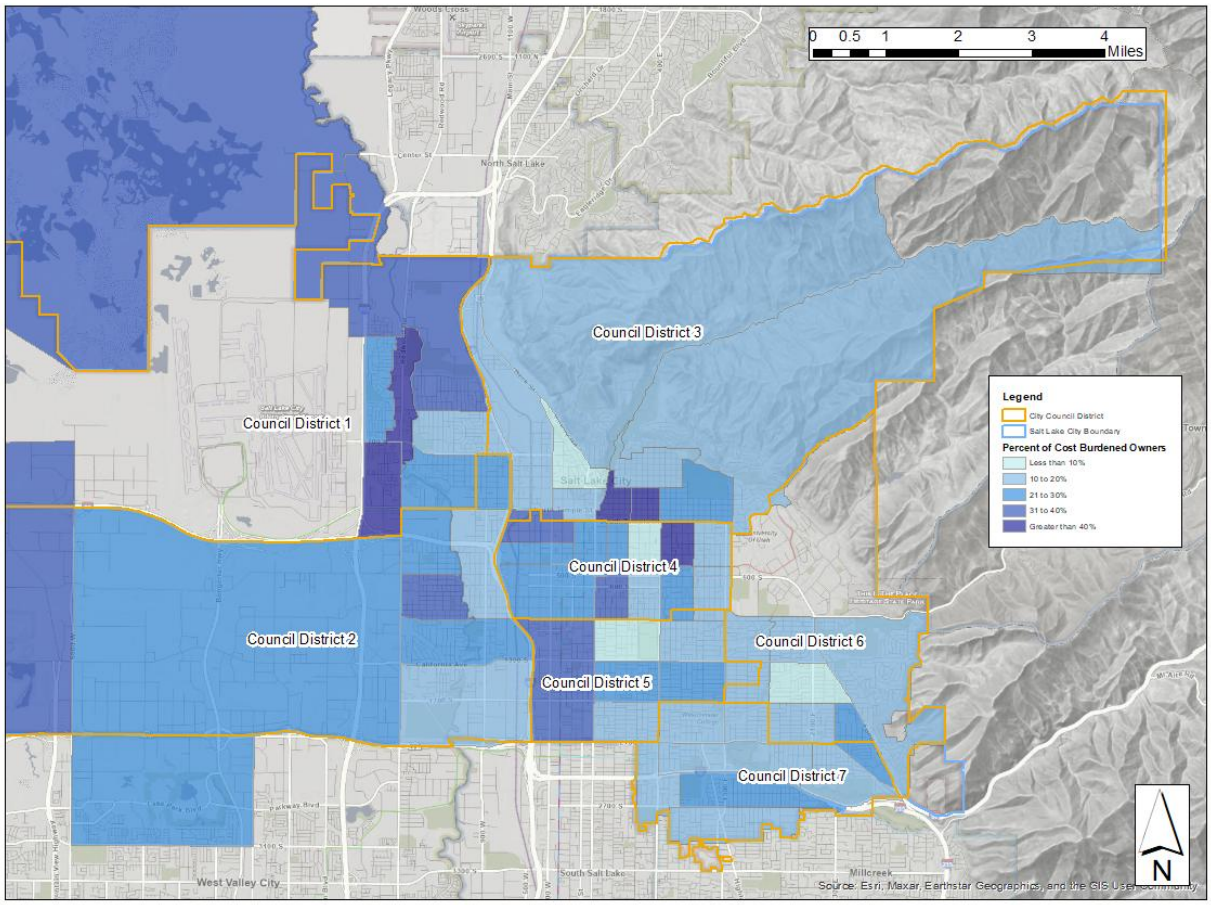
FIGURE NA-10.10 | PERCENT OF RENTERS IN CENSUS TRACTS THAT AE COST- BURDENED



Source: U.S. Census Bureau 2017-2021 ACS

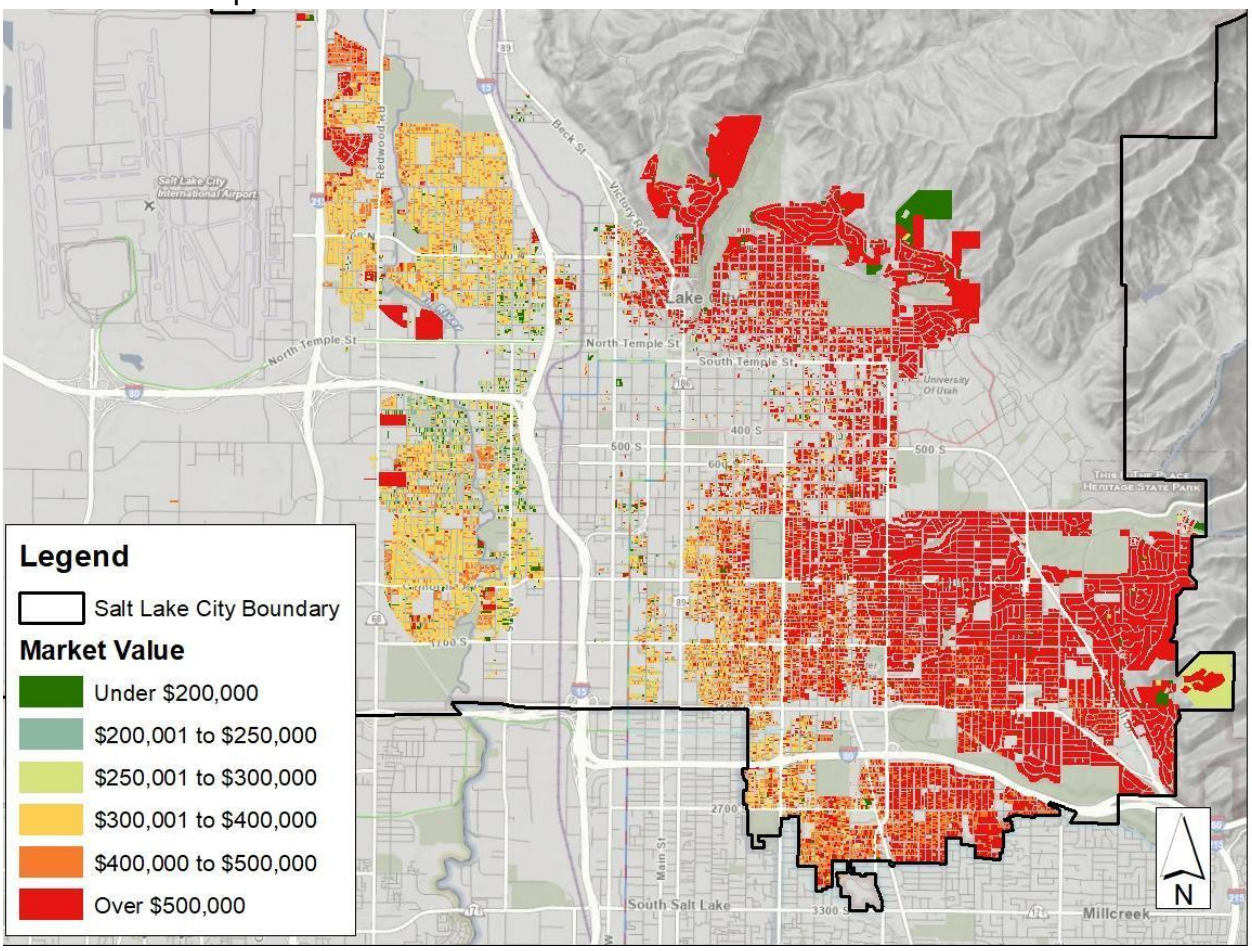
Many homeowners experiencing cost burdens are located west of I-15 and in the southern and central parts of the City as well.

FIGURE NA-10.11 | PERCENT OF HOMEOWNERS IN CENSUS TRACTS THAT AE COST- BURDENED



Source: U.S. Census Bureau 2017-2021 ACS

FIGURE NA-10.12 | MARKET VALUE OF SINGLE-FAMILY HOMES IN SALT LAKE CITY



Source: Salt Lake County Assessor's Database, 2023

Table NA-10.7 shows the number of overcrowded households, having more than one person per room. Overcrowded households are displayed by HAMFI and household type. In total, 2,675 households experience overcrowding in Salt Lake City according to the 2016-2020 CHAS (Comprehensive Housing Affordability Strategy) data.

TABLE NA-10.7 | CROWDING

	Renters					Owners				
Household Type	**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 Household	425	575	355	105	**1,460**	45	50	145	45	**285**
Multiple, Unrelated Family Household	160	110	85	35	**390**	75	30	60	-	**165**
Other, Non-Family Household	175	125	20	30	**350**	25	-	-	-	**25**
Total	**760**	**810**	**460**	**170**	**2,200**	**145**	**80**	**205**	**45**	**475**

Source: U.S. HUD CHAS Data 2016 – 2020

Table NA-10.8 shows the number of households with one or more children under the age of 6 present in the home. Households with children tend to incur higher expenses for basic goods and services due to added needs such as childcare, larger housing, and increased food consumption. According to the White House Council of Economic Advisers, families with young children often allocate a substantial portion of their income to these areas, with childcare alone frequently consuming over 10% of household income. Moreover, research by the U.S. Department of Health and Human Services highlights that many families exceed this threshold, particularly in regions with higher living costs, further emphasizing the economic challenges faced by households with children.

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	1,190	1,025	1,275	350	**3,840**	340	665	640	3,120	**4,765**

Source: U.S. HUD CHAS Data 2016 – 2020

Describe the Number and Type of Single-person Households in Need of Housing Assistance. According to the U.S. Census Bureau 2018-2022 ACS 5-Year Estimates, the number of single-person households in Salt Lake City has risen since 2018 from 27,838 (35.6% of households in Salt Lake City) to 33,153 in 2022 (38.8% of the total households). In 2022, 11,539 heads of household were between 15 and 34 and made up a considerable proportion of the City's young professional and student population.

Table NA-10.9 lists median household incomes by household type.

TABLE NA-10.9 | HOUSEHOLD INCOME BY HOUSEHOLD TYPE

Household Type	Number of Households	Median Household Income
Female householder, living alone	15,560	$37,303
Male householder, living alone	17,593	$49,025

Source: U.S. Census Bureau 2018-2022 ACS 5-Year Estimates

The median household incomes of single-person households are drastically lower than the overall City median household income of $76,721. 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.

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

Domestic Violence

In Utah, one in three women will face sexual violence, physical violence, or stalking by an intimate partner at some point in their lives. Over a four-year period, 2019-2022, Salt Lake County had more DV cases than any other county in Utah, ranging from 5,270 to 7,134 cases.

South Valley Services and the Young Women's Christian Association (YWCA) support survivors of domestic violence in Salt Lake City by offering emergency shelter, rapid rehousing, and transitional housing programs. Together, these two organizations operate four shelters with a total capacity of 442 beds within Salt Lake County. According to the 2023 Domestic Violence Counts Report, there were 159 unmet requests for services in Utah, with approximately 38% of these for emergency shelter, hotels, motels, transitional housing, and other housing. This contrast underscores the urgent need for additional resources and support to meet the housing and service needs of those experiencing domestic violence. Recognizing these challenges, Salt Lake City is committed to understanding and addressing the needs of those experiencing domestic violence.".

The YWCA – Women in Jeopardy Shelter is Salt Lake City's primary resource for survivors of domestic violence seeking emergency shelter services. Emergency and extended shelter facilities are available twenty-four hours a day in a 166-bed facility for women and children fleeing unsafe situations. In addition, the Salt Lake City Housing Authority collaborates with the YWCA Kathleen Robison Huntsman Apartments, providing transitional housing for up to 156 women and dependent children for up to 2 years.

The YWCA Salt Lake Area Family Justice Center offers free and confidential services to survivors of domestic violence, sexual assault, stalking, and elder abuse, connecting them with essential co-located and community partners. Additionally, the Rape Recovery Center provides 24-hour crisis intervention, short-term case management, emotional support, therapy, and referrals to sexual assault survivors, their families, and their friends in 150 languages. Through these services, the center empowers those victimized by sexual violence through advocacy, crisis intervention, and therapy, and educates the community about the cause, impact, and prevention of sexual violence.

Within Salt Lake County, South Valley Services (SVS) Emergency Shelter, known as the Sanctuary, offers 56 beds and 13 rooms, where each survivor and their family members are provided with a private bedroom and bathroom, along with communal areas such as living rooms, laundry rooms, kitchens, and playgrounds. During the 2022-2023 program year, SVS sheltered over 443 clients for 14,160 bed nights within Salt Lake County.

SVS also operates the Children's Learning Center, a 24-hour-a-day center that provides more than childcare, allowing children to receive therapy, critical support advancing their individual needs, and weekly support groups, just as their parents do, to heal. The center provided 2,400 hours of service to 233 children during the 2022-2023 program year. Additionally, SVS provided 1,557 hours of therapy to 450 clients, helping both parents and children heal from domestic violence. Finally, SVS operates a Community Resource Center, providing necessary services like case management and support advancing the needs of survivors who do not need emergency shelter. The Community Resource Center provided 1,848 hours of case management to 705 clients and taught over 204 events, reaching 5,305 people during the 2022-2023 program year.

Persons with Physical and Mental Impairments

The 2018-2022 American Community Survey, 5-Year Estimates indicates that 23,320 residents, or 11.6% of the City's population, are living with a physical or mental impairment. The City's elderly population is most affected by physical and mental impairment with 25.6% of residents over the age of 65 experiencing at least one impairment. The data also show that 49.1% of residents who are 75 years old and older are experiencing at least one impairment. The most common physical impairment among the elderly is ambulatory difficulty which is defined by the Census Bureau as "having serious difficulty walking or climbing stairs."

Salt Lake City collaborates with partners that provide services for persons with physical or mental impairments, including, but not limited to, Alliance House, Disability Law Center, Aging Services, ASSIST, and others.

What are the most common housing problems?

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

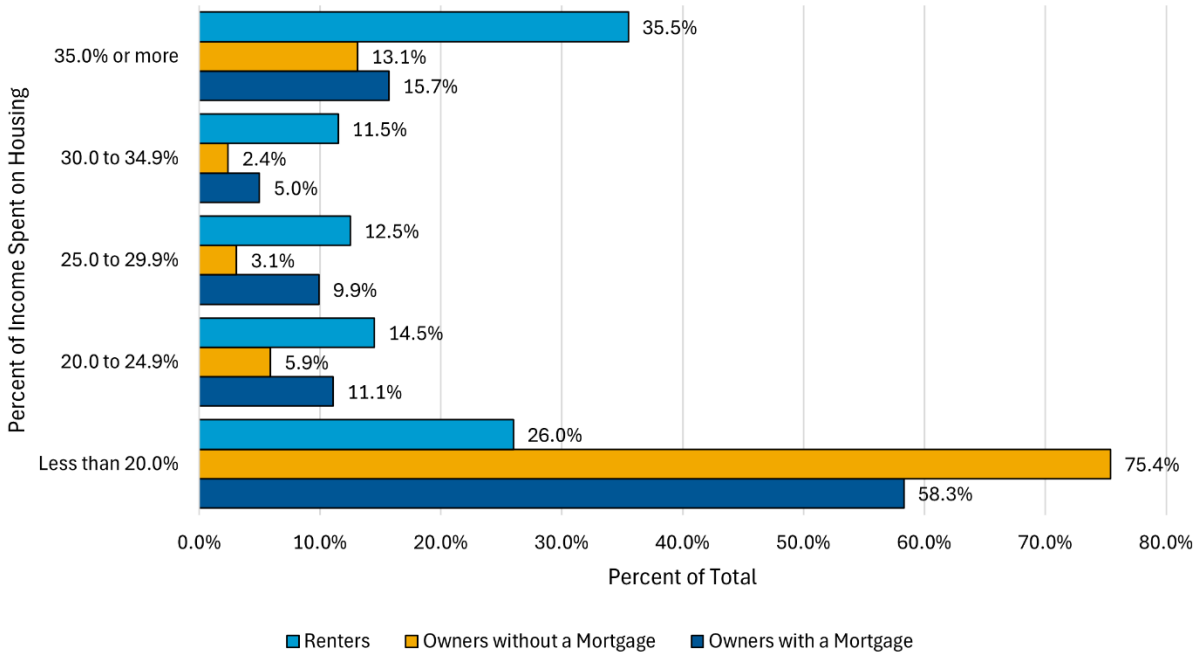
- Housing Problems
    - Household lacks complete kitchen facilities;
    - Household lacks complete plumbing facilities;
    - Household is overcrowded, with more than one person per room; or

- 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; or
- Household is severely cost-burdened by paying 50% or more of monthly income on housing costs.

As reported in the 2020-2024 Consolidated Plan, the most common housing problem in Salt Lake City is still cost-burden, which is most prevalent among low-income renters.

According to the 2018-2022 American Community Survey 5-Year Estimates, 47% of renters are cost-burdened, which is an increase from the 45% of renters reported in the 2014-2018 ACS 5-Year Estimate. Among homeowners, 20.7% of owners with a mortgage and 15.5% of owners without a mortgage were cost-burdened.

FIGURE NA-10.13 | PERCENT OF INCOME SPENT ON HOUSING BY TENURE



Source: U.S. Census Bureau 2018-2022 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). As a result of spending 30% or more of their monthly income, households within this income range have limited resources for other essentials, including food, healthcare, childcare, and transportation. Housing problems also impact households in the 50 to 80% AMI income group, elderly households, and single-parent households, according to the 2016-2020 HUD CHAS data.

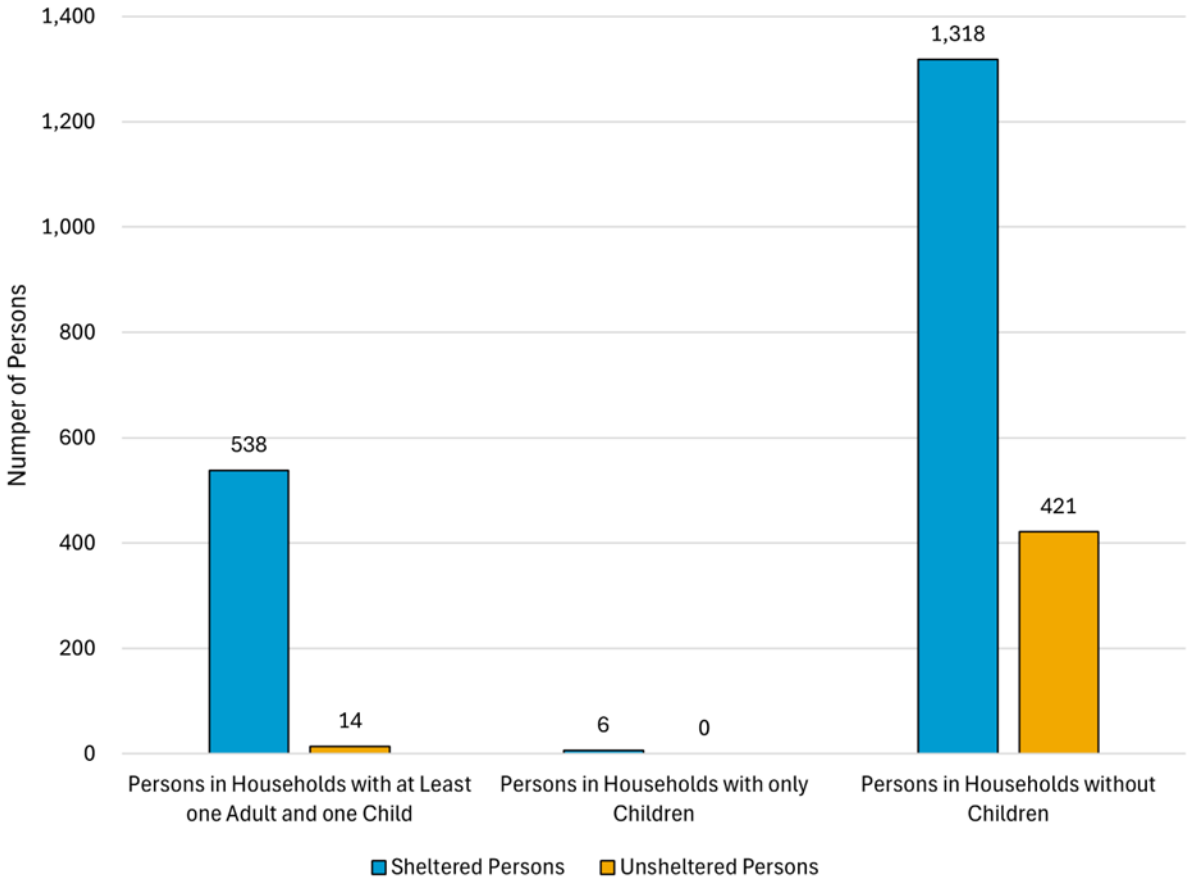
Many Utah residents face added concerns over rising healthcare costs. A 2023 survey of 1,300 Utah adults found that 69% faced at least one healthcare affordability burden in the past year and 86% worry about affording healthcare in the future. Additionally, between 2011 and 2021, Utah workers experienced an almost eight percentage point increase in their contributions to their overall insurance premium. When families spend a significant portion of their income on housing, they have less available for other essentials, which can lead to difficult trade-offs. Additionally, high housing costs can consume household incomes, leaving limited funds for savings, education, and other necessities.

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.

Households at the highest risk of homelessness are specifically households between at 0-30% HAMFI or households that currently reside in overcrowded housing. According to 2016-2020 CHAS data, 14,195 households are between 0-30% HAMFI and 2,540 households experience either overcrowding or severe overcrowding.

Families exiting homelessness represent a critical population in Salt Lake County. As shown in **Figure NA 10-14**, while adult-only households account for the largest group experiencing homelessness during the 2023 Point-In-Time Count (1,739 individuals, both sheltered and unsheltered), a substantial number of households with children also face homelessness. This includes 558 individuals in households with children (of which 6 are in child-only households).

FIGURE NA-10.14 | HOMELESSNESS BY CATEGORY



Source: 2023 Salt Lake County Point-in-Time

A total of 162 households are experiencing homelessness in Salt Lake County, with 50 of those households currently in transitional shelter, a decrease of 8% from 2018. The number of unaccompanied children experiencing homelessness tripled, from two to six, over the same period.

Support services for those experiencing homelessness, or transitioning out of homelessness, are cited as important homeless service investments, according to Utah's Plan to Address Homelessness. 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 a lack of sufficient support for counseling, job training and guidance, and assistance with behavioral health issues. This Plan recognizes a critical need in this area and proposes strategies to strengthen support for defenseless 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.

HUD has established three categories for an individual or family to be considered susceptible to homelessness.

Category 1: Being Susceptible to Homelessness is defined as an individual or family who:

1. Has an annual income below 30% of Median Family Income (MFI) for the area, as determined by HUD;
2. Does not have sufficient resources or support networks, (e.g., family, friends, faith-based or other social networks), immediately available to prevent them from moving to an emergency shelter or another place described in paragraph (1) of the "homeless" definition in this section; and
3. Meets one of the following conditions:
    1. Has moved because of economic reasons two or more times during the 60 days immediately preceding the application for homelessness prevention assistance;
    2. Is living in the home of another because of economic hardship;
    3. Has been notified in writing that their right to occupy their current housing or living situation will be terminated within 21 days after the date of application for assistance;
    4. Lives in a hotel or motel and the cost of the hotel or motel stay is not paid by charitable organizations or by Federal, State, or local government programs for low-income individuals;
    5. Lives in a single-room occupancy 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 1.5 persons reside per room, as defined by the U.S. Census Bureau;
    6. Is exiting a publicly funded institution, or system of care (such as a health-care facility, a psychological or psychiatric facility, foster care or other youth facility, or correction program or institution); or
    7. 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.

Category 2: Being Susceptible to Homelessness is defined as:

"A child or youth who does not qualify as "homeless" under this section, but qualifies as "homeless" under Section 387(3) of the Runaway and Homeless Youth Act (42 U.S.C. 5732a(3)), Section 637(11) of the Head Start Act (42 U.S.C. 9832(11)), Section 41403(6) of the Violence Against Women Act of 1994 (42 U.S.C. 14043e– 2(6)), Section 330(h)(5)(A) of the Public Health Service Act (42 U.S.C. 254b(h)(5)(A)),

Section 3(m) of the Food and Nutrition Act of 2008 (7 U.S.C. 2012(m)), or Section 17(b)(15) of the Child Nutrition Act of 1966 (42 U.S.C. 1786(b)(15))."

Category 3: Being Susceptible to Homelessness is defined as:

A child or youth who does not qualify as "homeless" under this section, but qualifies as "homeless" under Section 725(2) of the McKinney- Vento Homeless Assistance Act (42 U.S.C. 11434a(2)), and the parent(s) or guardian(s) of that child or youth if living with her or him.

Estimates are calculated using the HAMFI and housing problems data provided through HUD's 2016-2020 dataset, in addition to 2023 Point-in-Time Counts, and U.S. Census Bureau 2018-2022 ACS 5-Year Estimate data.

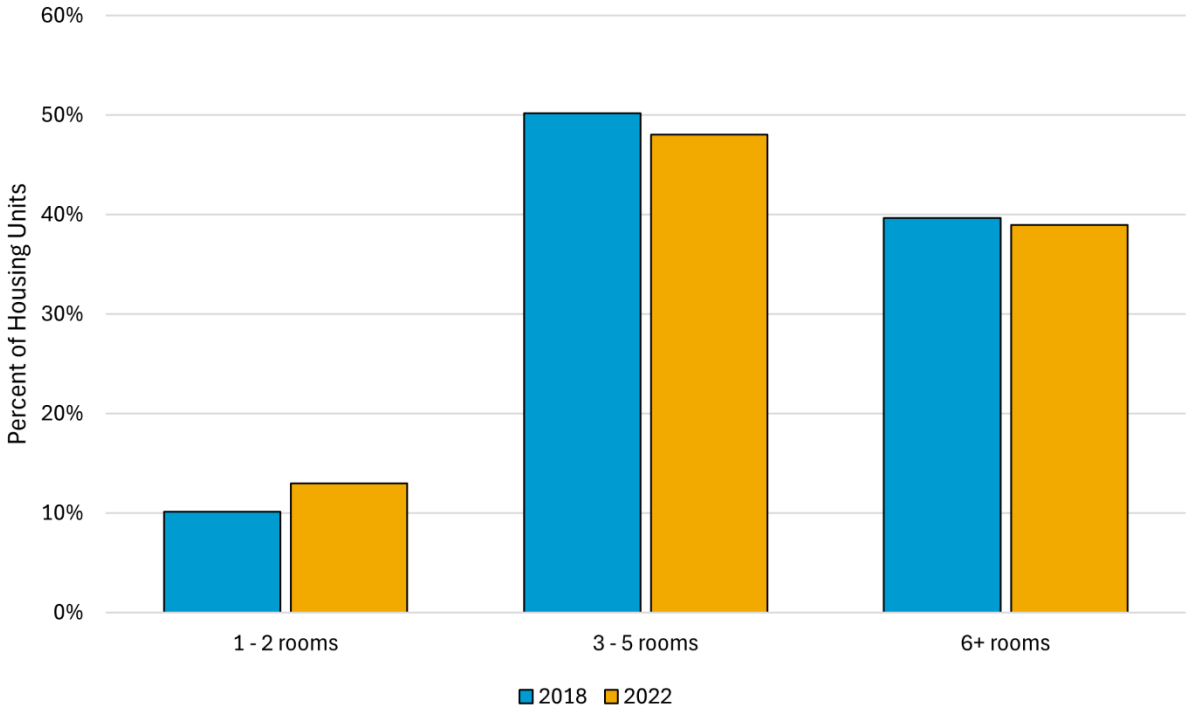
Specify Particular Housing Characteristics That Have Been Linked with Instability and an Increased Risk of Homelessness

Research from the Pew Trusts indicates a positive correlation between housing costs and homelessness. With increasing housing costs in the City, particularly among households that are cost-burdened, the City may see an increasing risk of homelessness.

Discussion

Based on HUD 2016-2020 CHAS data, the most prevalent housing problem in Salt Lake City is households experiencing cost-burden – especially for those who make less than 50% of HAMFI. Since 2018, the City has seen a shift to smaller housing units (i.e., fewer bedrooms). This may be due in part to the prevalence of single-person households, the large percent of the population between the ages of 20-39, and smaller household sizes. As shown in **Figure NA-10.15**, the proportion of housing units with one or two rooms increased by 2.9 percentage points from 2018 to 2022.

FIGURE NA-10.15 | HOUSING UNITS BY NUMBER OF ROOMS



Source: U.S. Census Bureau, 2014-2018 ACS 5-Year Estimates, 2018-2022 ACS 5-Year Estimates

Despite this shift, there is still a need for all housing types in the City, both for renters and homeowners.

Overcrowding may also be exacerbated by the shift towards smaller housing units. For example, smaller rental units (0-2 bedrooms) have a median rent of $1,235 compared to $1,867 for rental units with three or more bedrooms. Larger families may have little choice other than to occupy smaller units.

The City has opportunities to preserve or create affordable housing stock by rehabilitating older or substandard units. As shown in **Section MA-20**, over 41,190 housing units, or 50.4% of all units (both renter- and owner-occupied), were built prior to 1960 and may be candidates for rehabilitation. Additionally, 51 vacant or secure buildings could also be prime targets for rehabilitation efforts.

Cost-burdens may lead to cost constraints in other essential areas – most critically food and healthcare, as less disposable income is available for spending in other areas.
Through the efforts of the Housing Stability Division, the City's Community Reinvestment Agency, and community partners, the city aims 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. The goal of these efforts is to reduce the incidence of overcrowding and cost burden.

NA-15 Disproportionately Greater Need: Housing Problems | 24 CFR 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 key demographics compared to level of need. 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, 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.

The following tables present the breakdown of housing problems by race, along with comparisons between the most recent data, and the prior Consolidated Plan data. Data for four separate income categories are presented:

- 0 to 30% of HAMFI
- 30 to 50% of HAMFI
- 50 to 80% of HAMFI
- 80 to 100% of HAMFI

TABLE NA-15.1 | HOUSING PROBLEMS: 0%- 30% OF HUD AREA MEDIAN FAMILY INCOME

Ethnicity	Has one or more of four housing problems	Has none of the four housing problems*	Share of household with one or more of the four housing problems
White	7,035	2,120	77%
Black/African American	565	204	73%
Asian	445	165	73%
American Indian, Alaska Native	105	100	51%
Pacific Islander	70	40	64%
Hispanic	2,375	535	82%
Total	**10,595**	**3,164**	**77%**
*CHAS data now combines households having no/negative income with households having none of the four housing problems			

Source: U.S. HUD CHAS Data 2016 – 2020

TABLE NA-15.2 | HOUSING PROBLEMS: 0%- 30% OF HUD AREA MEDIAN FAMILY INCOME, 2016-2020

HAMFI is defined as HUD Area Median Family Income	2016		2020	
	Number of Households	Percentage	Number of Households	Percentage
Share of Households with one or more of the four housing problems	10,235	74%	10,595	77%

Source: U.S. HUD CHAS Data 2012-2016 & 2016 - 2020

The number of households experiencing one or more housing problems in the 0 to 30% of HAMFI income category has increased by three percentage points since the 2020-2024 Consolidated Plan.

TABLE NA-15.3 | HOUSING PROBLEMS: 30%-50% OF HUD AREA MEDIAN FAMILY INCOME

Ethnicity	Has one or more of four housing problems	Has none of the four housing problems*	Share of household with one or more of the four housing problems
White	4,545	1,990	70%
Black/African American	150	145	51%
Asian	330	160	67%
American Indian, Alaska Native	95	10	90%
Pacific Islander	210	10	95%
Hispanic	2,170	555	80%
Total	**7,500**	**2,870**	**72%**
*CHAS data now combines households having no/negative income with households having none of the four housing problems			

Source: U.S. HUD CHAS Data 2016 – 2020

TABLE NA-15.4 | HOUSING PROBLEMS: 30% - 50% OF HUD AREA MEDIAN FAMILY INCOME, 2016 AND 2020

	2016		2020	
	Number of Households	Percentage	Number of Households	Percentage
Share of Households with one or more of the four housing problems	8,140	71%	7,500	72%

Source: U.S. HUD CHAS Data 2012-2016 & 2016 - 2020

Although the percentage of households in the 30 to 50% of HAMFI income category experiencing one or more housing problems has increased by one percentage point, the overall number of households experiencing a problem has decreased because the proportion of households within this income category has decreased since 2016.

TABLE NA-15.5 | HOUSING PROBLEMS: 50% - 80% OF HUD AREA MEDIAN FAMILY INCOME

Ethnicity	Has one or more of four housing problems	Has none of the four housing problems*	Share of household with one or more of the four housing problems
White	3,825	6,275	38%
Black/African American	105	205	34%
Asian	125	360	26%
American Indian, Alaska Native	20	80	20%
Pacific Islander	30	145	17%
Hispanic	1,000	1,885	35%
Total	**5,105**	**8,950**	**36%**
*CHAS data now combines households having no/negative income with households having none of the four housing problems			

Source: U.S. HUD CHAS Data 2016 – 2020

TABLE NA-15.6 | HOUSING PROBLEMS: 50% - 80% OF HUD AREA MEDIAN FAMILY INCOME, 2016 AND 2020

	2016		2020	
	Number of Households	Percentage	Number of Households	Percentage
Share of Households with one or more of the four housing problems	4,950	38%	5,105	36%

Source: U.S. HUD CHAS Data 2012-2016 & 2016 – 2020

The number of households in the 50 to 80% of HAMFI income category that are experiencing one or more housing problems has increased, but the percentage of households has decreased because the number of households in this income category has proportionally increased.

TABLE NA-15.7 | HOUSING PROBLEMS: 80% - 100% OF HUD AREA MEDIAN FAMILY INCOME

Ethnicity	Has one or more of four housing problems	Has none of the four housing problems*	Share of household with one or more of the four housing problems
White	905	5,850	13%
Black/African American	10	175	5%
Asian	65	250	21%
American Indian, Alaska Native	25	100	20%
Pacific Islander	55	115	32%
Hispanic	130	1,240	9%
Total	**1,190**	**7,730**	**13%**
*CHAS data now combines households having no/negative income with households having none of the four housing problems			

Source: U.S. HUD CHAS Data 2016 – 2020

TABLE NA-15.8 | HOUSING PROBLEMS: 80% - 100% OF HUD AREA MEDIAN FAMILY INCOME, 2016 AND 2020

	2016		2020	
	Number of Households	Percentage	Number of Households	Percentage
Share of Households with one or more of the four housing problems	1,405	20%	1,190	13%

Source: U.S. HUD CHAS Data 2012-2016 & 2016 – 2020

The 80 to 100% of HAMFI income category experienced a decrease in the number and percentage of households experiencing one or more housing problems.

Discussion

The 2016-2020 CHAS data shown in **Tables NA-15.1** to **NA-15.8** contain a total sample size of 47,104 households. Of that sample, 23,390 households, or 51.8%, reported having one or more housing problems. This is an overall decrease of 2.7 percentage points from the 2020-2024 Consolidated Plan.

To align with enhanced disclosure avoidance protections enforced by the Census Bureau, HUD combined "households having no/negative income" with "households having none of the four housing problems." For this reason, this report cannot separate out the households reported to have no/negative income by ethnicity.

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 may be small, thereby producing unreliable results.

- **0-30% HAMFI**: This income category consists of 13,759 households, comprising 29.2% of the total households. 77% of these households reported one or more housing problems, representing 43.4% of all households with one or more housing problems. Within this category, Hispanics show the highest disproportionate need with 82% of households reporting one or more housing problems.

- **30-50% HAMFI**: This income category consists of 10,370 households, comprising 22% of the total households. 72% of these households reported one or more housing problems, representing 30.8% of all households with one or more housing problems. Within this category, Pacific Islanders show the highest disproportionate need with 95% of households reporting one or more housing problems. American Indian or Alaska Natives also experience a disproportionately higher need with 90% of households experiencing a housing problem.

- **50-80% HAMFI**: This income category consists of 14,055 households, comprising 29.8% of the total households. 36% of these households reported one or more housing problems, representing 20.9% of all households with one or more housing problems. Within this category, White households show the highest disproportionate need with 38% of households reporting one or more housing problems. Hispanics and African Americans also experience disproportionately higher needs with 35 and 34% of households experiencing a housing problem, respectively.

- **80-100% HAMFI**: This income category consists of 8,920 households, comprising 18.9% of the total households. 13% of these households reported one or more housing problems,

representing 4.9% of all households with one or more housing problems. Within this category, Pacific Islanders show the highest disproportionate need with 32% of households reporting one or more housing problems.

NA-20 Disproportionately Greater Need: Severe Housing Problems | 24 CFR 91.205 (b)(2)

Introduction

This section provides an assessment of severe housing problems by key demographics as compared to the 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

The following tables present the breakdown of housing problems by race, along with comparisons between the most recent data, and the prior Consolidated Plan data. Data for four separate income categories are presented:

- 0 to 30% of HAMFI
- 30 to 50% of HAMFI
- 50 to 80% of HAMFI
- 80 to 100% of HAMF

TABLE NA-20.1 | HOUSING PROBLEMS: 0%- 30% OF HUD AREA MEDIAN FAMILY INCOME

Ethnicity	Has one or more of four housing problems	Has none of the four housing problems*	Share of household with one or more of the four housing problems
White	5,890	3,270	64%
Black/African American	550	219	72%
Asian	435	170	72%
American Indian, Alaska Native	95	110	46%
Pacific Islander	50	55	48%
Hispanic	1,790	1,120	62%
Total	**8,810**	**4,944**	**64%**
*CHAS data now combines households having no/negative income with households having none of the four housing problems			

Source: U.S. HUD CHAS Data 2016 – 2020

TABLE NA-20.2 | HOUSING PROBLEMS: 0%- 30% OF HUD AREA MEDIAN FAMILY INCOME, 2016-2020

	2016		2020	
	Number of Households	Percentage	Number of Households	Percentage
Share of Households with one or more of the four housing problems	8,260	60%	8,810	64%

Source: U.S. HUD CHAS Data 2012-2016 & 2016 - 2020

The number of households experiencing one or more severe housing problems in the 0 to 30% of HAMFI income category has increased by four percentage points since the 2020-2024 Consolidated Plan.

TABLE NA-20.3 | HOUSING PROBLEMS: 30%-50% OF HUD AREA MEDIAN FAMILY INCOME

Ethnicity	Has one or more of four housing problems	Has none of the four housing problems*	Share of household with one or more of the four housing problems
White	1,955	4,580	30%
Black/African American	35	255	12%
Asian	200	285	41%
American Indian, Alaska Native	65	40	62%
Pacific Islander	200	25	89%
Hispanic	925	1,800	34%
Total	**3,380**	**6,985**	**33%**
*CHAS data now combines households having no/negative income with households having none of the four housing problems			

Source: U.S. HUD CHAS Data 2016 – 2020

TABLE NA-20.4 | HOUSING PROBLEMS: 30% - 50% OF HUD AREA MEDIAN FAMILY INCOME, 2016 AND 2020

	2016		2020	
	Number of Households	Percentage	Number of Households	Percentage
Share of Households with one or more of the four housing problems	3,120	27%	3,380	33%

Source: U.S. HUD CHAS Data 2012-2016 & 2016 - 2020

The number of households experiencing one or more severe housing problems in in the 30 to 50% of HAMFI category has increased by six percentage points since the 2020-2024 Consolidated Plan

TABLE NA-20.5 | HOUSING PROBLEMS: 50% - 80% OF HUD AREA MEDIAN FAMILY INCOME

Ethnicity	Has one or more of four housing problems	Has none of the four housing problems*	Share of household with one or more of the four housing problems
White	755	9,345	7%
Black/African American	40	270	13%
Asian	54	425	11%
American Indian, Alaska Native	20	80	20%
Pacific Islander	30	145	17%
Hispanic	345	2,540	12%
Total	**1,244**	**12,805**	**9%**
*CHAS data now combines households having no/negative income with households having none of the four housing problems			

Source: U.S. HUD CHAS Data 2016 – 2020

TABLE NA-20.6 | HOUSING PROBLEMS: 50% - 80% OF HUD AREA MEDIAN FAMILY INCOME, 2016 AND 2020

	2016		2020	
	Number of Households	Percentage	Number of Households	Percentage
Share of Households with one or more of the four housing problems	1,350	10%	1,244	9%

Source: U.S. HUD CHAS Data 2012-2016 & 2016 – 2020

The 50 to 80% of HAMFI income category experienced a decrease in the percentage of households experiencing one or more housing problems.

TABLE NA-20.7 | HOUSING PROBLEMS: 80% - 100% OF HUD AREA MEDIAN FAMILY INCOME

Ethnicity	Has one or more of four housing problems	Has none of the four housing problems*	Share of household with one or more of the four housing problems
White	190	6,560	3%
Black/African American	0	180	0%
Asian	50	270	16%
American Indian, Alaska Native	0	125	0%
Pacific Islander	55	115	32%
Hispanic	35	1,340	3%
Total	**330**	**8,590**	**4%**
*CHAS data now combines households having no/negative income with households having none of the four housing problems			

Source: U.S. HUD CHAS Data 2016 – 2020

TABLE NA-20.8 | HOUSING PROBLEMS: 80% - 100% OF HUD AREA MEDIAN FAMILY INCOME, 2016 AND 2020

	2016		2020	
	Number of Households	Percentage	Number of Households	Percentage
Share of Households with one or more of the four housing problems	465	7%	330	4%

Source: U.S. HUD CHAS Data 2012-2016 & 2016 – 2020

The 80 to 100% of HAMFI income category experienced a decrease in the percentage of households experiencing one or more housing problems.

Discussion

The 2016-2020 CHAS data shown in **Tables NA-20.1** through **NA-20.8** contain a total sample size of 47,088 households. Of that sample, 13,764 households, or 29.2%, reported having one or more severe housing problems. This is a slight increase of 0.1 percentage points from the 2020-2024 Consolidated Plan.

To align with enhanced disclosure avoidance protections enforced by the Census Bureau, HUD combined "households having no/negative income" with "households having none of the four housing problems." For this reason, this report cannot separate out the households reported to have no/negative income by the subcategories listed in the leftmost column of tables NA-20.5 and NA-20.7.

The following points summarize the analysis of housing problems by income level for each of the income level groups. Note that the sample size for certain ethnic groups may be small, thereby producing unreliable results.

- **0-30% HAMFI**: This income category includes 13,754 households, comprising 29.2% of the total households. 64% of these households reported one or more housing problems, representing 64% of all households with one or more housing problems. Within this category, Asians and African Americans show the highest disproportionate need with 72% of households in both ethnic groups reporting one or more housing problems.

- **30-50% HAMFI**: This income category includes 10,365 households, comprising 22% of the total households. 33% of these households reported one or more housing problems, representing 24.6% of all households with one or more housing problems. Within this category, Pacific Islanders show the highest disproportionate need with 89% of households reporting one or more housing problems. Other groups showing a higher disproportionate need are Asian (41%) and American Indian, Alaska Native (62%).

- **50-80% HAMFI**: This income category includes 14,049 households, comprising 29.8% of the total households. 9% of these households reported one or more housing problems, representing 9% of all households with one or more housing problems. Within this category, American Indian or Alaska Natives show the highest disproportionate need with 20% of households reporting one or more housing problems. Pacific Islanders also experience high disproportionate needs with 17% of households experiencing a housing problem.

- **80-100% HAMFI**: This income category includes 8,920 households, comprising 18.9% of the total households. 4% of these households reported one or more housing problems, representing 2.4% of all households with one or more housing problems. Within this category, Pacific Islanders show the highest disproportionate need with 32% of households reporting one or more housing problems.

NA-25 Disproportionately Greater Need: Housing Cost Burdens |24 CFR 91.205 (b)(2)

Introduction

This section assesses housing cost burdens by key demographics, as shown in the leftmost column below, comparing the level of need across different groups.

HUD defines "disproportionately greater need" as occurring when the percentage of persons with a particular need in a specific racial or ethnic group exceeds that of the total population by at least 10 percentage points.

Table NA-25.1 shows the number of cost-burdened households by race and ethnicity. The data are 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 | HOUSINGCOST BURDEN BY RACE AND ETHNICITY (PERCENT OF INCOME SPEND ON HOUSING)

Ethnicity	0% - 30%		30% - 50%		>50%		No/Negative Income (Not Computed
	Number	Share of Total	Number	Share of Total	Number	Share of Total	
White	42,240	71%	9,050	15%	7,825	13%	750
Black/African American	930	52%	200	11%	625	35%	39
Asian	2,500	71%	380	11%	520	15%	120
American Indian, Alaska Native	505	74%	130	19%	45	7%	0
Pacific Islander	715	85%	50	6%	75	9%	0
Hispanic	7,380	58%	2,840	22%	2,255	18%	330
Other, non-Hispanic	1,255	58%	540	25%	295	14%	84
Total	**55,525**	**68%**	**13,190**	**16%**	**11,640**	**14%**	**1,323**

Source: U.S. HUD CHAS Data 2016 – 2020

Discussion

As in the 2020-2024 Consolidated Plan, cost burden remains the most prevalent housing issue in Salt Lake City. In the 81,678-household sample, 30.4% of all households are cost-burdened (spending

30% or more of monthly income on housing). While this represents a decline from the prior plan, African American households (46.0%) and Hispanic households (39.8%) remain the most affected. The CHAS data further show that 38.4% of households categorized as Other, non-Hispanic are cost-burdened. A significant difference exists between renter-occupied and owner-occupied households: 41.4% of renter-occupied households are cost-burdened, compared to just 18.7% of owner-occupied households.

NA-30 Disproportionately Greater Need: Discussion |24 CFR 91.205 (b)(2)

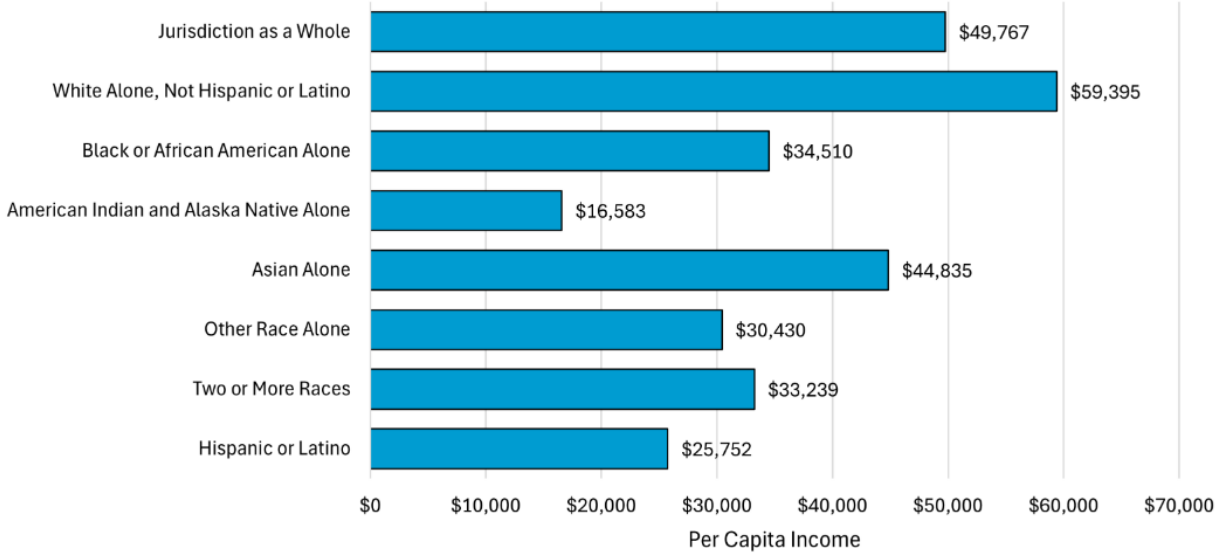
Are There Any Income Categories in Which a Racial or Ethnic Group Has Disproportionately Greater Need Than the Needs of That Income Category as a Whole?

According to 2016-2020 CHAS data, the following racial and ethnic groups experience disproportionately greater housing needs:

- Black or African Americans
- American Indians or Alaska Natives
- Pacific Islanders
- Hispanics

Salt Lake City has assessed disproportionate needs across racial, ethnic, and household compositions. Generally, low-income households—disproportionately composed of racial and ethnic minorities—face greater 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: US Census Bureau ACS 5 – Year Estimates 2018 - 2022

Racial and ethnic minority groups with disproportionately greater housing needs also tend to have lower per capita incomes compared to other groups

Census data indicate that 12.6% of Salt Lake City's White, non-Hispanic population lives below the poverty line, compared to 15.5% of Hispanics, 17.5% of American Indians and Alaska Natives, and 28.9% of Black or African Americans. The median age of the City's White, non-Hispanic population is 33.9 while the median age of the Hispanic population is 28.3.

If They Have Any Needs Not Identified Above, What Are Those Needs?

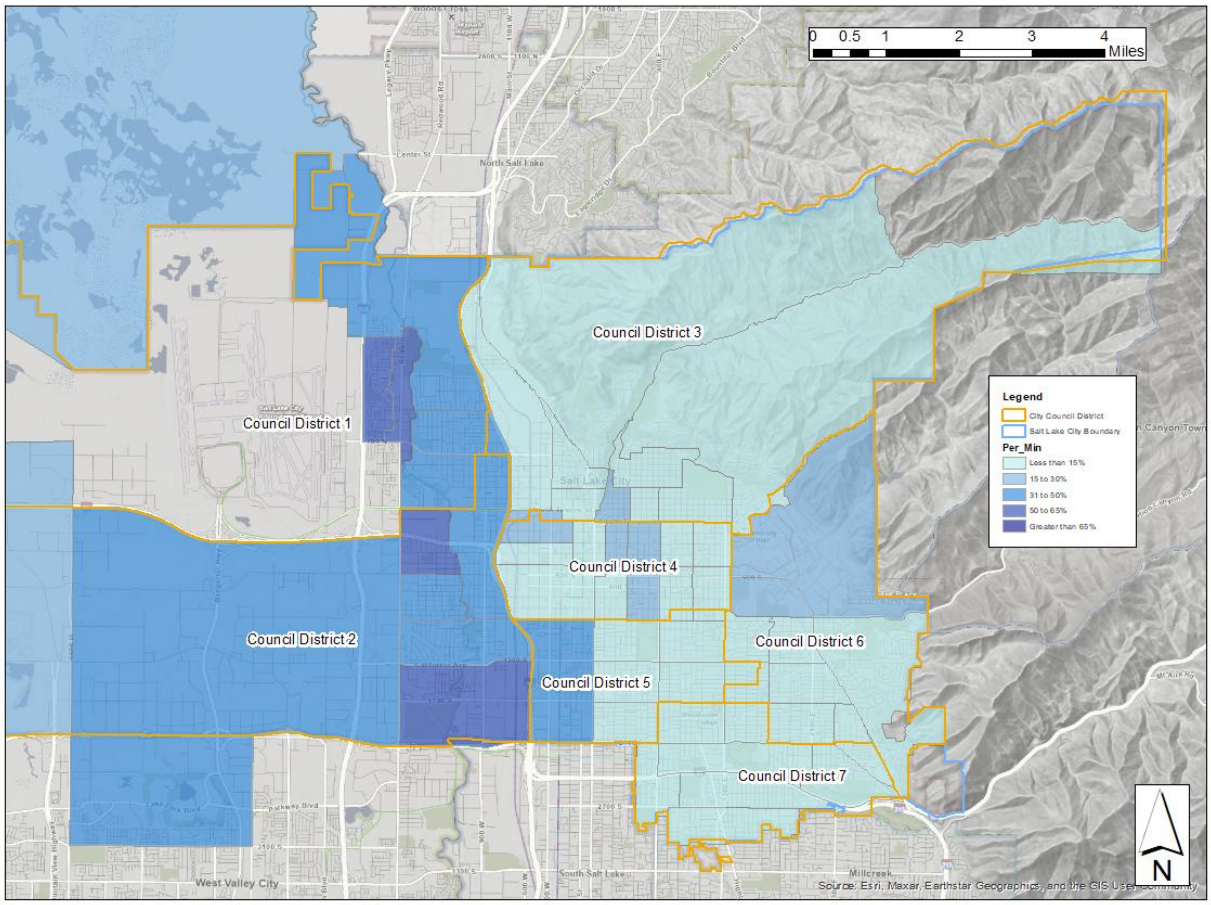
The City has opportunities to address housing challenges, especially for minority populations in concentrated poverty areas. Minorities face housing impediments on several fronts, including limited housing stock for large families, an elevated risk of unfair lending practices, and an elevated risk of mistreatment when making housing decisions. Gaps in access to housing and economic opportunities are likely to widen as the City's demographics continue to shift. Therefore, Salt Lake City is taking a comprehensive approach to improve housing opportunities and is in the process of developing and implementing a multifaceted strategy to address these needs.

The City is collaborating with Salt Lake County, local municipalities, and community partners to define and address regional issues and priorities. The City aims to expand neighborhood capacity for proactive redevelopment through outreach, partnership-building, workforce training, early childhood education, and other initiatives. These efforts will focus on two areas: 1) expanding opportunity in concentrated areas of poverty and CRA project investment areas; and 2) variegating 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 shows that a substantial portion of the City's minority population resides west of Interstate 15, where many block groups have a minority share of 50% or higher.

FIGURE NA-30.2 | PERCENT OF BLOCK GROUP POPULATION THAT IS MINORITY



Source: US Census Bureau ACS 5 – Year Estimates 2017 - 2021

The City's overall population growth between 1990 and 2020 can be attributed to the increasing minority share of the population, from 17.4% in 1990 to 29.4% in 2000 to 33.3% in 2010 before decreasing slightly in 2020 to 32.3%. The rate of growth in the minority population has accelerated recently, increasing by 3.0% from 2020 to 2022, reaching 35.4%. Hispanics/Latinos represent the largest minority group in the City, increasing in share from 9.7% in 1990 to 20.7% in 2010 and 23.7% in 2022.

Figure NA-30.2 as well as **Figure NA-10.10** and **Figure NA-10.11** demonstrate significant differences in social and economic standings for those living on the west side of Salt Lake City. Minority households are more concentrated west of I-15 and both owner-occupied and renter-occupied households experiencing cost burden are more concentrated in that area.

NA-35 Public Housing |24 CFR 91.205 (b)

Introduction

Salt Lake City's public housing is managed by three authorities: the Housing Authority of Salt Lake City (HASLC), Housing Connect, and the West Valley City Housing Authority. These organizations oversee public housing, develop affordable units, and administer Housing Choice Voucher programs. Each of these entities 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.

Beyond developing and rehabilitating housing units, these authorities manage properties focused on providing safe, affordable, impartial, and Fair Housing-compliant living environments that enhance community value.

The City's Housing Choice Voucher Program provides rental assistance to low-income families (50% of area median income and below). Housing Choice Voucher programs provide rental subsidies to approximately 5,000 low-income families, individuals with mental or physical impairments, elderly residents, and chronically homeless clients within Salt Lake City. Additional programs include Moderate Rehabilitation, New Construction, Project-Based Vouchers, Veterans Affairs Supportive Housing, Housing Opportunities for Persons with HIV/AIDS, and Shelter Plus Care Vouchers.

As detailed in **Table NA-35.1** and **Table NA-35.2**, Housing Choice programs provided rental subsidies to a wide range of qualified program participants.

TABLE NA-35.1 | PUBLIC HOUSING TOTALS IN USE

	Program Type							
	Mod-Rehab	Public Housing	Vouchers					
			Total	Project-Based	Tenant-Based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled
# of Units/Vouchers in Use	7	154	4,890	912	3,334	328	125	191

Source: Housing Authority of Salt Lake City, Housing Connect, West Valley City Housing Authority as of December 2024

TABLE NA-35.2 | CHARACTERISTICS OF RESIDENTS

	Program Type							
	Mod-Rehab	Public Housing	Vouchers					
			Total	Project-Based	Tenant-Based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled
# Homeless at admission	3	26	1,507	586	516	317	22	66
# of Elderly Program Participants (<62)	0	125	1,625	410	996	202	2	14
# of Disabled Families	2	29	2,238	537	1,343	155	12	191
# of Families requesting accessibility features	0	0	190	49	122	0	3	15
# of HIV/AIDS program participants	0	0	37	0	37	0	0	0
# of DV victims	0	0	24	0	24	0	0	0

Source: Housing Authority of Salt Lake City, Housing Connect, West Valley City Housing Authority as of December 2024

Tables NA-35.3 and **NA-35.4** categorize public housing recipients by race and ethnicity.

TABLE NA-35.3 | RACE OF RESIDENTS

	Program Type							
	Mod-Rehab	Public Housing	Vouchers					
			Total	Project-Based	Tenant-Based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled
White	6	136	3,903	783	2,574	276	106	165
Black/African American	1	10	691	63	568	32	10	18
Asian	0	5	107	21	80	2	2	2
Native American/Alaska Native	0	2	130	34	79	8	5	4
Pacific Islander	0	1	50	8	34	3	2	2
Other	0	0	7	0	0	7	0	0

Source: Housing Authority of Salt Lake City, Housing Connect, West Valley City Housing Authority as of December 2024

TABLE NA-35.4 | ETHNICITY OF RESIDENTS

	Program Type							
	Mod-Rehab	Public Housing	Vouchers					
			Total	Project-Based	Tenant-Based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled
Hispanic	2	40	1,271	237	867	85	33	50
Not Hispanic	6	129	4,108	766	2,801	276	105	160

Source: Housing Authority of Salt Lake City, Housing Connect, West Valley City Housing Authority as of December 2024

Although Black/African American residents make up 2.6% of the population, they account for 14.1% of the residents utilizing housing vouchers. American Indian/Alaska Native residents also demonstrate a disproportionate share of housing voucher recipients. This group represents 0.6% of the population yet utilizes 2.7% of the housing vouchers.

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 to comply.

- Placing notices of compliance in the legal section of local newspapers.
- Maintaining a general mailing list of organizations concerned with and aiding people with mental or physical impairments.
- Aiding people with mental or physical impairments 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 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?

As of December 2024, 13,801 families are on the Housing Choice (Section 8) Tenant-Based Rental Assistance waiting list and 2,396 families are on the Public Housing waiting list, making a combined total of 16,197 households.

Of those on the Housing Choice (Section 8) waiting list, 83% are extremely low-income, 15% are elderly, and 40% have a mental or physical impairment. The demographic breakdown is as follows: 26% Hispanic, 64% White, non-Hispanic, 18% African American, 5% Native, 5% Asian, and 5% Polynesian, with no families identified as multi-racial or unknown. The waiting list is closed, with applicants expected to wait 5-6 years for assistance through HASLC and Housing Connect, though timelines may vary.

Among the families on the Public Housing waitlist, 87% are extremely low-income, 23% are elderly, and 45% have a mental or physical. The demographic breakdown is as follows: 26% Hispanic, 66% White, non-Hispanic, 13% African American, 6% Native, 4% Asian, 7% Polynesian, with no families identified as multi-racial or unknown. The waiting list is currently closed, and applicants for the Public Housing program can expect to remain on the waitlist for approximately 1-2 years for the Salt Lake City Housing Authority and 3-4 years for Housing Connect, though this duration may change.

TABLE NA-35.5 | WAITING LIST RACE AND ETHINICITY

Families	S8/HCV	Public Housing
Race		
White	8,828	1,596
Black or African American	2,490	342
Asian	620	111
American Indian or Alaska Native	690	151
Pacific Islander	690	167
Multiple Races	0	0
Ethnicity		
Hispanic	3,519	676
Not Hispanic	13,319	2,369

Source: Housing Authority of Salt Lake City, Housing Connect as of December 2024

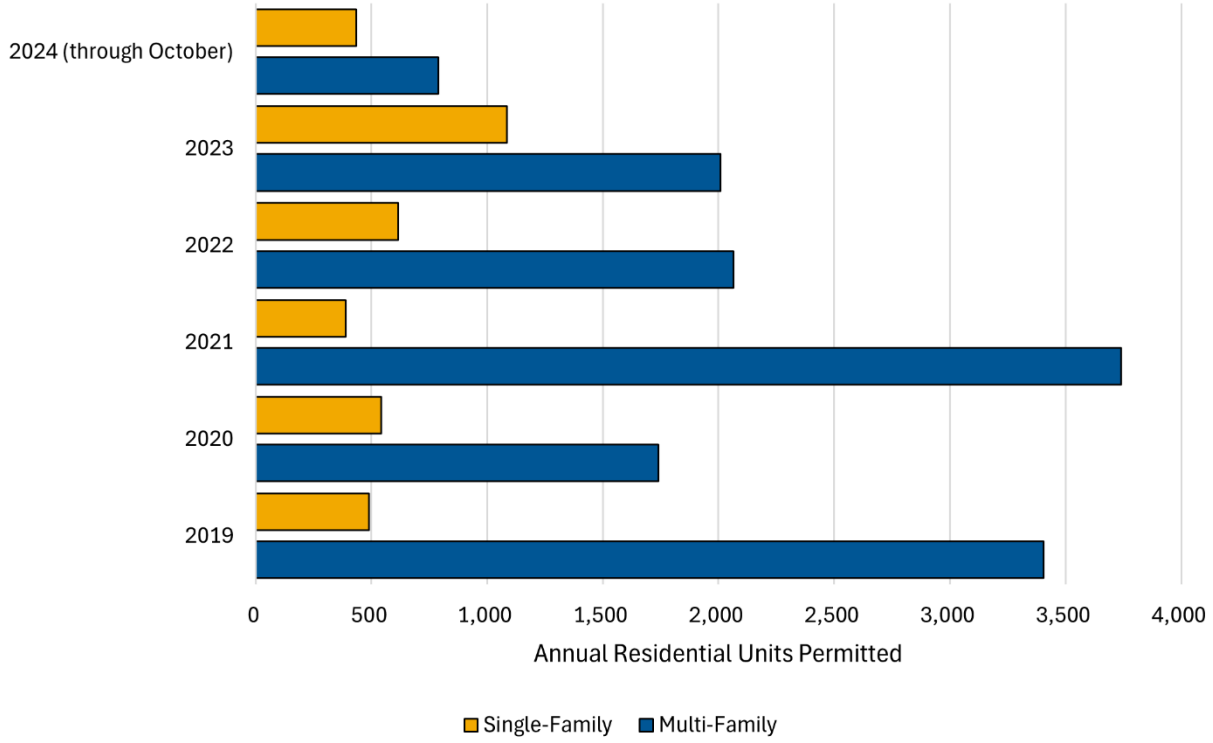
Based on the Information Above and any Other Information Available to the Jurisdiction, What are the Most Immediate Needs of Residents of Public Housing and Housing Choice Voucher Holders?

Residents' most pressing needs include affordable housing near public transportation, education, healthcare, and employment services. Waiting lists are exceptionally long, with access to the housing authorities' resources limited.

How do These Needs Compare to the Housing Needs of the Population at Large?

Salt Lake City is facing an increasing demand for housing evidenced by overall low vacancy rates throughout the City and a growing population. In recent years, the City has seen the development of large numbers of multi-family residential units compared to the number of single-family residential units, as shown in **Figure NA-35.1**.

FIGURE NA-35.1 | ANNUAL RESIDENTIAL UNITS PERMITTED



Source: Ivory-Boyer Construction Database, Salt Lake City Residential Building Permits by Unit, 2019 – 2024

Since 2019, about 17,000 residential units have been permitted, with 79.5% classified as multi-family housing. While total housing stock has increased, there remains a growing need for additional units, especially affordable units across the City. The scarcity of vacant land, especially on Salt Lake City's east side, limits residential development opportunities. Land scarcity and increased development costs exacerbate the rising costs of residential housing and lead to fewer affordable units being constructed.

Discussion

Salt Lake City acknowledges the significant demand for public housing, particularly among elderly and disabled residents. The City intends to continue partnering with the three housing authorities, and various internal departments, to leverage opportunities to address the increasing need for affordable housing.

NA-40 Homeless Needs Assessment |24 CFR 91.205 (c)

Introduction

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

The COC collaborates with the State of Utah to administer the Homeless Management Information System (HMIS). All service agencies in the region and the rest of the State are under a uniform data standard for U.S. Department of Housing and Urban Development (HUD) reporting and local ESG funders. All ESG funded organizations participate in HMIS. HMIS is supported by Client Track.

The COC conducts an annual point in time count at the end of January to count sheltered (emergency shelter and transitional housing) and unsheltered homeless individuals. Canvassing volunteers count unsheltered homeless individuals. The volunteers use VI-SPDAT to interview and try to connect unsheltered homeless individuals with services.

A number of critical reports define not only the issues facing the homeless but solutions to these issues. The most recent report is *Utah's Plan to Address Homelessness*[12]. The five goals of this Plan are to:

1. Increase ADA-compliant and affordable permanent housing opportunities for people experiencing homelessness across the state
2. Increase access to and availability of supportive services and case management for people experiencing and susceptible to homelessness
3. Expand homeless prevention efforts by increasing coordination, resources, and affordable housing opportunities
4. Target housing resources and supportive services to people experiencing unsheltered homelessness
5. Promote alignment and coordination across multiple systems of care to support people experiencing and susceptible to homelessness

The study also identified service gaps in these critical areas:

- Affordable housing, permanent supportive housing, and emergency beds
- Psychological and psychiatric services and substance abuse disorder treatment

- Case management
- Prevention, diversion, and outreach services
- Data systems that capture more of the full story

As of January 2024, Utah had an estimated **3,869** people experiencing homelessness on any given day, as reported by Continuums of Care to HUD. Of these:

- **297** were family households;
- **121** were Veterans;
- **240** were unaccompanied young adults (aged 18-24); and
- **906** were individuals experiencing chronic homelessness.

Public school data reported to the U.S. Department of Education during the 2022-2023 school year shows an estimated 13,049 public school students experienced homelessness over the course of the year. Of these students:

- **750** were unsheltered;
- **813** were in shelters;
- **656** were in hotels/motels; and
- **10,830** were doubled up (living with another family).

According to the 2024 Point-In-Time Count[13], Salt Lake County has **2,404** homeless individuals, representing over **62%** of homelessness in the State. **413** of these individuals are unsheltered.

- 0.07% of Utah's population is homeless
- 24.5% of our homeless people live in family groups of parents and children
- Youth between the ages of 18 and 24 comprise 6% of our homeless population
- Domestic violence impacts 18.5% of our homeless population
- 23.4% of the homeless population in Utah is experiencing "chronic" homelessness

Table NA-40.1 shows data collected from the 2023 Point-in-Time Count, with a total of 2,297 homeless individuals. Most of these individuals are in households without children, although 24.3% of the total homeless population were in households with children or were children alone.

TABLE NA-40.1 | HOMLESS NEEDS ASSESSMENT

Population	Unsheltered	Sheltered
Persons in Households with Adult(s) and Child(ren)	14	538
Persons in Households with Only Children	0	6
Persons in Households with Only Adults	421	1,318
Chronically Homeless Individuals	228	525
Veterans	7	124
Unaccompanied Youth	33	79
Persons with HIV	10	0

Source: 2023 Salt Lake County Point-In-Time

Table NA-40.2 and **Table NA-40.3** compare the unsheltered and sheltered homeless population between the 2019 and 2023 Point-in-Time Counts.

TABLE NA-40.2 | HOMELESS NEEDS ASSESSMENT COMPARISON - UNSHELTERED

Population	2019	2023	Percent Change
Persons in Households with Adult(s) and Child(ren)	0	14	N/A
Persons in Households with Only Children	0	0	N/A
Persons in Households with Only Adults	193	421	118.1%
Chronically Homeless Individuals	86	228	165.1%
Veterans	12	7	-41.7%
Unaccompanied Youth	19	33	73.7%
Persons with HIV	1	10	900.0%

Source: 2019 & 2023 Salt Lake County Point-In-Time

Most categories measured saw increases between 2019 and 2023, except for homeless veterans, which declined by 41.7%.

TABLE NA-40.3 | HOMELESS NEEDS ASSESSMENT COMPARISON - SHELTERED

Population	2019	2023	Percent Change
Persons in Households with Adult(s) and Child(ren)	526	539	2.5%
Persons in Households with Only Children	3	6	100.0%
Persons in Households with Only Adults	1,122	1,318	17.5%
Chronically Homeless Individuals	297	525	76.8%
Veterans	145	124	-14.5%
Unaccompanied Youth	95	79	-17.7%
Persons with HIV	13	0	-100.0%

Source: 2019 & 2023 Salt Lake County Point-In-Time

According to the 2023 Point-in-Time count, the number of chronically homeless individuals increased by 228 individuals between 2019 and 2023 (76.8%) and the number of children-only households experiencing homelessness doubled.

Table NA-40.4 presents the distribution of homelessness by race and ethnicity

TABLE NA-40.4 | HOMELESS NEEDS ASSESSMENT COMPARISON - SHELTERED

Population	Unsheltered	Sheltered
Race		
White	344	1,345
Black or African American	35	229
Asian	1	32
American Indian or Alaska Native	25	100
Pacific Islander	11	54
Multiple Races	19	102
Ethnicity		
Hispanic	80	502
Not Hispanic	355	1,360

Source: 2023 Salt Lake County Point-In-Time

Homelessness is most experienced by White individuals followed by those of Hispanic descent.

Table NA-40.5 and **Table NA-40.6** compare the race and ethnicity of the unsheltered and sheltered homeless population between 2019 and 2023.

TABLE NA-40.5 | NATURE AND EXTENT OF HOMELESSNESS COMPARISON - UNSHELTERED

Population	2019	2023	Percent Change
Race			
White	151	344	127.8%
Black or African American	12	35	191.7%
Asian	2	1	-50.0%
American Indian or Alaska Native	13	25	92.3%
Pacific Islander	2	11	450.0%
Multiple Races	13	19	46.2%
Ethnicity			
Hispanic	34	80	135.3%
Not Hispanic	159	355	123.3%

Source: 2019 & 2023 Salt Lake County Point-In-Time

Most groups saw an increase in the number of homeless individuals who were unsheltered. Pacific Islanders saw the greatest increase of 450% followed by Black or African Americans at 191.7%.

TABLE NA-40.6 | NATURE AND EXTENT OF HOMELESSNESS COMPARISON - SHELTERED

Population	2019	2023	Percent Change
Race			
White	1,198	1,345	12.3%
Black or African American	191	229	19.9%
Asian	35	32	-8.6%
American Indian or Alaska Native	84	100	19.0%
Pacific Islander	63	54	-14.3%
Multiple Races	80	102	27.5%
Ethnicity			
Hispanic	392	502	28.1%
Not Hispanic	1,259	1,360	8.0%

Source: 2019 & 2023 Salt Lake County Point-In-Time

The largest percent change for sheltered individuals experiencing homelessness was among the Hispanic population (28.1%), followed by those identifying with multiple races (27.5%).

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 162 families (552 individuals) and 131 veterans experiencing homelessness, with two known veteran families with children, according to the 2023 Point-in-Time Count. The primary tool to help these families is rapid re-housing to reduce the time families experience homelessness as much 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 Ethnic and Racial Group.

Most individuals experiencing homelessness are White, non-Hispanic (1,689). The second largest group is Hispanic (582), followed by African American (264) and American Indian/Alaska Native (125). These amounts are representative of the total population of Salt

Lake City where White, non-Hispanic accounts for 65.2%, Hispanic 19.9%, African American 2.6 % and American Indian 0.60%.

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness

Salt Lake City has 1,862 sheltered and 435 unsheltered homeless individuals. The number of unsheltered homeless individuals has increased by 125%, while the number of sheltered homeless individuals has only increased by 13%. Salt Lake City's homeless services community has effectively sheltered many individuals. However, additional efforts are needed to transition individuals from emergency shelters and transitional housing into stable, permanent housing. Based on the significant increase in unsheltered homeless individuals, increased efforts should be made to ensure these individuals are able to access shelters and necessary services.

NA-45 Non-Homeless Special Needs Assessment | 24 CFR 91.205 (b, d)

This section analyzes the needs of non-homeless special populations including the elderly, persons with certain impairments (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 new Americans.

Describe the characteristics of the special needs population in your community.

Elderly

Salt Lake City continues to be home to a younger populace compared to the rest of the United States. The Census Bureau's "Old-Age Dependency Ratio" measures the number of people aged 65 and older to 100 working age individuals. In this case, working age is defined as anyone between the ages of 20 and 64. Table NA-45.1 compares the City's ratio to those of the county, state, and nation. For every 100 working age residents, approximately 17 residents are aged 65 and older. This is lower than any of the comparative areas.

TABLE NA-45.1 | OLD-AGE (65+) DEPENDENCY RATIO

Location	Senior Dependency Ratio
Salt Lake City	16.5
Salt Lake County	18.1
Utah	19.0
United States	28.5

Source: US Census Bureau ACS 5 Year Estimates, 2018 – 2022

Although there was a slight decrease in the elderly population between the 2020 Census and the 2018-2022 ACS 5-Year Estimates, data from the Kem C. Gardner Policy Institute project that the elderly population will increase through 2050. As shown in **Table NA-45.2**, the elderly population will account for 14% of Salt Lake County's population by 2030 and in 2050, one in five residents will be considered elderly. This expected increase will impact housing demand as this population moves towards age-restricted housing, care facilities, or smaller homes. There may also be a need for different styles of homes, with better access for those with mental or physical impairments. With a growing elderly population, the City anticipates an increased need for healthcare and other supportive services.

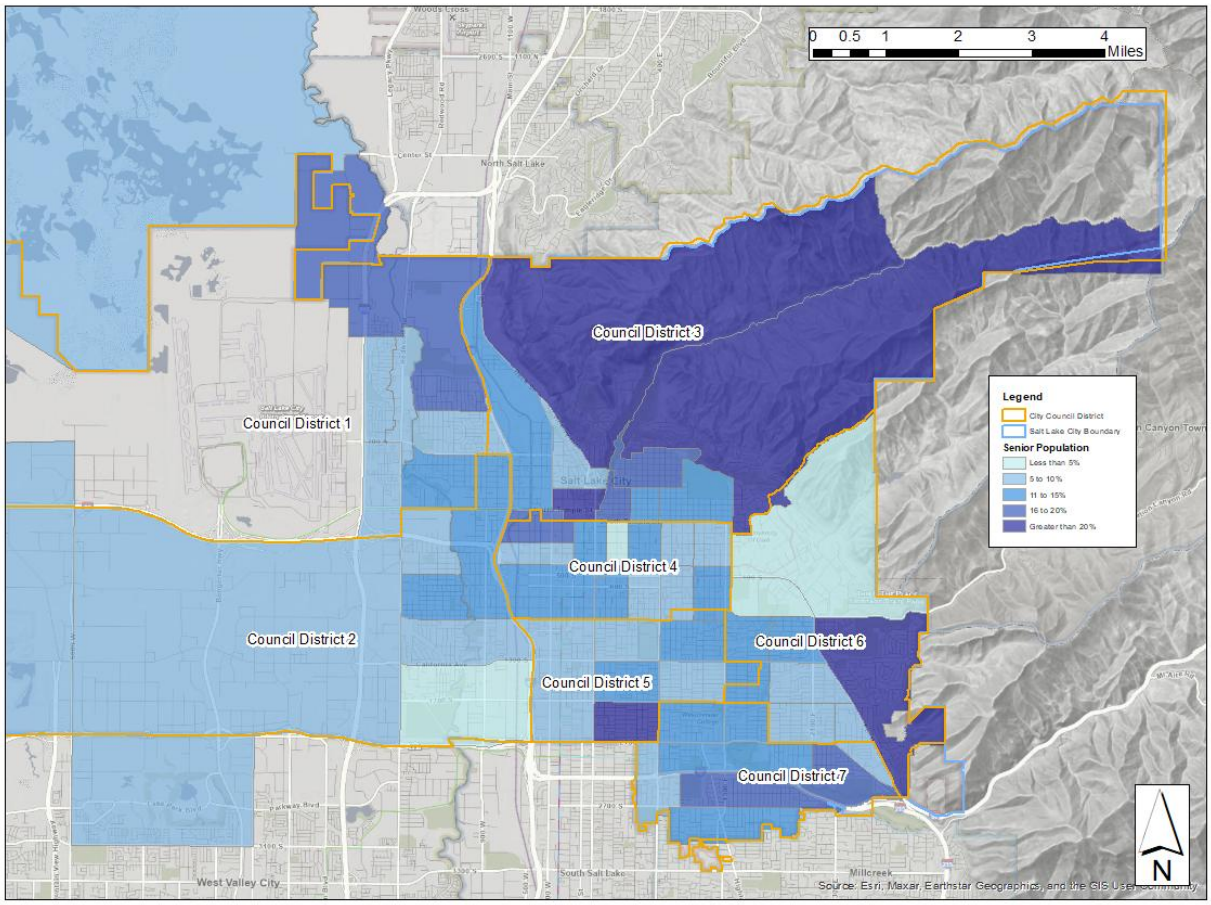
TABLE NA-45.2 | POPULATION PROJECTION, SALT LAKE COUNTY SENIORS (65+)

Year	Total Population	Population 65+	65+ Share
2022	1,180,643	133,703	11%
2030	1,316,739	189,145	14%
2050	1,572,359	321,740	20%

Source: US Census Bureau ACS 5 Year Estimates, 2018 – 2022, Kem C. Gardner Policy Institute

Figure NA-45.1 shows the concentration of seniors in Census Tracts across the City. Census Tracts with higher percentages of seniors are located in the north and east of the City. These areas also house significant medical facilities, such as the University of Utah Hospital, the Intermountain Health LDS Hospital, and CommonSpirit Holy Cross Hospital.

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

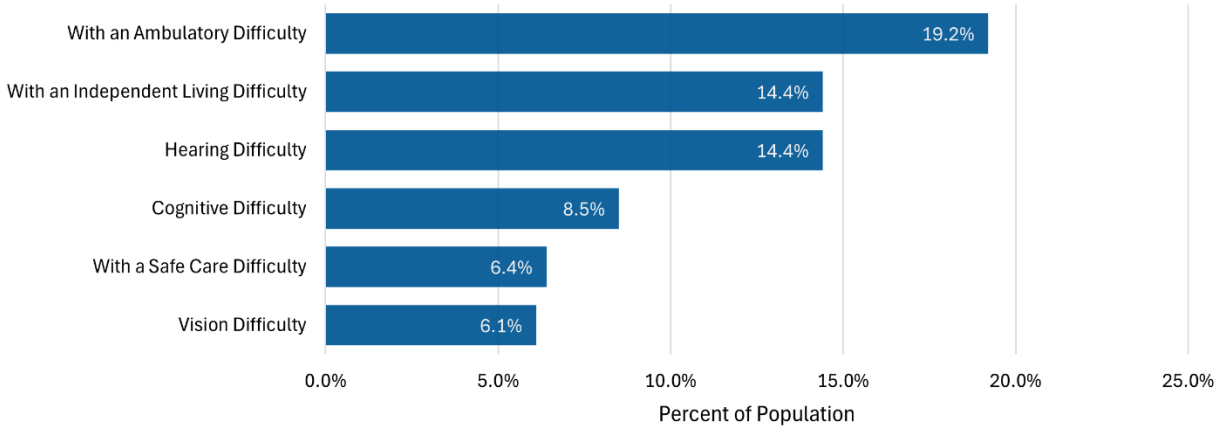


Source: US Census Bureau ACS 5 – Year Estimates 2017 – 2021

Persons with Mental or Physical Impairments

Estimates from the 2018-2022 American Community Survey indicate that 11.6% of the City's population is living with a mental or physical impairment, which amounts to 23,320 citizens. The City's elderly population (65+) is most affected by mental or physical impairment, with 34.5% experiencing at least one impairment. The data also show that 49.1% of City residents who are 75 years of age or older are experiencing at least one impairment. The most common mental or physical impairment among the elderly is ambulatory difficulty which is defined by the Census Bureau as "having serious difficulty walking or climbing stairs." A complete breakdown of the percentage of citizens aged 65 years old and older who are experiencing these mental or physical impairments is shown in **Figure NA-45.2.**

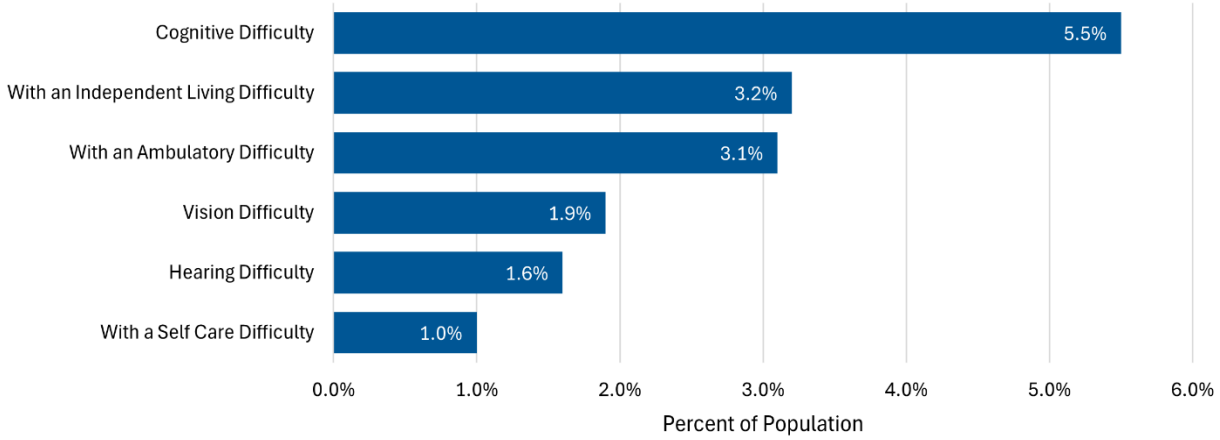
FIGURE NA-45.2 | SALT LAKE CITY MENTAL OR PHYSICAL IMPARIMENT PREVALENCE, 65+



Source: Census ACS 5 Year Estimates 2018 – 2022

A much smaller percentage of the younger population indicates having a mental or physical impairment. For residents ages 18 to 64 years old, only 9.7% have an impairment. The most common impairment is cognitive difficulty, which affects 5.5% of people in this age group. The next most common impairment are independent living difficulty affecting 3.2% and ambulatory difficulty affecting 3.1% of this population. **Figure NA-45.3** shows the complete list of mental and physical impairments and percentages.

FIGURE NA-45.3 | SALT LAKE CITY DISABILITY PREVALENCE, 18-64-YEAR-OLD



Source: Census ACS 5 Year Estimates 2018 - 2022

Female-Headed Households with Children

Salt Lake City has 6,113 households headed by single females. Of that group, 3,229 households have children under the age of 18 present in the home. These households frequently face many unique

challenges. According to the 2018-2022 American Community Survey 5-Year Estimates, Salt Lake City's family poverty rate is 5.9%, while the single-mother household poverty rate is 40.7%. Due to societal stigma, heavy financial burden, and limited available resources, single mother-headed households can lack the resources necessary to find adequate childcare, employment, or job training services. This can impact a mother's ability to provide stable housing, acquire greater career mobility, and care for her children. The rising cost of childcare further diminishes single mothers' paychecks. Research conducted by the Utah Department of Workforce Services and University of Utah Department of Economics found that, on average, Salt Lake City families pay $827 per month per child at childcare centers. For one child, this totals $9,924, or 26.6% of the median household income for a female householder, living alone.

153,945 children in Utah under the age of 6 needed childcare in 2020, while childcare programs reported only 37,633 available slots that year. At least two children were in need of childcare for every child currently in a childcare program. In 2023, Salt Lake County only had 45% of childcare needs met, the third highest of all the counties in Utah.

Immigrants and Refugees

Salt Lake City's thriving economy, including strong wage growth, educational opportunities, and availability of services attracts legal/documented immigrant/refugees from around the world. Since 2018, the State of Utah has welcomed an average of 528 legal/documented immigrant/refugees each year. Because of the availability of legal/documented immigrant/refugees services, many of these individuals will locate in the City. Besides legal/documented immigrant/refugees resettlement, Salt Lake City attracts new Americans for job opportunities, university studies, and family connections. According to the 2018-2022 ACS 5-Year Estimates, 30,948 (15.4%) of Salt Lake City's 201,269 residents are foreign born.

Victims of Dating and Domestic Violence

In Utah, one in three women will face sexual violence, physical violence, or stalking by an intimate partner at some point in their lives. Over a four-year period, 2019-2022, Salt Lake County had more DV cases than any other county in Utah, ranging from 5,270 to 7,134 cases, with cases gradually declining between 2021 and 2022.

During the 2022-2023 program year, South Valley Services (SVS) sheltered over 443 clients for 14,160 bed nights within Salt Lake County. Individuals who entered the domestic violence shelter system stayed for an average of 31 days in 2023. Survivors of domestic violence must overcome many obstacles, including securing permanent and stable housing, coping with the mental and physical repercussions of abuse, accessing support for mental and physical healthcare, and addressing the needs of children.

Large-Family Households

HUD defines a large family as having five or more members. According to the 2020 Census Data, 6,750 large-family households live in Salt Lake City, or 8% of the total households in the City. Of this number, 61.1% were in owner-occupied households and 38.9% were in renter-occupied households.

Persons with HIV/AIDS

A Utah Department of Health and Human Services report indicates that 1,887 persons were living with HIV/AIDS in the State of Utah as of December 2020. Due to undiagnosed cases, this may not represent the total population. For nearly a decade, the number of people newly diagnosed with HIV in Utah declined steadily until 2011 when HIV infections generally increased each year. During 2021, 84 people in the metropolitan statistical area were diagnosed with HIV.

TABLE NA-45.3 | HIV AND HOPWA REPORT: 2017 – 2021 SALT LAKE COUNTY

Data Points	2017	2018	2019	2020	2021
Cumulative Case Counts	1,649	1,707	1,791	1,887	N/A
Area Prevalence (PLWDH per 100,000 residents)	144.0	147	152.5	158.8	N/A
Number of new HIV cases reported last year	84	77	81	75	84

Source: Utah Department of Health & Human Services, 2021: HIV Epidemiological Profile

The Housing Opportunities for Persons with AIDS Program (HOWPA) is operated by HUD to provide funding for "projects that benefit low-income persons living with HIV/AIDS and their families." Salt Lake City receives funding from HUD to operate these programs within the City. **Table NA-45.4** provides the City's most recent goals for HOPWA assistance programs.

TABLE NA-45.4 | HIV HOUSING NEEDS

Type of HOPWA Assistance	One-year goal	Actual
Tenant Based Rental Assistance	61	59
Short-Term Rent, Mortgage, and Utility	38	24
Facility Based Housing (Permanent, Short-Term, or Transitional	0	0

Source: Salt Lake City Consolidated Annual Performance and Evaluation Report 2023-2024

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).

Medical and supportive resources for persons with HIV/AIDS are concentrated in Salt Lake City and Salt Lake County. Therefore, most 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 Stability Division derived housing and supportive service needs of special populations through focus groups with public service stakeholders, an evaluation of data from organizations who work with these populations, and other local and national data sources.

Elderly

The housing and supportive service needs of Salt Lake City's elderly population will increase as the population continues to age. Although most of the City's population is less than 39 years old, 21.2% of the population currently is or will be 65 or older during the life of this plan. Elderly residents have a greater need for housing maintenance and rehabilitation assistance than the general population due to the prevalence of disabilities in this age group, particularly ambulatory disabilities. 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, as shown in **Figures NA-45.1** and **MA-20.1**. HUD 2016-2020 CHAS data show 16,190 homes in the City built before 1960. Many housing units occupied by elderly residents need to be retrofitted, updated, and provided accessibility modifications to allow these residents the opportunity to age in place. In addition to housing assistance, elderly populations need in-home medical care, food services, and transportation services.

Persons with Disabilities

Affordable, stable housing is essential for individuals with mental, physical, and developmental disabilities, and substance use disorders, as housing instability often worsens health outcomes and recovery efforts. People with disabilities face higher rates of housing instability and limited access to affordable, accesible housing. According to the State of Utah's 2024 Point in Time Count (PIT), more than one in three individuals experiencing homelessness in Utah is severely mentally ill, and around one in four have a substance abuse disorder. Additionally, individuals who experience

homelessness are at an increased risk for preventable diseases and face significant obstacles to accessing healthcare.

Approximately 39% 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.

Female-Headed Households with Children

Low-income, female-headed households with children need more long-term stable housing, along with job training, employment placement services, and childcare opportunities.

Nearly 154,000 children in Utah under the age of 6 needed care in 2020, but there were only 37,633 available slots reported in childcare programs. This means there are at least three additional children in need of childcare for every child who is currently in a childcare program. In 2023, the National Household Education Survey reported that the main reasons families had difficulty finding childcare was cost (34%) and "lack of open slots" (34%). Combined with the State's childcare discrepancy, this indicates that there is an increased need for more affordable and available childcare services to enable female-headed households to provide for their children.

Immigrants and Refugees

New Americans often face unique challenges as they resettle, including access to affordable housing, cultural orientation, healthcare, legal assistance, and reliable transportation. Obstacles such as language differences, limited credit history, and lack of employment records can make securing stable housing difficult, increasing vulnerability to housing instability and mistreatment.

Comprehensive support services play a crucial role in helping new Americans achieve long-term stability and self-sufficiency. These services often include language training, employment assistance, housing placement, and transportation support. In Salt Lake City, resettlement agencies such as the Asian Association of Utah, Catholic Community Services, and the International Rescue Committee (IRC) in Salt Lake City offer tailored programs to address these needs.

These organizations provide holistic approaches that prioritize cultural integration, workforce readiness, and long-term housing solutions, ensuring that new Americans have the resources they need to thrive in their new communities.

Survivors of Dating/Domestic Violence

Survivors of domestic violence often face significant challenges in securing safe and stable housing, particularly in Salt Lake County. In 2020, 18.1% of adult females and 10% of adult males in Utah reported experiencing intimate partner violence, with less than 15% seeking help. The 2022 Point-in-

Time Count revealed that 27% of the homeless population in Salt Lake County were survivors of domestic violence, highlighting the critical need for emergency and transitional housing. Local organizations, such as South Valley Services, provide safe shelter and supportive services to individuals impacted by domestic violence. However, funding limitations create significant obstacles for those seeking safety and recovery, leading to waitlists and unmet needs. Additionally, the Utah Domestic Violence Coalition emphasizes the importance of culturally specific aid to effectively support a variety of communities. Addressing these gaps is essential to provide comprehensive support for survivors in Salt Lake City.

Large-Family Households

The availability of rental units with four or more bedrooms in Salt Lake City has declined in recent years, making it increasingly difficult for large families to find suitable housing. According to ACS data, in 2013, 8.4% of all rentals had 4 or more bedrooms; this number declined to 6.7% by 2018. As of 2022, only 5.4% of all rentals had 4 or more bedrooms. Meanwhile, the percentage of 2- to 3-bedroom rental units increased indicating that smaller housing units are being built. Between 2018 and 2022, the City added a total of 8,321 housing units. 42.4% of these had one or two rooms, with 26.2% having three to five rooms, and 31.4% having six or more rooms.

This shortage of larger rental units poses challenges for large-family households seeking adequate accommodation. The City's 2023-2028 housing plan, Housing SLC, acknowledges the need for more family-sized housing units and sets goals to increase the availability of such units to better meet the needs of all residents. Addressing this gap is crucial to ensure that large families in Salt Lake City have access to appropriate and affordable housing options.

Persons with HIV/AIDS

Individuals living with HIV/AIDS in Salt Lake City face housing instability due to challenges such as substance use disorders, psychiatric/psychological challenges, and obstacles to maintaining stable employment. Improved access to employment support and healthcare services remains essential for addressing these challenges.

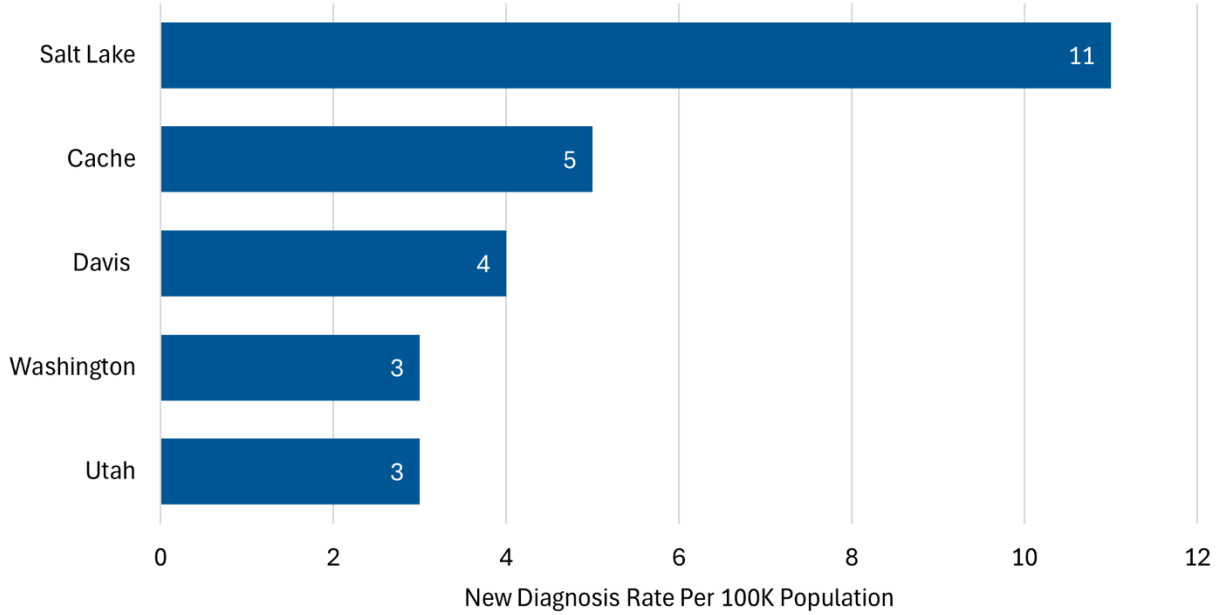
Salt Lake City's Housing Stability Division is committed to ensuring HOPWA project sponsors work together in a coordinated, collaborative, and flexible manner to effectively serve HOPWA program participants. This includes supporting efforts for HOPWA-assisted households to access and maintain housing, medical treatment, and sources of income. Project sponsors network with each other to alleviate identified obstacles 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 UAF Legacy Health 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 experienced an increasing rate of new HIV diagnoses since 2020. After a brief spike in 2016 to six new diagnoses per 100,000 people, rates declined and remained steady at five diagnoses until 2020. By 2022, the rate returned to six new diagnoses per 100,000 people per year, with 155 new HIV cases reported. The mortality rate in 2022 was one.

Salt Lake County had the highest new diagnosis rate of any county in Utah. In 2022, Salt Lake County's rate was 11, more than double that of the next highest, Cache County, which had a rate of five. See the table below for a comparison of available counties.

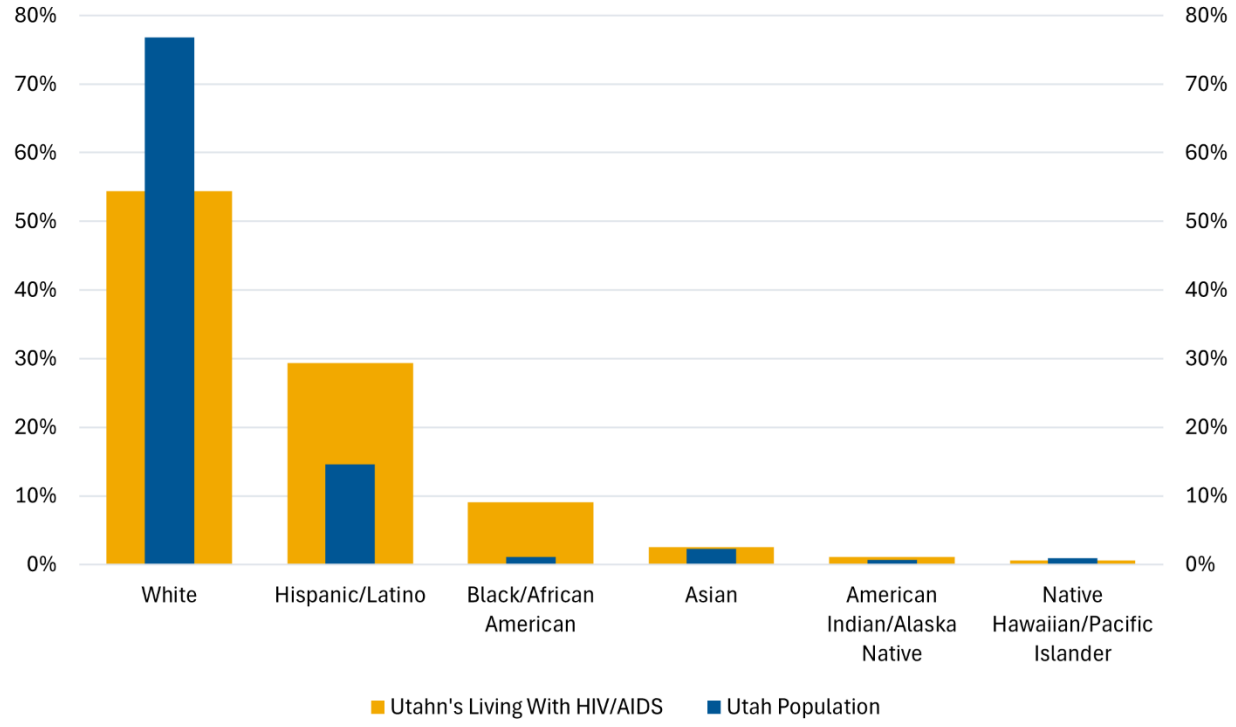
FIGURE NA-45.4 | COUNTY COMPARISON NEW DIAGNOSIS RATE PER 100K POPULATION, 2022



Source: AIDSVU, Emory University's Rollins School of Public Health in partnership with Gilead Sciences, Inc., and the Center for AIDS Research at Emory University (CFAR), 2024

People living with HIV/AIDS (PLWDH) in Utah are likewise treated differently based on certain demographics. In 2022, 29.4% of PLWDH were Hispanic or Latino individuals, who represent only 14.6% of Utah's population. Additionally, 9.1% of PLWDH were Black or African American, despite this group making up just 1.1% of the state's population. See **Figure NA-45.5** and **Table NA-45.5** below for additional details on these differences.

FIGURE NA-45.5 | COMPARISON OF ESTIMATED PERCENTAGE OF PLWDH IN UTAH BY RACE/ETHNICITY TO RACE/ETHNICITY PERCENTAGE OF UTAH



Source: AIDSVU, Emory University's Rollins School of Public Health in partnership with Gilead Sciences, Inc., and the Center for AIDS Research at Emory University (CFAR), 2024; U.S. Census Bureau, 2018-2022 ACS 5-Year Estimates

TABLE NA-45.5 | COMPARISON OF ESTIMATED PERCENTAGE OF PLWDH IN UTAH BY RACE/ETHNICITY TO RACE/ETHNICITY PERCENTAGE OF UTAH

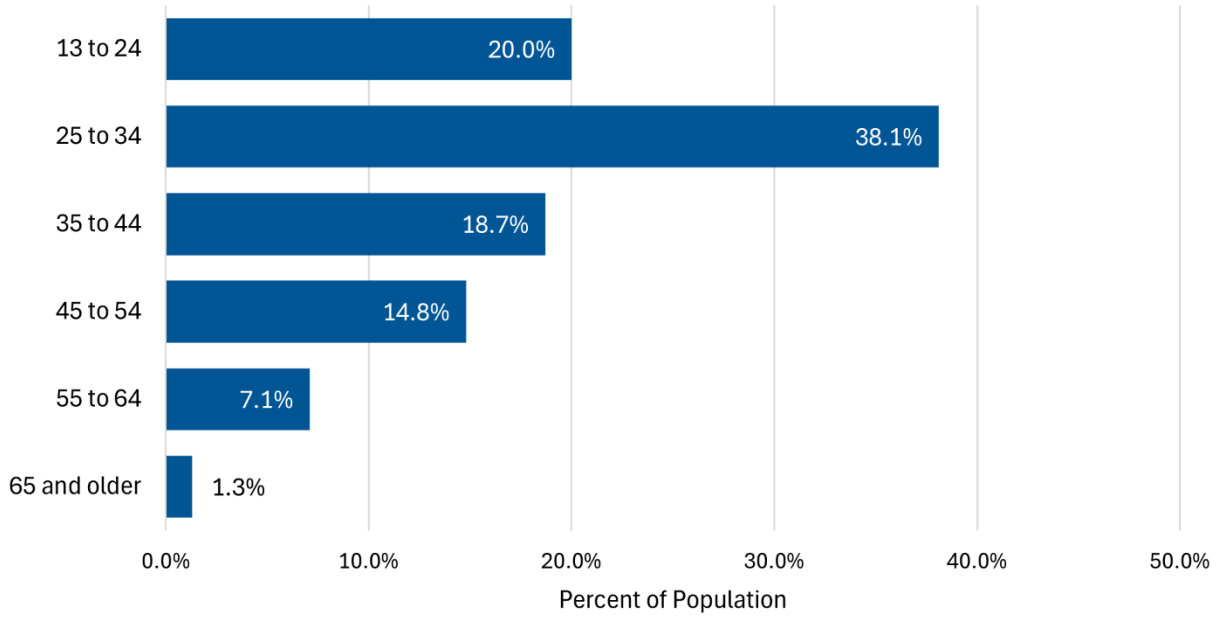
Race/Ethnicity	Estimated PLWDH in Utah	Utah Population Race/Ethnicity Percentage
White	54.4%	76.8%
Hispanic/Latino	29.4%	14.6%
Black/African American	9.1%	1.1%
Asian	2.5%	2.3%
American Indian/Alaska Native	1.1%	0.7%
Native Hawaiian/Pacific Islander	0.6%	0.9%

Source: AIDSVU, Emory University's Rollins School of Public Health in partnership with Gilead Sciences, Inc., and the Center for AIDS Research at Emory University (CFAR), 2024; U.S. Census Bureau, 2018-2022 ACS 5-Year Estimates

In Utah, men experience a notably higher instance of living with HIV/AIDS than their counterparts. Males, who constitute approximately 50.7% of the population, accounted for 85.4% of the total cases in 2022. In contrast, females make up 49.3% of the population but only 14.6% of the cases.

The highest percentage of new HIV/AIDS diagnoses in 2022 occurred among individuals aged 25 to 34, representing 38.1% of new cases. This was followed by individuals aged 13 to 24, who comprised 20.0% of new diagnoses.

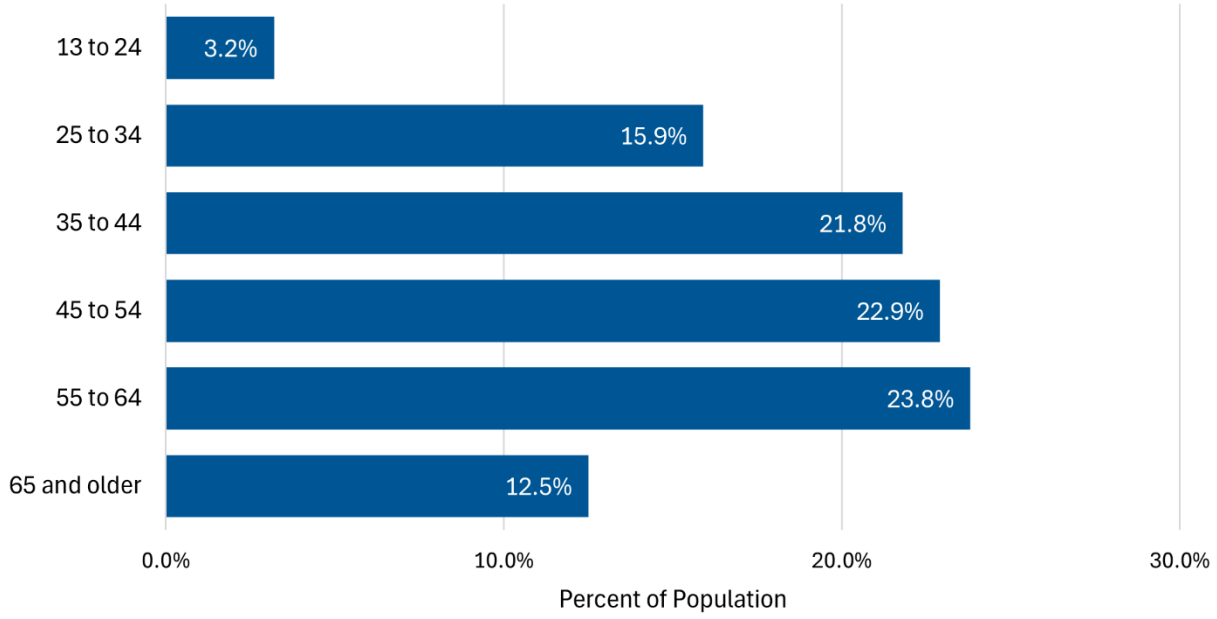
FIGURE NA-45.6 | ESTIMATED NEW HIV/AIDS DIAGNOSIS BY AGE GROUP IN UTAH, 2022



Source: AIDSVU, Emory University's Rollins School of Public Health in partnership with Gilead Sciences, Inc., and the Center for AIDS Research at Emory University (CFAR), 2024; U.S. Census Bureau, 2018-2022 ACS 5-Year Estimates

For all cases, the highest level of cases are within the 55 to 64 age group, with 23.8% of all cases, followed closely by 45 to 54 year olds (22.9%) and 35 to 44 year olds (21.8%).

FIGURE NA-45.7 | ESTIMATED NEW HIV/AIDS DIAGNOSIS BY AGE GROUP IN UTAH, TOTAL CASES



Source: AIDSVU, Emory University's Rollins School of Public Health in partnership with Gilead Sciences, Inc., and the Center for AIDS Research at Emory University (CFAR), 2024; U.S. Census Bureau, 2018-2022 ACS 5-Year Estimates

NA-50 Non-Housing Community Development Needs | 24 CFR 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 community development priority. In 2014, Salt Lake City constructed a $125 million Public Safety Building, shared with the City's Fire Department, which will meet the need for future, growth-related police officers. Impact fees contribute to meeting future capital facility needs tied to new growth, ensuring sustainable support for public safety infrastructure.

How Were These Needs Determined?

As part of the Consolidated Plan process, an internal stakeholder group met to discuss needs from the perspective of various City departments.

Describe the Jurisdiction's Need for Public Improvements:

Parks and Public Lands

According to the City's most recent General Fund IFFP and IFA, to maintain the current level of service, Salt Lake City Parks and Public Lands Division needed to invest approximately $45 million between 2017 and 2027. These costs should be offset by impact fees related to new growth. As of the preparation of that analysis, Salt Lake City Parks and Public Lands Division 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

To maintain the current level of service, Salt Lake City Streets and Transportation Divisions plan to invest approximately $157,664,768 in capital facilities over the next ten years, $12,675,000 of which is growth related and 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 must be funded with revenue sources other than impact fees. The City has issued an $87 million bond to pay for street improvements. The first block of approximately $20 million has been issued and the City anticipates issuing the remaining authorization by 2026.

How Were These Needs Determined?

As part of the Consolidated Plan process, an internal stakeholder group met to discuss needs from the perspective of various departments within the City.
The Salt Lake City Streets and Transportation Divisions participated in the development of an Impact Fee Facilities Plan (IFFP) in 2020, reflecting growth from 2019 to 2029. This plan identifies the capital facilities the City will need to build within that 10-year timeframe to continue at the current level of service and accommodate the 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. Street improvements are not considered to be a top priority of this Plan.

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 (2017-2027) to continue the current level of service and accommodate the needs of projected growth.

Describe the Jurisdiction's Need for Public Services:

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

Homeless Public Service Needs

- More psychological and psychiatric treatment services, including case management where current caseloads are considerably too high
- Supportive housing for the mentally ill
- Expansion of shelter capacity
    - Emphasis on children and women experiencing homelessness
- Permanent supportive services, co-located with other supportive services
- Tenant-based rental assistance and job training to assist with transition into permanent housing
- 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, particularly by providing incentives towards deeply affordable housing units

- Broaden the housing voucher program to enhance access for low-income households
- Simplify the recertification process for housing assistance
- Develop landlord/tenant mediation services to reduce evictions
- Encourage a variety of housing products in neighborhoods to allow for lifecycle housing
- Prioritize the preservation and maintenance of existing affordable housing stock to prevent displacement
- Facilitate the development of affordable housing near transit hubs to improve access to employment and services
- 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 to reduce vehicle dependency
- Upgrade bus stops to provide better shelter during inclement weather, with a focus on high-traffic transit hubs
- Expand sidewalk and ADA improvements to enhance mobility and safety for pedestrians and individuals with disabilities
- Partner with UTA and other entities to improve transit access and enhancements in target areas
    - Emphasis on transit access to employment centers on the west side of the City

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
- Implement targeted programs to support and empower frontline workers through training and resources
- Invest in job training, trade programs, ESL support, and computer literacy programs
- Invest in façade improvement programs to support the vitality and appeal of small businesses

Health, Elderly and Disabilities

- Increase the availability of supportive services tailored to seniors and individuals with disabilities
- Improve accessibility of existing housing stock for persons with disabilities
- Improved transit opportunities for people in wheelchairs including ADA-compliant wheelchairs
- More psychological and psychiatric treatment services, including case management where current caseloads are considerably too high
- Opioids, substance abuse assistance
- Expand access to affordable dental and medical care for neglectedu populations
- Supportive services for persons with HIV and AIDS

- Senior assistance with supportive services, including transportation
- Establish a universal service center to centralize access to housing, healthcare, childcare, and employment services
- Affordable childcare
- Expand the City's food security program

Parks and Public Lands

- Strengthen safety measures in existing parks to foster community use and enjoyment
- Enhance park facilities and expand green spaces to support community health and recreation

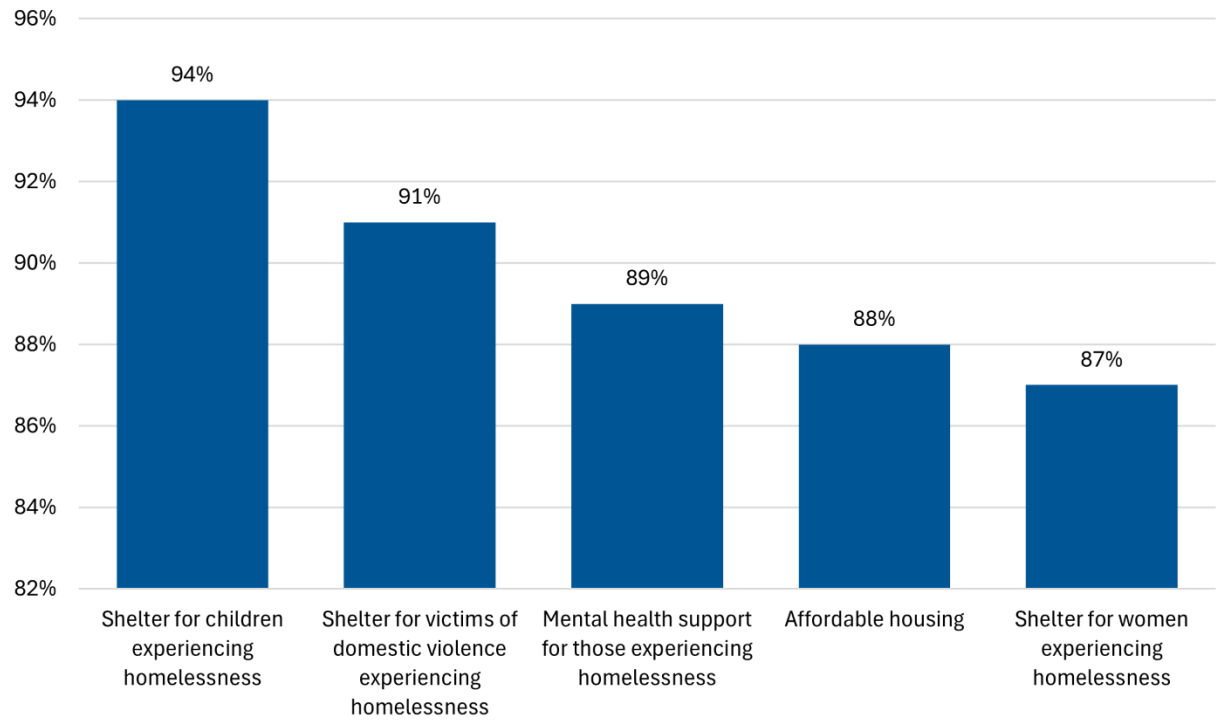
Management

- Coordinate with State programs to reduce redundancies
- Enhance coordination among internal stakeholders to ensure the efficient and impactful use of public resources
- Conduct a comprehensive asset mapping of programs, agencies, and funding sources to identify opportunities for collaboration and efficiency
- Utilize innovative technologies, such as mobile apps, to streamline the alignment of housing resources with demand and improve service delivery

How Were These Needs Determined?

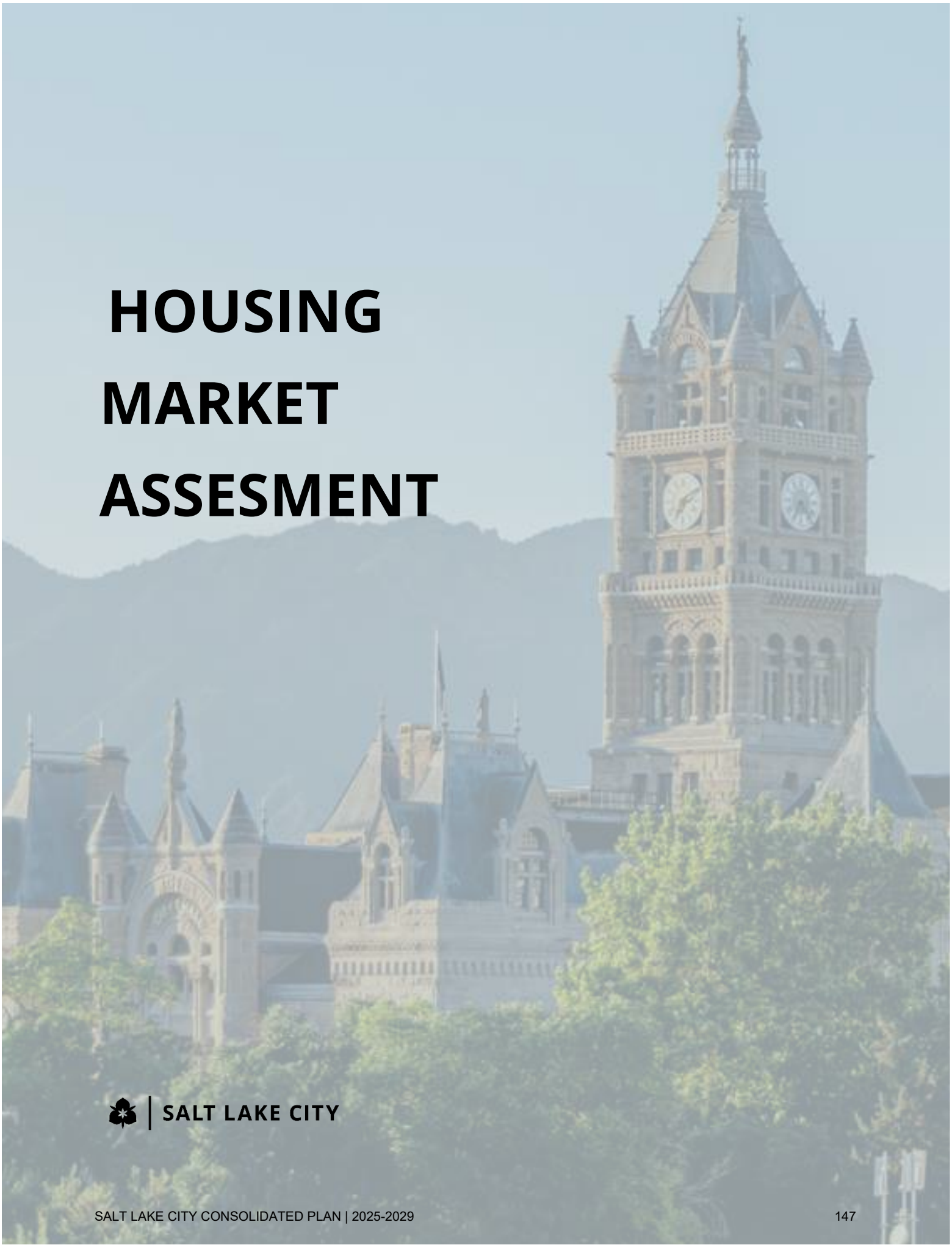
Salt Lake City's homeless needs are determined through evaluation of the annual Point-in-Time Study as well as the State's Strategic Plan on Homelessness. In addition, the public participation portion of this process featured a series of meetings with both internal and external stakeholder agencies, 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 key to determining homeless needs. Finally, the City conducted a survey that received nearly five hundred responses. The survey findings underscored homelessness and affordable housing as the City's top priorities for community development.

FIGURE NA-50.1 | CONSOLOIDATED PLAN SURVEY NEEDS BY LEVEL OF IMPORTANCE



Source: Consolidated Plan Housing Survey of Salt Lake City Population, 2024

A Stakeholder Advisory Committee, which included representatives from a broad view of public service providers, determined the non-homeless public service needs of Salt Lake City's low to moderate-income residents and special populations. This determination also involved a review of local and national data, as discussed in more detail in the Citizen Participation section of this Plan.



HOUSING MARKET ASSESMENT

SALT LAKE CITY

HOUSING MARKET ASSESSMENT

This Market Analysis outlines the environment in which Salt Lake City will implement its federal grant programs over the Consolidated Plan period. Together with the Needs Assessment, the Market Analysis informs the Strategic Plan and guides the development of programs and projects.

MA-05 Overview

Salt Lake City has evolved into one of the nation's most multicultural, sustainable, and innovative economies. Salt Lake City offers unparalleled outdoor recreation opportunities, internationally recognized technology and research facilities, and competitive higher education institutions. The City also boasts industry-leading healthcare facilities, a modern transit system, an expanding international airport, and a multilingual, educated workforce.

Despite economic growth within the region, housing costs have outpaced household income increases, creating significant challenges for low-income families seeking affordable housing. Following previous trends, rental rates increased by 33.7% between 2018 and 2022. 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 likewise have more difficulty, given market conditions, finding suitable substitute housing. The City needs to preserve the existing housing stock and continue to implement strategies to combat displacement in housing for defenseless populations, such as Thriving In Place. These strategies are designed to benefit low-income populations and stabilize neighborhoods.

The following subsections highlight the key points of this market analysis.

Housing Market Conditions

- From 2010 to 2022, housing costs rose significantly for both renters and homeowners, with median rental rates increasing by 70.4% and home values by 85.4%. During the same period, the median household income only increased by 55.2%. With rising housing costs outpacing incomes, buying a home has become more difficult and the rate of homeownership has declined from 49.7% in 2010 to 47.0% in 2022.
- Average rental rates in Salt Lake County reached $1,654, increasing by 82.4% from 2015 to 2023.
- The Salt Lake City area apartment vacancy rate was at 2.5% with the Downtown area reporting a 3.1% vacancy rate. While vacancy rates have risen slightly in recent years, the market remains tight, exacerbating affordability challenges.

- An analysis of housing gaps has determined that Salt Lake City has a shortage of 5,249 rental units affordable to renters earning less than $20,000 per year. This is down from a shortage of 6,177 rental units in 2018.
- Specifically, shortages occur for:
    - Affordable rental housing for extremely and very low-income households making less than 50% AMI;
    - Affordable and ADA-compliant housing for persons with mental or physical impairments;
    - Affordable rental housing for large families; and
    - Permanent support housing for populations such as individuals who are chronically homeless, mentally disabled, or physically disabled.

Barriers to Affordable Housing

- Substandard housing conditions—such as overcrowding, cost burden, and the absence of complete plumbing or kitchen facilities—pose challenges to obtaining suitable, affordable housing. According to HUD data, 46.8% of renters and 20.1% of homeowners in Salt Lake City live in units with at least one deficient condition. CHAS data also indicate that 635 housing units, both vacant and occupied, lack a complete kitchen or plumbing facilities.
- Obstacles 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.
- Transportation costs can be an obstacle to affordable housing, especially with increasing distances traveled and time spent during the commute. Nearly half (44.4%) of workers living in the City travel 15 to 29 minutes for work.

Housing Services

- Salt Lake City's public housing network—managed by HASLC, Housing Connect, and The Road Home—includes 31 properties with over 2,200 units serving defenseless populations. The City's housing authorities also provide 4,797 HUD program vouchers, including Housing Choice Vouchers, Project-Based Vouchers, and specialized vouchers for veterans, individuals experiencing homelessness, and persons with mental or physical impairments.
- Organizations provide a variety of facilities and services 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 care, employment support, substance abuse treatment, behavioral health services, legal aid, veteran services, public assistance, family crisis intervention, hygiene facilities, and other miscellaneous services. These organizations include government agencies, faith-based organizations, service-oriented groups, housing authorities, health service organizations, and others.

- The 2023–2024 Salt Lake City budget allocated a total of $448.5 million for City services. This includes $20 million for affordable housing and expanded services for unsheltered residents.

Salt Lake City's housing and supportive service network addresses the needs of the elderly, persons with mental or physical impairments, those with substance addictions, persons with HIV/AIDS and their families, and public housing residents through a variety of programs. Service coordination often relies on case management and referral systems to connect individuals to opportunities such as housing, healthcare, job training, and addiction treatment.

MA-10 Number of Housing Units |24 CFR 91.120(a) & (b)(2)

Introduction

According to the 2018–2022 American Community Survey (ACS), Salt Lake City has 93,105 housing units, 91.8% of which are occupied. Of these, 47.0% are owner-occupied. Since the 2020 U.S. Census, the number of housing units has increased by 936 units, or 1%, which is higher than the national average of 0.3% during the same period. Salt Lake City is the largest city in the County and comprises 21.6% of the County's housing stock.

Tables MA-10.1 and **MA-10.2** provide a breakdown of the housing inventory located within the City. One-unit detached structures remain the most common property type, making up nearly half of Salt Lake City's housing stock. However, the largest percentage growth since 2018 occurred in multi-family complexes with 20 or more units.

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

Property Type	Number of Units	% of Total Units (2022)	% of Total Units (2018)
1-unit Detached Structure	42,181	45.3%	47.3%
1-unit, Attached Structure	3,426	3.7%	3.2%
2-4 Units	10,261	11.0%	13.9%
5-19 Units	10,824	11.6%	12.1%
20 or More Units	25,578	27.5%	22.5%
Mobile Home, Boat, RV, Van. Etc.	835	0.9%	1.0%
Total	**93,105**	**100.0%**	**100.0%**

Source: U.S. Census Bureau: 2018-2022 ACS 5-Year Estimates, Selected Housing Characteristics

TABLE MA-10.2 | ALL RESIDENTIAL PROPERTIES BY UNIT SIZE

Unit Size by Tenure	Owner Occupied		Renter Occupied	
	Number	Percentage	Number	Percentage
No Bedroom	302	0.8%	3,111	7.7%
1 Bedroom	2,067	5.2%	14,370	35.6%
2 or 3 Bedrooms	22,151	55.2%	20,177	50.0%
4 or More Bedrooms	15,612	38.9%	2,702	6.7%
Total	**40,132**	**100.0%**	**40,360**	**100.0%**

Source: U.S. Census Bureau: 2018-2022 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 Stability 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, the Salt Lake City Community Reinvestment Agency (CRA), the City's General Fund, Funding Our Future, and Housing Connect. Salt Lake City's Housing and Neighborhood Development Division and community partners utilize the following funding sources to target specific housing activities.

<u>CDBG</u>

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. These 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 at extremely low-income individuals and households.

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; and
- 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 MSA, which includes Salt Lake 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 Community Reinvestment Agency

Under Utah Code Title 17C Community Reinvestment Agencies Act, the Salt Lake City Community Reinvestment Agency can 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. Between fiscal years 2018 and 2022, the Community Reinvestment Agency has funded 20 residential projects, creating nearly 2,000 affordable housing units. In the 2022–2023 fiscal year, the Community Reinvestment Agency completed three major residential projects—The Aster, Colony B, and Paperbox Lofts—adding 275 affordable units to Salt Lake City's housing stock.

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% AMI or less.

During the 2022 fiscal year, UHC helped over 3,000 families purchase a home with its down payment assistance program, with approximately 89% of transactions involving first time homebuyers. UHC also helped fund affordable housing development that created nearly 1,500 new rental units across Utah.

State Funds

The Olene Walker Housing Loan Fund's (OWHLF) Multi-Family Program provides financial assistance for the acquisition, construction, or rehabilitation of affordable rentals for households at or below 50% of AMI. The median income of all households served by OWHLF is 43.36% of AMI.

During the 2023-2024 program year, the fund supported construction or rehabilitation of 873 units of multi-family housing, as well as 44 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 displays housing developments with at least one affordability contract expiring in the next ten years (2025–2035). A total of 541 units are set to expire due to the conclusion of LIHTC affordability periods and the expiration of Section 8 contracts, allowing these units to potentially transition to market-rate rents unless renewed or preserved.

TABLE MA-10.3 | HOUSING DEVELOPMENTS WITH AT LEAST ONE AFFORDABILITY CONTRACT EXPIRING WITHIN THE NEXT TEN YEARS (2025- 2035)

Project	Total Affordable Units	Expiration Year
Sedona	16	2025
Riverview Townhomes	61	2025
Pauline Downs Apts.	112	2025
Palladio Apts.	36	2025
Lowell Apts.	79	2025
Hidden Oaks Vi	28	2025
CW Development Apts.	16	2025
Art Space II	53	2025
Aspen View	16	2026
South Salt Lake Crown	4	2026
Ouray Duplex	2	2026
Robert A Willey Apts.	7	2026
Valley Woods	42	2026
Huntsman	36	2028
Total	541	

Source: LIHTC Database 2022, Salt Lake City, Utah

Does the availability of housing units meet the needs of the population?

As of Fall 2024, the Salt Lake City area apartment vacancy rate stood at 2.5%, with Downtown Salt Lake City reporting a slightly higher vacancy rate of 3.1%. Vacancy rates have risen slightly since 2020, reflecting an increase in market-rate housing availability due to significant new developments that are not fully absorbed by the market. Table MA-10.4 highlights the vacancy rates for sub-areas of the City.

TABLE MA-10.4 | SALT LAKE CITY APARTMENT VACANCY RATES

Location	Rental Vacancy Rate
Downtown Salt Lake City	3.1%
Sugar House	4.0%
Granary Ballpark	4.3%
North Temple	3.2%

Source: Cushman & Wakefield Mid-Year 2023 Apartment Market Report Greater Salt Lake Area

Despite these increases in general rental inventory vacancies, affordable rental housing remains a significant challenge, particularly for low-income households at all AMI levels and individuals with mental or physical impairments. Rising home costs, an owner-occupied vacancy rate of 0.5%, and limited housing choices exacerbate the issue for the most defenseless populations. Limitations on housing choice are particularly significant for the low-income elderly, who have the highest levels of mental or physical impairment and tend to live in older housing stock. Housing availability for persons with a mental or physical impairment will become increasingly scarce as the baby-boomer cohort increases in age.

Describe the need for specific types of housing:

Salt Lake City has assessed housing needs based on current conditions and anticipated population trends. 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 owner-occupied housing for lower income households
- Affordable and inclusive housing for persons with mental or physical impairments
- 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 Housing Market Analysis: Cost of Housing | 24 CFR 91.210 (a)

Introduction

From 2010 to 2022, housing costs rose significantly for both renters and homeowners, creating affordability challenges across income levels. As demonstrated in **Table MA-15.1**, the median contract rent increased from $818 in 2010 to $1,394 in 2022, a 70.4% increase. Median home values increased 85.4%, from $237,500 to $440,400. During the same period, the median household income only increased by 55.2%, from $58,004 in 2010 to $90,011 in 2022. Since incomes have not kept up with increasing housing costs, residents have more difficulty buying or renting a home. As a result, homeownership rates fell from 49.7% in 2010 to 47.0% in 2022.

TABLE MA-15.1 | COST OF HOUSING

Property Type	Base Year: 2010 ACS	2018 ACS	2022 ACS	Percent Change (2010 - 2022)
Median Home Value	$237,500	$281,800	$440,400	85.4%
Median Contract Rent	$818	$1,068	$1,394	70.4%
Median Household Income	$58,004	$71,230	$90,011	55.2%

Source: U.S. Census Bureau: 2010-2022 ACS 5-Year Estimates, Selected Housing Characteristics, Income in the Past 12 Months (inflation adjusted)

Table MA-15.2 provides a breakdown of the rental units in Salt Lake City based on various rental price points.

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

Gross Rent	Number of Units	Percentage	Cumulative Percentage
Less than $500	2,974	6.7%	6.7%
$500-999	9,709	21.9%	28.6%
$1,000-1,499	16,995	38.4%	67.0%
$1,500-1,999	9,444	21.3%	88.3%
$2,500 to 2,499	3,482	7.9%	96.2%
$2,500 to 2,999	981	2.2%	98.4%
$3,000 or more	718	1.6%	100.0%
Total	**44,303**	**100.0%**	**100.0%**

No cash rent included in the Less than $500 category.
Source: U.S. Census Bureau: 2018-2022 ACS 5-Year Estimates, Selected Housing Characteristics

The data indicate that nearly 67% of rental units fall within the $1,000–1,499 range or lower yet demand at lower price points remains unmet because of the number of renters who cannot afford higher rents, as shown in **Table MA-15.5**.

Table MA-15.3 provides a count of both rental units and owner-occupied units that are considered affordable for various income levels throughout the City, based on the rent (RHUD) or the home value (VHUD).

TABLE MA-15.3 | HOUSING AFFORDABILITY

Category	Rental Units	Category	Units
Affordable RHUD: 30% or below	5,420	Affordable VHUD: 50% or below	4,515
Affordable RHUD: 31% - 50%	13,325	Affordable VHUD: 51% - 80%	8,975
Affordable RHUD: 51%-80%	18,735		
Total	**37,480**	**Total**	**13,490**

Source: 2016-2020 CHAS

As part of various HUD programs, HUD sets what it considers to be Fair Market Rents (FMR), as well as rental rates for the HOME program. FRMs are calculated across the country, and include the contract rent plus all major utilities. **Table MA-15.4** provides the current FRM and HOME rental rates for Salt Lake City.

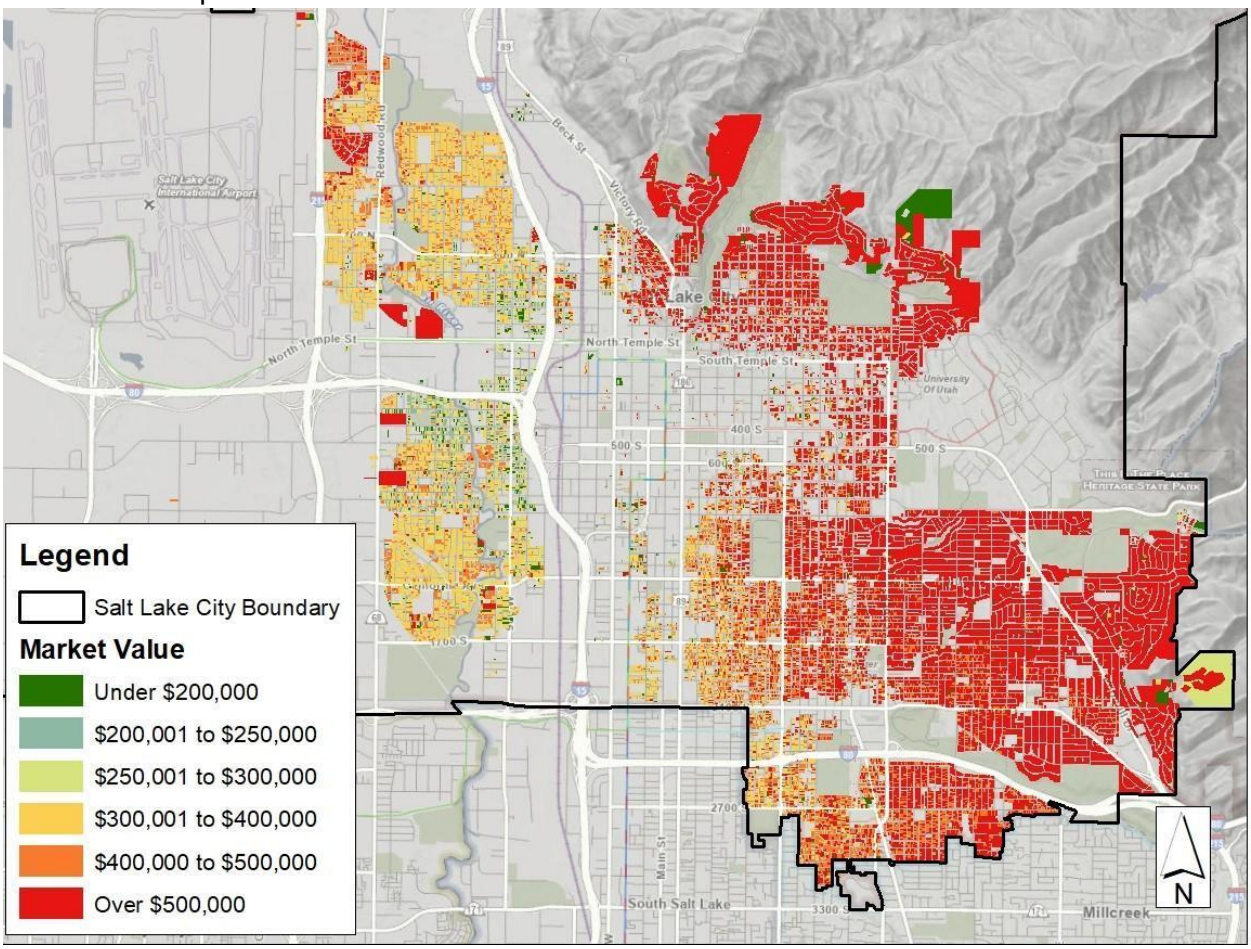
TABLE MA-15.4 | MONTHLY RENT

Market Rent	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom
Fair Market Rent FY 2025	$1,243	$1,453	$1,748	$2,348
High HOME Rent FY 2024	$1,121	$1,338	$1,606	$1,919
Low HOME Rent FY 2024	$1,011	$1,083	$1,300	$1,501

Source: HUD FMR FY 2025 and HOME FY 2024 rents

Figure MA-15.1 maps the market values of residential dwellings within Salt Lake City. Most of the homes east of I-15 are valued at over $300,000 with many of those homes valued at over $500,000. The majority of homes that could be considered more affordable are located on the west of I-15, particularly south of I-80 as well.

FIGURE MA-15.1 | MARKET VALUE OF SINGLE-FAMILY HOMES IN SALT LAKE CITY



Source: Salt Lake County Assessor's Database, 2023

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. Based on an analysis of housing gaps from 2018-2022 ACS data, Salt Lake City faces a shortage of 5,250 rental units. This shortage decreased from 6,177 units in 2018, indicating some progress in addressing the housing gap. As shown in **Table MA-15.5**, this shortage disproportionately impacts lower-income families.

TABLE MA-15.5 | SALT LAKE CITY RENTAL MARKET MISMATCH

Income Range	Max Affordable Rent, Including Utilities	Max Affordable Rent, Excluding Utilities	Renters		Rental Units		Housing Mismatch
			Number	%	Number	%	
Less than $5,000	$125	$35	2,053	4.5%	379	0.8%	(1,674)
$5,000 - $9,999	$250	$160	1,197	2.6%	902	1.9%	(295)
$10,000 - $14,999	$375	$285	3,371	7.4%	1,328	2.7%	(2,043)
$15,000 - $19,999	$500	$410	2,295	5.1%	1,058	2.2%	(1,237)
$20,000 - $24,999	$625	$535	2,194	4.8%	1,275	2.6%	(919)
$25,000 - $34,999	$875	$785	4,718	10.4%	4,545	9.3%	(173)
$35,000 - $49,999	$1,250	$1,160	6,114	13.5%	14,874	30.6%	8,760
$50,000 - $74,999	$1,875	$1,785	9,029	19.9%	15,857	32.6%	6,828
$50,000 - $74,999	$1,875	$1,785	9,029	19.9%	15,857	32.6%	6,828
$75,000 or more	$1,875	$1,785	14,332	31.8%	8,415	17.3%	(5,917)
Total/Low Income Gap			**40,360**	**100.0%**	**48,633**	**100.0%**	**(5,250)**

Source: U.S. Census Bureau: 2018-2022 ACS 5-Year Estimates, Selected Housing Characteristics, Income in the Past 12 Months (inflation adjusted)

Despite increasing rental costs, the City's rental gap continues to narrow. This is indicative of the success of efforts towards increasing the housing supply in the City.

How is affordability of housing likely to change considering changes to home values and/or rents?

Housing costs have risen sharply in recent years across both rental and ownership markets, with affordability becoming increasingly constrained for low- and moderate-income households. As **Table MA-15.6** demonstrates, Salt Lake County rental rates are at an all-time high, with an 82.4% increase between 2015 and 2022. Diminishing rental affordability, coupled with persistently low vacancy rates, has exacerbated housing challenges, particularly for low-income households.

TABLE MA-15.6 | CHANGE IN AVERAGE RENT BY TYPE OF UNIT: SALT LAKE COUNTY

Market Rent	2015	2016	2017	2018	2019	2020	2021	2022	2023	% Increase: 2015-2023
Studio	$638	$705	$745	$794	$887	$859	$1,177	$1,351	$1,265	98.3%
One Bedroom	$804	$833	$906	$964	$1,030	$1,042	$1,276	$1,447	$1,514	88.3%
Two Bedroom, One Bath	$833	$879	$932	$983	$1,050	$1,075	$1,270	$1,483	$1,473	76.8%
Two Bedroom, Two Bath	$1,050	$1,085	$1,158	$1,227	$1,310	$1,383	$1,653	$1,887	$1,948	85.5%
Three Bedroom, Two Bath	$1,132	$1,244	$1,278	$1,311	$1,393	$1,490	$1,682	$2,089	$2,143	89.3%
Overall	**$907**	**$949**	**$1,011**	**$1,072**	**$1,145**	**$1,182**	**$1,417**	**$1,632**	**$1,654**	**82.4%**

Source: Cushman and Wakefield, 2023 Apartment Market Report: Greater Salt Lake Area

As indicated in **Table MA-15.7**, prices for existing home sales in the Salt Lake City metropolitan area increased significantly between 2020 and 2022. The number of homes sold during this period decreased, due in part to the rising cost of owner-occupied homes and the U.S. 30-year fixed mortgage rate average nearly doubling since January 2020.

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

Total Home Sales			Average Price of New & Existing Home Sales		
Q3 2020	**Q3 2022**	**% Change**	**Q3 2020**	**Q3 2022**	**% Change**
29,050	25,350	-12.7%	$408,850	$571,000	39.7%

Source: U.S. Department of Housing and Urban Development, HUD PD&R Regional Reports, 2022, 2020 Quarter 3

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 remain lower than prevailing rental rates in Salt Lake City, underscoring the need to preserve existing subsidized housing and expand affordability initiatives. 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 challenging 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. To address these gaps, the City will focus on rehabilitating existing housing stock, implementing anti-displacement measures, and stabilizing neighborhoods to support vulnerable populations.

Discussion

Historically high rents, rising home costs, and exceptionally low vacancy rates have intensified the struggles of low-income households in securing affordable housing. An analysis of housing gaps found that Salt Lake City has a shortage of 5,250 rental. This shows an overall decline of 927 units from the shortage of 6,177 rental units in 2018. Although efforts appear to have been successful to decrease the gap, with rising rents and few units available, this trend could reverse, and the housing gap could increase. Salt Lake City is committed to preserving existing affordable housing and actively facilitating new development to address critical housing needs and prevent further increases in homelessness. These initiatives are essential to preventing an increase in homelessness.

MA-20 Housing Market Analysis: Condition of Housing

Introduction

This section provides a detailed examination of the condition of housing in Salt Lake City, focusing on definitions of substandard housing, the need for rehabilitation, and the prevalence of Lead Based Paint (LBP) hazards. The first section addresses key data and responses to specific questions, while the second section offers a broader discussion.

Overview of Housing Conditions

Describe the jurisdiction's definition for "substandard condition" and "substandard condition but suitable for rehabilitation:"

Salt Lake City defines substandard housing as units that fail to meet the City's housing code. While the term "substandard condition" is not officially used, the City prioritizes rehabilitation projects to address deficiencies identified in non-compliant residential units. The City also follows the federal register definitions for substandard housing in 24 CFR § 5.425. For units to be considered in "substandard condition but suitable for rehabilitation," they must be both economically and structurally viable.

Describe the need for owner and renter rehabilitation based on the condition of the jurisdiction's housing:

According to the Comprehensive Housing Affordability Strategy (CHAS), a dataset provided by the U.S. Department of Housing and Urban Development (HUD), approximately 46.8% of renters and 20.1% of homeowners in Salt Lake City reside in housing with at least one selected condition. These selected conditions often include cost burdens, overcrowding, or a lack of complete plumbing or kitchen facilities. Additionally, 635 housing units—both vacant and occupied—lack complete kitchen or plumbing facilities in Salt Lake City. Rehabilitation needs are more pressing for older units, particularly those built before 1960, which account for 43.3% of the City's housing stock (Table MA 20.1).

TABLE MA-20.1 | YEAR UNIT BUILT

Year Built	Owner-Occupied		Renter Occupied	
	Count	Percentage	Count	Percentage
2000 or later	3735	9.5%	7,040	16.7%
1980 - 1999	4,220	10.7%	7,885	18.7%
1960 - 1979	6,500	16.5%	11,120	26.3%
Before 1960	25,000	63.4%	16,190	38.3%
Total	**39,455**	**100.0%**	**42,235**	**100.0%**

Source: 2016-2020 CHAS

Estimate the number of housing units within the jurisdiction that are occupied by low- or moderate-income families that contain lead-based paint hazards. |24 CFR 91.205 (e), 91.405

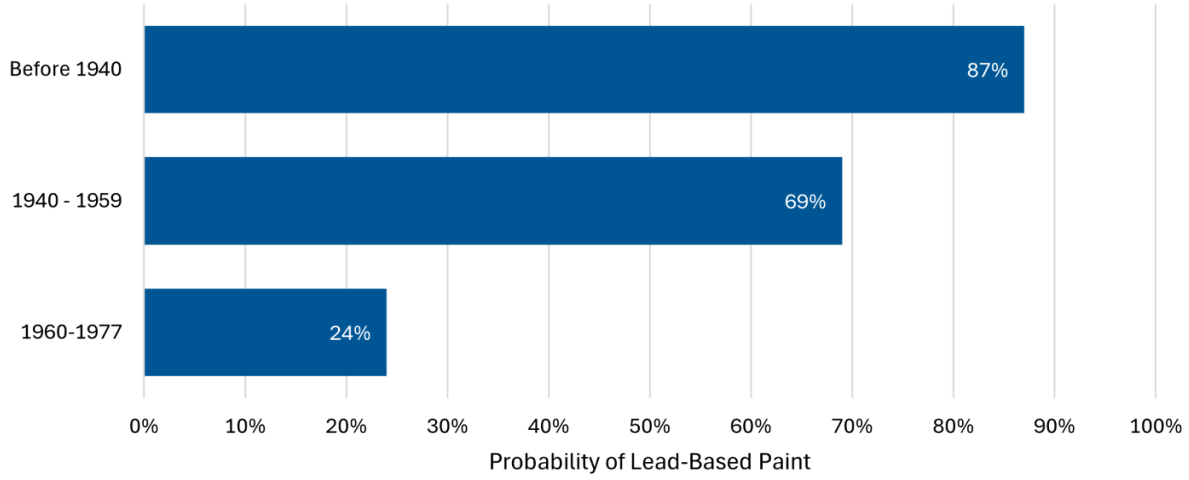
The Environmental Protection Agency (EPA) estimates suggest that 75% of homes built before 1978 contain lead-based paint (LBP). In Salt Lake City, about 70.4% of low to moderate income families, comprising 33.9% owner-occupied and 66.1% renter-occupied homes, are at risk of lead-based paint (LBP) exposure (see Table MA-20.2). Targeted mitigation efforts are essential, as homes built before 1940 have an 87.0% likelihood of containing LBP (see Figure MA-20.3).

TABLE MA-20.2 | RISK OF LEAD BASED PAINT HAZARD IN LOW- AND MODERATE-INCOME FAMILIES

	Low- and Moderate-Income Families			
	Owner-Occupied		Renter-Occupied	
	Number	Percentage of total Owner-Occupied Units	Number	Percentage of total Renter-Occupied Units
Total number of units built before 1980	9,390	33.90%	18,305	66.10%

Source: 2016-2020 CHAS

FIGURE MA-20.1 | PROBABILITY OF CONTAINING LEAD-BASED PAINT BY YEAR CONSTRUCTED



Source: U.S. Environmental Protection Agency

Discussion

Substandard Condition and/or Suitable for Rehabilitation Housing

Salt Lake City prioritizes rehabilitation efforts for units that are economically and structurally viable. Of the City's 175 vacant or boarded buildings, 52 are categorized as "vacant secured" and more likely to meet rehabilitation criteria compared to the 123 boarded buildings (Table MA-20.4).

TABLE MA-20.3 | RISK OF LEAD BASED PAINT HAZARD IN LOW- AND MODERATE-INCOME FAMILIES

	Vacant Secured	Boarded	Total
Vacant/Boarded Buildings	52	123	175

Source: Salt Lake City Civil Enforcement, 2024

Vacant buildings, defined by the Salt Lake City Code as unoccupied structures with secured windows and doors, are generally more suitable and economically viable for rehabilitation compared to boarded buildings. Boarded buildings are those where reachable openings are secured by secondary means, making them less likely to meet rehabilitation criteria. Unit numbers are not tracked for vacant or boarded buildings. Efforts focus on securing and revitalizing these vacant properties to address housing shortages and improve community safety.

Owner and Renter Rehabilitation Needs

The rehabilitation needs for renters surpass those of homeowners, with 44.2% of renter-occupied units exhibiting at least one selected condition, compared to 19.5% of owner-occupied units (see Table MA-20.4).

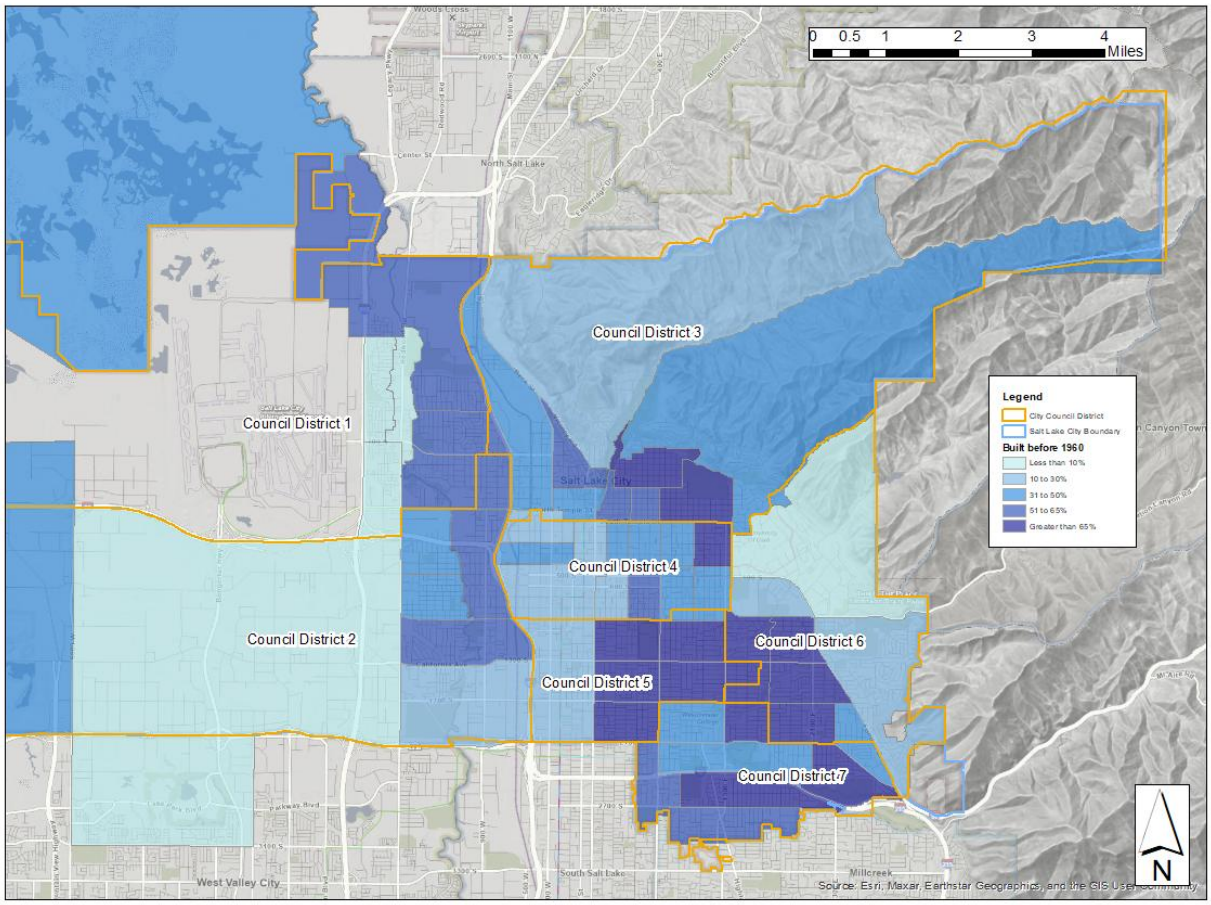
TABLE MA-20.4 | CONDITION OF UNITS

Condition of Units	Owner Occupied		Renter Occupied	
	Unit Count	**Percentage**	**Unit Count**	**Percentage**
With One Selected Condition	7,827	19.5%	20,017	44.2%
With Two Selected Conditions	132	0.3%	1,033	2.3%
With Three Selected Conditions	68	0.2%	50	0.1%
With Four Selected Conditions	30	0.1%	92	0.2%
No Selected Conditions	32,075	79.9%	24,111	53.2%
Total	**40,132**	**100.0%**	**45,303**	**100.0%**

Source: U.S. Census Bureau: 2018-2022 ACS 5-Year Estimates, Tenure by Selected Physical and Financial Conditions

While older homes may often be in excellent condition due to revitalization efforts in the area, substandard housing issues and LBP exposures are still more likely to occur in this segment of housing. Many of Salt Lake City's block groups with a high percentage of older units are concentrated below 900 South and east of State Street, as shown in Figure MA-20.2 below.

FIGURE MA-20.2 | PERCENT OF BLOCK GROUP HOUSING UNITS BUILD BEFORE 1960



Source: US Census Bureau, American Community Survey 5 – Year Estimates 2017 – 2021

Lead-Based Paint Hazards

The high prevalence of older housing stock underscores the urgency of addressing LBP hazards. With 29.0% of the housing stock built before 1940, there is a heightened risk of exposure, particularly in units with children present. Children are more vulnerable to lead poisoning due to their developing nervous systems and a tendency to ingest lead particles through hand-to-mouth behaviors, especially in environments with deteriorating lead-based paint.

In Salt Lake City, 3,275 low- and moderate-income families with children live in homes built before 1980. This includes 1,185 owner-occupied and 2,090 renter-occupied homes. Renter-occupied housing, at 63.8%, is the larger of the two compared to only 36.2% of owner-occupied housing (Table MA-20.5). These homes underscore the need for targeted lead-based paint (LBP) mitigation efforts.

TABLE MA-20.4 | CONDITION OF UNITS

TABLE MA-20.5 | RISK OF LEAD BASED PAINT HAZARD WITH CHILDREN PRESENT

Condition of Units	Low- and Moderate-Income Families			
	Owner-Occupied		Renter-Occupied	
	Number	Percentage of total Owner-Occupied Units	Number	Percentage of total Renter-Occupied Units
Housing units built before 1980 with children present	1,185	36.2%	2,090	63.8%

Source: 2016-2020 CHAS

MA-25 Public and Assisted Housing | 24 CFR 91.210 (b)

Introduction

Local housing authorities offer long-term rental housing and assistance through Low-Income Public Housing (LIPH), Housing Choice Vouchers (Section 8), and Continuum of Care vouchers. They also collaborate with private entities to provide additional affordable and supportive housing options. Three separate housing authorities provide these services to residents of Salt Lake City: Housing Authority of Salt Lake City (HASLC), Housing Connect, and the West Valley City Housing Authority.

TABLE MA-25.1 | TOTAL NUMBER OF UNITS PUBLIC AND ASSISTED HOUSING

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	7	169	4,797	1,017	3,078	366	129	208
Number of ADA-approved units	0	0	224	23	171	15	5	10

Source: Housing Authority of Salt Lake City, Housing Connect, West Valley City Housing Authority; 2024

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:

HASLC, Housing Connect, and The Road Home collectively manage 31 properties across Salt Lake City, offering over 2,220 units. These properties include Housing Choice Vouchers, Project-Based Vouchers, and Mod Rehab Vouchers, serving veterans, individuals experiencing homelessness, persons with mental or physical impairments, and seniors.

Table MA-25.2 lists each property by name, the population served, the type of housing, the number of bedrooms, and the number of units.

TABLE MA-25.2 | LIST OF PUBLIC HOUSING PROPERTIES BY TYPE AND UNIT

Name	Population Served	Type of Housing	Bedrooms	Units
257 North	Family	Affordable Housing, Subsidized	2-3 Bedrooms	22
330 North	Family	Affordable Housing, Subsidized	2-3 Bedrooms	25
771 South	Family	Affordable Housing, Subsidized	2-3 Bedrooms	17
9th East Lofts	Family, Homeless, Single/Individual, Veteran	Affordable Housing, Subsidized	1-2 Bedrooms	68
Ben Albert	Family, Single/Individual	Affordable Housing, Subsidized	Studio, 1-2 Bedrooms	68
Bodhi	Family, Physically Impaired, Homeless, Single/Individual, Special Needs	Affordable Housing, Market Rate, Section 8, Supportive Housing	1-3 Bedrooms	80
Cambridge Cove	Family, Single/Individual	Affordable Housing, Market Rate, Subsidized	2 Bedrooms	71
Canterbury	Family, Single/Individual	Affordable Housing, Subsidized	2-3 Bedrooms	77
Capitol Homes	Family, Homeless, Single/Individual, Special Needs Veteran	Affordable Housing, Subsidized	1-3 Bedrooms	93
Cedar Crest	Veteran	Affordable Housing, Subsidized	1-2 Bedrooms	12

Denver Street	Single/Individual, Special Needs	Permanent Supportive, Subsidized	3 Bedrooms	22
Fairmont Circle	Veteran	Permanent Supportive, Section 8, Subsidized	1 Bedroom	4
Faultline Apartments	Family, Single/Individual, Veteran	Affordable Housing, Subsidized	1-2 Bedrooms	8
Freedom Landing	Homeless, Single/Individual, Veteran	Permanent Supportive, Subsidized	1 Bedroom	109
Jefferson Circle	Multi-family	Subsidized	2 Bedrooms	20
Jefferson School	Physically Impaired, Family, Homeless, Single/Individual, Special Needs	Affordable Housing, Market Rate, Subsidized	1-2 Bedrooms	168
New City Plaza	Physically Impaired, Senior	Subsidized	1 Bedroom	299
Pacific Apartments	Family	Affordable Housing, Subsidized	2-5 Bedrooms	47
Pamela's Place	Physically Impaired, Homeless, Single/Individual	Permanent Supportive, Subsidized	Studio	100
Palmer Court	Family, Single/Individual	Affordable Housing, Transitional Housing	1-3 Bedrooms	201
Phillips Plaza	Family, Senior, Single/Individual	Public Housing, Subsidized	1 Bedroom	99
Rendon Terrace	Family, Senior, Single/Individual	Subsidized	1-2 Bedrooms	70
Riverside Apartments	Family, Senior, Single/Individual	Affordable Housing, Subsidized	1-2 Bedrooms	41
Romney Plaza	Physically Impaired, Family,	Public Housing, Subsidized	1 Bedroom	70

	Senior, Single/Individual			
Sunrise Metro	Chronically Homeless, Physically Impaired, Single/Individual, Veteran	Permanent Supportive, Subsidized	Studio, 1 Bedroom	100
Taylor Gardens	Family, Homeless, Senior, Single/Individual, Special Needs, Veteran	Affordable Housing, Subsidized	1-2 Bedrooms	112
Taylor Springs	Family, Senior, Single/Individual	Affordable Housing, Subsidized	1-2 Bedrooms	95
Valor Apartments	Family, Senior, Single/Individual	Affordable Housing, Permanent Supportive, Subsidized	1 Bedroom	14
Valor House	Single/Individual, Veteran	Transitional	Studio	72
West Temple Duplexes	Family, Veteran	Affordable Housing, Permanent Supportive, Subsidized	3 Bedrooms	4
			Total	**2,235**

Source: Housing Authority of Salt Lake City, Housing Connect, The Road Home; 2024

Describe the restoration and revitalization needs of public housing units in the jurisdiction:

Public housing units are regularly maintained to meet HUD standards, with HASLC and Housing Connect conducting annual property assessments. These evaluations incorporate updated Housing Quality Standards (HQS) to ensure safety and habitability. HASLC participates in HUD's Rental Assistance Demonstration (RAD) program, securing long-term funding through Section 8 Project-Based Voucher (PBV) or Project-Based Rental Assistance (PBRA) contracts. This shift has allowed HASLC to leverage private funding sources, such as Low-Income Housing Tax Credits (LIHTCs) and

tax-exempt bonds, to preserve and improve public housing properties without affecting the rent paid by residents or the clientele served.

HASLC's updated 30-year improvement plan integrates RAD funding and private investments, prioritizing health, safety, and modernization efforts. Each property follows a one-, five-, and ten-year improvement schedule aligned with HUD's Capital Needs Assessment (CNA) requirements. These changes ensure the long-term viability of public housing while expanding opportunities for modernization and redevelopment, addressing the jurisdiction's evolving housing needs.

Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:

To improve living conditions in City housing complexes, the following strategies have been implemented:

- Strengthened application screening processes
- Strict lease enforcement policies
- Security patrols by off-duty Salt Lake City Police officers
- Enhanced exterior lighting and accessibility for aging residents
- A robust preventative maintenance program
- Property upgrades and renovations as needed

MA-30 Homeless Facilities and Services |24 CFR 91.210 (c)

In Salt Lake City, various government agencies, faith-based organizations, service-oriented groups, housing authorities, health service organizations and individuals provide a variety of facilities and services to support homeless individuals and families. These include:

- Emergency shelters;
- Transitional housing;
- Safe havens;
- Permanent supportive housing;
- Tenant-based rental assistance;
- Housing placement;
- General medical, employment, substance abuse, and behavioral health services;
- Legal aid;
- Veteran services;
- Public assistance;
- Family crisis support; and
- Hygiene supplies and facilities.

Table MA-30.1 lists shelters and other housing available to homeless households in the city, based on information provided through the State's HIMS database.

TABLE MA 30.1| FACILITIES AND HOUSING TARGED TO HOMELESS HOUSEHOLED WITHIN SALT LAKE CITY

Population	Emergency Shelter Beds		Transitional Housing Beds	Rapid Rehousing Beds	Permanent Supportive Housing Beds*	
	Year-Round Beds (Current & New)	Voucher, Seasonal, Overflow Beds	Current and New	Current and New	Current and New	Under Development
Households with Adult(s) and Child(ren)	150	99	234	410	1,385	0
Households with Only Adults	809	391	100	34	385	0
Chronically Homeless Households	n/a	n/a	n/a	n/a	799	0
Veterans**	0	0	93	72	548	0
Unaccompanied Youth	30	26	19	18	9	0

Source: Utah Homeless Management Information System (HMIS) HIC Count for Salt Lake City & County CoC, 2023
**Permanent housing includes other permanent housing.*
***Veterans category does not include veteran households with children, rather that is included in households with adults and children. Of the households with adults and children, 112 are designated for veteran households with children.*

Based on the 2023 Point-in-Time Count, 2,297 individuals were experiencing homelessness on the day of the count. Outside of the permanent supportive housing beds, 2,485 beds are available for homeless individuals. As of the 2023 count, there were sufficient beds to house the homeless population. However, the 2024 Point-in-Time Count showed a total of 2,404 homeless individuals, nearly utilizing all available 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 as they equip individuals with the support needed to offset expenses, help prevent homelessness, and/or aid individuals experiencing homelessness to exit quickly. Some of these services are:

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

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 has a wide range of services that are available to individuals who are experiencing homelessness, as detailed in **Table MA-30.2**.

TABLE MA 30.2| 2023-2024 HOMLESS RELATED SERVICES

Agency/Program	Facility Purpose	Address	Website	Description
4th Street Clinic	Medical Care for Homeless	409 W. 400 S., Salt Lake City, Utah 84101	https://fourthstreetclinic.org/	Serves all homeless residents by providing medical, behavioral health, substance abuse, dental, and case management visits

Crossroads Urban Center	Food Pantries	347 S. 400 E., Salt Lake City, Utah 84111	https://www.crossroadsurbancenter.org/	Serves all homeless residents through an emergency food pantry and thrift store
Family Promise Salt Lake	Emergency Shelter / Transitional Housing	814 W. 800 S., Salt Lake City, Utah 84104	https://familypromisesaltlake.org/	Serves homeless families with children with emergency housing and assistance, case management, and two years of post-shelter case management
Family Support Center	Permanent Supportive Housing / Transitional Housing	2020 S Lake St, Salt Lake City, Utah, 84105	https://www.familysupportcenter.org/	Serves single-parent families with children with 24-hour crisis services, parenting and youth education programs, on-site therapists, and self-sufficiency programs
First Step House	Transitional Housing	720 Valdez Dr, Salt Lake City, Utah, 84113	https://firststephouse.org/	Serves veterans, institutional inpatient and outpatient, individuals, and families with their "Whole Health" model focusing on behavioral health treatment,

				housing, on-site medical services, and supportive employment
Gale Miller Resource Center	Emergency Shelter	242 Paramount Ave., Salt Lake City, Utah, 84115	https://theroadhome.org/resourcecenter/gail-miller-resource-center/	Serves homeless individuals through emergency shelter
Geraldine E King Women's Center	Emergency Shelter	131 E. 700 S., Salt Lake City, Utah 84111	https://theroadhome.org/resourcecenter/geraldine-e-king-womens-resource-center/	Serves homeless women through emergency shelter and basic needs
Good Samaritan Program | The Cathedral of the Madeleine Ministries	Prepared Meals & Food Pantries	331 E. South Temple, Salt Lake City, Utah 84103	https://utcotm.org/support-us/gsp-good-samaritan-program	Serves all homeless residents through prepared meals 365 days of the year
Hildegarde's Pantry	Food Pantries	231 E. 100 S., Salt Lake City, Utah 84111	https://stmarksutah.org/foodpantry	Serves all homeless residents through a food pantry
Housing Authority of Salt Lake City	Permanent Supportive Housing / Rapid Rehousing	1776 S West Temple, Salt Lake City, UT 84115	https://www.haslcutah.org/	Serves all homeless residents through assisting with permanent supportive housing and affordable housing; dedicated units for veterans, seniors, and people with

				mental or physical impairments
Housing Connect	Permanent Supportive Housing	3595 S Main St, Salt Lake City, UT 84115	https://housingconnect.org/	Special attention to low-income seniors, new Americans, veterans, and people with mental or physical impairments or chronic illnesses
Pamela Atkinson Resource Center	Emergency Shelter / Rapid Rehousing / Permanent Supportive Housing	3380 South West, South Salt Lake, Utah, 84199	https://theroadhome.org/resourcecenter/south-salt-lake-mens-resource-center/	Serves homeless men through emergency shelter and basic needs
Rescue Mission	Prepared Meals & Food Pantries	463 S. 400 W., Salt Lake City, Utah 84101	https://rescuesaltlake.org/	Serves all homeless residents through emergency shelter, basic needs, and transitional support
Rescue Mission Men's Center	Emergency Shelter / Transitional Housing / Day Shelter	463 S 400 W, Salt Lake City, UT 84101	https://rescuesaltlake.org/rescue-mission-of-salt-lake-mens-facility-and-homeless-service-center/	Serves homeless men, including addiction recovery, day shelter, meals, and hygiene
Rescue Mission Women's Center	Emergency Shelter / Transitional Housing	1165 S. State Street, Salt Lake City, Utah 84111	https://rescuesaltlake.org/rescue-mission-womens-center/	Serves women and women with children with emergency shelter, shelter from abuse, food, clothing,

				and job placement
Salt Lake City Mission	Prepared Meals & Food Pantries	1151 S. Redwood Rd. # 106, Salt Lake City, Utah 84104	https://saltlakecitymission.org/	Serves all homeless residents through a food and clothing pantry, daily meals, and recovery programs
Salt Lake County Youth Services	Emergency Shelter	377 W. Price Ave. (3610 S.) Salt Lake City, Utah 84115	https://www.saltlakecounty.gov/youth/	Serves youth under 18 years old with shelter and support services including substance abuse assistance, counseling, afterschool, and safe place programs
Shelter the Homeless	Emergency Shelter	242 W Paramount Ave, Salt Lake City, UT 84115	https://homelessutah.org/	Serves all homeless residents with shelter and "high-impact transformational interventions" including social support, education, employment services, legal aid, health and wellness, and social support
South Valley Services	Emergency Shelter/ Rapid Rehousing	8400 S., Redwood Rd., West Jordan, Utah 84088	https://svsutah.org/	Serves adult survivors of domestic violence and their children

St. Vincent de Paul Dining Hall	Prepared Meals & Food Pantries	437 W. 200 S., Salt Lake City, Utah 84101	https://www.ccsutah.org/programs/st-vincent-de-paul-dining-hall	Serves all homeless residents through providing daily meals
Utah Department of Workforce Services Metro Employment Center	Employment / Welfare / Financial Assistance	720 S. 200 E., Salt Lake City,	https://jobs.utah.gov/	Serves all homeless residents through employment services and financial assistance
Valley Behavioral Health	Permanent Supportive Housing / Outpatient Clinic	550 W 700 S, Salt Lake City, Utah	https://valleycares.com/	Serves all homeless residents, including those suffering from addiction with behavioral health services
VOA Detox Center for Women and Children	Drug / Alcohol Detoxification	697 W. 4170 S., Murray, Utah 84123	https://www.voaut.org/get-help/detox	Serves adult women and children under the age of 10 by aiding those suffering from addiction through emergency shelter, and detox and withdrawal management services
Volunteers of America (VOA) Youth Resource Center	Emergency Shelter / Day Center	888 S. 400 W., Salt Lake City, Utah 84101	https://www.voaut.org/get-help/youth-homeless-services	Serves homeless and at-risk teens ages 15-22 with emergency shelter, basic needs, housing and employment

				case management, medical, dental, and behavioral health services
Volunteers of America Adult Detox	Drug / Alcohol Detoxification	252 W. Brooklyn Ave., Salt Lake City, Utah 84101	https://www.voaut.org/get-help/detox	Serves men suffering from addiction through emergency shelter, and detox and withdrawal management services
Volunteers of America Homeless Outreach Program	Donation Disbursement / Case Management	440 S 400 W Suite B, Salt Lake City, UT 84101	https://www.voaut.org/get-help/adult-homeless-services	Serves homeless adults and unaccompanied youth by providing vital materials and connecting individuals to housing, legal, and medical services
Weigand Homeless Resource Center	Day Center, Seasonal Beds	437 W. 200 S., Salt Lake City, Utah 84101	https://www.ccsutah.org/programs/weigand-resource-center	Serves all homeless residents with day shelter, basic needs, case management, and employment and education services
YWCA Shelter	Emergency Shelter / Transitional Housing	322 E 300 S Salt Lake City, Utah 84111	https://www.ywcautah.org/	Serves female survivors of domestic violence and their children through a crisis

				shelter, legal services, and affordable housing

Source: Utah Homeless Management Information System (HMIS) HIC Count for Salt Lake City & County CoC, 2023; Salt Lake City Consolidated Plan 2020-2024

MA-35 Special Needs Facilities and Services |24 CFR 91.210 (d)

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.

The table below, titled *HOPWA Assistance Baseline*, provides a summary of the various types of housing assistance offered under the Housing Opportunities for Persons With AIDS (HOPWA) program in Salt Lake City for the 2022-2023 program year. It outlines the number of households served across different assistance categories, including Tenant-Based Rental Assistance (TBRA), Permanent Facility-Based Housing (PFBH), Short-Term Rent, Mortgage, and Utility Assistance (STRMU), Short-Term/Transitional Facility-Based Housing (STTFBH), and Permanent Housing Placement (PHP). These data highlight the distribution of support services aimed at addressing housing stability for at-risk and special needs populations, particularly those transitioning from physical and mental health facilities or facing housing insecurity.

TABLE MA 35.2| HOPWA ASSISTANCE BASELINE

Type of HOPWA Assistance	Households
Tenant-Based Rental Assistance (TBRA)	59
Permanent Facility-Based Housing (PFBH)	0
Short-Term Rent, Mortgage, and Utility Assistance (STRMU)	34
Short-Term/Transitional Facility-Based Housing (<24 months) (STTFBH)	0
Permanent Housing Placement (PHP)	20

Source: HOPWA Performance Profile – Salt Lake City, Program Year: 2022-2023

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 mental or physical impairments, persons with substance addictions, persons with HIV/AIDS and their families, and public housing residents through the following efforts:

- 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 promotion programs

These efforts are typically coordinated through a case management and referral format to link services and opportunities. Even with the multitude of services available in Salt Lake City, there are still gaps.

Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing.

Despite the availability of programs that provide supportive housing opportunities for persons dealing with mental and physical health recovery in Salt Lake City, these opportunities are in high demand with limited resources available. Data from 2022 show that individuals experiencing

homelessness in Salt Lake County spent an average of 88 nights in shelters, up from 60 nights in 2017. This increase reflects difficulties in transitioning individuals to permanent housing, exacerbated by a shortage of affordable housing options. Additionally, in August 2024, data from Utah's Office of Homeless Service indicated that homelessness in Utah is a growing issue, with increasing numbers of individuals experiencing homelessness for the first time.

To address these challenges, several key programs in Salt Lake City focus specifically on supporting individuals transitioning from mental and physical health institutions to stable housing.
The following initiatives combine housing assistance with essential services like healthcare, mental health counseling, and case management, to ensure a holistic approach to long-term recovery and stability.

- **Housing Related Services and Supports (HRSS) Program** – Administered through Utah Medicaid, the HRSS program ensures that individuals in Salt Lake City who are transitioning from mental and physical health institutions receive essential housing support services. This includes tenancy assistance, support for maintaining stable housing, and community transition services. The program specifically targets individuals at risk of homelessness or re-institutionalization in Salt Lake County.
- **State Hospital Diversion (SHD) Program** – The State Hospital Diversion Program, managed by Housing Connect, serves Salt Lake City residents facing severe psychiatric health challenges. This program prioritizes individuals transitioning from the Utah State Hospital or other psychiatric facilities. With ongoing support from case management teams, participants are provided with housing assistance and therapeutic services tailored to their recovery journey.
- **Permanent Supportive Housing by Valley Behavioral Health** – Valley Behavioral Health operates numerous permanent supportive housing units in Salt Lake City, designed for individuals experiencing chronic homelessness, mental health disorders, or substance use challenges. These housing units provide a stable environment paired with mental healthcare, medication management, and life skills training. This program emphasizes long-term housing stability and recovery.
- **Pamela's Place** – Located in Salt Lake City, Pamela's Place is a permanent supportive housing development operated by the Housing Authority of Salt Lake City. Opened in 2020, it provides 100 housing units for individuals experiencing homelessness, many of whom are transitioning from healthcare facilities. On-site services include access to healthcare, mental health counseling, and community integration support.
- **Medically Vulnerable People (MVP) Program** – The MVP Program in Salt Lake City serves medically fragile individuals, including seniors and veterans, who are transitioning from hospitals or healthcare facilities. This program offers interim housing and wraparound medical care, helping participants stabilize their health and secure permanent housing. MVP

addresses the unique medical and housing needs of Salt Lake's most vulnerable populations.

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 2025-26 Annual Action Plan for specific one-year goals to address housing and supportive service needs of non-homeless, special needs populations.

For entitlement/consortia grantees: 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 |24 CFR 91.210(e)

Affordable housing development, preservation, and improvement face significant challenges due to market and regulatory obstacles. These obstacles, identified by Salt Lake City's Housing Stability Division through task force groups and stakeholder meetings, impact the City's ability to meet current and future housing needs for low- and moderate-income residents.

The following sections highlight some of the identified obstacles to the preservation, improvement, and development of housing of affordable to low- and moderate-income households.

Economic Conditions

- Since 2018, incomes in the Salt Lake Valley have risen, but they have not kept pace with escalating housing values and construction costs, thereby widening the affordability gap.
- Inflationary pressures have strained household incomes, leaving less space for increasing housing costs.
- High transportation costs in certain neighborhoods reduce disposable income for housing, disproportionately affecting low-income households.

Land Regulations and Permitting Process

Salt Lake City's Zoning Ordinance establishes standards for residential development, such as minimum lot size, density, unit size, setbacks, and parking requirements. While these regulations promote organized development, they often hinder the feasibility of affordable housing due to:

- Density restrictions;
- Limited zoning for multifamily housing;
- Stringent parking requirements, which increase development costs;
- Reportedly difficult to navigate processes to waive/reduce impact fees for affordable housing; and
- Lengthy permitting and environmental review processes, which discourage developers from pursuing affordable housing projects and often lead to a preference for higher-margin, market-rate developments.

Land Costs

- Elevated land costs in high-demand neighborhoods make affordable housing development financially unviable, concentrating such projects in lower-cost areas and perpetuating geographic imbalances.

- 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 is often constructed in areas that result in high percentages of income being spent towards transportation. Ultimately, these developments further exacerbate traffic issues.

Construction Costs

- Volatile construction and labor costs have driven up rents, limiting developers' ability to produce affordable housing without subsidies or incentives. Consequently, the profit margin in providing affordable housing is typically limited, or altogether non-existent without the presence of incentives and tax credits.
- Material costs and supply chain pressures have created challenges for some projects because of the global pandemic.
- Rehabilitation of existing products 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

- Complex financing structures for affordable housing increase land holding costs due to prolonged due diligence and extended project timelines. This is partially alleviated with City incentive programs that reduce some financing pressures.
- Rising interest rates further inflate development costs, complicating funding for affordable housing projects.
- There is strong competition for local funding tools, such as the State of Utah's Olene Walker Housing Loan Fund.

Neighborhood Market Conditions

- Community opposition, often referred to as "Not In My Backyard" (NIMBYism), poses a significant obstacle to affordable housing projects requiring zoning approval.
- Neighborhoods with close proximity to transit often lack appeal for large-scale housing developments due to inadequate infrastructure, higher crime rates, and limited employment opportunities.

For details on current and proposed strategies to address these challenges, refer to Section SP-55: Barriers to Affordable Housing in this Plan.

MA-45 Non-Housing Community Development Assets |24 CFR 91.210 (f)

Introduction

Salt Lake City is one of the most multicultural, sustainable, and innovative economies in the nation. The City links 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 a variety of housing opportunities with locally owned businesses. Additionally, the individual poverty rate decreased between 2018 and 2022, from 17.9% to 14.1%.

Although Salt Lake City's economy is strong, the unequal distribution of wealth is escalating within the community. Between 2012 and 2022, homeowner incomes increased by 54.83% while renter incomes increased by 76.29%. Although rental incomes increased at a higher rate, the median rental income is only 49.1% of the median homeowner income, a 6 percentage point increase from 2012.

Table MA-45.1 presents key labor force information for the City, including the unemployment rate.

TABLE MA 45.1| LABOR FORCE

Labor Force	
Total Population in the Civilian Labor Force	123,259
Civilian Employed Population 16+ Years	118,816
Unemployment Rate	4.1%
Unemployment Rate for Ages 16-24	14.9%
Unemployment Rate for Ages 25-65	18.9%

Source: U.S. Census Bureau: 2018-2022 ACS 5-Year Estimates, Selected Economic Characteristics, Employment Status

Table MA-45.2 highlights the industries in which the Salt Lake City workforce is employed, and their proportional share of the workforce.

TABLE MA 45.2| BUSINESS BY SECTOR SALT LAKE CITY, UTAH

Industry Sector	Count of Workers Employed	Share of Workforce
Educational services, and health care and social assistance	31,586	26.6%
Professional, scientific, and management, and administrative and waste management services	18,232	15.3%
Arts, entertainment, and recreation, and accommodation and food services	11,959	10.1%
Retail trade	10,591	8.9%
Manufacturing	10,319	8.7%
Finance and insurance, and real estate and rental and leasing	8,971	7.6%
Construction	6,294	5.3%
Transportation and warehousing, and utilities	5,799	4.9%
Other services, except public administration	5,240	4.4%
Public administration	4387	3.7%
Information	2,874	2.4%
Wholesale trade	1,908	1.6%
Agriculture, forestry, fishing and hunting, and mining	656	0.6%
Total	**118,816**	**100.0%**

Source: U.S. Census Bureau: 2018-2022 ACS 5-Year Estimates

The most prevalent employment industry for Salt Lake City workers is educational services, and health care and social assistance, with 26.6% of the total labor force employed in this area. Both the arts, entertainment, and recreation, and accommodation and food services industry and the retail trade industry employ a large portion of the City's workforce. These industries generally pay lower wages, and residents employed in these areas may be more susceptible to cost challenges for housing or critical services.

Table MA-45.3 provides a breakdown of the occupations of the City's labor force. Nearly half of all City residents are employed in management, business, science, and arts occupations.

TABLE MA 45.3| OCCUPATIONS BY SECTOR

Occupations by Sector	Count of People	Percentage
Management, Business, Science, and Arts Occupations	58,654	49.4%
Sales and Office Occupations	21,978	18.5%
Service Occupations	17,483	14.7%
Production, Transportation, and Material Moving Occupations	13,133	11.1%
Natural Resources, Construction, and Maintenance Occupations	7,568	6.4%
Total	**118,816**	**100.0%**

Source: U.S. Census Bureau: 2018-2022 ACS 5-Year Estimates

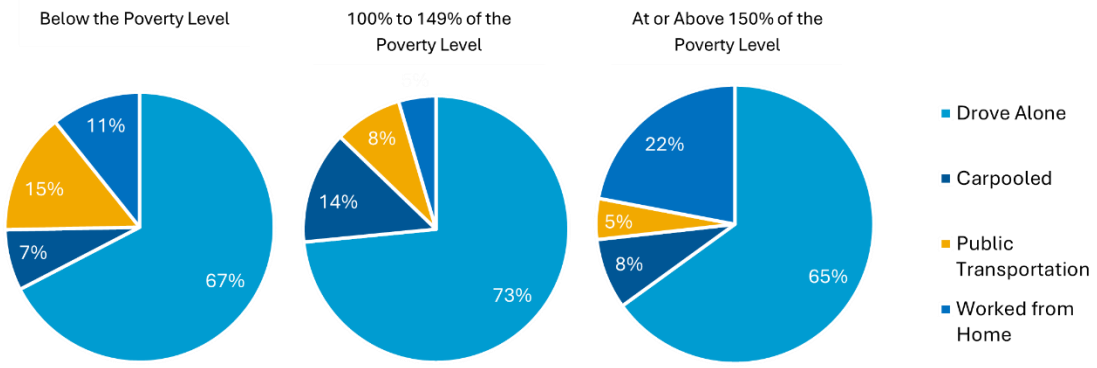
Table MA-45.4 and **Figure MA-45.1** break down the travel trends and commute distances for Salt Lake City residents. **Table MA-45.4** shows that the vast majority of the workers living in the City travel less than 29 minutes for work. The majority of City residents work relatively close to home with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

TABLE MA 45.4| TRAVEL TIME

Travel Time	Count of workers 16 years & over who do not work from home	Percentage
< 15 Minutes	35,418	36.2%
15-29 Minutes	38,843	39.7%
30-44 Minutes	12,230	12.5%
45-59 Minutes	3,424	3.5%
60 or More Minutes	3,424	3.5%
Mean Travel Time to Work (Minutes)	19.7 minutes	

Source: U.S. Census Bureau: 2018-2022 ACS 5-Year Estimates

FIGURE MA 45.1| MEANS OF TRANSPORTATION TO WORK BY MEDIAN INCOME



Source: U.S. Census Bureau: 2018-2022 ACS 5-Year Estimates

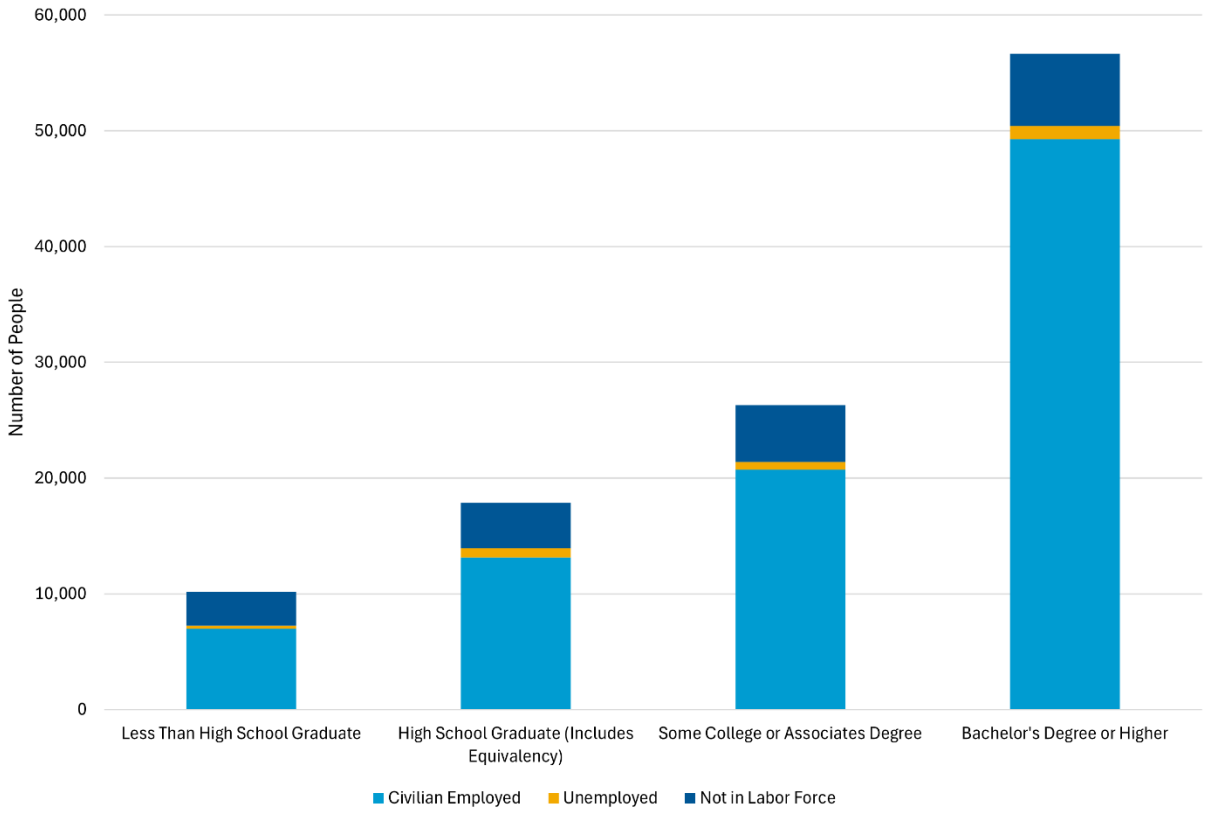
Table MA-45.5 and **Figure MA-45.2** highlight the educational attainment for the workforce in Salt Lake City. They show a highly educated workforce, with 51.1% of the population holding a bachelor's degree or higher

TABLE MA 45.5| EMPLOYMENT BY EDUCATIONAL ATTAINMENT

Employment Status	Educational Attainment				
		Less Than High School Graduate	High School Graduate (Includes Equivalency	Some College or associate's degree	Bachelor's Degree or Higher
Civilian Employed	Count	6,957	13,131	20,742	49,279
	Percentage	68.6%	73.6%	78.8%	87.0%
Unemployed	Count	313	790	661	1,135
	Percentage	3.1%	4.4%	2.5%	2.0%
Not in Labor Force	Count	2,875	3,921	4,918	6,258
	Percentage	28.3%	22.0%	18.7%	11.0%

Source: U.S. Census Bureau, 2018-2022 ACS 5-Year Estimates

FIGURE MA 45.2| EMPLOYMENT BY EDUCATIONAL ESTIMATES



Source: U.S. Census Bureau: 2018-2022 ACS 5-Year Estimates

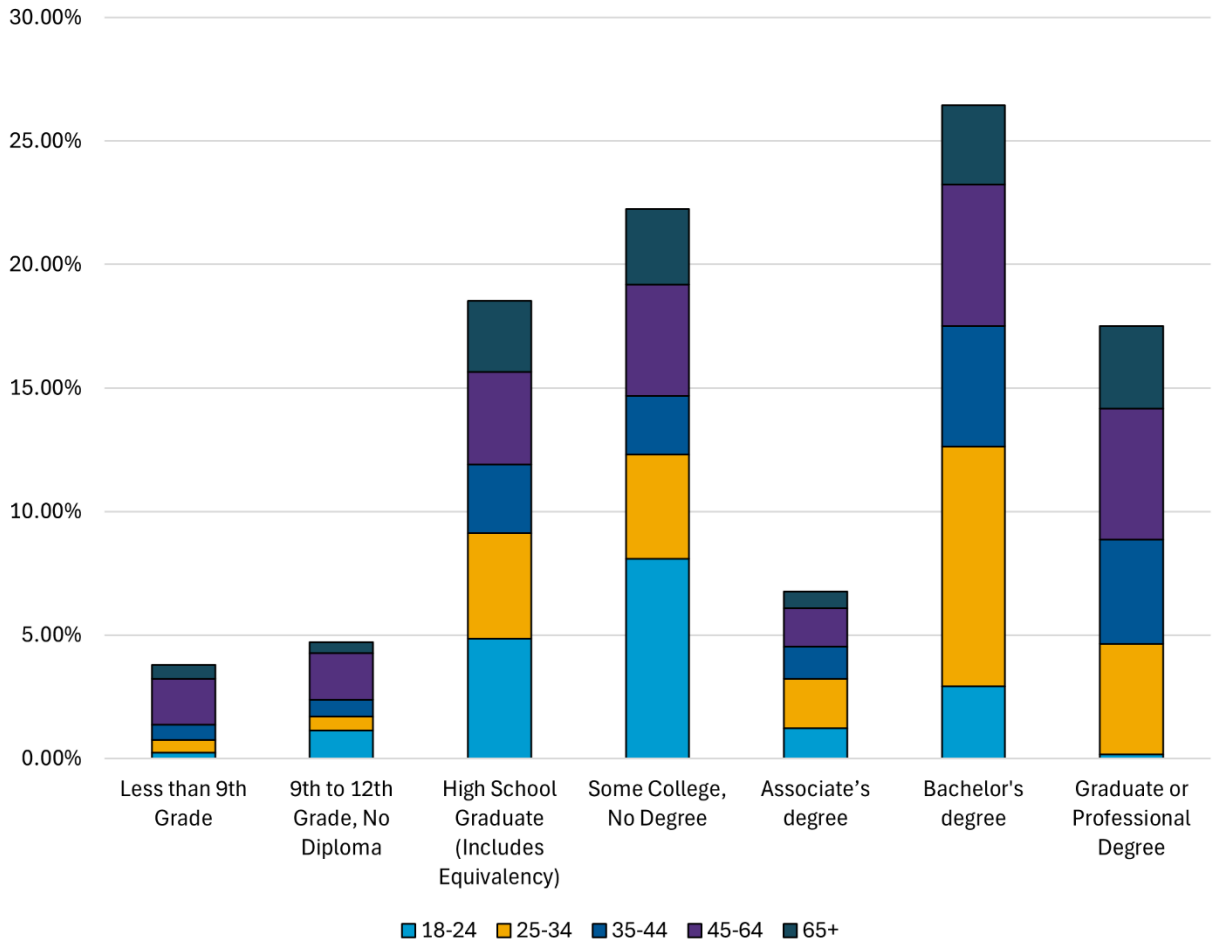
Table MA-45.6 and **Figure MA-45.3** highlight the educational attainment of the City's workforce, broken out by age

TABLE MA 45.6| EMPLYOMENT BY EDUCATIONAL ATTAINMENT

Education Level	Age				
	18-24	25-34	35-44	45-64	65+
Less than 9th Grade	384	847	1,038	3,065	920
9th to 12th Grade, No Diploma	1,859	954	1,109	3,132	706
High School Graduate (Includes Equivalency)	7,993	7,062	4,599	6,181	4,773
Some College, No Degree	13,361	6,968	3,929	7,425	5,065
Associate's degree	2,023	3,284	2,164	2,557	1,136
Bachelor's degree	4,806	16,052	8,047	9,478	5,298
Graduate or Professional Degree	274	7,397	6,954	8,770	5,508

Source: U.S. Census Bureau: 2018-2022 ACS 5-Year Estimates

FIGURE MA 45.3| EDUCATIONAL ATTAINMENT BY AGE



Source: U.S. Census Bureau: 2018-2022 ACS 5-Year Estimates

As would be expected, individuals with higher educational attainment generally have higher earnings, as demonstrated in **Table MA-45.7**.

TABLE MA 45.7| MEDIAN EARNINGS BY EDUCATIONAL ATTAINMENT FOR SALT LAKE CITY, UTAH

Educational Attainment	Median Earnings in the Past 12 Months
Less than High School Graduate	$33,926
High School Graduate (Includes Equivalency)	$34,970
Some College or associate degree	$43,010
Bachelor's Degree	$57,437
Graduate or Professional Degree	$79,334

Source: U.S. Census Bureau, 2018-2022 ACS 5-Year Estimates

Salt Lake City, comparatively, has a more educated workforce than the nation, as demonstrated in **Table MA-45.8**.

TABLE MA 45.8| EDUCATIONAL ATTAINMENT BY POPULTION, SALT LAKE CITY, AND UNITED STATES

Educational Attainment	Salt Lake City % of population aged 25 & over	United States % of population aged 25 & ove
Less Than High School Graduate	8.8%	10.8%
High School Graduate (Includes Equivalency)	16.8%	26.4%
Some College or associate's degree	24.2%	28.4%
Bachelor's Degree	28.9%	20.9%
Graduate or Professional Degree	21.3%	13.4%

Source: U.S. Census Bureau: 2018-2022 ACS 5-Year Estimates

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 City are the University Hospital, Amazon, Salt Lake County, and Delta Airlines.

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 300,000 flights in 2023. These flights connect cargo, passengers, and international business opportunities to the area. 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 Inland Port, located in the northwest quadrant of Salt Lake City, will provide further opportunities for industry and job growth. Since its creation in 2018, the Inland Port has welcomed multiple businesses to the area, including Stadler Rail, Holcim, Northrop Grumman, and bioMérieux. A total of 16,000 acres of land is included in this project area. Due to projected growth in this area, stakeholders felt the City needs better east-west connections between residential development and employment centers to best capitalize on the opportunities presented.

The City remains a central arts and cultural center for the State and relies heavily on the service industry to provide for continued growth in this area.

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.

2034 Winter Olympics

In 2002, the City hosted the XIX Olympic Winter Games, which were viewed by many as some of the most successful games in Olympic history. On July 24th, 2024, the International Olympic Committee announced that the XXVII Olympic Winter Games would be hosted by Salt Lake City in 2034, making Salt Lake the fifth city to host multiple Olympic games. With the announcement of the Olympic return to the City, analysis is already being conducted to assess the potential economic impact of the 2034 Olympics. Estimates calculated by the Kem C. Gardner Policy Institute estimate the total economic impact to surpass $6.6 billion with a cumulative $2.6 billion of new spending in

Utah. Specifically impacting the City, the Gardner Institute estimates net local revenues (to all affected entities) to be $29.3 million and to create a total employment of 42,040 job years. The Olympic games will require additional infrastructure improvements to transportation networks that will benefit the City long after the games have ended.

Capital City Reinvestment Zone

During the 2024 Utah Legislative Session, the Legislature passed Senate Bill 272 (SB272), creating the Capital City Reinvestment Zone (Zone), which allowed for the use of new tax revenue to help finance improvements to the Zone. These improvements may include "roads and infrastructure, public safety resources, publicly owned facilities, a new or renovated stadium, and other developments within the Zone." Following passage of this bill, on April 18th, 2024, the National Hockey League (NHL) announced plans to create an expansion franchise in Salt Lake City, owned by the Smith Entertainment Group (SEG). This franchise, since temporarily named the Utah Hockey Club, will share the Delta Center with the Utah Jazz.

The revitalization of this area is a key focus because of the potential for increased economic growth as a result. A study prepared by the firm D.A. Davidson estimated the new tax would create an estimated $1.2 billion in sales tax revenue to carry out the objectives of the plan and result in over $22 million in tax revenues between 2024 and 2029 to the City. These revitalization efforts are intended to create an entertainment district that will allow for enhanced opportunities for the City and State.

Airport

Currently in the middle of a $5.1 billion rebuild, the Airport has increasingly become a vital part of the City's economy. The Airport is the 21st busiest airport in the United States with more than 330 flights daily and nearly 27 million passengers in 2023. Once completed, the airport will be able to accommodate 34 million passengers per year.

The Airport is a major employment center for the City, not only from direct employment, but with supporting industries surrounding the Airport as well. An analysis conducted in 2020 calculated the total economic impact of the Airport at over $11 billion. Jviation, Inc. analyzed visitor spending and estimated it at $7 billion. Although the City does not realize all of that impact, it receives a substantial amount of the economic activity from the Airport.

Northwest Quadrant/Inland Port

Although vast quantities of land in the City are currently developed, the Northwest Quadrant area of the City largely remains undeveloped. It totals around 28,000 acres with 16,000 acres in the Utah Inland Port. These projects are major industrial developments that have the potential to create large amounts of value to the City, both in employment and taxable revenue.

Utah Fairpark Area Investment and Restoration District

During the 2024 Utah Legislative Session, the Legislature passed House Bill 562 (HB562), creating the Utah Fairpark Area Investment and Restoration District (Fairpark District). The bill authorizes the Fairpark District to levy certain taxes to offset costs to improve and restore areas along the Jordan River, support the Utah State Fairgrounds, and develop a stadium for a major league team and supporting developments.

This site is approximately 100-acres with potential to create a mixed-use development on the west side of I-15. The development would be anchored by the Utah State Fairgrounds and a baseball stadium for a potential Major League Baseball (MLB) team. This project, similar to the Zone, has the potential to create a major entertainment district in the City. The North Temple Corridor, which runs through the proposed project area, could be benefited by increased development and visitation associated with the development.

How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?

The education and skill levels currently seen in the City align with the major industries that employ Salt Lake City workers. Table MA-45.2 and Table MA-45.3 show a high number of workers employed in industries or jobs that require higher education. However, the City is also experiencing growth in jobs that do not require higher education as a condition of employment. For this reason, it is important to support alternative training or educational opportunities so that Salt Lake City residents are positioned to succeed in these positions.

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 2025-2029 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 helping clients develop 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 with increasing their capacity to provide services.

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

- Advantage Services (non-profit that employs homeless people with mental or physical impairments)
- Asian Association of Utah (legal/documented immigrant/refugees and new Americans)
- The Columbus Foundation (individuals with mental or physical impairments)
- English Skills Learning Center (teaching English as a second 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. The regional metropolitan planning organization, Wasatch Front Regional Council, operates the CEDS. The four key anchors for the current 2023-2028 CEDS are as follows:

- Promoting City and Town Centers
- Facilitating Economic Development Capacity
- Supporting Human Capital Development
- Leveraging a more diversified Business Environment

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:

<u>Economic Development Loan Fund</u>

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 are not meant to be long-term financing.

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:

- City Wide
    - Connect SLC – 2024
    - Transit Plan – 2017
    - Major Streets Plan – 2018
    - Pedestrian & Bicycle Plan – 2015
    - Housing SLC: 2023 – 2027
    - Thriving in Place: Salt Lake City's Anti-Displacement Strategy – 2023
- Central Community
    - Ballpark Station Area Plan – 2022
    - 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
    - Northpoint Small Area Plan – 2023
    - North Temple Boulevard Plan – 2023
- Northwest Quadrant
    - Northwest Quadrant Master Plan – 2016
- Sugar House

    - Local Link Plan – 2023
    - Sugar House Streetcar Update to Master Plan – 2016
    - Circulation and Streetcar Amenities for Sugar House Business District – 2014
    - 21st and 21st 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

Community Reinvestment Agency Programs

The Community Reinvestment Agency of Salt Lake City (CRA) 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, CRA Project Areas' tax bases have previously grown at twice the rate of surrounding areas that are not designated as CRA 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 neglected areas through its New Markets Tax Credit Program and through its Small Business Lending Program, NDC Grow America Fund.

Façade Grant Program

The Housing Stability Division utilizes federal funding to support local businesses by offering up to $25,000 in grants to improve their façades. These improvements include 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 2024, the City adopted its Connect SLC Plan. As the Plan unfolds, efforts will continue to be made to coordinate and leverage resources in low-income neighborhoods.

The City has committed to improving public transit where it is able. 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.

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 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 2020-2024 Consolidated Plan, one racially/ethnically concentrated area of poverty (R/ECAP) in Salt Lake County was located outside of the City boundaries. The number of R/ECAP in the County has increased to five, two of which are within Salt Lake City boundaries, in the Fair Park and Downtown Alliance neighborhoods. A census tract qualifies as a R/ECAP if at least 40% of the residents live at or below the poverty line, or a family poverty rate greater than or equal to 300% of the metro tract average, and over half of the population is non-white. The HUD 2024 R/ECAP areas in Fair Park and Downtown are calculated from 2020 Decennial Census Data. The more recent American Community Survey 2018-2022 data depicts an improved circumstance, with poverty rates decreasing to 27% and 18% in the Fair Park and Downtown Alliance, respectively.

What are the characteristics of the market in these areas/neighborhoods?

Characteristics of these neighborhoods include lower median household incomes and home values than Salt Lake City as a whole. Secondly, every neighborhood listed has a much larger and disproportionate percentage of cost-burdened renters compared to Salt Lake City as a whole. Finally, 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. Whereas the Ballpark, East Central, Central City, and Downtown Alliance neighborhoods have much higher rental rates 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	Population	Minority	Poverty Rate			Household Size	Median Household Income	Median Home Value	Owner Occupied		Cost-Burdened Rent
				All People	Families	Under 18				Owner	Renter	
Fair Park	1005	6,668	58%	18%	14%	21%	3.06	$69,060	$336,800	61%	39%	60%
	1006 (R/ECAP)	7,012	54%	27%	24%	45%	2.62	$69,618	$259,900	71%	29%	52%
East Central	1015	3,507	23%	36%	12%	17%	1.98	$36,491	$518,000	20%	80%	62%
	1016	3,415	24%	32%	6%	0%	1.91	$53,564	$505,100	30%	70%	17%
	1017	3,639	20%	29%	3%	0%	1.69	$46,604	$342,100	18%	82%	62%
Downtown Alliance	1205.01 (R/ECAP)	3,277	57%	18%	3%	0%	1.65	$42,361	$383,900	11%	89%	52%
	1025.02	1,396	22%	20%	25%	87%	1.55	$68,935	$352,100	23%	78%	47%
Ball Park	1029	5,683	44%	22%	12%	18%	1.91	$46,182	$409,900	19%	81%	62%
Liberty Wells	1032	4,383	19%	19%	12%	44%	1.98	$61,485	$409,200	49%	51%	60%
Glendale	1145	8,532	74%	13%	9%	25%	3.76	$90,933	$338,800	62%	38%	39%
	1028.2	5,103	74%	16%	13%	28%	3.83	$72,188	$286,600	45%	55%	51%
Poplar Grove	1139.06	4,926	42%	11%	10%	18%	3.23	$66,250	$276,700	56%	44%	52%
	1026	4,494	52%	19%	14%	27%	2.43	$56,242	$247,900	48%	52%	57%
	1027.01	5,483	67%	9%	6%	13%	2.91	$50,951	$327,000	58%	42%	48%
	1027.02	3,001	69%	29%	28%	45%	2.71	$37,750	$242,800	53%	47%	72%
Salt Lake City		**201,269**	**35%**	**14%**	**7%**	**13%**	**2.26**	**$72,357**	**$458,600**	**47%**	**53%**	**10%**

Source: U.S. Census Bureau, 2018-2022 American Community Survey; Salt Lake City Resident Representation Map,2024; HUD GIS Data Site, 2024

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

Are there any community assets in these areas/neighborhoods?

The neighborhoods highlighted in **Table MA 50.1** contain a variety of community assets. The City will give particular attention to the Downtown Alliance and Fair Park neighborhoods, which include R/ECAP areas. These assets encompass a range of resources, including health services, education, cultural arts, community centers and gardens, parks, recreation and open space, fitness facilities, public transit, redevelopment project areas, and opportunity zones. The following section will explore each of these categories to illustrate their contributions to community well-being and development.

Educational Resources & Assets

The following institutions play significant roles in their respective neighborhoods, contributing to educational advancement, cultural enrichment, and economic development within Salt Lake City.

Downtown Alliance Neighborhood

- Horizonte Instruction and Training Center: Horizon school serves approximately 590 students in grades K–6. It has a math proficiency of 37% and reading proficiency of 48%. 43% of enrollees are people of color, primarily Hispanic, which is much higher than the Utah public school average of 29%.

Fairpark Neighborhood

- Mary W. Jackson Elementary School: Mary W. Jackson School is a magnet school serving around 388 students from pre-kindergarten to 6th grade. Both math and reading proficiency rates are at 16%, with an enrollment of 83% people of color, predominantly Hispanic.

Glendale Neighborhood

- Dual Immersion Academy (DIA): DIA is a tuition-free, public charter school offering bilingual education from preschool through 8th grade. DIA focuses on developing bilingual, biliterate, and bicultural students, enhancing cognitive abilities and cultural awareness.
- Glendale-Mountain View Community Learning Center: The Glendale-Mountain View Community Learning Center provides educational services and community programs aimed at enhancing learning opportunities for residents. The center offers resources such as adult education classes, after-school programs, and community events, fostering educational growth and community engagement.
- Glendale Branch Library: Opened in 2015, this modern library serves as a cultural and educational center for the residents from the West Side. The Glendale Branch offers a wide range of services and programs, including a vast collection of books, magazines, DVDs, and digital resources.
- Pete Suazo Business Center: This non-profit organization is dedicated to assisting people of color who are entrepreneurs and small business owners through training, consulting, and

access to resources. The center supports economic development and empowerment within the community by providing essential business services.

Poplar Grove Neighborhood

- Chapman Branch Library: Established in 1918, the Chapman Branch Library has been an important part of city services to West Side residents. The library offers a variety of resources, including books, public computers, and community meeting spaces.

Central City Neighborhood

- City Academy: This public charter school serves grades 7 through 12, emphasizing on personalized education and college preparation. City Academy offers a rigorous curriculum tailored to individual student needs, promoting academic excellence and readiness for higher education.
- Salt Lake Arts Academy: This public charter middle school focuses on integrating arts into the core curriculum for grades 5 through 8. The academy provides an arts-enriched education, fostering creativity and critical thinking skills among students.

Health Services Resources & Assets

The following institutions provide vital health services across their respective neighborhoods, supporting physical well-being, mental health, and overall community health outcomes in Salt Lake City.

Downtown Alliance Neighborhood

- Fourth Street Clinic: Fourth Street Clinic is a key provider of primary health care services for homeless and low-income individuals. The clinic offers medical, dental, and behavioral health services, ensuring access to quality care for vulnerable populations.

Fairpark Neighborhood

- Rose Park Clinic: This community health center provides affordable primary care, preventive services, and family medicine. The clinic serves all different populations in the neighborhood and emphasizes ensuring healthcare availability for neglected communities.

Glendale Neighborhood

- Community Health Centers Inc., Neighborhood Clinic: Operated by the Community Health Centers, this facility offers comprehensive medical care, including family medicine, pediatric care, and chronic disease management. The clinic serves as an essential healthcare resource for the neighborhood.
- Salt Lake Donated Dental Services (SLDDS): This nonprofit dental clinic offers comprehensive dental care to low-income and homeless individuals. SLDDS provides services such as urgent care, preventive maintenance, restorative treatments, and a denture program, ensuring oral health care access for neglected populations.

- Latino Behavioral Health Services: Latino Behavioral Health Services is a community-based organization offering culturally and linguistically appropriate mental health services to Latino individuals and families. Services include support groups, educational workshops, and peer mentoring, aimed at reducing differences in mental well-being among minority populations.

Central City Neighborhood

- Urban Indian Center of Salt Lake - Behavioral Health Services: This organization provides psychological health and substance use services tailored to the urban American Indian population, including counseling, case management, and cultural healing practices. The center addresses the unique cultural and social needs of American Indian families.

These health services play a crucial role in improving community health, reducing disproportionate availability of healthcare, and enhancing the overall quality of life in their respective neighborhoods.

Fitness, Community Centers & Gardens

The following facilities and organizations provide essential health, fitness, and community resources tailored to support low-income and non-white communities in their respective neighborhoods.

Glendale Neighborhood

- Hartland Partnership Center: A collaborative initiative of the University of Utah's University Neighborhood Partners (UNP), the Hartland Partnership Center offers programs and services focused on empowering residents. These include English language instruction, mental health support, citizenship classes, employment workshops, and educational resources. The center serves as a vital hub for community engagement, addressing economic, linguistic, and social obstacles.
- Unity Gardens: Located at the Hartland Partnership Center, Unity Gardens provides community gardening spaces where residents can grow fresh produce. These gardens promote food security, healthy living, and community engagement among low-income and non-white families.
- Sorenson Multi-Cultural Center & Unity Fitness Center: Located at 855 California Ave, this facility offers a wide variety of youth programs, including aquatics, fitness classes, and recreational activities. It serves as a hub for community engagement, providing health and fitness programs to residents of all ages, particularly benefiting low-income and non-white communities.
- Sunday Anderson Westside Senior Center: Located at 868 West 900 South, this senior center offers health and wellness programs, educational classes, exercise facilities, dining, and social activities for adults over the age of 60. It serves as a vital resource for senior members of the community, providing services that enhance quality of life and social engagement.

Poplar Grove Neighborhood

- Northwest Recreation Center: Situated at 1255 Clark Ave (300 N.), this center provides amenities such as swimming pools, fitness areas, and a full-size gym. It offers various programs, including youth and adult sports leagues, dance, karate, and art classes, aiming to promote healthy lifestyles and community involvement among a variety of populations.
- River's Bend Senior Center: Part of the Northwest Community Center at 1300 W 300 N, this facility provides a wide array of amenities for older adults and their families, including health and wellness programs, educational classes, and social activities. It focuses on promoting active and healthy lifestyles among senior residents in the community.
- Mestizo Institute of Culture and Arts (MICA): A grassroots organization dedicated to amplifying unheard voices through art, MICA works to strengthen and empower Salt Lake's West Side communities by providing a platform for multicultural expression and fostering community engagement.

Public Transit

The TRAX light rail line runs through the Ballpark and Poplar Grove neighborhoods, providing efficient public transportation options for residents. The light rail also runs within one block of the Central City neighborhood, ensuring easy access to the broader Salt Lake Valley and increasing employment opportunities for community members. In addition, numerous UTA bus routes traverse the area, offering flexible transit options for residents traveling within and beyond these neighborhoods.

Complementing these traditional transit services is UTA On Demand, a micro transit service that provides flexible, affordable, and convenient transportation within designated service zones, including parts of Salt Lake City. UTA On Demand operates similarly to ride-sharing services, allowing residents to book rides through a mobile app or by phone. This service is particularly valuable for individuals in neglected areas or those who need transportation outside of fixed bus and rail schedules, improving access to employment centers, education facilities, and essential services.

Together, these transit options contribute to a well-connected urban environment, enhancing mobility, reducing obstacles to transportation, and supporting economic opportunities across these neighborhoods.

Community Reinvestment Agency (CRA) Project Areas

CRA 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 CRA for uses of funds within its existing project areas include:

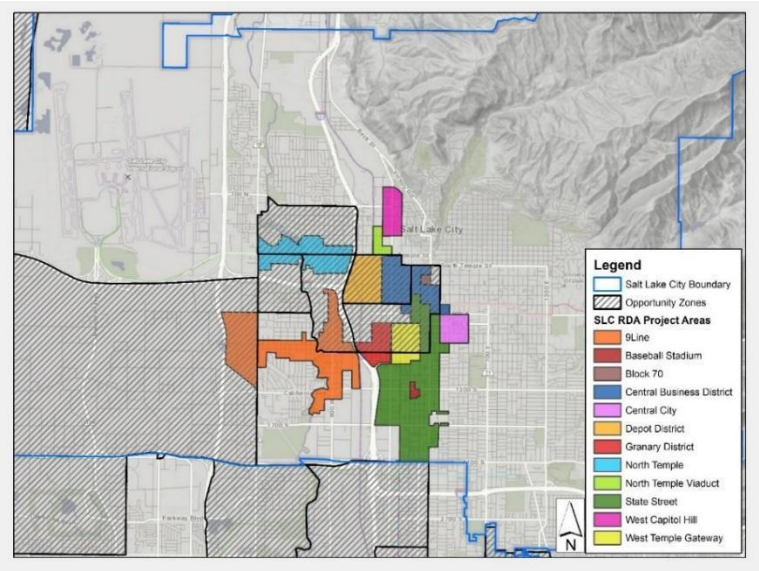
- Emphasizing transit and connections to multi-modal transportation means;

- Creating high-quality pedestrian environments;
- Promoting infill development;
- Supporting high quality, variegated, and affordable housing;
- Supporting public art in public places;
- Encouraging innovative sustainability practices and limit carbon emissions;
- Promoting transit-oriented development at key sites located at TRAX stations;
- Fostering growth of small and new businesses; and
- Participating in streetscape enhancements.

Opportunity Zones

As shown in Figure **MA-50.1**, a large percentage of the target area is also located in an opportunity zone. Opportunity zones were established under the Investing in Opportunity Act 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 CRA PROJECT AREAS AND SLC OPPORTUNITY ZONES



Source: Salt Lake City Community Reinvestment Agency, ZPFI

MA-60 Broadband Needs of Housing Occupied by Low- and Moderate-Income Households | CFR 91.210(a)(4), 91.310(a)(2)

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

The Federal Communications Commission (FCC) defines broadband internet as download speeds of 100 megabits per second and upload speeds of 20 megabits per second. Internet service providers create opportunities for individuals to access the internet through providing either wired or wireless connections. This may come through multiple platforms, including:

- Digital Subscriber Line (DSL);
- Cable Modem;
- Fiber;
- Wireless; and
- Satellite.

Dependable broadband access provides many benefits, including attracting businesses, providing social connections, increasing educational opportunities, and improving the quality of life for citizens.

According to Broadband Now, 5.1% of Utah residents do not have access to at least 100Mbps broadband. However, most of the communities that make up the 5.1% are in rural areas of the state and only 1.2% of Salt Lake City does not have 100Mbps broadband.

While broadband wiring or connections are available to most households in Salt Lake City, that does not mean all households have access to the internet. The 2022 ACS 5-year Estimate reported that 8,429 households in Salt Lake City did not have an internet connection, almost 10% of the City's households. An increasing number of households in the City have internet access, as this is a decline of nearly 9% from the previous Consolidated Plan. While broadband access is improving, there are still gaps that may present challenges to many households. Households without access to internet services through broadband connection are at a significant economic and educational disadvantage when seeking new employment and if children or adults in the household are attending school. If these households are also low- or moderate-income households, the lack of internet connection could present a large impediment to economic growth for the household.

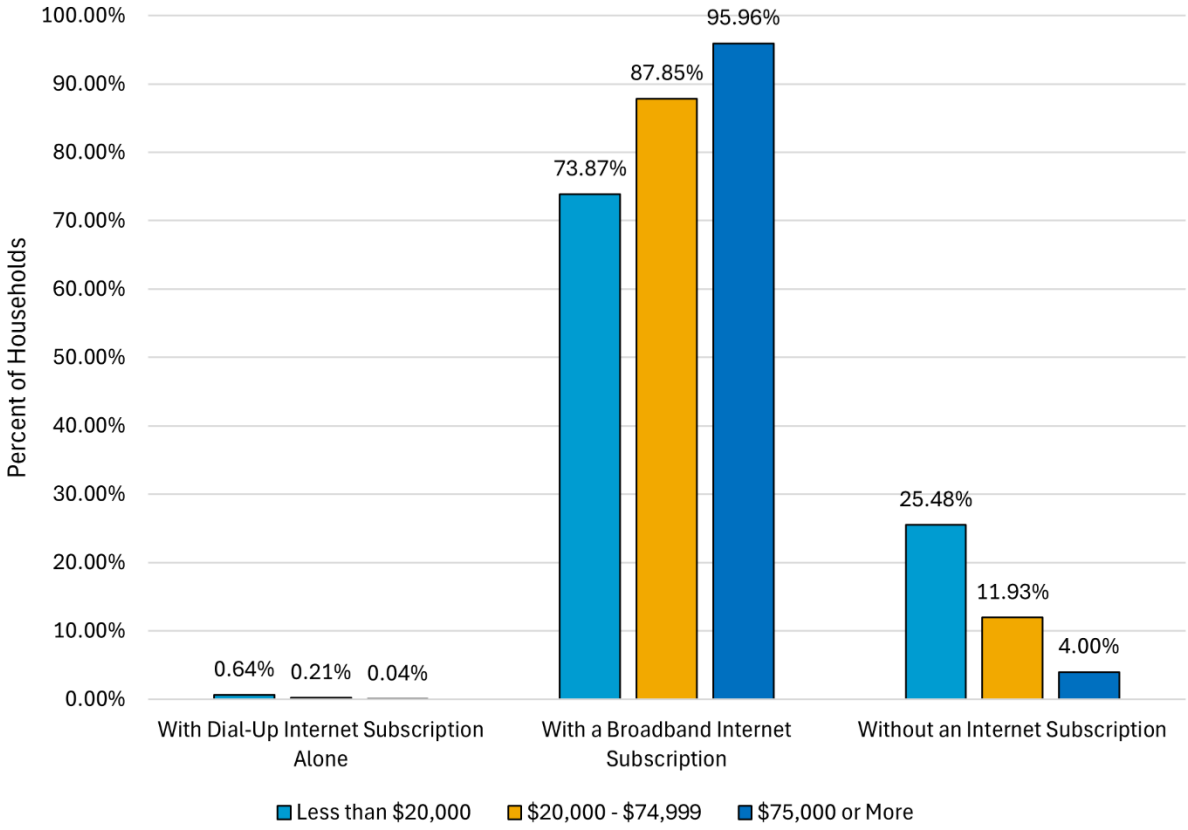
Table MA-60.1 and **Figure MA-60.1** demonstrate the distribution of internet access by income levels. Based on American Community Survey estimates, lower-income households have a much higher concentration of households without any internet subscription.

TABLE MA 60.1| INTERNET SUBSCRIPTION ACCESS BY INCOME LEVEL

Category	Less than $20,000	$20,000 - $74,999	$75,000 or More	Total
With Dial-Up Internet Subscription Alone	71	71	16	**158**
With a Broadband Internet Subscription	8,160	29,216	39,472	**78,848**
Without an Internet Subscription	2,815	3,968	1,646	**8,429**
Total	**11,046**	**33,255**	**41,134**	**87,435**

Source: U.S. Census Bureau, 2018-2022 ACS 5-Year Estimates

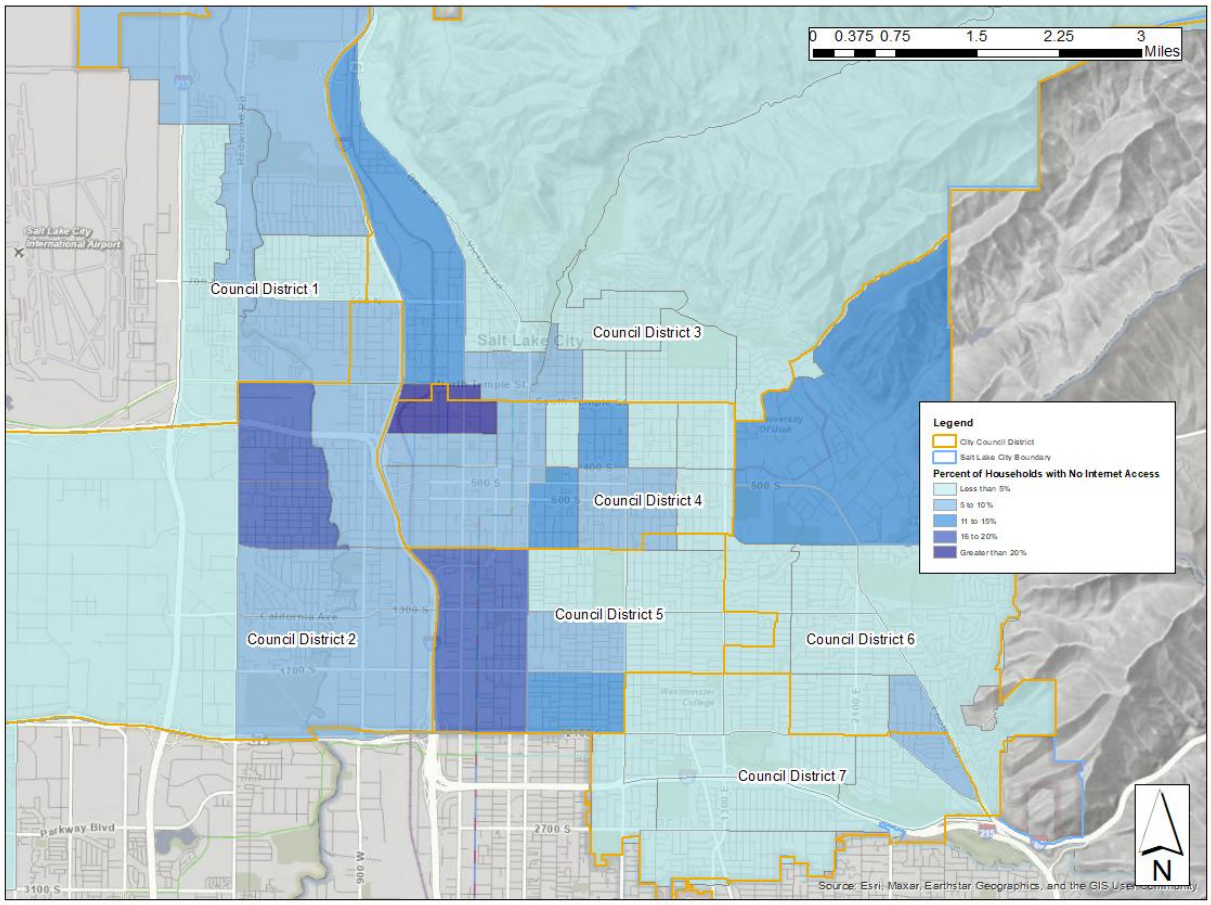
FIGURE MA 60.1| INTERNET SUBSCRIPRION ACCESS BY INCOME LEVEL



Source: U.S. Census Bureau, 2018-2022 ACS 5-Year Estimates

Figure MA-60.2 demonstrates the percentage of households by Census Tract that do not have internet subscription access. The Census Tracts with the highest concentration of households without an internet subscription are located in the center and west side of the City, areas that also have high concentrations of lower income households.

FIGURE MA 60.2| % OF HOUSEHOLDS WITH NO INTERNET SUBSCRIPTION ACCESS BY CENSUS TRACT



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

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

The Utah Governor's Office of Economic Opportunity reports a total of 63 broadband providers in the State, 35 of whom provide services to Salt Lake City Residents. **Table MA-60.2** lists the top 15 broadband providers, with their available download speed, and availability.

.

TABLE MA 60.2| TOP BORADBAND SERVICE PROVIDERS IN SALT LAKE CITY

Provider	Connection	Max Download Speed	Availability	Provider
HughesNet	Satellite	100 Mbps	100%	HughesNet
Viasat	Satellite	150 Mbps	100%	Viasat
Starlink	Satellite	220 Mbps	100%	Starlink
Xfinity	Cable	2 Gbps	98%	Xfinity
Rise Broadband	Fixed Wireless	100 Mbps	80%	Rise Broadband
T-Mobile Home Internet	5G Internet	415 Mbps	58%	T-Mobile Home Internet
CenturyLink	DSL	140 Mbps	49%	CenturyLink
Verizon	5G Internet	1 Gbps	46%	Verizon
AT&T	5G Internet	300 Mbps	44%	AT&T
XNET WiFi	Fixed Wireless	225 Mbps	44%	XNET WiFi
Google Fiber	Fiber	8 Gbps	43%	Google Fiber
Utah Broadband	Fixed Wireless	1 Gbps	39%	Utah Broadband
Quantum Fiber	Fiber	8 Gbps	39%	Quantum Fiber
UTOPIA	Fiber	10 Gbps	20%	UTOPIA
Beehive Broadband	Fiber	1 Gbps	17%	Beehive Broadband

Source: InMyArea.com, Best Internet Providers in Salt Lake City, UT

MA-65 Hazard Mitigation | 24 CFR 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 Hazard Mitigation Plan (Mitigation Plan), the main natural hazards identified and investigated for Salt Lake County include:

- Avalanche
- Dam Failure
- Drought
- Earthquake
- Flooding (Urban/Flash and Riverine Flooding)
- Landslide and Slope Failure
- Public Health Epidemic/Pandemic
- Radon
- Severe Weather
- Severe Winter Weather
- Tornado
- Wildland Fire

Of these natural hazards, Salt Lake County identified Salt Lake City as high risk for earthquakes, floods, and wildfires, and moderate risk for drought, dam failure, and severe weather, which is defined by the State as encompassing "a broad range of weather phenomena" such as:

- Convective weather (lightning, straight-line wind, hail, tornadoes)
- Winter storms
- Extreme cold or extreme heat
- Synoptic winds (gradient, downslope)
- Climate-related hazards

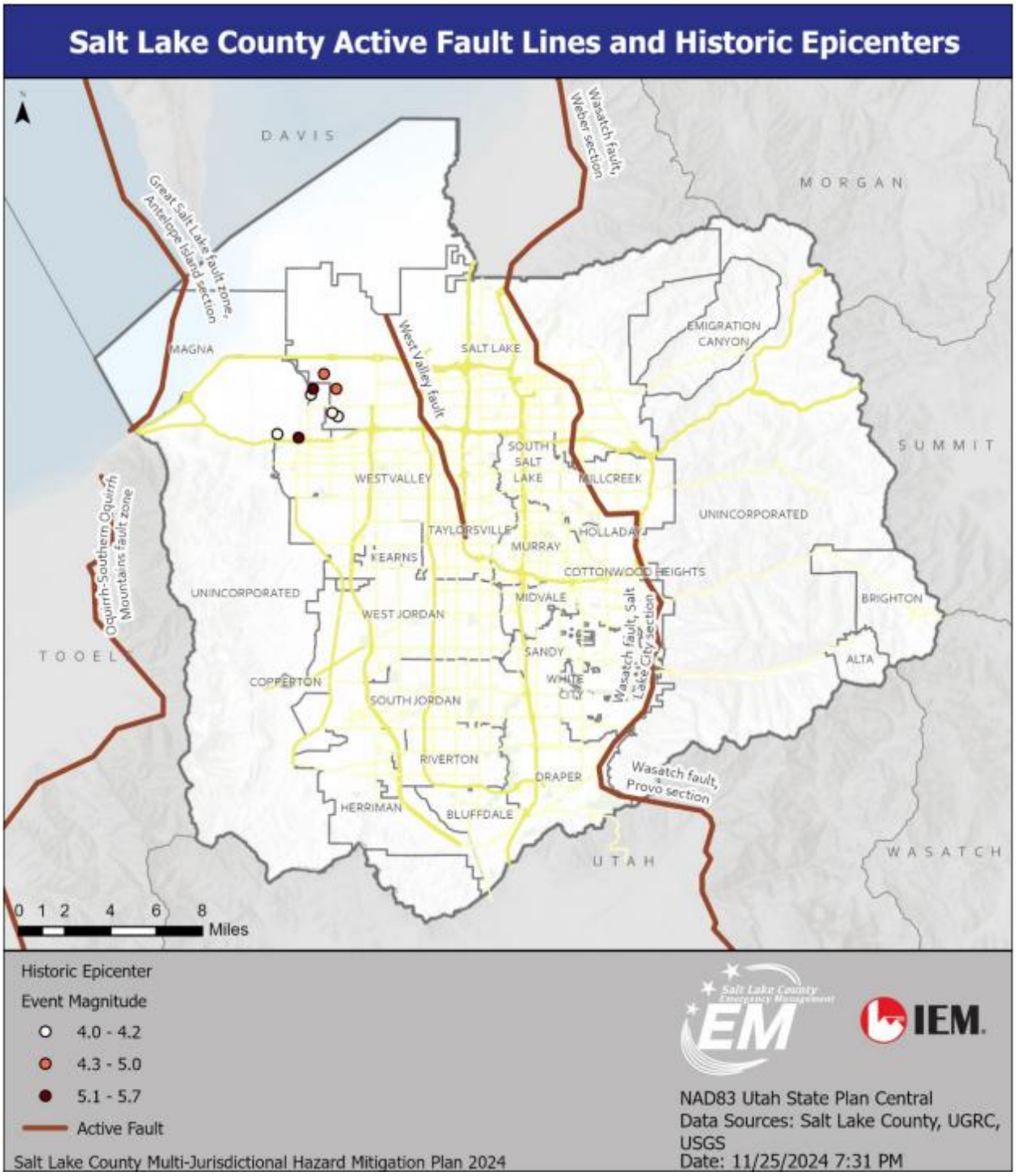
DESCRIBE THE VULNERABILITY TO THESE RISKS OF HOUSING OCCUPIED BY LOW- AND MODERATE-INCOME HOUSEHOLDS BASED ON AN ANALYSIS OF DATA, FINDINGS, AND METHODS.

Low- and moderate-income households would experience a substantial financial impact from one of these disasters as repairs from earthquakes, severe weather, flooding, or wildfires could be costly. The cost of repairs could be compounded depending on whether these households have insurance coverage. State Farm data shows the average wildfire paid claim is $224,000. Without insurance, this cost would fall solely on the household. The average cost to repair earthquake damage runs between $4,000 to $30,000 but would run much higher for potentially catastrophic earthquakes.

Earthquakes

The City has a high risk of earthquakes, with the Federal Emergency Management Agency (FEMA) stating there is a 43% chance of a 6.75 magnitude earthquake in the next 50 years. There are two major fault zones within the City: Wasatch Fault Zone and West Valley Fault Zone, as shown in Figure **MA-65.1.**

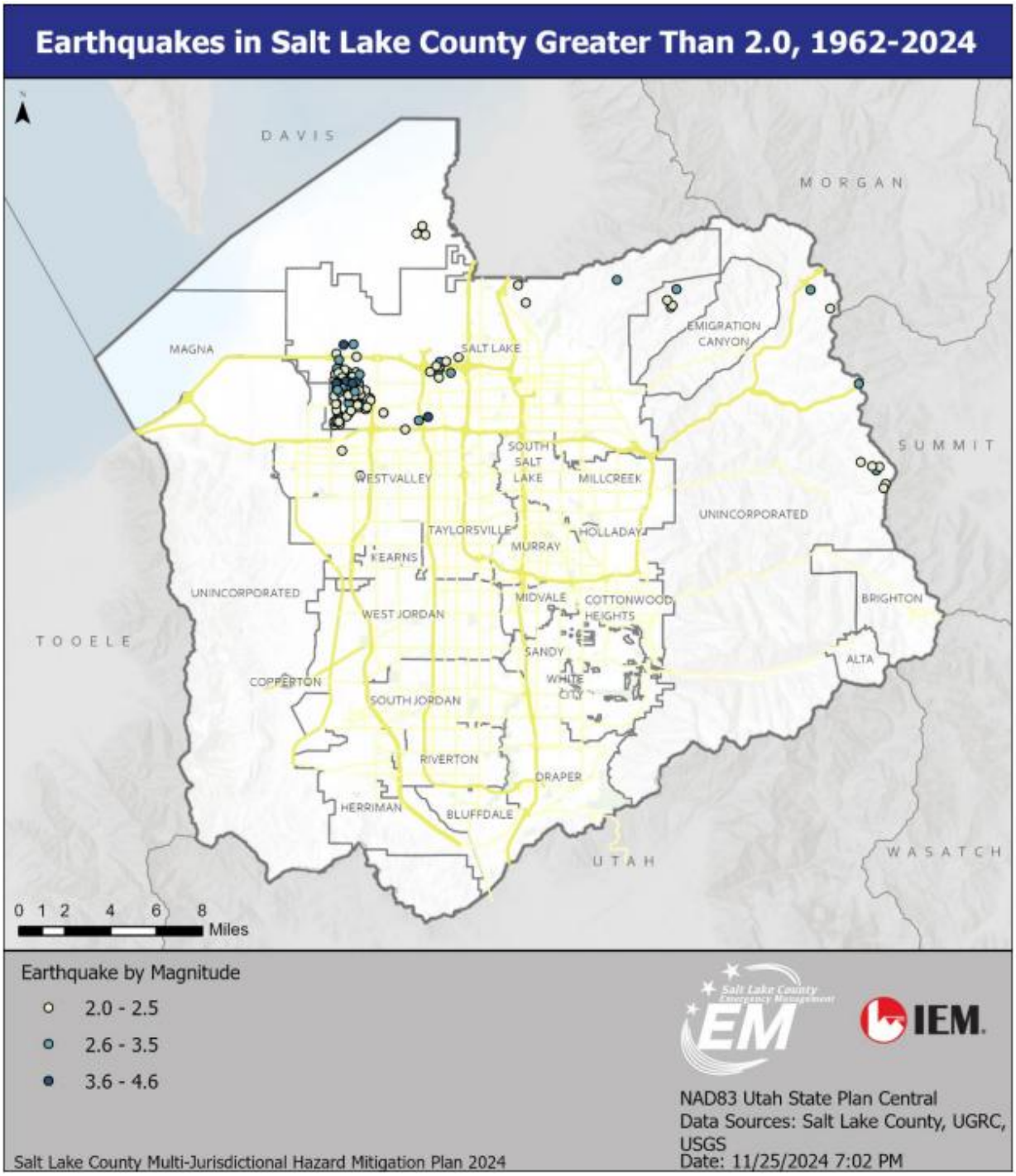
FIGURE MA 65.1| MAP OF SALT LAKE COUNTY FAULT LINE



Source: Salt Lake County Multi-Jurisdictional Hazard Mitigation Plan

Both fault zones have experienced seismic activity in recent years, as shown in Figure MA-65.2. Between 1962 and 2024, a total of 159 recorded earthquakes of 2.0 magnitude or greater occurred, including a 5.2 Richter magnitude earthquake in the Magna area in 2020

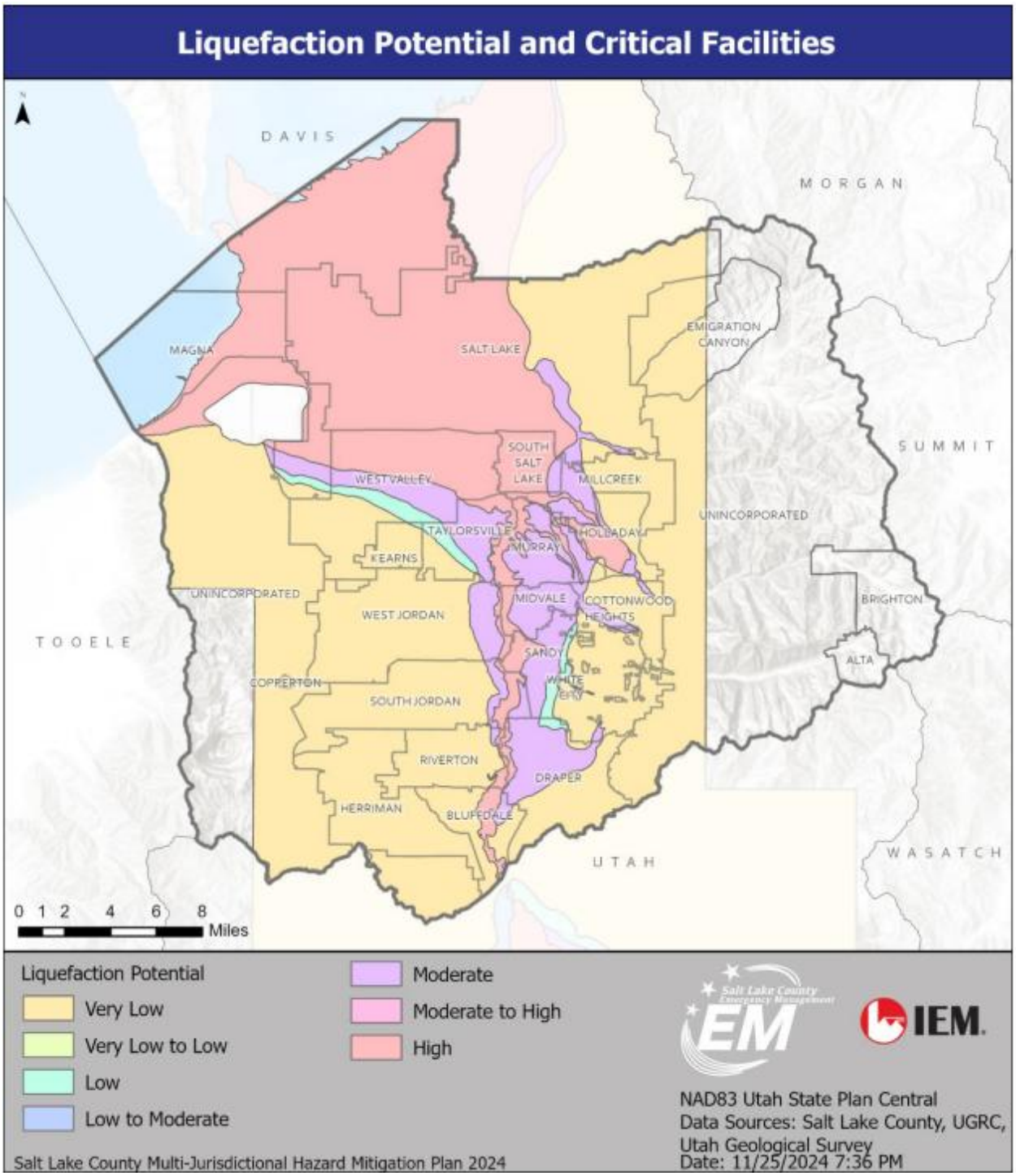
FIGURE MA 65.2| EARTHQUAKES IN SALT LAKE COUTNY GREATER THAN 2.0 1962-2024



Source: Salt Lake County Multi-Jurisdictional Hazard Mitigation Plan

One hazard with earthquakes is liquefaction, which is when "loosely packed, water-logged sediments at or near the ground surface lose their strength". When this occurs, buildings, roads, or other structures can be damaged. **Figure MA-65.3** details the risk areas throughout the County.

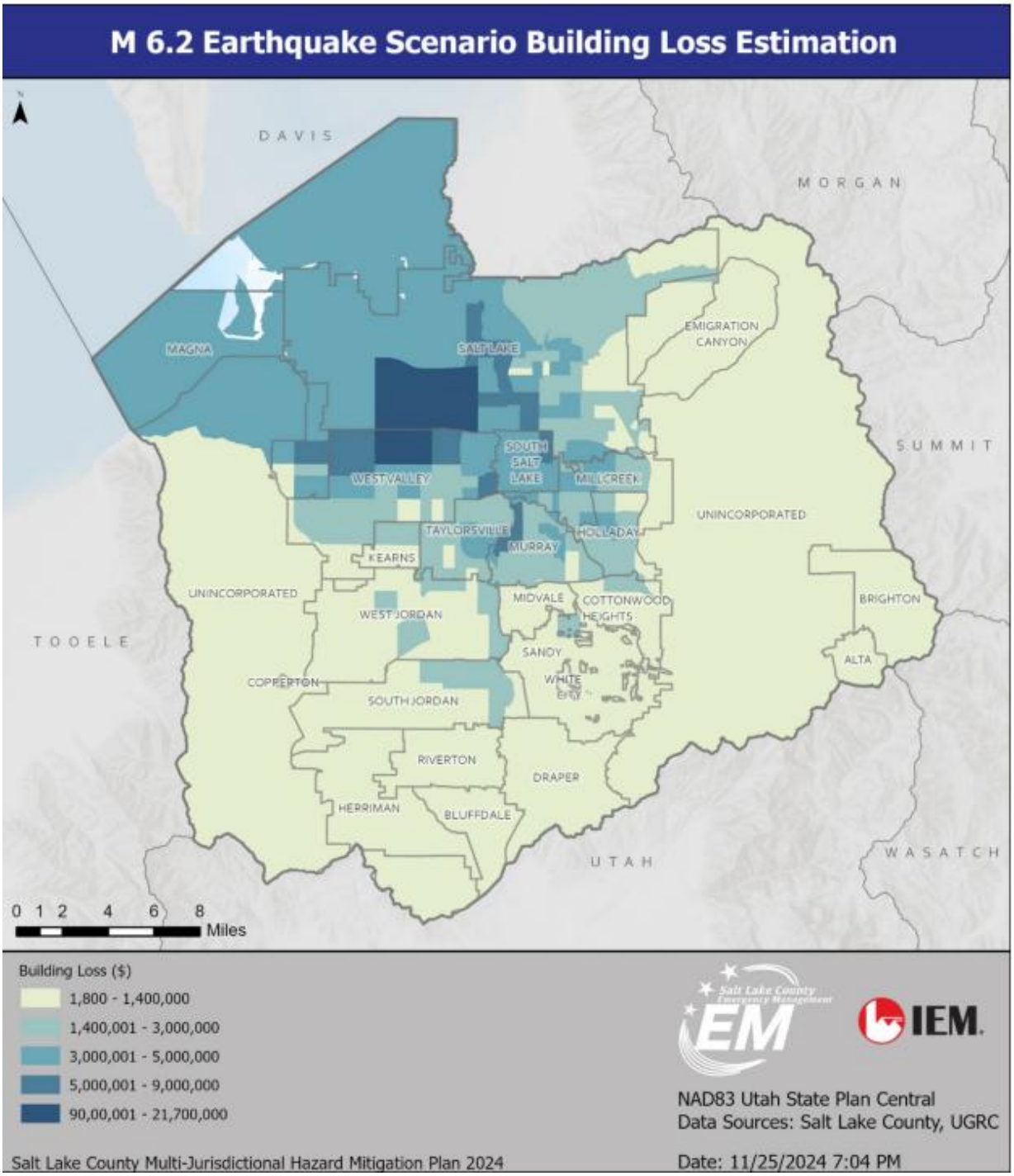
FIGURE MA 65.3 | SALT LAKE COUTNY LIQUIFICATION POTENTIAL



Source: Salt Lake County Multi-Jurisdictional Hazard Mitigation Plan

The Mitigation Plan models a potential 6.2 Richter magnitude earthquake to understand the impact to the area. The model estimates the total loss in the City at nearly $9.5 billion. **Figure MA-65.4** shows the building loss estimate in the County.

FIGURE MA 65.4 | MAGNITUDE 6.2 SHAKEMAP SCENARIO BUILDING LOSS ESTIMATION



Source: Salt Lake County Multi-Jurisdictional Hazard Mitigation Plan

Although modern construction methods help to mitigate damage to buildings, the age of many homes in the City poses potential risk for many individuals. Prior to the 1970s, unreinforced masonry (URM) was a common method for building construction. According to the State, URM buildings are a great hazard due to the likelihood of the brick walls collapsing, both inward and

outward. During the 1970s, the building codes in Utah were updated to prohibit the new buildings from utilizing URM construction.

A total of 53,944 homes in the City were constructed prior to 1970, or 57.9% of the total housing units in the City. Many of these homes are located in the southeast, northeast, or west side of the City, many of the areas where high percentages of low- to moderate-income households reside. The City's Housing Stability Division operates a program called "Fix the Bricks" which provides funding for homeowners to conduct a seismic retrofit of their home.

Flooding

The Salt Lake County Multi-Jurisdictional 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 low- to moderate-risk with flood risk increasing with closer proximity to the river. The report identifies a low risk of flooding on the west side of the Rose Park neighborhood. These two flood areas are noteworthy because they are areas with higher concentrations of low- and moderate-income households.

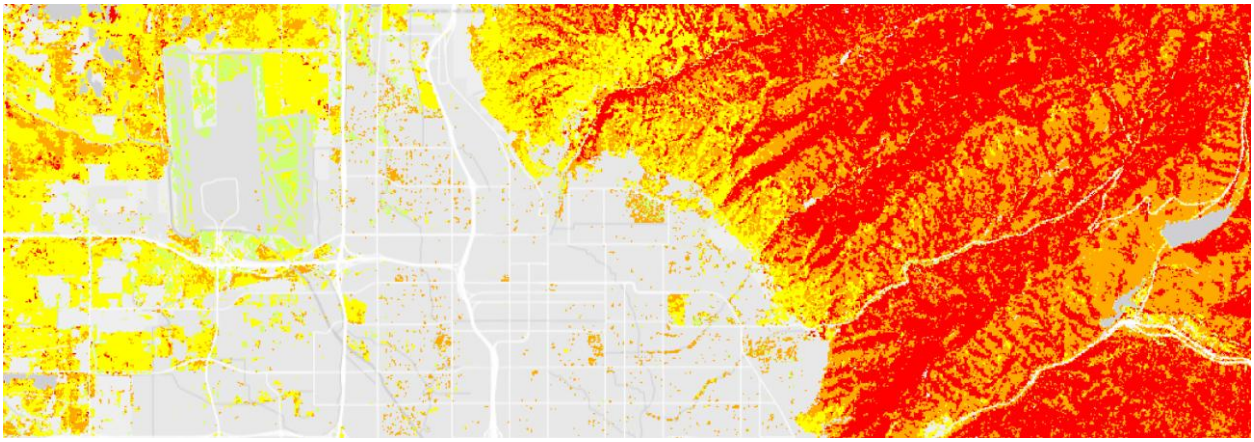
The County estimates Salt Lake City would experience a total loss of $100,225,000 from a 100-year flood and $399,620,000 from a 500-year flood. Much of this loss comes from residential construction. The flood risk zone in either case runs through areas with high concentrations of low- to moderate-income households.

Wildfire

Another area of risk within the City is the potential impact of wildfire. The City is located right along the Wasatch Mountain range and also has open space around the Salt Lake International Airport, both which provide opportunities for wildfire within the City. According to **Figure MA-65.5** the areas at highest risk for wildfire are along the eastern boundary of the City. These areas are among the more affluent areas of the City and so the risk to low- to moderate-income households is lower.

However, areas around the Jordan River, and the airport do include areas where low- to moderate-income households are more concentrated.

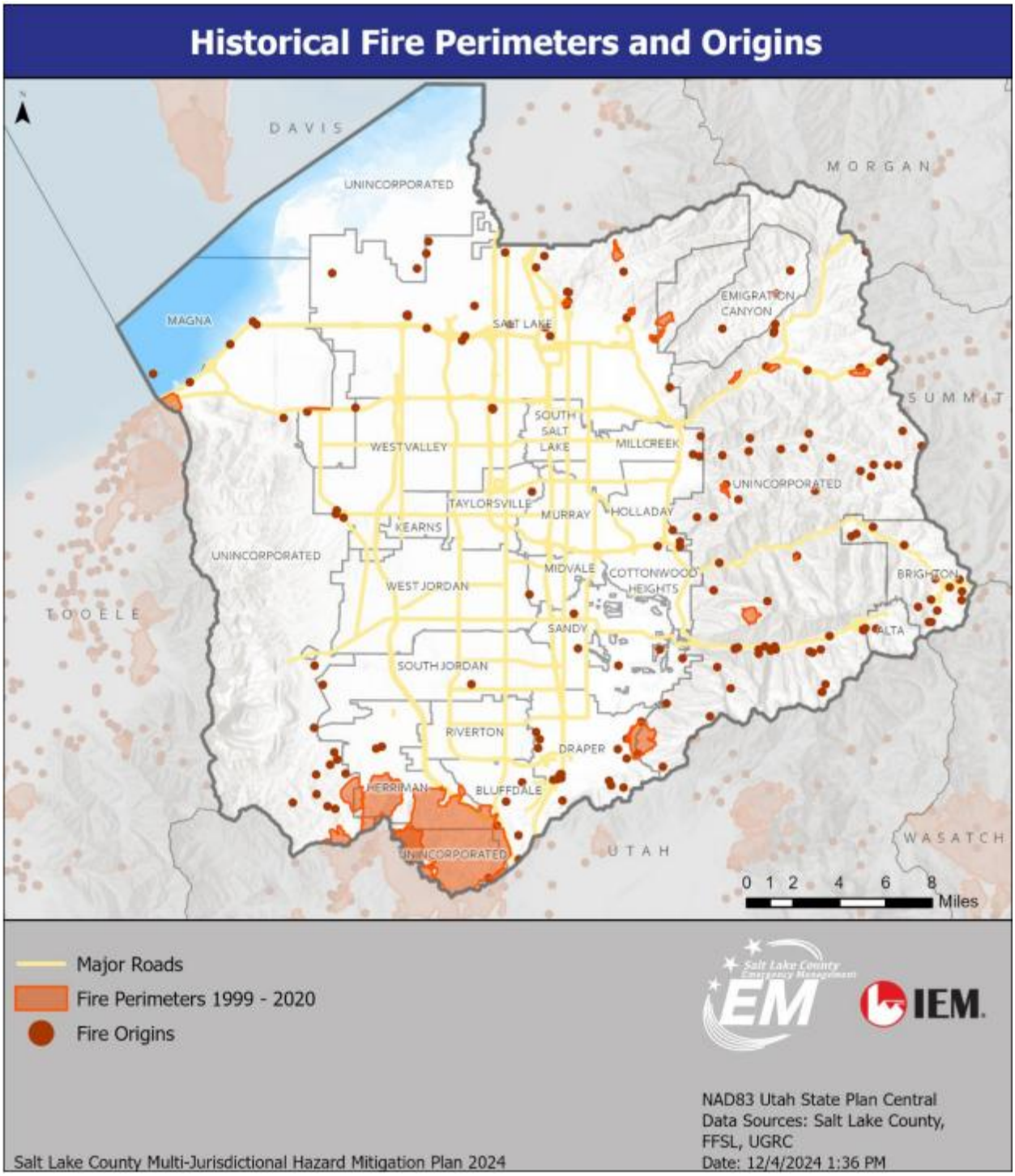
FIGURE MA 65.5 | SALT LAKE CITY WILDFIRE RISK ASSESSMENT



Source: Utah Department of Natural Resources: Wildfire Risk

Between 1999 and 2020, 21 wildfires occurred within the City's boundaries, and most have been in the high-risk areas of the City.

FIGURE MA 65.6 | SALT LAE CITY HISTORICAL FIRE PERIMETERS AND ORIGIN POINTS



Source: Salt Lake County Multi-Jurisdictional Hazard Mitigation Plan

STRATEGIC PLAN

SALT LAKE CITY

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 2025-2029 Strategic Plan is rooted in a comprehensive assessment of community needs, as identified through this Consolidated Plan, City planning documents, and evaluations of how federal funds can effectively address these needs. Within this framework, the plan focuses on creating "Neighborhoods of Opportunity" to build capacity in low-income neighborhoods and provide robust support for sensitive populations.

The five-year strategy emphasizes leveraging and maximizing the City's block grant allocations, alongside other funding sources such as the City's Community Reinvestment Agency, to foster healthy and sustainable communities. These communities will prioritize connections and opportunities in housing, education, transportation, behavioral health services, and economic development. Key goals for Consolidated Plan funds include:

<u>Housing</u>

Goal: Protect tenants and increase housing stability, preserve existing affordable housing, and produce more affordable housing.

Strategies:

- Enhance tenant resources and services to prevent displacement.
- Expand HUD's Tenant-Based Rental Assistance programs to help seniors age in place.
- Invest in home rehabilitation and emergency repair programs to improve existing housing stock.
- Acquire and rehabilitate naturally occurring affordable housing.
- Establish and support community land trusts to ensure long-term affordability.
- Provide incentives for the development of mixed-income, family-oriented, and inclusive housing.
- Promote affordable homeownership and wealth-building opportunities for low-income families.

<u>Homeless Services</u>

Goal: Expand and enhance services and resources that prevent homelessness, increase access to and availability of support services and case management for people experiencing and at risk of homelessness, and prioritize resources and services for individuals experiencing unsheltered homelessness.

Strategies:

- Increase rent assistance programs to stabilize housing.
- Develop a Relocation Assistance Fund for tenants facing displacement.
- Implement and enforce a Displaced Tenant Preference Policy.
- Fund legal aid programs for eviction prevention and criminal record expungement.
- Invest in wraparound services beyond shelters, including medical and dental care.
- Create a centralized database to facilitate collaboration among service providers and expedite housing placements.
- Expand mobile homeless resources, such as health services and outreach programs.
- Support the development of non-congregate housing options, managed camping areas, and available storage facilities.

Transportation

Goal: Make transit and active transportation competitive and attractive modes of travel, support investments that will move toward a goal of zero traffic deaths and heal the east/west transportation divide.

Strategies:

- Expand transit accessibility through programs like HivePass and provide free transit passes for Salt Lake City School District students and their families.
- Fund sidewalk improvement programs and expand ADA-compliant curb cuts across neighborhoods.
- Implement safety measures around schools, parks, and employment centers to enhance pedestrian and cyclist safety.
- Improve roadway safety and transit connectivity by increasing bus stop shelters, route frequency, and destination options.

Community Services

Goal: Improve access and opportunity to relevant and dignified food choices, increase access to high-quality and affordable childcare and out-of-school care, and improve access to technology literacy.

Strategies:

- Support programs that offer affordable and relevant food choices to neglected populations.
- Expand childcare programs focused on early childhood development and increasing affordability and service capacity.
- Provide resources to help parents access affordable and reliable childcare.
- Develop and expand technology centers to enhance digital literacy.
- Implement broadband initiatives and increase free WiFi availability in public spaces.

Business and Workforce Development

Goal: Job training and support services, small business support, and small local business façade improvements.

Strategies:

- Prioritize job training programs, especially in trades, with apprenticeships and internships.
- Offer wraparound services such as childcare, English language learner (ELL) education, and career counseling to support job seekers.
- Focus on training programs for youth and individuals experiencing homelessness, with incentives for businesses to hire trained individuals.
- Expand small business support through grant programs, low-interest gap loans, and simplified application processes, particularly targeting overlooked communities.
- Subsidize lease programs for neighborhood-level small businesses and nonprofits.
- Broaden the scope of the façade improvement program to assist more businesses in beautification efforts and ADA compliance.

The City is committed to leveraging all potential funding resources to achieve these goals and has established specific measurement criteria to track progress. Key performance indicators (KPIs) may include:

- Number of affordable housing units preserved or constructed.
- Reduction in the number of unsheltered homeless individuals.

- Increase in transit ridership and accessibility improvements.
- Expansion of childcare program availability and participation.
- Growth in participation in workforce development programs and small business initiatives.

By regularly assessing these metrics, the City will ensure accountability and adjust strategies to meet evolving community needs effectively.

SP-10: Geographic Priorities | 24 CFR 91.215(a)(1)

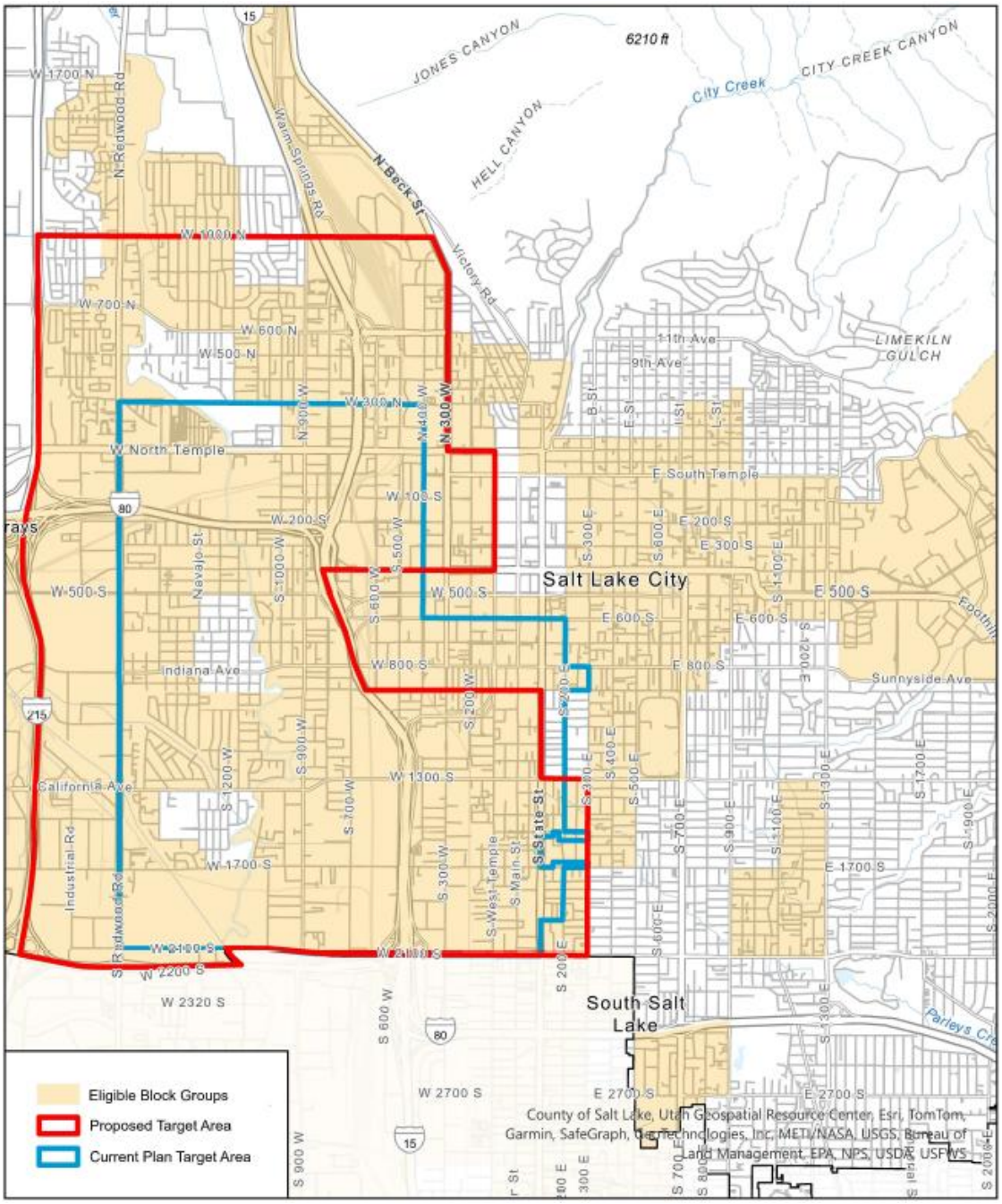
Geographic Areas

For the 2025-2029 program years, Salt Lake City has designated a local CDBG (Community Development Block Grant) target area to concentrate and leverage funding for comprehensive neighborhood revitalization. The focus is on expanding housing opportunities, stimulating economic growth, and enhancing neighborhood livability. This designated area corresponds with the City's existing Community Reinvestment Agency (CRA) project areas. If the CRA project areas change during this period, the CDBG target area will adjust accordingly.

The selected target area is based on several key factors:

1. Overlap with Lower-Income Areas:
    - CRA project areas align with neighborhoods that have lower Opportunity Index scores, reflecting economic, health, educational, and environmental disparities.
2. Tax Increment Financing:
    - These areas generate tax increment funds, some of which are designated for housing and infrastructure improvements. As development occurs, additional funds can be leveraged to enhance community amenities.
3. Blight Findings:
    - Many CRA areas have documented conditions of blight, such as deteriorated infrastructure and poor visual appearance. Investments aim to address these issues and promote economic growth.
4. Opportunity Zones:
    - Overlapping federal Opportunity Zones encourage private investments through tax incentives, further bolstering revitalization efforts.

FIGURE SP 10.1 | WESTSIDE TARGET AREA



Source: Salt Lake City Housing Stability Division

TABLE SP 10.1 | LOCAL TARGET AREA

1	Area Name	CDBG Target Area
	Area Type	West Side Target Area
	Revital Type	Comprehensive
	Identify the neighborhood boundaries for this target area.	Beginning at 2100 South and 300 East, the Target Area follows the City's southern boundary going west until I-215. It then continues north along 1-215 until 1000 North. The boundary then continues east on 1000 North to 300 West. It then goes south on 300 West to North Temple. The boundary then continues west on 300 North to Redwood Road. It then continues east to West Temple. From there, the boundary continues south to 400 S. The boundary then continues west on 400 South until it reaches I-15 where it follows that border until 900 South. At 900 S, it travels east until State Street. The boundary travels south along State Street until 1300 S. It then travels east along 1300 South until 300 East. The boundary travels east on 300 East until it ends at the intersection of 2100 South and 300 East.
	Include specific housing and commercial characteristics of this area	The area is approximately 46% owner occupied, and 54% renter occupied. The neighborhood poverty rate as determined by the ACS information within Census Tracts within the area ranges from 7 to 33%. The tracts average a poverty level of 18% compared to 13.4% in Salt Lake City. 43% of the area's residents identify as part of a social and/or cultural fringe group (or 'non-majority' for brevity) , compared to 34.8% 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 500 responses. Neighborhoods in the CRA areas consistently ranked high in the survey results. As such, Council prioritized the CRA areas in the most vulnerable sections of the City, resulting in the current West Side Target Area.
	Identify the needs in this target area.	30.5% of the existing housing units were built prior to 1960. 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

1	Area Name	CDBG Target Area
		strategic mixed-income housing will promote housing stability and economic variegation 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

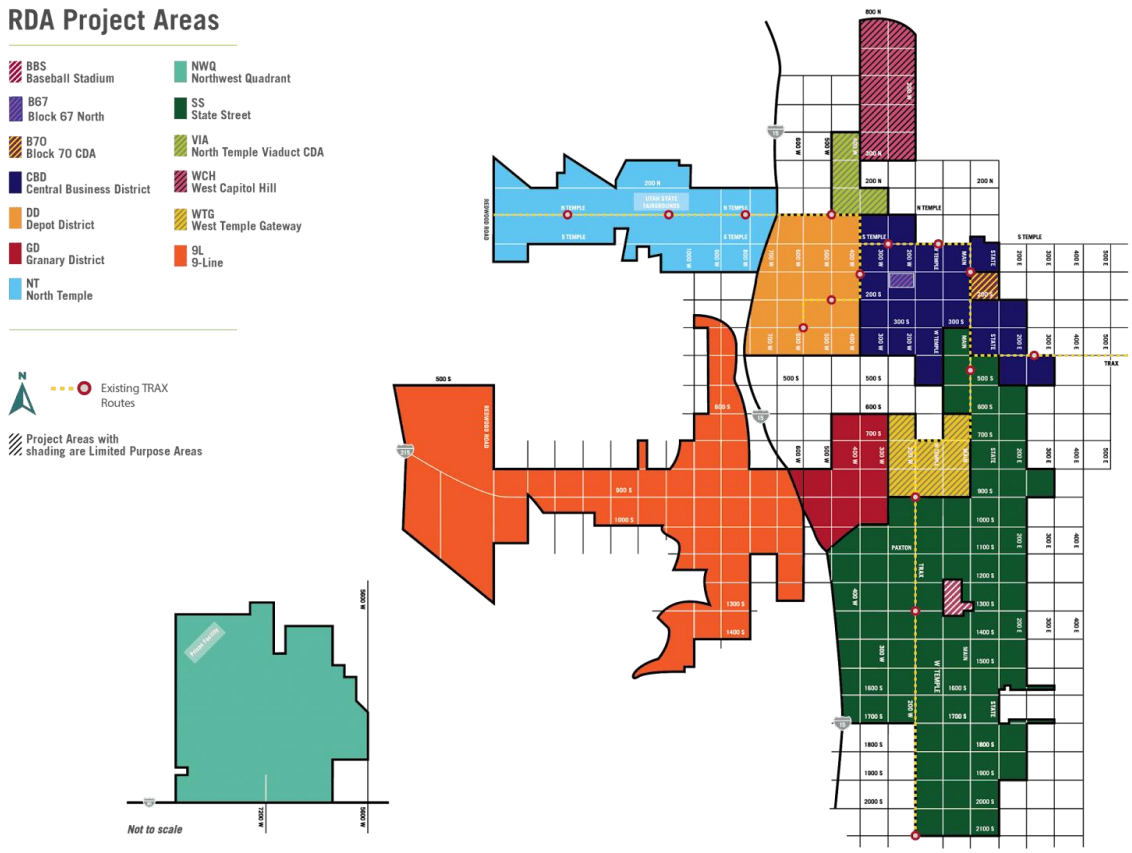
Local target areas enable Salt Lake City to maximize the impact of HUD funding by aligning investments with neighborhoods exhibiting the most severe needs. The 2025-2029 CDBG target area has been identified through an extensive analysis of poverty rates, income levels, citizen input, and neighborhood conditions.

Federal funding will be concentrated in the West Side Target Area to:

- Stabilize and revitalize distressed neighborhoods.
- Improve connectivity and reduce transportation costs for residents.
- Enhance commercial nodes with façade improvements and infrastructure upgrades.
- Support housing rehabilitation and mixed-income development.

Annual reviews by City departments, including the CRA, Transportation, and Economic Development, will identify specific areas within the target zone requiring additional resources. Strategies will include increased marketing for housing programs, transit enhancements, and commercial improvements.

FIGURE SP 10.2 | CRA PROJECT AREA



Source: Salt Lake City Community Reinvestment Agency

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.

Targeting area resources are necessary to expand opportunity for the West Side Target Area as well as the impacted CRA Project Areas. The following are ways that investments will be realized:

Concentrating resources geographically will provide a way to help stabilize and improve distressed areas in these neighborhoods.

- Connectivity between the target area and other areas of the Salt Lake Valley will reduce transportation costs and reduce financial burdens on households. Many important employers are located near or in the West Side Target Area.

- 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 micro-enterprises 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.

To expand community engagement in the local target area, the City's Housing Stability Division (HSD) 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. HSD and the Department of Economic Development (DED) collaborate to maintain 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 Stability Division, along with internal and community stakeholders, identified the target area through an extensive process that included data analysis, identification of opportunities/impediments, a citizen survey, and an evaluation of potential resources. Through this process, the CRA 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 directing 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.

A recent analysis (September 2023) completed by the Kem C. Gardner Policy Institute at the University of Utah states that there is a housing shortage in Utah, with the shortage increasing to over 37,000 by the end of 2024. There has also been increasing challenges with home affordability, with the analysis concluding that in Quarter 2 2023, the median income could only afford 21% of the homes sold in the Salt Lake City Metropolitan Area. While there has been a slight correction of higher housing prices, the report concludes that those households below the median income, and particularly renter households, are disproportionately hurt by higher housing prices. In fact, only 15% of renter households have sufficient income to purchase a modestly priced $300,000 to

$400,000 home. Many households within the West Side Target Area are among the highest in the City experiencing cost-burdens or lower income levels.

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. Seven of these sites are within Salt Lake City. 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.

SP-25 PRIORITY NEEDS | 24 CFR 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 | PROJECT AREA

1	**Priority Need:**	**Housing**
	Priority Level	**High**
	Population	**Extremely low-income** **Low-income** **Moderate-income** **Large families** **Families with children** **Elderly** **Public housing residents** **Released jail inmates** **Legal/documented immigrant/refugees**
	Geographic Areas Affected	**Citywide**
	Associated Goals	**Goal:** **Protect tenants and increase housing stability, preserve existing affordable housing, and produce more affordable housing.** **Focus Areas:** • **Improve and expand tenant resources and services.** • **Utilize HUD's Tenant-Based Rental Assistance funds and programs to assist seniors stay in their homes.** • **Invest in home rehabilitation and emergency repair programs to maintain and improve existing housing stock.** • **Acquire and rehabilitate naturally occurring affordable housing.** • **Invest in community land trusts for long-term affordability.** • **Incentivize the development of mixed-income, family-oriented, and inclusive housing.** • **Support affordable homeownership and wealth-building opportunities.**
	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.**

1	Priority Need:	Housing
	Basis for Relative Priority	• According to the 2022 ACS data, 45.4% of Salt Lake City renter households and 20.2% of households with a mortgage are cost-burdened, spending over 30% of their monthly income on housing costs. 36.1% of renter households spend 35% or more of their monthly income on housing. Families who are cost-burdened have limited resources for food, childcare, healthcare, transportation, education, and other basic needs. • The Housing Authority of Salt Lake City and Housing Connect currently administer Housing Choice (Section 8) vouchers for nearly 5,000 households, with 13,801 households on the waiting list. There are an additional 2,396 families on the Public Housing waiting list. A family on the waiting list can expect to wait between 1-4 years before receiving a Housing Choice voucher. Between 2012 and 2022, the cost of housing increased significantly for both renters and homeowners. The median contract rent increased by 64.7% and home values increased 92.9%. During the same period, the median household income for renters increased by 76.3%. median household incomes for homeowners only increased by 54.8%. Since incomes are struggling to 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 48.4% in 2018 to 47.0% in 2022. • Results of the Citizen Online Survey and public outreach with over 500 responses listed this as the top priority

2	Priority Need:	Homeless Services
	Priority Level	High
	Population	Homeless large families Homeless families with children Unaccompanied youth Homeless individuals Extremely low-income Elderly Chronic homeless Mentally ill Chronic substance abuse Veterans Persons with HIV/AIDS Persons with-mental or physical impairments Survivors of domestic violence
	Geographic Areas Affected	Citywide
	Associated Goals	Goal: Expand and enhance services and resources that prevent homelessness, increase access to and availability of support services and case management for people

2	Priority Need:	Homeless Services
		experiencing and at risk of homelessness, and prioritize resources and services for individuals experiencing unsheltered homelessness. Focus Areas: • Rent assistance. • Relocation Assistance Fund for Tenants. • Displaced Tenant Preference Policy & implementation. • Invest in legal assistance for individuals facing eviction or in need of criminal record expungement. • Invest in programs offering wraparound services beyond the shelter system, including medical and dental care. • Develop a database for service providers to collaborate with landlords and expedite housing placement. • Fund and expand mobile homeless resources, such as mobile health services, outreach, and resource programs. • Non-congregate housing options, improvement of existing facilities and services, managed camping areas, and storage areas.
	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 2024 Point-in-Time Count, Salt Lake County has 2,404 homeless individuals, 413 of whom are unsheltered. This is an increase over the prior Consolidated Plan. • 62% of the State's homeless population resides in Salt Lake County. • Results of the Citizen Online Survey and public outreach with over 500 responses listed this as the top priority.

3	Priority Need:	Transportation
	Priority Level	High
	Population	Extremely low-income Low-income Moderate-income Large families Families with children Elderly Persons with mental or physical impairments
	Geographic Areas Affected	Citywide (Public Service) & CDBG Target Area (Infrastructure)
	Associated Goals	Goal:

3	Priority Need:	Transportation
		Make transit and active transportation competitive and attractive modes of travel, support investments that will move toward a goal of zero traffic deaths and heal the east/west transportation divide. Focus Areas: • Invest in transit programs like HivePass and provide passes for youth and parents in Salt Lake City School District to improve accessibility. • Fund 50/50 sidewalk programs for businesses and expand ADA curb cuts on more streets to improve accessibility. • Implement measures for street safety, schools, parks, and employment centers. • Improve roadway safety, access to transit, and connectivity. • Improve and increase bus stops and stop shelters, route frequency, and destinations.
	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 500 responses. Annual household transportation costs are high in much of the target area.

4	Priority Need:	Community Services
	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 Survivors of domestic violence
	Geographic Areas Affected	Citywide
	Associated Goals	Goals: Improve access and opportunity to relevant and dignified food choices, increase access to high-quality and affordable childcare and out-of-school care, and improve access to technology literacy. Focus Areas:

4	Priority Need:	Community Services
		• Improve access and opportunity to relevant and dignified food choices. • Expand existing childcare programs, with a focus on early childhood development, affordability, and increasing service capacity. • Help parents support the care they need. • Technology centers. • Broadband programs. • Increase the number of locations with free WiFi, both indoor and outdoor.
	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.

5	Priority Need:	Business and Workforce Development
	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 Survivors of domestic violence Legal/documented immigrant/refugees
	Geographic Areas Affected	Citywide
	Associated Goals	Goal: Job training and support services, small business support, and small local business façade improvements. Focus area:

5	Priority Need:	Business and Workforce Development
		• Prioritize investment in job training, particularly in trades, with apprenticeship and internship programs. • Provide wraparound services such as childcare, expungement services, English language learners (ELL) education, career guidance, resume assistance, and interview preparation, especially for individuals with criminal records. • Focus on trade training for youth and individuals experiencing homelessness. Incentivize businesses to hire trainees and collaborate with City partners, community organizations, or colleges to expand training programs. • Expand access to small business assistance through grant programs, low-interest gap loans, and simplified application processes, particularly for underserved community members. • Support neighborhood-level small businesses and nonprofits through subsidized lease programs. • Expand the popular façade improvement program, within specific target areas, to support more businesses in beautification efforts and ADA compliance updates.
	Description	Expand opportunities and services available for individuals in need of employment or advancement in employment. Increase access to education and training programs that prepare individuals to enter the workforce. Support small businesses that provide employment opportunities.
	Basis for Relative Priority	Stakeholder meetings, City departments and public feedback from an online survey and public outreach with over 500 responses prioritized workforce development as a tool to allow individuals to escape poverty.

SP-30 INFLUENCES OF MARKET CONDITIONS | 24 CFR 91.215 (a)(2)

Describe the rationale for establishing the allocation priorities given to each category of priority needs, particularly among extremely low-income, low-income, and moderate-income households; Market Characteristics that will influence the use of funds available for housing type:

Salt Lake City's allocation priorities are influenced by a combination of market conditions, housing needs, and economic trends. These priorities aim to address critical gaps, particularly for extremely low-income, low-income, and moderate-income households. Of the 81,678 households included in the assessment, 30.4% (approximately 24,830 households) are cost-burdened, spending 30% or more of their income on housing, including utilities. Furthermore, 14% (11,640 households) are severely cost-burdened, spending over 50% of their income on housing and at significant risk of homelessness.

Tenant-Based Rental Assistance (TBRA)

Rising Costs: Between 2012 and 2022, median contract rents in Salt Lake City increased by 64.7%, while renter household incomes grew by 76.3%. Despite income growth outpacing rent increases, inflationary pressures on other expenses continue to strain renter budgets.

Vacancy and Rent Projections: According to CBRE's Real Estate Market Outlook 2025, vacancy rates are projected to remain low at 4.9%, with an annual rent growth of 2.6%, further exacerbating housing affordability challenges. Salt Lake City average monthly rents have increased from an average of $938 per month in 2018 to $1,254 in 2022.

Demand for Vouchers: The demand for Housing Choice Vouchers has surged, with a waiting list of approximately 13,801 households.

TBRA for Non-Homeless Special Needs

Transition Needs: Funds are needed to transition participants from HOPWA-funded housing to other affordable housing options closer to transportation and essential services.

Collaborative Partnerships: Strengthening partnerships between affordable housing landlords, property managers, and social service organizations is essential to meet the needs of non-homeless special needs populations.

New Unit Production

Supply and Demand: CBRE's Salt Lake City Multifamily Q3 2024 report indicates that 2,793 multifamily units were absorbed in 2024, with projected deliveries of only 5,729 units for 2025 and 2026 combined. This limited supply is likely to drive rent growth.

Rising Costs: Factors such as labor shortages, increased construction costs, and rising land prices contribute to higher rental rates, impacting affordability for local residents.

Market Pressures: Many new units are being absorbed by renters from more expensive markets, leading to affordability challenges for long-term residents.

Rehabilitation

Aging Housing Stock: Approximately 38.3% of Salt Lake City's housing units were built before 1960, with many located in concentrated areas of poverty or CRA project zones. These older units are susceptible to deterioration without significant rehabilitation efforts.

Rising Interest Rates: With national mortgage rates averaging 7.02%, financing for homeownership or home improvement is becoming less obtainable for low-income households.

Preservation Needs: Stabilizing existing affordable housing is critical to prevent displacement due to revitalization efforts that may convert units to market-rate rents.

Acquisition, Including Preservation

Market Dynamics: Salt Lake City's position as a Tier 2 market attracts significant investor interest, keeping CAP rates low and indicating confidence in the multifamily market.

Affordable Housing Risks: The strong rental market incentivizes property owners to convert substandard rentals into market-rate units, heightening the need for strategies to preserve existing affordable housing stock.

SP-35 ANTICIPATED RESOURCES | 24 CFR 91.215(a)(4), 91.220(c)(1,2)

INTRODUCTION

For the 2025-2029 Consolidated Plan period, Salt Lake City anticipates receiving a total of $23,702,528 in federal funding through the CDBG, HOME, ESG, and HOPWA programs, averaging $5,925,632 annually. Additionally, the City expects $6 million in program income over the same period, averaging $1.5 million annually. These funds will address the City's growing housing and community development needs, with a focus on assisting sensitive populations, increasing self-sufficiency, and improving conditions in designated target areas. Despite these resources, declining federal funding over the past decade has posed challenges in addressing community needs and overcoming obstacles effectively.

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 (2023)	Total		
CDBG	Acquisition Administration Economic Development Homebuyer Assistance Homeowner Rehabilitation Multifamily Rental Construction Multifamily Public Improvements Public Services Rental Rehabilitation New Construction for Ownership TBRA	$3,858,547	$1,000,000	$1,200,000	$6,058,547	$24,234,188	Amount for remainder of Con Plan is estimated as four times the Year 1 allocation.

	Uses of Funding	Expected Amount Available – Year 1				Expected Amount Available – Remainder of Con Plan	Description
		Annual Allocation	Program Income	Prior Year Resources (2023)	Total		
	Historic Rental Rehabilitation						
	New Construction						
HOME	Acquisition	$823,258	$800,000	$200,000	$1,823,258	$7,293,032	Amount for remainder of Con Plan is estimated as four times the Year 1 allocation, 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	Administration	$298,627	$0	$0	$298,627	$1,194,508	Amount for remainder of Con Plan is estimated as four times the Year 1 allocation amount
	Financial Assistance						
	Overnight Shelter						
	Rapid Re-Housing (Rental Assistance)						
	Rental Assistance Services						
	Transitional Housing						
HOPWA	Administration	$945,200	$0	$80,000	$1,025,200	$4,100,800	Amount for remainder of Con Plan is estimated as
	Permanent Housing in Facilities						

	Uses of Funding	Expected Amount Available – Year 1				Expected Amount Available – Remainder of Con Plan	Description
		Annual Allocation	Program Income	Prior Year Resources (2023)	Total		
	Permanent Housing Placement						four times the Year 1 allocation amount
	STRMU						
	Short-Term or Transitional Housing Facilities						
	Supportive Services						
	TBRA						
OTHER PROGRAM INCOME	All CDBG Eligible Activities per Housing Program Rules	$1,500,000	$0	$0	$1,500,000	$6,000,000	Salt Lake City Housing Programs – Program Income

Source: Salt Lake City Housing Development Division, December 2024; Salt Lake City DRAFT Consolidated Annual Performance and Evaluation Report, HUD Program Year 2023, Fiscal Year 2024

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

Federal funds will be strategically combined with local, state, and private resources to maximize their impact. By leveraging these resources, Salt Lake City will achieve economies of scale, expand project scope, and ensure compliance with HUD's matching requirements.

- HOME Investment Partnership Program – 25% Match Requirement
    - Salt Lake City meets the requirement through below-market interest rate loans, impact fee waivers, and other financial incentives for affordable housing projects targeting households under 60% AMI
- Emergency Solutions Grant – 100% Match Requirement
    - The City relies on its sub-grantees to fulfill the match requirement using private donations, in-kind contributions, United Way funding, and state grants.

Fund Leveraging.

Leverage, in the context of the City's four HUD programs, is achieved by combining federal funds with additional local, state, and private resources to maximize their impact and ensure compliance

with matching requirements. The City effectively mobilizes these resources to address affordable housing needs and promote economic stability. Key leveraged resources include, but are not limited to:

- Housing Choice Section 8 Vouchers
  The Housing Authority of Salt Lake City and Housing Connect administer Housing Choice (Section 8) vouchers, which provide essential rental assistance to low-income families. Many of the clients receiving assistance though other HUD funded programs, are utilizing this housing assistance to stabilize and maintain housing. This federal support is further complemented by local resources, such as case management and housing support services funded through the City's general fund and philanthropic partners, fulfilling matching requirements.

- Low-Income Housing Tax Credit (LIHTC)
  The LIHTC program is a cornerstone of the City's leveraging strategy. In 2024, the City supported nine active tax credit projects, utilizing $8,369,762 in competitive federal and state housing tax credits and $3,125,000 in standalone State of Utah tax credits. These federal and state funds attracted significant private equity investments, reducing reliance on debt financing for developers and enabling the construction and rehabilitation of affordable housing. Federal credits also fulfill matching requirements by incentivizing long-term private investment.

- New Market Tax Credits (NMTCs)
  NMTCs play a vital role in leveraging private capital to revitalize neglected areas. Federal NMTC allocations complement state and local investments by supporting job creation and infrastructure improvements, ensuring community development goals align with housing priorities.

- Community Reinvestment Agency (CRA) Development Funding
  The CRA 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.

- Salt Lake City Economic Development Loan Fund (EDLF)
  This fund fosters economic growth by providing loans to small businesses. In 2023-2024 fiscal year, EDLF provided five new loans to small businesses, leveraging over $1 million in funds, stimulating neighborhood revitalization, indirectly supporting housing by strengthening economic conditions in low-income areas.

- Salt Lake City General Fund
  The City allocated $3 million in 2023 for affordable housing from the general fund, ensuring

robust matching for federal funding and reinforcing the City's commitment to housing stability.

- The Olene Walker Housing Loan Fund (OWHLF)
  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. In 2024, the fund supported 37 multi-family units in Salt Lake County allocating over $7,189,406 in funds.

- Continuum of Care Funding
  The Salt Lake Valley Coalition to End Homelessness leverages ESG funds, combining it with local and state contributions to support housing and services for individuals experiencing homelessness. Matching is achieved through in-kind services and philanthropic donations.

- Foundations & Other Philanthropic Partners
  Philanthropic contributions are critical in leveraging federal dollars. These funds provide flexibility to address gaps not covered by federal and state programs, enabling the City to meet matching requirements while extending the reach of its HUD programs.

By strategically aligning federal funds with these additional resources, the City of Salt Lake maximizes the impact of its HUD programs, ensures compliance with matching requirements, and advances its affordable housing and community development goals.

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 plans to leverage City-owned land to expand affordable housing and economic opportunities. Through strategic land acquisitions, redevelopment, and the Community Land Trust, the City will:

- Assemble parcels for affordable housing projects.
- Partner with developers to address housing shortages.
- Utilize vacant or underused properties for community-oriented purposes.

DISCUSSION:

Salt Lake City will continue to seek additional resources to complement HUD funding and ensure the success of the 2025-2029 Consolidated Plan. Strategic policies, partnerships, and programs will focus on:

- Enhancing community development initiatives.
- Addressing obstacles to affordable housing.
- Strengthening economic stability for vulnerable populations.

By aligning federal resources with local priorities and leveraging external funding, the City aims to create equitable and sustainable solutions for its housing and community development challenges.

SP-40: INSTITUTIONAL DELIVERY STRUCTURE | 24 CFR 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, PRIVATE INDUSTRY PARTNERS

Responsible Entity	Entity Type	Role	Region
Intermountain Healthcare	Business	Health Equity	City
International Market (at the Fairpark)	Business	Food Insecurity, Legal/documented immigrant/refugees, New Americans, Ethnic Minority, Neighborhood Development	City
Pacific Island Knowledge 2 Action Resources	Business	Economic Development, Domestic Violence, Economic Variegation	City
Pan-African Westside Salt Lake Co-op	Business	Economic Variegation & Development	City
Pete Suazo Business Center	Business	Economic Development, Small Business, Legal/documented immigrant/refugees, Economic Variegation	City
Utah Microloan Fund	Business	Small Business, Economic Development	State

Source: Salt Lake City, May 2024

TABLE SP 40.2 | INSTITUTIONAL DELIVERY ORGANIZATIONS, PUBLIC INSTITUTION PARTNERS

Responsible Entity	Entity Type	Role	Geographic Area Served
Housing Authority of Salt Lake City	Public Housing Authority	Public housing, affordable housing: rental	Jurisdiction
Housing Authority of Salt Lake County	Public Housing Authority	Public housing, affordable housing: rental	Region
NeighborWorks Salt Lake	Community Housing Development Organization	Affordable housing: ownership, economic development	Region
Salt Lake City and County Continuum of Care	Continuum of Care	Homeless	Region

Responsible Entity	Entity Type	Role	Geographic Area Served
Salt Lake City Civic Engagement Team	Departments and agencies	Community Involvement	Jurisdiction
Salt Lake City Community Development and Capital Improvement Program	Departments and agencies	Neighborhood improvements	Jurisdiction
Salt Lake City Council	Departments and agencies	All of the above	Jurisdiction
Salt Lake City Department of Community and Neighborhoods	Departments and agencies	Affordable housing, neighborhood improvements	Jurisdiction
Salt Lake City Department of Economic Development	Departments and agencies	Neighborhood improvements	Jurisdiction
Salt Lake City Department of Finance	Departments and agencies	Neighborhood improvements	Jurisdiction
Salt Lake City Department of Public Lands	Departments and agencies	Neighborhood improvements	Jurisdiction
Salt Lake City Department of Public Services	Departments and agencies	Neighborhood improvements	Jurisdiction
Salt Lake City Department of Public Services	Departments and agencies	Neighborhood improvements	Jurisdiction
Salt Lake City Department of Sustainability	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 Division of Engineering	Departments and agencies	Neighborhood improvements	Jurisdiction
Salt Lake City Division of Parks and Public Lands	Departments and agencies	Neighborhood improvements	Jurisdiction
Salt Lake City Division of Planning	Departments and agencies	Neighborhood improvements	Jurisdiction
Salt Lake City Division of Streets	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

Responsible Entity	Entity Type	Role	Geographic Area Served
Salt Lake City Division of Transportation	Departments and agencies	Neighborhood improvements	Jurisdiction
Salt Lake City Energy & Environment Division	Departments and agencies	Neighborhood improvements	Jurisdiction
Salt Lake City Fire	Departments and agencies	Public Safety	Jurisdiction
Salt Lake City Historic Landmark Commission	Departments and agencies	Neighborhood improvements	Jurisdiction
Salt Lake City Homeless Engagement Response Team	Departments and agencies	Homeless	Jurisdiction
Salt Lake City Housing and Neighborhood Development Division	Departments and agencies	Affordable housing, neighborhood improvements	Jurisdiction
Salt Lake City Housing Stability Homeowner and Home Repair Program	Departments and agencies	Affordable housing: ownership	Jurisdiction
Salt Lake City Housing Stability Neighborhood Business Improvement Program	Departments and agencies	Affordable housing: ownership, rentals; Neighborhood improvements	Jurisdiction
Salt Lake City Justice Court	Departments and agencies	Non-Homeless and Homeless special needs	Jurisdiction
Salt Lake City Mayor's Office	Departments and agencies	All of the above	Jurisdiction
Salt Lake City Police	Departments and agencies	Public Safety	Jurisdiction
Salt Lake City Public Library	Departments and agencies	Non-Homeless and Homeless special needs	Jurisdiction
Salt Lake City CRA	Redevelopment authority	Affordable housing, neighborhood improvements	Jurisdiction
Salt Lake City School District	Government	Youth Services, Non-Homeless special needs	Jurisdiction
Sorenson Unity Center	Government	Non-Homeless special needs	Jurisdiction
Utah Homeless Management Information System	Government	Homeless, non-Homeless special needs	State
Welcome Home Salt Lake City	Government	Home ownership	City

Responsible Entity	Entity Type	Role	Geographic Area Served
Utah Transit Authority	Government	Transportation	Region
Department of Workforce Services - Utah Refugee Center	Departments and agencies	Legal/documented immigrant/refugees	State
Fit 2 Recover	Recognized Community Organization	Health & Wellness, Youth Services	City
Green Urban Lunch Box	Recognized Community Organization	Food Insecurity, Food Waste	City
Ballpark Community Council	Recognized Community Organization	Neighborhood Development	Jurisdiction
Bonneville Community Council	Recognized Community Organization	Neighborhood Development	Jurisdiction
Capitol Hill Community Council	Recognized Community Organization	Neighborhood Development	Jurisdiction
Central 9th Community Council	Recognized Community Organization	Neighborhood Development	Jurisdiction
Central City Community Council	Recognized Community Organization	Neighborhood Development	Jurisdiction
Downtown Community Council	Recognized Community Organization	Neighborhood Development	Jurisdiction
East Bench Community Council	Recognized Community Organization	Neighborhood Development	Jurisdiction
East Liberty Park Community Organization	Recognized Community Organization	Neighborhood Development	Jurisdiction
Fairpark Community Council	Recognized Community Organization	Neighborhood Development	Jurisdiction

Responsible Entity	Entity Type	Role	Geographic Area Served
Foothill/Sunnyside Community Council	Recognized Community Organization	Neighborhood Development	Jurisdiction
Glendale Community Council	Recognized Community Organization	Neighborhood Development	Jurisdiction
Granary District Alliance	Recognized Community Organization	Neighborhood Development	Jurisdiction
Greater Avenues Community Council	Recognized Community Organization	Neighborhood Development	Jurisdiction
Jordan Meadows Community Council	Recognized Community Organization	Neighborhood Development	Jurisdiction
Liberty Wells Community Council	Recognized Community Organization	Neighborhood Development	Jurisdiction
Midtown Business District Community Council	Recognized Community Organization	Neighborhood Development	Jurisdiction
Poplar Grove Community Council	Recognized Community Organization	Neighborhood Development	Jurisdiction
Rose Park Community Council	Recognized Community Organization	Neighborhood Development	Jurisdiction
Sugar House Community Council	Recognized Community Organization	Neighborhood Development	Jurisdiction
Sugar House Chamber of Commerce	Recognized Community Organization	Neighborhood Development	Jurisdiction
Wasatch Hollow Community Council	Recognized Community Organization	Neighborhood Development	Jurisdiction
Westpointe Community Council	Recognized Community Organization	Neighborhood Development	Jurisdiction

Responsible Entity	Entity Type	Role	Geographic Area Served
Westside Coalition	Recognized Community Organization	Neighborhood Development	Jurisdiction
Yalecrest Neighborhood Council	Recognized Community Organization	Neighborhood Development	Jurisdiction
Salt Lake City - YouthCity	Departments and agencies	Youth Services	City
Salt Lake County Aging and Adult Services	Departments and agencies	Seniors	Jurisdiction
The River District Business Alliance	Recognized Community Organization	Economic Development, Community Development	Jurisdiction
University Neighborhood Partners	Recognized Community Organization	Legal/documented immigrant/refugees and New American Services, Neighborhood Development	Jurisdiction

Source: Salt Lake City, May 2024

TABLE SP 40.3 | INSTITUTIONAL DELIVERY ORGANIZATIONS, NON-PROFIT ORGANIZATIONS PARTNERS

Responsible Entity	**Entity Type**	**Role**	**Geographic Area Served**
Advantage Services	NPO	Non-Homeless special needs, Homeless services	Region
Alliance House	NPO	Affordable housing: rental	Region
Asian Association of Utah	NPO	Non-Homeless special needs	Region
ASSIST Utah	NPO	Affordable housing: ownership	Region
Big Brothers Big Sisters of Utah	NPO	Non-Homeless special needs	Region
Boys and Girls Club of Greater Salt Lake	NPO	Non-Homeless special needs	Region
Catholic Community Services	NPO	Homeless, non-Homeless special needs	Region
Community Development Corporation of Utah	NPO	Affordable housing: ownership	State
Disability Law Center	NPO	Non-Homeless special needs	Region
English Skills Learning Center	NPO	Non-Homeless special needs	Region

Responsible Entity	Entity Type	Role	Geographic Area Served
Family Promise of Salt Lake	NPO	Homeless	Region
First Step House	NPO	Homeless, non-Homeless special needs	Region
House of Hope	NPO	Homeless, non-Homeless special needs	Region
Legal Aid Society of Salt Lake	NPO	Non-Homeless special needs	Region
Neighborhood House	NPO	Non-Homeless special needs	Jurisdiction
Odyssey House	NPO	Homeless, non-Homeless special needs	Region
Rape Recovery Center	NPO	Non-Homeless special needs	Region
Salt Lake Community Action Program	NPO	Homeless, non-Homeless special needs, youth services	Region
Salt Lake Donated Dental Services	NPO	Homeless, non-Homeless special needs	Region
The Road Home	NPO	Homeless	Region
Utah AIDS Foundation Legacy Health	NPO	Non-Homeless special needs, HIV/AIDS	Region
Utah Housing Corporation	NPO	Affordable housing homeownership, rental	State
Utah Non-Profit Housing Corporation	NPO	Affordable housing: rental	Region
Valley Behavioral Health	NPO	Non-Homeless special needs	State
Volunteers of America - Utah	NPO	Homeless, non-Homeless special needs	Region
Wasatch Community Gardens	NPO	Neighborhood improvements	Region
Young Women's Christian Association	NPO	Domestic Violence, Homeless, Housing	Region
Children's Center of Utah	NPO	Youth Services	Region
Habitat for Humanity Salt Lake Valley	NPO	Housing affordability, housing rehabilitation	City
Housing Connect	NPO	Affordable Housing	County
International Center for Appropriate & Sustainable Technology	NPO	Affordable Housing, Environmental Risks	City
International Rescue Committee	NPO	Legal/documented immigrant/refugees, new Americans, housing affordability and housing security	City
Journey of Hope	NPO	Domestic Violence, Women & Children	Region

Responsible Entity	Entity Type	Role	Geographic Area Served
My Hometown - SLC	NPO	Home Rehabilitation, Neighborhood Improvement	City
Salt Lake American	NPO	Legal/documented immigrant/refugees and new American Services	City
Shelter the Homeless	NPO	Homeless	City
Soap2hope	NPO	Domestic Violence, sexual assault	City
South Valley Services	NPO	Domestic Violence	Region
The Point by Switchpoint	NPO	Homeless, Affordable Housing	City
The INN Between	NPO	Homeless	City
The Other Side Academy	NPO	Homeless, Drug Rehabilitation	Region
Utah Community Action	NPO	Housing, Food, Early Education, HIV/AIDS	State
Utah Domestic Violence Coalition	NPO	Domestic Violence	State
Utah Legal Services	NPO	-Legal Aid, Legal Representation	State

Source: Salt Lake City, May 2024

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 a structural delivery system 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 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 structural delivery challenge is that financial resources limit the number 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 40.4 | INSTITUTIONAL DELIVERY ORGANIZATIONS, PRIVATE INDUSTRY PARTNERS

Service Category	Services	Available in the Community	Target Population	
			Individuals experiencing homelessness	People living with HIV
Homelessness Prevention Services	Counseling/~~Advocacy~~ Education	X	X	X
	Legal Assistance	X	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	
	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		

Source: Salt Lake City, May 2024

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.

Salt Lake City's Community Development and Capital Improvement Program oversees the operations of 4th Street Clinic. 4th Street Clinic 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 and discounted 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) Legacy Health. Today, a two-fold approach of direct client services and targeted prevention education still comprises the basis for all UAF Legacy Health programming. UAF Legacy Health works to ensure that those diagnosed with HIV/AIDS are connected to medical case management, housing case management, employment opportunities, and other services.

Salt Lake City's Community Development and Capital Improvement Program oversees the operations of 4th Street Clinic. 4th Street Clinic is an AAAHC Patient Centered Medical Home that provides coordinated medical, behavioral 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 and discounted services.

Valley Behavioral Health offers comprehensive services to all residents of Salt Lake County, including those experiencing homelessness, who are dealing with serious mental illnesses, substance use disorders, and behavioral issues. They manage Safe Havens I and II, as well as Valley Storefronts I and II.

- Safe Haven I provides 25 transitional housing units for clients with serious mental illness and a history of chronic homelessness. Residents receive support in areas such as apartment living, home maintenance, medication and benefits management, skills development, socialization, therapy, and peer support. This transitional housing allows residents to maintain their homelessness status, ensuring eligibility for permanent housing.

- Safe Haven II offers 24 permanent supportive housing units for clients with similar needs. Services include apartment living support, home maintenance skills, medication and benefits management, skills development, socialization, therapy, and peer support.

- Both locations feature Valley Storefronts, an outpatient program providing daily services and case management to unsheltered individuals with serious mental illness, who may also have substance use disorders. Storefront serves as an entry point into treatment for those hesitant to engage with traditional mental health services. Additionally, Storefront includes a Homeless Outreach Team that connects individuals in the community to necessary services.

The State of Utah's Department of Workforce Services operates an employment center at the Weigand Day Center, providing a convenient location for those using services on Rio Grande or dining at St. Vincent DePaul's Dining Hall to connect with employment opportunities without needing to travel. The Weigand Resource Center offers a range of resources, including a computer lab for job searches and benefit programs, resume and job application assistance, and a clothing room available on Tuesdays and Fridays from 7:15-10:15 am. Additionally, the center has partnerships to provide housing placement, benefit enrollment, and medical services.

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 three residential treatment facilities, one outpatient treatment center, two permanent supportive housing complexes, and five transitional housing buildings 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 and permanent supportive housing, case management, employment support, primary health care, peer support services, and long-term recovery management.

Notably, First Step's Valor House provides transitional housing and supportive services for Veterans experiencing homelessness. Located on the Salt Lake City VA Campus, it offers 72 single-room occupancy micro-apartments with private baths and shared amenities. The program includes case management, clinical services, medication management, employment support, and recovery-supportive recreational activities to help Veterans transition into permanent housing and achieve long-term stability.

Odyssey House of Utah offers addiction recovery services through both in-patient and out-patient programs for adults, teens over 14, and patients with children. The Martindale Clinic, connected to Odyssey House, provides a range of recovery-focused medical services, including routine and preventative care, comprehensive medication management, and specialized Hepatitis C treatment. The clinic also offers recovery-oriented psychiatric services, Vivitrol injections for cravings, and STD testing and contraception services, emphasizing overall health and well-being.

Volunteers of America in Salt Lake City provides a range of services to support vulnerable populations. Their Treatment Services include Cornerstone Counseling, which offers mental health and addiction treatment, and Assertive Community Treatment (ACT) for intensive, community-based care. Adult Homeless Services feature the Geraldine E. King Women's Resource Center, providing emergency shelter and essential services to women experiencing homelessness, and various outreach teams (Homeless Outreach, City Outreach, and Library Engagement) that connect unsheltered individuals to resources. Additionally, the Men's Detoxification program at Recovery on

Redwood offers a safe, supportive environment for men to manage withdrawal and begin their recovery journey. The Center for Women and Children provides a social model detoxification facility where women can stay for up to 30 days, receiving comprehensive support including case management, medication-assisted treatment, and the option for children to stay with them.

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 City Continuum of Care works diligently to coordinate services and place people in housing. The service delivery system for special needs populations and persons experiencing homelessness in these CoC's demonstrates several strengths and gaps.
Key strengths include a comprehensive range of services, such as mental health and addiction treatment, transitional and permanent supportive housing, and medical care, provided by programs like Cornerstone Counseling and Assertive Community Treatment (ACT). 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.

However, the service delivery system faces challenges, such as high demand for services compared to available resources, leading to long wait times and limited access. Stakeholders have expressed concern about large case management loads hindering effective service delivery and requiring service reduction for better coordination. While the Salt Lake Continuum of Care uses the Vulnerability Index – Service Prioritization Decision Assistance Tool (VI-SPDAT) to assess the vulnerability and needs of individuals experiencing homelessness and prioritize them for housing and services, concerns about its effectiveness and potential predispositions surrounding vulnerable individuals have been raised. Addressing these gaps in resource availability, case management, and assessment tools will enhance the system's effectiveness in supporting special needs populations and persons experiencing homelessness.

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.

Targeted Outreach

- Expand the role of outreach teams (e.g., Homeless Outreach, Library Engagement) to connect unsheltered individuals to necessary resources.
- Develop alternative assessment tools to improve accuracy and fairness in prioritizing services.

Resource Optimization

- Prioritize funding for high-demand services like psychiatric care, addiction recovery, and housing assistance.

- Collaborate with state and regional partners to identify and secure additional funding sources.

Individualized Service Plans

- Tailor services to meet the unique needs of individuals and families rather than adopting a one-size-fits-all approach.
- Incorporate client feedback to enhance service effectiveness and accessibility.

SP-45: GOALS

In consideration of priority needs and anticipated resources, Salt Lake City has defined the following four-year goals:

TABLE SP 45.1 | GOALS, PRIORITY NEEDS AND OUTCOME INDICATORS

Sort Order	Goal	Program Duration	Category	Geographic Area	Priority Needs Addressed	Funding		Goal Outcome Indicator
						Source	Amount	
1 - Housing	Expand housing options	2025-2029	Affordable Housing	Citywide	Affordable Housing	CDBG ESG HOME HOPWA	$10,244,836 $ 322,840 $7,293,032 $6,887,776	12,000 Households assisted
2 – Homeless Services	Ensure that homelessness is brief, rare, and non-recurring	2025-2029	Public Services/Homeless Services/Behavioral Health	Citywide	Homeless Services	CDBG ESG	$1,707,473 $774,816	2,750 Persons assisted
3 – Transportation	Improve access to transportation	2025-2029	Transportation	Target Areas/City Wide	Transportation	CDBG	$6,829,890	170,000 Households Assisted
4 – Community Services	Increase housing stability & community wellbeing	2025-2029	Public Services	Target Areas/City Wide	Community Resiliency	CDBG	$2,134,341	600 Households Assisted
5 – Business and Workforce Development	Expand job training & support services for small businesses	2025-2029	Economic Development	Citywide	Business and Workforce Development	CDBG	$853,736	700 Businesses or Individuals Assisted
6 – Administration	Administration	2025-2029	Administration	Citywide	Administration	CDBG ESG HOME HOPWA	$5,463,912 $96,852 $ - $213,024	N/A

TABLE SP 45.2 | GOALS AND STRATEGIES, 2025-2029

Goals	2025-2029 Strategies
Housing	
1) Protect tenants and increase housing stability, (2) Preserve existing affordable housing; (3) Produce more affordable housing	1. Improve and expand tenant resources and services
	2. Utilize HUD's Tenant-Based Rental Assistance funds and programs to assist seniors stay in their homes
	3. Invest in home rehabilitation and emergency repair programs to maintain and improve existing housing stock
	4. Acquire and rehabilitate naturally occurring affordable housing
	5. Invest in community land trusts for long-term affordability
	6. Incentivize the development of mixed-income, family-oriented, and inclusive housing
	7. Support affordable homeownership and wealth-building opportunities
Homeless Services	
(1) Expand and enhance services and resources that prevent homelessness; (2) Increase access to and availability of support services and case management for people experiencing and at risk of homelessness; and (3) Prioritize resources and services for individuals experiencing unsheltered homelessness	1. Rent assistance
	2. Relocation Assistance Fund for Tenants
	3. Displaced Tenant Preference Policy & implementation
	4. Invest in legal assistance for individuals facing eviction or in need of criminal record expungement
	5. Invest in programs offering wraparound services beyond the shelter system, including medical and dental care
	6. Develop a database for service providers to collaborate with landlords and expedite housing placement
	7. Fund and expand mobile homeless resources, such as mobile health services, outreach, and resource programs
	8. Non-congregate housing options, improvement of existing facilities and services, managed camping areas and storage areas
Transportation	
(1) Make transit and active transportation competitive and attractive modes of travel; (2) Support investments that will move toward a goal of zero traffic deaths; and (3) Heal the east/west transportation divide	1. Invest in transit programs like the HivePass and provide passes for youth and parents in Salt Lake City School District to improve accessibility
	2. Fund 50/50 sidewalk programs for businesses and expand ADA curb cuts on more streets to improve accessibility
	3. Implement measures for street safety, schools, parks, and employment centers
	4. Improve roadway safety, access to transit, and connectivity
	5. Improve and increase bus stops and stop shelters, route frequency, and destinations
Community Services	

Goals	2025-2029 Strategies
(1) Improve access and opportunity to relevant and dignified food choices; (2) Increase access to high-quality and affordable childcare and out-of-school care; and (3) Improve access to technology and technology literacy	1. Improve access and opportunity to relevant and dignified food choices
	2. Expand existing childcare programs, with a focus on early childhood development, affordability, and increasing service capacity
	3. Help parents support the care they need
	4. Technology centers
	5. Broadband programs
	6. Increase number of locations with free Wi-Fi, both indoor and outdoor
Business and Workforce Development	
(1) Job training and support services; (2) Small business support; and (3) Small local business façade improvements	1. Prioritize investment in job training, particularly in trades, with apprenticeship and internship programs
	2. Provide wraparound services such as childcare, expungement services, English language learners (ELL) education, career guidance, resume assistance, and interview preparation, especially for individuals with criminal records
	3. Focus on trade training for youth and individuals experiencing homelessness. Incentivize businesses to hire trainees and collaborate with City partners, community organizations, or colleges to expand training programs
	4. Expand access to small business assistance through grant programs, low-interest gap loans, and simplified application processes, particularly for underserved community members
	5. Support neighborhood-level small businesses and nonprofits through subsidized lease programs
	6. Expand the popular façade improvement program, within specific target areas, to support more businesses in beautification efforts and ADA compliance updates

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 2025-2029 Consolidated Plan, the City anticipates that CDBG, ESG, HOME and HOPWA funds will provide affordable housing and housing subsidy assistance as follows:

TABLE SP 45.3 | ESTIMATED AFFORDABLE HOUSING PROVIDED BY HAMFI

Assistance Type	0%-30% HAMFI	30%-50% HAMFI	50%-80% HAMFI	80%-100% HAMFI	Total
Housing Rehabilitation	313	239	315	203	1,070 Households
Direct Financial Assistance to Home Buyers	31	24	31	20	106 Households
Tenant-Based Rental Assistance/Rapid Re-housing	876	669	881	569	2,995 Households
Homeless Prevention	156	35	10	2	203 Persons

SP-50: PUBLIC HOUSING ACCESSIBILITY AND INVOLVEMENT | 24 CFR 91.215(c)

Need to Increase the Number of Accessible Units (If Required by a Section 504 Voluntary Compliance Agreement)

Local housing authorities fully comply with the Section 504 Voluntary Compliance Agreement, ensuring accessibility standards are met.

To foster resident engagement and active participation, the following initiatives are in place:

- Monthly Tenant Meetings: Regular forums for residents to discuss concerns and provide feedback.
- Tenant Association Meetings: Joint meetings for City and County tenants to strengthen collaboration.
- Aging Services Center: A center operated by Salt Lake County Aging Services is located onsite at the high-rise housing complex.
- Resident Advisory Board (RAB): The Housing Authority of the County of Salt Lake (HACSL) hosts a Resident Advisory Board with representatives from public housing, Section 8 programs, and special needs housing. One RAB member also serves on the Housing Authority's Board of Commissioners, ensuring resident perspectives are included in decision-making.

Is the Public Housing Agency Designated as Troubled Under 24 CFR Part 902?

Both the Housing Authority of the County of Salt Lake and the Housing Authority of Salt Lake City are designated as high performers under 24 CFR Part 902.

SP-55: STRATEGIC PLAN BARRIERS TO AFFORDABLE | 24 CFR HOUSING 91.215(h)

Section MA-40 highlights key public policy obstacles affecting the development and preservation of affordable housing in Salt Lake City. This section expands on these issues, offering detailed insights into the economic, regulatory, and social factors that constrain housing affordability and availability.

Economic Conditions

- Since 2018, incomes in the Salt Lake Valley have risen; however, they lag the sharp increases in construction costs and housing values. This growing difference has widened the gap between what residents earn and what they can afford for housing.
- Inflationary pressures have strained household incomes, leaving less space for increasing housing costs.
- Select neighborhoods in Salt Lake City spend significantly more on transportation costs than others. This results in less income being available for housing.

Land Regulations and Permitting Process

Salt Lake City's Zoning Ordinance outlines critical development standards, such as minimum lot size, density, unit size, building height, setbacks, and parking requirements. While these regulations ensure orderly urban growth, they often hinder affordable housing development by:

- Limiting density in key areas.
- Failing to allocate sufficient zoning for multifamily housing.
- Imposing stringent parking requirements that increase development costs.

Streamlining the permitting process and revising these regulations could significantly enhance the feasibility of affordable housing projects.

- 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 products (i.e., market-rate units).

Land Costs

- High land costs in many areas, particularly in neighborhoods experiencing rapid growth and new construction, make it challenging to achieve financial viability for lower-income housing developments. This issue often confines affordable housing projects to less desirable locations, perpetuating geographic imbalances.
- 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 on transportation. Ultimately, these developments further exacerbate traffic issues.

Construction Costs

- Recent fluctuations in construction costs, particularly labor expenses, have exerted upward pressure on rents and constrained developers' ability to produce affordable housing. These challenges are compounded by material shortages and supply chain disruptions, further narrowing profit margins
- Material costs and supply chain pressures have created challenges for some projects because of the global pandemic.
- Rehabilitation of existing products 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

- The layered financing structures often required for affordable housing projects can result in higher land-holding costs due to extended due diligence processes and prolonged timelines. Simplifying these structures and expediting approvals could mitigate such challenges.
- High interest rates increase costs for developers and make situations where obtaining funding for projects is difficult.
- There is strong competition for local funding tools, such as the State of Utah's Olene Walker Housing Loan Fund.

Neighborhood Market Conditions

- Community opposition, often referred to as "Not In My Backyard" (NIMBYism), poses a significant challenge to affordable housing development. Efforts to counteract this resistance should focus on public education campaigns, stakeholder engagement, and community benefits agreements to foster broader acceptance of affordable housing initiatives.
- 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 options.

The Housing Salt Lake City: A Five-Year Housing Plan (2023–2027) outlines actionable goals to address housing obstacles, including:

- Goal 1: Close the 5,500-unit gap for deeply affordable housing while increasing supply at all affordability levels.

- Goal 2: Enhance housing stability by mitigating displacement, expanding renter support, and promoting more balanced geographic support.

- Goal 3: Foster homeownership opportunities, targeting 1,000 low-income households.

These goals will be pursued through a combination of regulatory reforms, funding programs, and partnerships with community organizations

Other strategies employed by the City include the following:

Homeless Strategies

Salt Lake City collaborates with local service providers, municipalities, the State of Utah, Continuum of Care, and other partners through the Salt Lake Valley Coalition to End Homelessness. This partnership focuses on creating a coordinated system for resource allocation, service delivery, data collection, and analysis to streamline efforts across all stakeholders. In recent years, significant progress has been made to reduce homelessness through the development of affordable housing and enhanced support services.

Housing SLC: A Five-Year Plan 2023-2027

The City has adopted the Housing SLC: A Five-Year Plan to address obstacles to affordable housing and strengthen regional partnerships in tackling the current housing crisis. The plan emphasizes:

- Collaboration: Partnering with innovative market-rate developers, nonprofit organizations, mission-driven developers, financial organizations, and community groups.
- Needs Assessment: Providing a detailed analysis of citywide housing requirements, including affordability, shifting demographics, and neighborhood-specific challenges.
- Policy Guidance: Establishing a five-year roadmap to address housing needs across all income levels and demographics.

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 mental or physical impairments 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 period of the 2025-2029 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's Community Land Trust ensures long-term affordability by holding donated or trusted land in perpetuity. Homeowners can purchase, own, and sell structures on CLT land while maintaining affordability for future income-qualified buyers. The City's Thriving in Place anti-displacement strategy (adopted October 2023) aims to expand the CLT, particularly to support community-owned and shared-equity housing.

Community Shared Equity Program

The SLC Community Shared Equity Program provides low- to moderate-income families with the opportunity to become homeowners. It will help stabilize communities, provide incentives for neighborhood investments, and allow families to build wealth.

Leverage Public Land

The City promotes affordable housing development by leveraging public land resources. Proposed tools include:

- Developing affordable housing on publicly owned land.
- Using proceeds from public land development to fund affordable housing projects.
- Prioritizing affordable housing when disposing of public land.

Impact Fee Exemption

The City's recently completed Housing SLC: A Five-Year Housing Plan, 2023-2027 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 housing, transportation, infrastructure, and public safety needs. This tax generates approximately $2 million annually, which supports:

- Affordable housing development efforts.
- Funding for housing programs targeting vulnerable populations.

Community Reinvestment Agency

Salt Lake City's Community Reinvestment 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. In the past six fiscal years, the RDA has helped fund nearly 2,000 affordable units. Approximately $2.7 million remains to address these needs.

Funding Targeting

The Housing and Neighborhoods Division continues to refine funding strategies, focusing on:

- Coordinating local funding sources (e.g., Olene Walker Housing Loan Fund, SLC Housing Trust Fund).
- Prioritizing low-interest loans for affordable housing units targeting lower AMI households.
- Enhancing partnerships with county and state programs.

Policies & Strategies

Based on the goals and strategies of the Housing SLC: 2023-2027 plan, Salt Lake City will work to remove or ameliorate public policies that serve as obstacles to affordable housing through the following efforts:

- Rehabilitation Efforts
    - Increase funding for acquisition, rehabilitation, and development of affordable housing
    - Incentivize the purchase and conversion of hotels, motels, and other buildings to deed-restricted deeply affordable and transitional housing
    - Adopt an adaptive reuse ordinance to facilitate the conversion of historic buildings into housing
- Accessory Dwelling Units
    - Adopt revised Accessory Dwelling Unit (ADU) ordinance to make the development of ADUs easier and more widespread throughout the City
    - Make it easier to build tiny homes as a form of deeply affordable/transitional housing through zoning, funding, and streamlined plan and design review
    - Develop a library of pre-approved Accessory Dwelling Unit plans that residents can access
    - Facilitate the completion of phase one of The Other Side Village pilot program
    - Incentivize deed-restricted affordable Accessory Dwelling Units across the City with a focus on areas of high opportunity
- Zoning/Land Use Efforts
    - Continue increasing density limits in areas next to or near major transit investment corridors, commercial centers, or employment centers and where high-density development is compatible with adjacent land uses
    - Increase building height limits in compatible areas of the City
    - Implement parking reduction ordinance
    - Implement shared housing ordinance that allows for single room occupancy developments
    - Adopt and implement the Affordable Housing Incentives Ordinance
    - Promote the development of affordable family-sized housing units with 3+ bedrooms
    - Adopt a Community Benefit Policy to prioritize the preservation or replacement of affordable housing as a condition of approval for changes to zoning and master plans
    - Establish at least one housing and transit reinvestment zone (HTRZ) in the city
    -
- Affordable Housing Development Incentives
    - Provide $6 million in grant funding to develop interim or permanent supportive housing projects to expand housing solutions for persons experiencing or at risk of homelessness
    - Continue to reduce and waive impact fees on eligible projects as allowed by Salt Lake City

    - Continue to release housing funds through the Salt Lake City Community Reinvestment Agency (CRA) Notices of Funding Availability (NOFA) for development or acquisition of moderate-income housing
    - Utilize Inland Port Housing Funds (pursuant to Utah Code Section 11-58-601(6)(b) of the Inland Port Act) and other housing set-aside funds received by the Community Reinvestment Agency (CRA) to expand affordable housing options, including tenant equity opportunities throughout the city, especially on the west side
    - Develop a financing program for low-income homeowner Accessory Dwelling Unit (ADU) construction
    - Adopt and implement Affordable Housing Incentives Ordinance
- Partnerships
    - Work with community development partners to acquire priority properties for permanently affordable housing
    - Continue to partner with entities that apply for state and/or federal funds to preserve and create low to moderate income housing through annual funding opportunities, including opportunities for home repairs, accessibility improvements, and other programs
    - Convene a Regional Anti-Displacement Coalition to provide an ongoing platform for cross agency and cross-sector discussion and collaboration on priority actions, tracking of progress, collective problem solving, and responding to emerging issues and challenges
- Tenant Support and Education Efforts
    - Support projects that allow tenants to build wealth and/ or gain equity in their building based on tenure
    - Host regular tenant education events
    - Support community and grassroots organizations that provide displacement assistance, tenant organizing, tenant mutual aid, legal services, and other resources/efforts that help tenants
    - Develop a tenant education pilot program to help tenants understand their legal obligations and rights, inspect units, and connect with other resources
    - Provide funding for programs and/or initiatives that build wealth and/or provide equity sharing opportunities for residents
    - Develop a Relocation Assistance Fund for Tenants to help those impacted by new development find and afford living situations that meet their needs
    - Adopt a Displaced Tenants Preference Policy so that lower income tenants displaced due to new development or rising rents are given priority for moving into deed-restricted units created on the site or within the area from which they were displaced
    - Improve and expand tenant resources, access to legal services, and landlord training to better meet the level of need and protect tenant rights
    - Create a public-facing rental database that includes information on accessibility, rent amounts, unit conditions, etc.
- Other Efforts

- Continue to manage and expand City's Community Land Trust (CLT) program
- Explore the feasibility of issuing home equity conversion mortgages to existing homeowners in return for a deed restriction, possibly through the City's Homebuyer Program
- Explore the feasibility of a Transfer of Development Rights (TDR) program to allow property owners to transfer development capacity to other areas of the city in exchange for the preservation of existing affordable housing
- Expand workforce, artist, and essential worker housing, up to 125% AMI, so that these populations can live in the city in which they serve
- Develop electric car-share and/or e-bike -share pilot program(s) co-located with affordable housing
- Establish a Community/ Tenant Opportunity to Purchase policy at the City level, which could include technical assistance, funding opportunities, and other services and resources that would give existing tenants, the community, or the City/ Community Reinvestment Agency (CRA) the opportunity to purchase before the property goes to market
- Define indicators to track displacement and develop systems to track progress to better know where and how the City's anti-displacement policies and actions are working
- Continue supporting and expanding funding for homeless street outreach programs that connect individuals experiencing homelessness with critical resources and housing

Salt Lake City is committed to addressing structural pitfalls to affordable housing through bold policies, strategic investments, and conscientious partnerships. By implementing these initiatives, the City aims to ensure fair housing and stability for all residents while promoting sustainable urban growth.

SP-60: HOMELESS STRATEGY | 24 CFR 91.215(h)

REACHING OUT TO HOMELESS PERSONS (ESPECIALLY UNSHELTERED PERSONS) AND ASSESSING THEIR INDIVIDUAL NEEDS.

Salt Lake City prioritizes targeted outreach to unsheltered individuals and other homeless populations through its Homeless Engagement and Response Team (HEART). In 2023, the City allocated over $15 million to maintain safe public spaces and fund permanent supportive housing units. The City's primary goal is to transition individuals and families from homelessness to stable, permanent housing while continuing to provide immediate, collaborative services for those in crisis.

Salt Lake City recognizes that homelessness affects varying populations, including chronically homeless individuals, veterans, families, women with children, youth, and those experiencing homelessness by choice. To address their unique needs, the City uses a four-stage framework:

1. Prevention: Providing affordable housing and employment to prevent homelessness.
2. Crisis Response: Addressing immediate needs such as lockers, showers, and meals.
3. Transition: Supporting individuals in securing housing and employment.
4. Stability: Preventing recurrence through supportive housing services.

Considering these stages for each group ensures a more effective response to homelessness.

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. This is a "joint effort of officers and social workers in the Salt Lake City Police Department." 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. Within the CCC, three teams work collaboratively to provide services to this population: Community Connection Team (social workers), Homeless Outreach Service Team (HOST), and Crisis Intervention Team (CIT officers). The CCC has been successful in filling the need for additional homeless outreach and case management services in the City.

ADDRESSING THE EMERGENCY SHELTER AND TRANSITIONAL HOUSING NEEDS OF HOMELESS PERSONS.

In February 2023, the State of Utah released the "Statewide Collaboration for Change: Utah's Plan to Address Homelessness." The plan, led by the Utah Homelessness Council, envisions a future where homelessness is rare, brief, and non-recurring. Key goals include expanding affordable and permanent housing using the Housing First model, which prioritizes stable housing as a foundation for accessing services and pursuing 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, Housing SLC.

Daytime services remain critical for individuals experiencing homelessness, including access to bathrooms, laundry facilities, safe storage, mail services, and indoor spaces. Salt Lake City addresses these needs through shelters, day service programs, and a free storage initiative. The Gail Miller Resource Center and Geraldine E. King Resource Center provide emergency shelter alongside 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.

In October 2023, Salt Lake City and the State of Utah announced plans for a temporary micro shelter to begin operations in the City. It was designed to house 50 people, with heating and air, privacy, and electricity. The pilot program ended at its initial location in July 2024 but reopened in September 2024 at a property owned by the State.

Moving forward, Salt Lake City will aim to assist homeless persons make the transition to permanent housing, including shortening the period 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 diplomatic 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, Housing 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. These efforts include the goal to close a gap of 5,500 units of deeply affordable housing.

Assisting the City in its efforts is 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 they move 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 they move forward.

The City's recently completed Housing Salt Lake City: A Five-Year Housing Plan 2023-2027 provides the following goals to remove obstacles to affordable housing:

Goal 1: Make progress toward closing the housing gap of 5,500 units of deeply affordable housing and increase the supply of housing at all levels of affordability

- Includes entitling a minimum of 2,000 deeply affordable units (30% AMI or below) and a minimum of 2,000 affordable units (31% - 80% AMI)

Goal 2: Increase housing stability throughout the City

- Includes dedicating targeted funding towards mitigating displacement, serving renter households, serving family households, increasing geographic equity, and increasing physical accessibility

Goal 3: Increase opportunities for homeownership and other wealth and equity building opportunities

- Includes providing opportunities to a minimum of 1,000 low-income households

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

In 2018, Salt Lake City's Funding Our Future initiative introduced a 0.5% sales tax increase to create a dedicated funding stream for critical needs, including affordable housing. This program generates approximately $2 million annually to support low-income individuals and families in accessing stable housing. Through this mechanism, it was anticipated that over $2m of funding will be available each year to support low-income individuals and families access affordable housing. Local nonprofits are eligible to receive grant funding in one of the following categories:

- House 20
- Incentivized Rent Assistance
- Landlord Insurance Assurance
- Landlord/Tenant Mediation
- Marketing Home Ownership
- Mortgage Assistance
- Service Models for the Most Vulnerable
- Shared Housing

Among other needs, funds can be used to identify and support households that are in jeopardy 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.

In 2023, funding went to support the following housing efforts:

- Volunteers of America – Intensive Case Management Program
- Community Development Corporation of Utah – Down Payment Assistance Program
- The Road Home – House 20, Shared Housing Program, and Landlord Assurance Program
- International Rescue Committee – Emergency Rental Assistance Housing Stabilization Program
- Asian Association of Utah – Rental Assistance for New Americans, Home Ownership Program, and Housing & Mortgage Stability Program
- YWCA Utah – Survivor Driven Housing and Transitional Housing
- First Step House – Incentivized Rental Assistance Program and Service Models for Vulnerable Populations Program

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 in jeopardy 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 they move forward.

SP-65: LEAD-BASED PAINT HAZARDS | 24 CFR 91.215(i)

A significant portion of Salt Lake City's housing stock predates 1978, increasing the risk of lead-based paint hazards. To address this, the City has developed a comprehensive plan for identifying and mitigating lead hazards in residential rehabilitation projects. The Housing Rehabilitation Program adheres to HUD regulations for lead hazard identification and treatment. During the 2023–2024 program year, Salt Lake City collaborated with state and county partners to educate the public about lead-based paint hazards through the following actions:

- Training staff as certified Lead Risk Assessors and Inspectors.
- Conducting outreach via direct mail, the Salt Lake City website, community events, and local council meetings.
- Providing Spanish-language materials to raise awareness among Hispanic or LEP (limited English proficiency) communities.
- Partnering with Salt Lake County's Lead Safe Salt Lake program to address lead hazards in homes where children have elevated blood-lead levels.
- Highlighting lead hazard risks during initial homeowner consultations for rehabilitation projects.
- Encouraging local contractors to obtain lead safety certifications for their employees and subcontractors.

HOW ARE THE ACTIONS LISTED ABOVE RELATED TO THE EXTENT OF LEAD POISONING AND HAZARDS?

Over the past five years, Salt Lake City has significantly increased the number of children tested for elevated blood-lead levels, thanks to advancements in testing technology. These efforts have improved the City's ability to identify hazardous environments and protect affected families. Despite the action level for blood-lead levels being reduced from 10 mcg/dl to 5 mcg/dl, the percentage of children testing positive remains below 1%. The City aims to maintain these low levels through ongoing rehabilitation and outreach initiatives to ensure safe living conditions for all residents.

HOW ARE THE ACTIONS LISTED ABOVE INTEGRATED INTO HOUSING POLICIES AND PROCEDURES?

Lead abatement in Salt Lake City's aging housing stock is a critical component of addressing obstacles to fair housing for low-income families with children. The Housing Rehabilitation Program, along with other federally funded housing initiatives, prioritizes the use of safe work practices to identify and mitigate lead-based paint hazards effectively.

SP-70: ANTI-POVERTY STRATEGY | 24 CFR 91.215(j)

JURISDICTION GOALS, PROGRAMS, AND POLICIES FOR REDUCING THE NUMBER OF POVERTY-LEVEL FAMILIES

Salt Lake City, like many urban areas, faces a rising wealth gap, with many residents struggling to maintain an adequate standard of living amid surging costs for housing, transportation, and healthcare. To reduce poverty and prevent more households from falling into it, the City employs a multi-pronged strategy focused on capacity building, resource expansion, and displacement prevention.
The City's strategy includes:

- Identifying opportunities to build capacity, prevent displacement, and expand resources in alignment with large-scale community investments.
- Supporting vulnerable populations, including the chronically homeless, individuals with behavioral health challenges, persons with HIV/AIDS, people with mental and physical impairments, and low-income elderly residents.

Salt Lake City's anti-poverty strategy seeks to address social and economic disparities by:

- Improving housing affordability and stabilizing at-risk households.
- Deploying anti-displacement strategies to protect vulnerable residents.
- Enhancing employment skills for at-risk adults.
- Increasing access to public transit and behavioral health services.
- Expanding housing opportunities and supportive services for vulnerable populations.

Federal entitlement funds allocated through this Consolidated Plan will support key components of Salt Lake City's anti-poverty strategy:

- Job and vocational training for vulnerable populations.
- Essential supportive services to address behavioral and economic needs.
- Housing rehabilitation programs for low-income homeowners.
- Expansion of affordable housing opportunities.
- Neighborhood and commercial infrastructure improvements in target areas.
- Multi-modal transportation amenities and increased public transit access for vulnerable populations.

HOW ARE THE JURISDICTION'S POVERTY REDUCING GOALS, PROGRAMS, AND POLICIES COORDINATED WITH THIS AFFORDABLE HOUSING PLAN:

Salt Lake City integrates anti-poverty initiatives with its broader housing strategies to provide a comprehensive response to poverty. Key programs supporting these efforts include:

- Housing SLC: A Five-Year Housing Plan (2023–2027): Expanding affordable housing supply and access.
- Affordable Housing Rehabilitation and Development: Improving housing quality for low-income families.
- Rental Assistance Programs: Preventing displacement and ensuring housing stability.
- Direct Financial Assistance Programs: Providing immediate financial relief to vulnerable households.
- Economic Development Loan Fund: Supporting job creation and economic growth in low-income areas.

SP-80: MONITORING | 24 CFR 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.

The Housing Stability Division (HSD) initiates monitoring at the application stage. Each application undergoes a rigorous review, including risk analysis, to confirm alignment with the Consolidated Plan's goals and compliance with federal objectives.

After approval by the City Council, contracts are drafted to define the scope of work, budgets, and compliance requirements. These contracts outline all federal and local regulations governing the grants. Once fully executed contracts are in place, HSD'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.

Funded agencies must attend a mandatory grant training seminar, where HSD staff provide guidance on federal regulations, updates for the grant year, and performance expectations. 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 essential 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 manages CDBG, ESG, HOME, and HOPWA grants on a reimbursement basis, enabling HSD staff to conduct desk reviews before funds are disbursed. This ensures compliance with federal regulations and contract terms. This allowed HSD 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.

Throughout the program year, HSD staff maintain regular communication with sub-grantees to ensure adherence to federal regulations and address any compliance concerns proactively. HSD staff use risk analyses and reporting tools to identify agencies requiring technical training or on-site monitoring. Agencies with higher risk scores are prioritized for site visits during the subsequent program year. 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 an HSD 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 an extended period 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.

Tenant-Based Rental Assistance (TBRA) agencies are encouraged to place clients in multifamily units meeting City housing standards. All rental units must have a valid business license and comply with City housing codes. 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. 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.

HSD offers year-round technical assistance through phone, email, and in-person consultations. This support helps agencies evaluate their programs, improve practices, and ensure compliance in a collaborative 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.

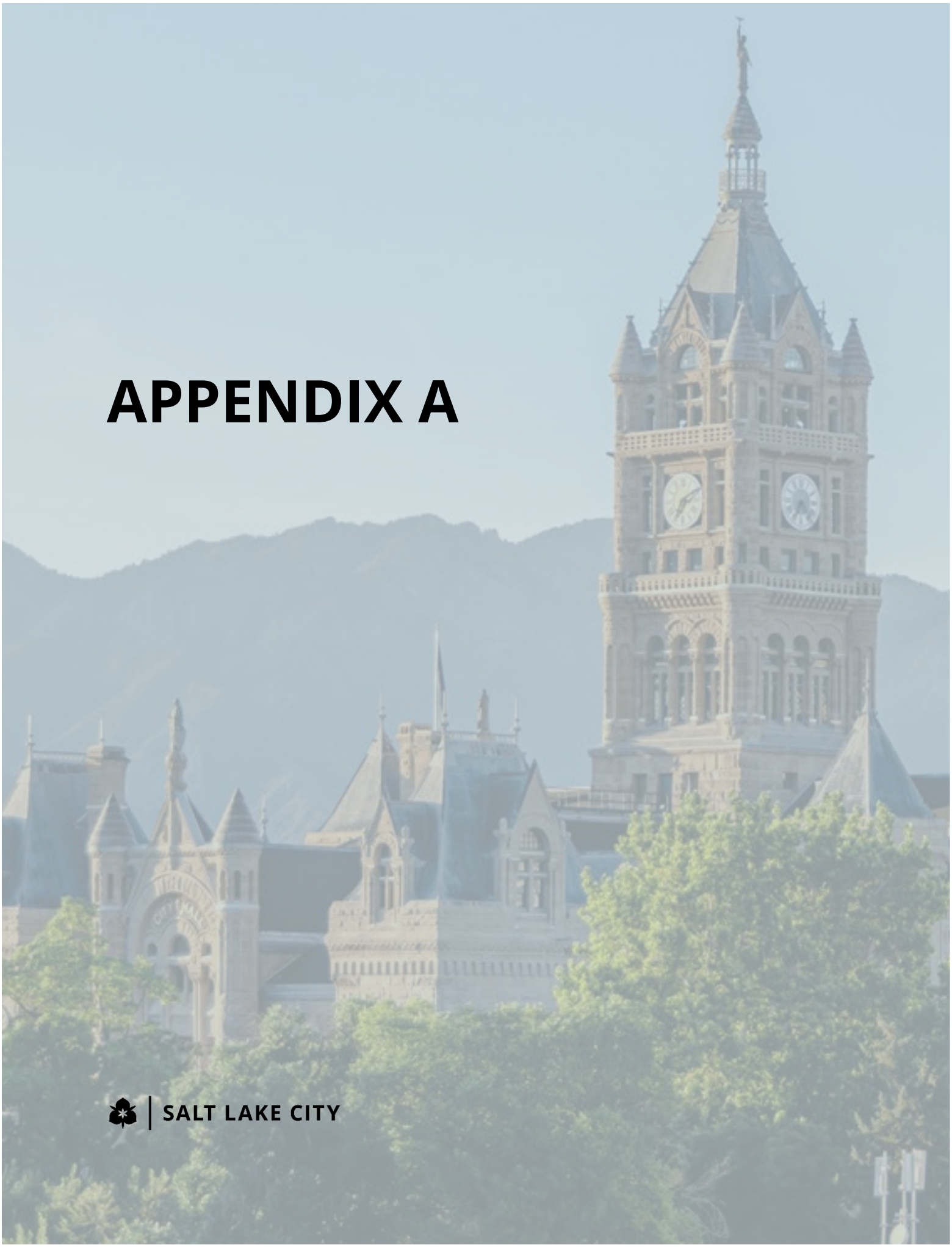
The City actively engages residents to gather feedback on neighborhood improvements, funding priorities, and safety concerns, fostering collaboration and transparency.

ASSURANCES

Salt Lake City shall administer its grant in accordance with all applicable immigration restrictions and requirements, including the eligibility and certification requirement that apply under title IV of the Personal Responsibility and Work Opportunity Reconciliation Act of 1996, as amended (8 U.S. C. 1601-1646) (PRWORA) and any applicable requirements that HUD, the Attorney General, or the U.S. Citizenship and Immigration Services may establish from time to time to comply with PRWORA, Executive Order 14218 or other Executive Orders or immigration laws. The city will not use funding under this grant in a manner that by design or effect facilitates the subsidization or promotion of illegal immigration or abets policies that seek to shield illegal aliens from deportation. Unless excepted by PRWORA, the city must use SAVE, or an equivalent verification system approved by the Federal government, to prevent any Federal public benefit from being provided to an ineligible alien who entered the United States illegally or is otherwise unlawfully present in the United States.

Salt Lake City further agrees that it will make good faith efforts to comply with all current and future lawful guidance issued by the U.S. Department of Housing and Urban Development (HUD) regarding the interpretation and implementation of PRWORA and any other applicable requirements, regulations, laws, or Executive Orders. The City shall take reasonable steps to align its policies, procedures, and practices with HUD directives, including updates that may arise from changes in federal statutes, regulations, or Executive Orders, to the extent practicable and consistent with applicable law

APPENDIX A



SALT LAKE CITY

APPENDIX A:

Summary of Public Comment and Citizen Participation

Citizen Participation and Public Comment

Salt Lake City is committed to ensuring meaningful citizen participation in the development of the 2025–2029 Consolidated Plan. The City followed its Citizen Participation Plan by providing opportunities for residents and stakeholders to review, comment, and engage in the planning process.

Public Hearings
On October 1, 2024, Housing Stability staff and members of the Community Development and Capital Improvement Program (CDCIP) resident advisory board conducted a hybrid (virtual and in-person) General Needs Hearing to gather input from residents regarding housing and community development needs. No residents provided oral comment during this hearing.

On March 4, 2025, the City Council held a hybrid (virtual and in-person) Public Hearing on the draft Consolidated Plan. This hearing provided an additional opportunity for public comment prior to adoption of the plan.

Public Comment Periods
The draft Consolidated Plan was available for public review and comment from February 13, 2025, through March 25, 2025, exceeding HUD's minimum 30-day requirement. Copies were made available online through the City's website and in hard copy upon request.

Public Comment Summary
The City received several comments during the public comment period. The majority of comments expressed support for specific agencies recommended for funding. Common themes included homelessness, housing affordability, supportive services, domestic violence resources, and behavioral health services. Overall, feedback was supportive of the City's funding priorities and strategies

APPENDIX B

SALT LAKE CITY

APPENDIX B:

Citizen Participation Plan

INTRODUCTION

The **Citizen Participation Plan** outlines the policies and procedures that encourage Salt Lake City residents to actively engage in the planning, implementation, and evaluation of the City's Consolidated Plan, as required by the U.S. Department of Housing and Urban Development (HUD). This plan prioritizes involvement from citizens in neighborhoods that receive substantial federal funding, as well as residents across the entire city.

The Consolidated Plan details how HUD funding will be allocated for the following programs:

- **Community Development Block Grant (CDBG)**
- **Emergency Solutions Grant Program (ESG)**
- **Home Investment Partnership Program (HOME)**
- **Housing Opportunities for Persons with AIDS (HOPWA)**

Citizen participation is a cornerstone of creating vibrant, livable, and sustainable communities that effectively address residents' needs. This process ensures residents have opportunities to influence housing, public services, infrastructure, and economic development activities, equipping local officials with valuable insights into community priorities. Involving residents in program design increases the likelihood that projects and strategies will align with their needs and expectations.

The City encourages input from a wide range of groups and individuals on all aspects of consolidated planning, including needs assessment, priority setting, and performance evaluation. The **Citizen Participation Plan** provides multiple opportunities for residents to contribute feedback on initiatives to:

- Provide decent housing
- Establish and maintain a suitable living environment
- Invest in infrastructure
- Expand economic opportunities, particularly for low- and moderate-income (LMI) individuals

Salt Lake City's **Housing Stability Division** oversees the development and implementation of plans under the Citizen Participation Plan. These plans include:

- The **five-year Consolidated Plan**
- The **Annual Action Plan (AAP)**
- The **Consolidated Annual Performance and Evaluation Report (CAPER)**
- Substantial amendments to the five-year Consolidated Plan and/or AAP
- Amendments to the Citizen Participation Plan

The City's fiscal year runs from July 1 to June 30 of the following year. Each planning area follows a defined schedule to ensure compliance with HUD regulations and maintain eligibility for future funding.

The City also incorporates electronic communication, meetings, training sessions, public notices, and outreach initiatives to facilitate participation. These efforts ensure that all activities are effectively communicated and accessible to the general public.

HUD PROGRAMS

Salt Lake City receives four entitlement grants from HUD to help address the City's affordable housing, community, and economic development needs. The four grant programs are described below:

1. ***Community Development Block Grant Program (CDBG)*:** Title I of the Housing and Community Development Act of 1974 created the CDBG program. It was reauthorized in 1990 as part of the Cranston-Gonzalez National Affordable Housing Act. The primary objective of the CDBG program is to develop viable urban communities by providing decent housing and a suitable living environment and by expanding economic development opportunities for persons of low and moderate income. The City develops locally defined programs and funding priorities for CDBG, but activities must address one or more of the national objectives of the CDBG program. The three national objectives are: (1) to benefit low- and moderate-income persons; (2) to aid in the prevention or elimination of slums or blight; and/or (3) to meet other urgent community development needs. The City's CDBG program emphasizes activities that directly benefit low and moderate-income persons.

2. ***Emergency Solutions Grant (ESG)*:** The ESG Program is authorized by the Steward B. McKinney Homeless Assistance Act of 1987 and was amended by the Homeless Emergency Assistance and Rapid Transition to Housing (HEARTH) Act of 2009. The ESG Interim Rule took effect on January 4, 2012. The change in the program's name,

from Emergency Shelter Grants to Emergency Solutions Grants, reflects the change in the program's focus from addressing the needs of homeless people in emergency or transitional shelters to assisting people to quickly regain stability in permanent housing after experiencing a housing crisis and/or homelessness. The ESG program provides funding to address five program components: street outreach, emergency shelter, homelessness prevention, rapid re-housing assistance, and HMIS; as well as administrative activities.

3. ***HOME Investment Partnerships Program (HOME)*:** HOME was introduced in the Cranston-Gonzalez National Affordable Housing Act of 1990 and provides funding for housing rehabilitation, new housing construction, acquisition of affordable housing, and tenant-based rental assistance. A portion of the funds (15 percent) must be set aside for Community Housing Development Organizations (CHDO) certified by the City.

4. ***Housing Opportunities for Persons with AIDS (HOPWA)*:** HOPWA funds may be used to assist housing designed to meet the needs of persons with HIV/AIDS, including the prevention of homelessness. Supportive services may also be included. HOPWA grants are allocated to Eligible Metropolitan Statistical Areas (EMSAs) with a high incidence of HIV/AIDS. The City receives HOPWA funds that can be utilized in Salt Lake County, Tooele County and Summit County.

Citizen Advisory Board

Salt Lake City utilizes the **Community Development and Capital Improvements Program Advisory Board (CDCIP)** to review funding applications for all its HUD grant programs, including:

- **Community Development Block Grant (CDBG)**
- **Emergency Solutions Grant (ESG)**
- **Home Investment Partnership Program (HOME)**
- **Housing Opportunities for Persons with AIDS (HOPWA)**

The CDCIP board is composed of a diverse group of residents, ensuring broad community input.

Their recommendations are critical in guiding the Mayor and City Council as they determine final funding allocations.

If you are interested in serving on the CDCIP Board, please contact the **Housing Stability Division** at https://www.slc.gov/housingstability/ The City values diversity and encourages

individuals from a wide variety of backgrounds and experiences to apply, fostering inclusive representation on this and other volunteer boards.

During the development of the **2025–2029 Consolidated Plan**, Salt Lake City collaborated with businesses, developers, nonprofit organizations, and philanthropic, community, and faith-based groups. Representatives from these entities participated in the **Internal and External Stakeholder meetings**, offering valuable insights into priorities for unmet and unfunded needs. These stakeholders also provided strategic recommendations on how the City could best allocate federal funding to address those needs. Their input is integrated into the Consolidated Plan and will guide the use of funds throughout the five-year period.

Salt Lake City remains committed to leveraging advisory boards as a platform for community engagement, encouraging citizens to actively participate in decision-making processes. These boards will continue to make funding recommendations for the Mayor and City Council's consideration. The Mayor retains the discretion to adjust the advisory board(s) responsible for reviewing and recommending allocations for these grant programs, without requiring amendments to this or related plans.

Public Housing Agency (PHA)

Salt Lake City will share information about Consolidated Plan activities with the **Housing Authority of Salt Lake City (HASLC)** and the **Salt Lake County Housing Authority**, also known as **Housing Connect**. This collaboration ensures that relevant details are made available for inclusion in the annual public hearing required for the **Public Housing Authority (PHA) Plan**. This coordination helps align the City's efforts with those of the PHAs to better serve the community.

Measuring Success

Salt Lake City is committed to evaluating and improving public involvement efforts related to the **Consolidated Plan**. The City will explore alternative engagement techniques and implement quantitative methods to measure the success of these efforts. Potential approaches include:

- **Online Surveys**: To gather broad public input efficiently.
- **Discussion Forums**: For interactive and meaningful engagement with residents.
- **GIS-Based Interactive Maps**: Featuring public comment layers to visualize community feedback geographically.

- **Social Media Analytics**: To assess outreach effectiveness and community engagement trends.
- **Other Quantitative Methods**: To systematically measure and evaluate outcomes.

Displacement of Persons

Salt Lake City is committed to adhering to all requirements outlined in the **Federal Uniform Relocation Assistance and Real Property Acquisition Act of 1970**. The City will actively seek to minimize displacement whenever possible and will continue exploring additional methods and strategies to reduce its impact on residents and communities.

Public Notice

Public Notice

Salt Lake City will provide advanced public notice for any planning activity subject to the **Citizen Participation Plan**. When appropriate, public notices, announcements, draft documents, and final documents will be disseminated using the following methods:

1. **Press Releases** issued by the Office of the Mayor.
2. **Written Public Notices**, available in both English and Spanish for broader accessibility.
3. **Posting Public Notices** on the **State's Public Notice website**.
4. **Email Distribution** to Housing Stability's comprehensive contact list, which includes residents, past and present grant applicants, government officials, Council liaisons, interested parties, Community Councils, local neighborhood groups, and City departments.
5. **Website Announcements**, with information and documents posted on the City's **Housing Stability Website (https://www.slc.gov/housingstability/)**.
6. **Social Media Updates** shared via the City's official social media accounts.
7. **Adherence to the City's Public Engagement Guide**, ensuring consistent and inclusive public engagement practices.
8. **Electronic Communication**, used wherever feasible to reduce the need for in-person noticing or engagement.

These efforts are designed to ensure transparency, accessibility, and meaningful public participation in the planning process.

To be added to Housing Stability's email or mailing lists and receive automatic updates about federal grant activities and processes, please contact **Housing Stability** through the Housing Stability Website.

Salt Lake City Public Engagement Guide

In The Spring of 2023, Salt Lake City created the **Engagement Planning Guide**, a framework designed to guide all City Departments, Divisions, and employees in engaging the public effectively during City decision-making processes.

The guide was developed in alignment with the **Open Government Initiative** and the principles of the **International Association for Public Participation (IAP2)**. It serves as a practical tool for City employees, helping them determine the scope and appropriate level of public engagement required to ensure successful outcomes.

The guide emphasizes the importance of considering issues such as culture, language, income, and protected classes when identifying specific or unique stakeholders for any plan, program, or process. Its goal is to maximize meaningful participation from Salt Lake City residents, ensuring that diverse voices are heard and considered during programming and implementation efforts.

Planning Activities Subject to the Citizen Participation Plan

General Needs Hearing
Each year, during the grant application period, Salt Lake City will host a **General Needs Hearing** to gather input from the public on the community's needs. Residents are encouraged to attend and provide feedback on topics such as:

- Gaps in services
- Housing opportunities
- Neighborhood improvements
- Provision of public services
- Other pressing community needs

The information collected during the General Needs Hearing will help the City identify and prioritize funding allocations to address the most critical needs within the community.

Outreach Methods

To ensure broad community engagement, **Housing Stability** may use the following forums to reach a diverse range of residents:

1. **Public Notices**: Distributed in advance to Housing Stability's comprehensive email/mailing list, in both English and Spanish, and meeting State public noticing requirements.
2. **Press Releases**: Issued through the Mayor's Office to inform the public.
3. **Website Updates**: Posting details of hearings and updates on Housing Stability's official website.
4. **Community Partnerships**: Requesting nonprofit organizations and business partners to display English and Spanish notices in public spaces within their establishments.
5. **State Public Notice Website**: Posting hearing details on the State's official public notice platform.
6. **Additional Outreach**: Leveraging the Mayor's social media platforms and other electronic communication tools, including meetings, training sessions, and public noticing, as appropriate.

Grant Application Availability

Salt Lake City will make every effort to inform eligible applicants about the grant application process, including training opportunities and application deadlines, when grant applications become available. Outreach efforts will be repeated as needed to ensure effective communication. To reach both current and potential partners, **Housing Stability** will conduct outreach using the following methods:

1. **Public Notices**: Sent to Housing Stability's comprehensive email/mailing list.
2. **Press Releases**: Issued through the Mayor's Office to announce application availability.
3. **Website Updates**: Posting detailed information on Housing Stability's official website.
4. **Additional Outreach**: Leveraging the Mayor's social media platforms and other electronic communication tools, including meetings, training sessions, and public noticing, as appropriate.

Advisory Board Meetings

The public is welcome to attend and observe all **Advisory Board meetings**, including those of the **Community Development and Capital Improvements Program (CDCIP) Advisory Board**. In accordance with State requirements, all CDCIP Advisory Board meetings are posted on the **State's Public Notice website**.

Meetings may be conducted in person or electronically, adhering to the **State of Utah Open Meetings Act** requirements. This flexibility ensures public access and participation, including hosting remote meetings when necessary.

During an **emergency declaration**, meetings will continue to comply with the Open Meetings Act, with guidance and input from the City Attorney. This may include adjustments such as hosting remote meetings to ensure compliance and public safety.

Community Input/Public Engagement

Each year, prior to the Advisory Boards making funding recommendations for **CDBG**, **ESG**, **HOME**, or **HOPWA** funding, Salt Lake City will conduct a comprehensive outreach effort to ensure diverse community members have the opportunity to provide input on funding priorities.

While the specific methods of outreach may vary annually, the City remains committed to targeting outreach to community members most likely to benefit from services and programs supported by these funding sources. Annual efforts will focus on enhancing and improving engagement with:

- **Vulnerable populations**
- **Communities of color**
- **Disadvantaged populations**
- Residents in **CDBG-eligible areas** and/or areas of **high poverty**

These initiatives reflect the City's commitment to inclusivity and equity, ensuring that community input shapes funding decisions in a way that directly addresses the needs of underserved and underrepresented groups.

Consolidated Plan

To be completed once the Consolidated plan process is completed

Substantial Amendments to the Consolidated Plan

The **Citizen Participation Plan** defines a **substantial amendment** to the Consolidated Plan as meeting one or more of the following criteria:

1. **New Use of Funds**: A proposed use of funds that does not address a goal or underlying strategy identified in the governing Consolidated Plan or Annual Action Plan.
2. **Significant Increase in Funding**: Increasing funding levels for a project by **100% or more** of the previously adopted amount.
3. **Reallocation of Decreased Funding**: Decreasing funding levels for a project by **100%** and reallocating those funds to another approved use during the action plan period.
4. **Regulatory or Funding Changes**: Changes to a regulatory requirement or additional funding allocated by HUD that requires a substantial amendment.

Public Comment on Substantial Amendments

The public is invited to comment on any substantial amendments to the Consolidated Plan before adoption by the City Council. Announcements of a substantial amendment may be communicated through the following methods:

1. **Public Notice**: Distributed to **Housing Stability's** comprehensive email/mailing list.
2. **Press Release**: Issued through the Mayor's Office.
3. **Website Updates**: Posted on the Housing Stability Division's website.
4. **Additional Outreach**: Utilizing the Mayor's social media platforms and other applicable forms of electronic communication, meetings, training, and public noticing.

Public Review and Comment on Substantial Amendments

Printed and electronic draft documents of substantial amendments to the Consolidated Plan will be made available for public review and comment. Where required, the City will adhere to a **30-calendar-day public notice period**, except in cases where the U.S. Department of Housing and Urban Development (HUD) permits a shorter notice period.

Availability of Draft Documents

- **Printed Copies**: If accessible, printed copies will be available at the following locations:
    - Salt Lake City Corporation, 451 South State Street:
        - Office of Community Affairs (Room 345)

        - Housing Stability Division (formerly HAND, Room 445)
    - Salt Lake City Public Library, Main Branch, 210 East 400 South
- **Electronic Copies**: An electronic version of any substantial amendment will be posted on the City's official website for the duration of the public comment period.

Public Comments

All comments submitted by the public will be reviewed and analyzed by the Housing Stability Division. Comments may be incorporated into the final Consolidated Plan document.

A **summary of public comments or views**—including a summary of any comments or views not accepted and the reasons for their exclusion—will be attached to the substantial amendment of the Consolidated Plan.

.

Annual Action Plan City Council Public Hearing

Each year, the **Salt Lake City Council** will host a public hearing to gather input on projects proposed for funding. This hearing is one of two public hearings required during the planning process, as outlined in the **General Requirements** section of the Citizen Participation Plan.

To engage the public effectively, outreach efforts will include the following:

1. **Public Notice**: Issued at least 14 calendar days in advance to **Housing Stability's** comprehensive email/mailing list, provided in both English and Spanish.
2. **Press Release**: Distributed through the Mayor's Office.
3. **Website Updates**: Posting hearing details on the Housing Stability Division's website.
4. **Community Partnerships**: Requesting nonprofit organizations and business partners to display English and Spanish notices in public spaces at their locations.
5. **State Public Notice Website**: Posting hearing details on the State's official public notice platform.
6. **Additional Outreach**: Utilizing the Mayor's social media platforms and other forms of electronic communication, including meetings, training, and public noticing, as appropriate.

The **Salt Lake City Council** will accept public input during the public hearing from individuals who wish to express their views. Residents can participate by:

1. **Verbal Comments**: Addressing the City Council directly during the hearing.
2. **Written Comments**: Submitted by individuals either during the hearing or by those unable to attend in person.

The **draft Annual Action Plan (AAP)** will be made available for a **30-calendar-day public comment period**. All public comments submitted during this time will be reviewed and analyzed by the **Housing Stability Division**. Relevant feedback may be incorporated into the final Plan document.

Additionally, a summary of all public comments, including those not incorporated and the reasons for their exclusion, will be included in the final AAP to ensure transparency and accountability in the planning process.

Consolidated Annual Performance and Evaluation Report (CAPER)

Each year, Salt Lake City is required to submit the **Consolidated Annual Performance and Evaluation Report (CAPER)** to HUD within **90 calendar days** following the close of the program year. The CAPER provides a detailed account of how funds were utilized and evaluates the extent to which these funds benefited low- and moderate-income residents.

To ensure public involvement, the City will provide reasonable notice of the availability of the draft CAPER, allowing residents an opportunity to review and comment. The draft CAPER will be open for public comment for **15 calendar days**.

Outreach for Public Engagement

To engage the community, outreach efforts will include:

1. **Public Notice**: Distributed to **Housing Stability's** comprehensive email/mailing list.
2. **Website Updates**: Posting details and the draft CAPER on the Housing Stability Division's website.
3. **Additional Outreach**: Utilizing the Mayor's social media platforms and other electronic communication methods, including meetings, training, and public notices, as needed.

All public comments submitted during the **15-calendar-day public comment period** will be reviewed and analyzed by the **Housing Stability Division**. The City will carefully

consider any comments or views received in writing when preparing the final performance report.

A **summary of public comments or views**, including any not incorporated and the reasons for their exclusion, will be attached to the final **Consolidated Annual Performance and Evaluation Report (CAPER)** submitted to HUD. This ensures transparency and demonstrates the City's commitment to considering community input in its reporting and evaluation process.

Amendments to the Citizen Participation Plan

An **amendment** to the **Citizen Participation Plan** is defined as:

1. Implementation of new citizen participation requirements by HUD.
2. Identification by the City that the existing Citizen Participation Plan no longer meets the needs of the community or decision-makers, warranting adjustments to the Plan.

The Citizen Participation Plan can only be amended after the public has been notified of the City's intent to modify it and provided a reasonable opportunity to review and comment on proposed substantial changes.

Public Comment Process

The draft amendment to the Citizen Participation Plan will be available for public comment for **15 calendar days**.

Outreach for Public Engagement

To engage the public effectively, the City will conduct outreach as follows:

1. **Public Notice**: Sent to **Housing Stability's** comprehensive email/mailing list.
2. **Website Updates**: Posting details and the draft amendment on the Housing Stability Division's website.
3. **Additional Outreach**: Utilizing the Mayor's social media platforms and other electronic communication methods, including meetings, training, and public notices.

Public Feedback

All public comments will be reviewed and analyzed by the **Housing Stability Division**. Relevant feedback may be incorporated into the final amendment. A **summary of public comments or views**, including any not incorporated and the reasons for their exclusion, will be attached to the final amendment to the **Citizen Participation Plan**.

Public Meetings

Public meetings may be held at various points throughout the grant application and administration process. Any public meeting related to the federal grants discussed in this document will be communicated with **at least 2 calendar days' notice**.

Notification Methods

1. **Utah's Public Notice Website**: Notices of all public meetings will be posted on the State of Utah's Public Notice website.
2. **Additional Communication**: Where appropriate, other forms of outreach, such as emails to stakeholders or social media announcements, may be used to increase awareness.

Accommodations for Non-English Speaking Residents

For public hearings where a significant number of non-English speaking residents are reasonably expected to participate, Salt Lake City will provide translation services and interpreters as needed.

Translation services and interpreters will be made available **upon request** to ensure equitable access and participation for non-English speaking residents.

Salt Lake City Corporation is committed to ensuring we are accessible to all members of the public to review and provide comments to publicly noticed information. This includes, but is not limited to, individuals with disabilities, all racial and ethnic populations, and non-English speaking individuals. To request Americans with Disabilities Act accommodations, contact Ashley Lichtle by email at ada@slcgov.com or by phone at 801.535.7697. Over the phone TTY relay services are available by dialing 7-1-1. For non-English speaking individuals, Contact Xris Macias by email at xris.macias@slcgov.com or by phone at 385.622.3093.

Individuals with Disabilities

Salt Lake City Corporation is committed to ensuring we are accessible to all members of the public to review and provide comments to publicly noticed information. This includes, but is not limited to, individuals with disabilities, all racial and ethnic populations, and non-English speaking individuals. To request Americans with Disabilities Act accommodations, contact Ashley Lichtle by email at ada@slcgov.com or by phone at 801.535.7697. Over the phone TTY relay services are available by dialing 7-1-1. For non-English speaking

individuals, Contact Xris Macias by email at xris.macias@slcgov.com or by phone at 385.622.3093.

Document Access

Salt Lake City ensures transparency and accessibility by making all final planning documents available to the public. These documents include the following federal reports:

- **Citizen Participation Plan**
- **Five-Year Consolidated Plan**
- **Annual Action Plan Funding Allocations**
- **Consolidated Annual Performance and Evaluation Report (CAPER)**

Availability

1. **Online Access**: All documents will be accessible on the City's official website.
2. **Printed Copies**: Available to the public upon request.

Accommodations

Reasonable accommodations, including alternative formats, will be provided for individuals with disabilities upon request.

Access to Records

Salt Lake City will provide reasonable and timely access to information and records related to the following:

- **Citizen Participation Plan**
- **Five-Year Consolidated Plan**
- **Annual Action Plan**
- **Consolidated Annual Performance and Evaluation Report (CAPER)**
- The City's use of funds under the four entitlement grant programs

This access is available to citizens, public agencies, and other interested parties, ensuring transparency in the use of federal funding.

Technical Assistance

Salt Lake City offers **technical assistance** to groups or individuals needing support in preparing funding proposals, subject to the availability of resources. This assistance includes guidance and information, provided it does not violate federal or local regulations.

Limitations

- Technical assistance does not involve the reassignment of City staff to a proposed project or group.
- The use of City equipment is not included in the provision of technical assistance.
- Receiving technical assistance does not guarantee an award of funds.

For more information or assistance, contact:

Salt Lake City Housing & Neighborhood Development
451 South State Street
PO BOX 145488
Salt Lake City, UT 84114-5488
Phone: 801-535-7712

Citizens' Complaints

Salt Lake City encourages residents to submit written complaints regarding programs and activities funded through entitlement grant funding. Complaints may be directed to the **Housing Stability Division** (formerly HAND).

Response Process

- The City will provide a **timely, written, and substantive response** to the complainant within **15 calendar days** of receiving the complaint.
- The Housing Stability Division will assess the complaint to determine the appropriate course of action. This may involve other City divisions, State or Federal resources, or community-level partners to address the complaint comprehensively and reasonably based on its nature.

Submission Requirements

To ensure proper processing, written complaints must include:

1. **Complainant's Name**
2. **Address and Zip Code**
3. **Signature** of the complainant(s)

4. **Daytime Telephone Number and/or Email Address** (for follow-up, if clarification or additional information is needed)

Mailing Address

Complaints should be addressed as follows:

Salt Lake City Housing Stability Division
Attn: Director
451 South State Street
PO BOX 145488
Salt Lake City, UT 84114-5488

SALT LAKE CITY
2025-2026 ANNUAL ACTION PLAN

MAYOR
ERIN MENDENHALL

CITY COUNCIL
DISTRICT 1: VICTORIA PETRO
DISTRICT 2: ALEJANDRO PUY
DISTRICT 3: Chair, CHRIS WHARTON
DISTRICT 4: EVA LOPEZ CHAVEZ
DISTRICT 5: DARIN MANO
DISTRICT 6: DAN DUGAN
DISTRICT 7: SARAH YOUNG

Prepared by

S A L T L A K E C I T Y

HOUSING STABILITY DIVISION

COMMUNITY and NEIGHBORHOODS DEPARTMENT

TABLE OF CONTENTS

2025-2026 ANNUAL ACTION PLAN

AP-05 Executive Summary - 24 CFR 91.200(c), 91.220(b) 3

PR-05 Lead & Responsible Agencies – 91.200(b) 9

AP-10 Consultation – 91.100, 91.200(b), 91.215(l) 9

AP-12 Participation – 91.105, 91.200(c) 22

AP-15 Expected Resources – 91.220(c)(1,2) 27

AP-20 Annual Goals and Objectives 33

AP-35 Projects – 91.220(d) 37

AP-38 Project Summary 37

AP-50 Geographic Distribution – 91.220(f) 44

AP-55 Affordable Housing – 91.220(g) 48

AP-60 Public Housing – 91.220(h) 49

AP-65 Homeless and Other Special Needs Activities – 91.220(i) 51

AP-70 HOPWA Goals– 91.220 (l)(3) 55

AP-75 Barriers to affordable housing – 91.220(j) 55

AP-85 Other Actions – 91.220(k) 58

AP-90 Program Specific Requirements – 91.220(l)(1,2,4) 63

2025-2026 ANNUAL ACTION PLAN

The Annual Action Plan outlines the activities and funding priorities for the First year of the 2025-2029 Consolidated Plan, covering July 1, 2025 – June 30, 2026.

AP-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

Introduction

The 2025-2026 Annual Action Plan (AAP) identifies how Salt Lake City intends to leverage the Community Development Block Grant (CDBG), Emergency Solutions Grant (ESG), HOME Investment Partnerships Program (HOME), and Housing Opportunities for Persons with AIDS (HOPWA). These four resources will provide over $6 million in support for low- to moderate-income households or areas of the city. Each activity funded under the 2025-26 AAP helps further a goal outlined in the 2025-2029 Consolidated Plan.

Summarize the objectives and outcomes identified in the Plan

This Year-1 Annual Action Plan addresses several goals and strategies as outlined in the 2025-2029 Consolidated Plan. These goals are briefly outlined below. Greater detail is provided in section *AP-20.*

Housing

(1) Protect tenants and increase housing stability:

- Improve and expand tenant resources and services.
- Utilize HUD's Tenant-Based Rental Assistance funds and programs to help seniors remain in their homes.

(2) Preserve existing affordable housing:

- Invest in home rehabilitation and emergency repair programs to maintain and enhance existing housing stock.
- Acquire and rehabilitate naturally occurring affordable housing.
- Invest in community land trusts to ensure long-term affordability.

(3) Produce more affordable housing:

- Incentivize the development of mixed-income, family-oriented, and accessible housing.
- Support the development of new housing units affordable to households earning 80% AMI or less, with a priority on housing affordable to households earning 30% AMI or less.
- Support affordable homeownership and wealth-building opportunities.

Homeless Services

(1) Expand and enhance services and resources that prevent homelessness:

- Rent assistance.
- Relocation Assistance Fund for Tenants.
- Displaced Tenant Preference Policy & implementation.
- Invest in legal assistance for individuals facing eviction or in need of criminal record expungement.

(2) Increase access to and availability of support services and case management for people experiencing and at risk of homelessness:

- Increase impact of homeless resource fairs.
- Invest in programs offering wraparound services beyond the shelter system, including medical and dental care.
- Develop a database for service providers to collaborate with landlords and expedite housing placement.

(3) Prioritize resources and services for individuals experiencing unsheltered homelessness:

- Fund and expand mobile homeless resources, such as mobile health services, outreach, and resource programs.
- Non-congregate housing options, improvement of existing facilities and services, managed camping areas, and storage areas.

Transportation

(1) Make transit and active transportation competitive and attractive modes of travel:

- Invest in transit programs like the Hive Pass and provide passes for youth and parents in Salt Lake City School District to improve accessibility.

- Improve roadway safety, access to transit, and connectivity.
- Improve and increase bus stops and stop shelters, route frequency, and destinations.

(2) Support investments that will move toward a goal of zero traffic deaths:

- Fund 50/50 sidewalk programs for businesses and expand ADA curb cuts on more streets to improve accessibility.
- Implement measures for street safety, schools, parks, and employment centers.

(3) Heal the east/west transportation divide:

- Invest in transit programs like the Hive Pass and provide passes for youth and parents in Salt Lake City School District to improve accessibility.
- Improve roadway safety, access to transit, and connectivity.

Community Services

(1) Improve access and opportunity to relevant and dignified food choices:

- Improve access and opportunity to relevant and dignified food choices.

(2) Increase access to high-quality and affordable childcare and out-of-school care:

- Expand existing childcare programs, with a focus on early childhood development, affordability, and increasing service capacity.
- Help parents support the care they need.

(3) Improve access to technology and technology literacy:

- Technology centers.
- Broadband programs.
- Increase the number of locations with free Wi-Fi, both indoor and outdoor.

Business and Workforce Development

(1) Job training and support services:

- Prioritize investment in job training, particularly in trades, with apprenticeship and internship programs.

- Provide wraparound services such as childcare, expungement services, English language learners (ELL) education, career guidance, resume assistance, and interview preparation, especially for individuals with criminal records.
- Focus on trade training for youth and individuals experiencing homelessness. Incentivize businesses to hire trainees and collaborate with City partners, community organizations, or colleges to expand training programs.

(2) Small business support:

- Expand access to small business assistance through grant programs, low-interest gap loans, and simplified application processes, particularly for underserved community members.
- Support neighborhood-level small businesses and nonprofits through subsidized lease programs.

(3) Small local business façade improvements:

- Expand the popular façade improvement program, within specific target areas, to support more businesses in beautification efforts and ADA compliance updates.

Environmental Contamination Testing and Remediation

(1) Westside clean up and remediation:

- Improve remediation efforts on westside properties that were one manufacturing, industrial uses and dumping sites.

  Allow funding to fill the gaps left by other funding source

Administration

- To support the administration, coordination, and management of Salt Lake City's CDBG, ESG, HOME, and HOPWA programs.

Salt Lake City's strategy for most effectively utilizing HUD funding is heavily influenced by the City's housing market study, the City's Five-Year Housing Plan, the annual Utah Comprehensive Report on Homelessness, and the adopted Salt Lake City Master Plans that highlight strategic neighborhood investment opportunities.

Evaluation of past performance

Salt Lake City deliberately monitors the process of advancing the strategic goals outlined in the previous 2020-2024 Consolidated Plan. This plan was developed with input from many stakeholders, and it is our responsibility to report back to the U.S. Department of Housing & Urban Development (HUD), the

residents, the community, and decision makers, the impact of these funds. As we near completion of the 2024-2025 Annual Action Plan, here is an evaluation of progress during that time.

In preparation for development of the 2025-2026 Annual Action Plan, Salt Lake City's Housing Stability Division (HSD) reviewed Consolidated Annual Performance and Evaluation Reports (CAPERs) submitted to HUD, as well as point-in-time data for the 2024-2025 CAPER, to be submitted to HUD after July 1, 2024. The CAPERs provide an evaluation of past performance and accomplishments in relation to established goals and priorities. The City's previous Action Plans and CAPERs can be viewed at: https://www.hudexchange.info/programs/consolidated-plan/con-plans-aaps-capers/.

Salt Lake City has made progress on all the goals outlined under the 2020-2024 Consolidated Plan and will use this first year to make progress on the new 2025-2029 Consolidated Plan. In addition, the City was able to comply with statutes and regulations set by HUD.

Salt Lake City will receive final reports regarding program year 2024-2025 funding after the end of the program year. This data will inform future decisions about funding allocations. This data will also be fully reflected in the upcoming Consolidated Annual Performance Evaluation and Report (CAPER).

Summary of Citizen Participation Process and consultation process

Citizen participation is an integral part of the Consolidated Plan & Annual Action Plan planning process, as it ensures goals and priorities are defined in the context of the community's 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 2025-2029 Consolidated Plan. A comprehensive public engagement process included a city-wide survey (including 600+ respondents), public hearings, public meetings, one-on-one meetings, stakeholder committee meetings, Salt Lake City internal meetings, and a public comment period. In total, over 2,000 residents participated in providing input into the Consolidated 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 this 2025-2026 Annual Action Plan, AAP engagement efforts were combined with efforts to engage the residents of Salt Lake City for the development of the new 5-year Housing Plan. The survey was

designed in a way to provide information that was useful for both efforts. A mix of electronic surveys, in person surveys were conducted to receive input on how federal funding could be prioritized. The survey was offered in English and Spanish. A total of 600+ responses were received. For more information on the citizen participation efforts, refer to the AP-10 Consultation section. The full Engagement Report is also included as an attachment.

The City held public hearings at different points in the Annual Action Plan process. The General Needs Hearing is an event open to the public to comment on community needs. HSD accepts all comments and looks to understand how federal funding can address these concerns. The City Council Public Hearing is an opportunity for the public and non-profit partners to comment on how federal funding may impact their neighborhoods or the services being provided. More information about these hearings is available in the *AP-12 Participation* section.

Summary of public comments

A summary of the public comments for the 2025-2029 Consolidated Plan can be found in the appendix of the 2025-2029 Consolidated Plan. All comments received for the Consolidated Plan were considered while creating this 2025-2026 Annual Action Plan. On October 1, 2024, Housing Stability staff and members of the Community Development and Capital Improvement Program (CDCIP) resident advisory board conducted a hybrid, virtual and in-person, General Needs Hearing to hear from residents. Zero residents spoke during the hearing. On March 4th, 2025, a hybrid, virtual and in-person, City Council Public Hearing was held. In general, the comments were very positive and related to the support of specific agencies. The majority of the comments were related to the specific funding recommendations for the agencies. Topics included: homelessness, housing, supportive services, domestic violence, and behavioral health services. A public comment period for the 2025-26 funding recommendations was held from February 13th, 2025, to March 25th, 2025. Additionally, the Draft AAP was made available to the public for comment between April 7th, 2025, and May 10, 2025. All public comments were accepted and have been taken into consideration for the draft of the 2025-2026 Annual Action Plan.

Summary of comments or views not accepted and the reasons for not accepting them

All public comments were accepted.

Summary

Salt Lake City makes a robust effort towards public participation in the drafting of its Annual Action and Consolidated Plans.

PR-05 Lead & Responsible Agencies – 91.200(b)

Agency/entity responsible for preparing/administering the Consolidated Plan

Describe the agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
Lead Agency	Salt Lake City, UT	Housing Stability Division
CDBG Administrator	Salt Lake City, UT	Housing Stability Division
HOPWA Administrator	Salt Lake City, UT	Housing Stability Division
HOME Administrator	Salt Lake City, UT	Housing Stability Division
ESG Administrator	Salt Lake City, UT	Housing Stability Division

Table 1 – Responsible Agencies

Narrative (optional)

Salt Lake City was the sole agency responsible for developing the Consolidated Plan and is solely responsible for the subsequent Annual Action Plans. Salt Lake City administers each of the HUD grant programs and the funding sources.

Consolidated Plan Public Contact Information

- Tony Milner, Director of Housing Stability,
  - Tony.Milner@slc.gov or 801-535-6168.
- Heather Royall, Deputy Director,
  - Heather.Royall@slc.gov or 801-535-7273.
- Dennis Rutledge, Community Development Grant Supervisor,
  - Dennis.Rutledge@slc.gov or 801-535-7716.
- Kerry Thomas, Community Development Grant Specialist,
  - Kerry.Thomas@slc.govor 801-535-4609
- Sarah Nielsen, Community Development Grant Specialist,
  - Sarah.Nielsen@slc.gov or 801-535-7716

Salt Lake City Housing Stability Division
451 South State Street, Room 445
P.O. Box 145488
Salt Lake City, UT 84114-5488

AP-10 Consultation – 91.100, 91.200(b), 91.215(l)

Introduction

The City engaged in an in-depth and collaborative effort to consult with City departments, representatives of low-income neighborhoods, non-profit and for-profit housing developers, service providers, social service agencies, homeless shelter and service providers, supportive housing and service providers, community stakeholders, community partners, and beneficiaries of entitlement programs to inform and develop the priorities and strategies contained within the 2025-2029 Consolidated Plan. Salt Lake City continues to engage these critical partners regularly as we look to maximize our potential impact on an annual basis.

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(l))

Salt Lake City is in regular communication with our regional funding partners Salt Lake County, Salt Lake County Continuum of Care, and the State of Utah to coordinate about available funding and gaps in funding and/or services. Additionally, SLC staff communicate regularly with private and governmental health, mental health, and service agencies.

HSD and other key City staff worked closely with regional planning groups, such as the Utah League of Cities and Towns, Wasatch Front Regional Council, Utah Housing Coalition, and the Salt Lake Valley Coalition to End Homelessness, as well as local service providers who provide services to individuals experiencing homelessness and/or behavioral health. The City also coordinates closely with staff from Salt Lake County and the State of Utah Office of Housing and Community Development and Homeless Services Offices.

The City is also a key participant in Salt Lake Valley Coalition to End Homelessness and Salt Lake County Continuum of Care. The Coalition helps coordinate the Homeless Resource Centers, homeless supportive services, and affordable housing for homeless individuals in Salt Lake County with the goal of making homelessness rare, brief, and non-recurring. City staff participate with the Coalition's Steering Committee, and various sub-committees and task groups including the coordinated entry task group. Housing Stability staff also participate with the Utah Homeless Management Information Services (HMIS) Steering Committee and the HOPWA Steering Committee.

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. Outcomes focus on ending homelessness particularly that of chronically homeless individuals and families, families with children, veterans, and unaccompanied youth. Using these goals, the Coalition partners with key stakeholders to fill the needs of the Salt Lake County Valley community. City representatives serve on the SLVCEH Steering Committee and sub-committees, and actively participated in meetings and efforts.

Salt Lake City representatives participate in the local Continuum of Care's (CoC) executive board and its prioritization committee specifically, so the Continuum of Care's priorities are considered during grant allocations.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS

Allocate ESG Funds

Salt Lake City representatives participate in the local Continuum of Care's executive board and its prioritization committee specifically, so the Continuum of Care's priorities are considered during Emergency Solutions Grant 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.

Develop Performance Standards and Evaluate Outcomes

The Salt Lake Continuum of Care and the three ESG funders share common measures to evaluate service providers. The three entities also share monitoring results of subrecipients. Efforts have been made to standardize data collection among the funding agencies.

Develop Funding, Policies and Procedures for the Administration of HMIS

The Salt Lake Continuum of Care contracts with the State of Utah to administer the Homeless Management Information System (HMIS). All service agencies in the state are under a uniform data standard for HUD reporting and local ESG funders. All ESG funded organizations participate in HMIS. Salt

Lake City staff serve on the HMIS Steering Committee to develop performance standards and evaluate outcomes for all homeless service providers located in the Salt Lake CoC.

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

ENGAGEMENT COMMUNITY PARTNERS		
1	Agency/Group/Organization	Refugee and Immigration Center - Asian Association of Utah
	Agency/Group/Organization Type	Services – legal/documented immigrant/refugee, Housing
	What section of the Plan was addressed by consultation?	Non-Homeless Special Needs, 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.
2	Agency/Group/Organization	ASSIST Inc
	Agency/Group/Organization Type	Services - Persons with Disabilities, Housing
	What section of the Plan was addressed by consultation?	Housing Needs Assessment, Non-Homeless Special Needs, Lead-based Paint 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.
3	Agency/Group/Organization	Advantage Services
	Agency/Group/Organization Type	Services - Employment, Persons with Disabilities, Homeless

	What section of the Plan was addressed by consultation?	Homeless Needs – Chronically Homeless, Veterans, 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.
4	Agency/Group/Organization	International Rescue Committee
	Agency/Group/Organization Type	Services – Employment, Education, Other – legal/documented immigrant/refugee Services, ESL Services
	What section of the Plan was addressed by consultation?	Non-Homeless Special Needs, Economic Development, 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.
5	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.
6	Agency/Group/Organization	The Childrens Center Utah
	Agency/Group/Organization Type	Services – Children, Education, 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.
7	Agency/Group/Organization	Disability Law Center
	Agency/Group/Organization Type	Services - Persons with Disabilities, Services – Fair Housing, Services – Legal Aid
	What section of the Plan was addressed by consultation?	Non-Homeless Special Needs, Public Housing Needs, 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.
8	Agency/Group/Organization	Donated Dental
	Agency/Group/Organization Type	Services – Health, Services - Homeless
	What section of the Plan was addressed by consultation?	Homeless Needs – Chronically homeless, Families with Children, Veterans, Unaccompanied Youth, 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.
9	Agency/Group/Organization	First Step House
	Agency/Group/Organization Type	Services - Housing, Persons with Disabilities, Homeless, Health, Employment
	What section of the Plan was addressed by consultation?	Housing Need Assessment, Homeless Needs - Chronically Homeless, Veterans, Homelessness 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.
10	Agency/Group/Organization	The Road Home
	Agency/Group/Organization Type	Services – Housing, Services - Homeless
	What section of the Plan was addressed by consultation?	Housing Need Assessment, Homeless Needs – Chronically Homeless, Families with Children, Veterans, Unaccompanied Youth, Homelessness 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.
11	Agency/Group/Organization	Salt Lake County Housing Authority DBA Housing Connect
	Agency/Group/Organization Type	Housing, PHA, Services - Housing, Homeless, Persons with HIV/AIDS
	What section of the Plan was addressed by consultation?	Housing Need Assessment, Homelessness Strategy, Public Housing Needs, HOPWA 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.
12	Agency/Group/Organization	Fourth Street Clinic
	Agency/Group/Organization Type	Services - Health, Homeless
	What section of the Plan was addressed by consultation?	Homeless Needs – Chronically Homeless, Families with Children, Veterans, Unaccompanied Youth

	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.
13	Agency/Group/Organization	NeighborWorks Salt Lake
	Agency/Group/Organization Type	Services - Housing
	What section of the Plan was addressed by consultation?	Housing Needs Assessment, 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.
14	Agency/Group/Organization	Salt Lake City Housing Authority
	Agency/Group/Organization Type	Housing, PHA, Services - Housing, Homeless
	What section of the Plan was addressed by consultation?	Housing Needs Assessment, Homelessness Strategy, Public Housing 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.
15	Agency/Group/Organization	Salt Lake County
	Agency/Group/Organization Type	Other government – County, Services – Elderly Persons, Services – Homeless, Planning Organization, Health Agency, Agency – Management of Public Land or Water Resources
	What section of the Plan was addressed by consultation?	Non-Homeless Special Needs, Homeless Needs, Lead-based Paint Strategy, Economic Development, Anti-

		Poverty Strategy, Public Housing Needs, Community Resiliency
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Local Government Agency 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.
16	Agency/Group/Organization	Shelter the Homeless
	Agency/Group/Organization Type	Services - Homeless
	What section of the Plan was addressed by consultation?	Housing Needs Assessment, Homelessness Strategy, Homeless Needs - Chronically Homeless, Families with children, Veterans, Unaccompanied youth
	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.
17	Agency/Group/Organization	South Valley Sanctuary
	Agency/Group/Organization Type	Services – Victims of Domestic Violence, Housing, Homeless, Employment
	What section of the Plan was addressed by consultation?	Non-Homeless Special Needs, Homelessness 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.
18	Agency/Group/Organization	Salt Lake Community Action Program dba Utah Community Action
	Agency/Group/Organization Type	Services - Housing, Persons with HIV/AIDS, homeless, Education

	What section of the Plan was addressed by consultation?	Housing Needs Assessment, Homeless Strategy, Anti-Poverty Strategy, HOPWA 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.
19	Agency/Group/Organization	Volunteers of America - Utah
	Agency/Group/Organization Type	Services - Housing, Persons with Disabilities, Homeless
	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.
20	Agency/Group/Organization	Young Women's Christian Association of Utah
	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, Homelessness 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.
21	Agency/Group/Organization	Salt Lake City
	Agency/Group/Organization Type	Planning Organization, Local Government, Grantee Department

	What section of the Plan was addressed by consultation?	Housing Needs Assessment, Public Housing Needs, Market Analysis, Economic Development, Broadband Access, Digital Divide, Community Resiliency, Anti-Poverty Strategy, Lead-Based Paint Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Local Government Agency 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

Identify any Agency Types not consulted and provide rationale for not consulting

All agency types were invited to participate in the Annual Action Plan process.

Other local/regional/state/federal planning efforts considered when preparing the Plan

COMMUNITY PLANS		
1	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.
2	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.
3	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.
4	Name of Plan	Salt Lake City Master Plans
	Lead Organization	Salt Lake City

OMB Control No: 2506-0117 (exp. 09/30/2021)

	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. H utilized the City's master plans to align policies, goals, and priorities.
5	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?	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.
6	Name of Plan	The Future of Housing: A Collective Vision for an Equitable Salt Lake City
	Lead Organization	Salt Lake City Community and Neighborhoods Department
	How do the goals of your Strategic Plan overlap with the goals of each plan?	This plan focuses on the creation of more equitable housing opportunities for Salt Lake City residents. The plan calls for the creation of more affordable housing and retention of existing affordable housing stock.
7	Name of Plan	Strategic Economic Development Plan
	Lead Organization	Salt Lake City Economic Development Department
	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.
8	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.

OMB Control No: 2506-0117 (exp. 09/30/2021)

9	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.
10	Name of Plan	ALL IN: The Federal Strategic Plan to Prevent and End Homelessness
	Lead Organization	United States Interagency Council on Homelessness
	How do the goals of your Strategic Plan overlap with the goals of each plan?	Federal strategic plan that outlines the goal to reduce and ultimately end homelessness in the United States.

AP-12 Participation – 91.105, 91.200(c)

Summary of citizen participation process/Efforts made to broaden citizen participation
Summarize citizen participation process and how it impacted goal-setting

The City recognizes that citizen participation is critical for the development of a Consolidated Plan and Annual Action Plans that reflect the needs of affected persons and residents. In accordance with 24 CFR 91.105, the City solicited robust citizen participation.

For the 2025-2029 Consolidated Plan, between May 2024 and May 2025, over 2,000 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 full details of these efforts can be found in the City's 2025-2029 Consolidated and 2025-2029 Citizen Participation Plan.

For the 2025-2026 Annual Action Plan, between May 2024 to November 2024, Housing Stability staff, in coordination with the Community and Neighborhoods Department, conducted a survey to engage

OMB Control No: 2506-0117 (exp. 09/30/2021)

members of the public and receive input on how federal funding could be prioritized. A total of 655 survey responses were received and approximately 2,000 individuals provided feedback including mapping the areas of the City where services should be located. See the attached *Community Engagement Summary* for additional information.

Citizen Participation Outreach

The below table outlines Salt Lake City's citizen participation outreach for the 2025-26 AAP.

OMB Control No: 2506-0117 (exp. 09/30/2021)

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons
1	Internet Outreach	Minorities; Non-English Speaking; Spanish; Persons with Disabilities; Non-Targeted/Broad community; residents of Public and Assisted Housing	488 respondents	Respondents ranked new affordable housing as their top housing priority, transit passes as their top transportation priority, affordable medical and dental services as their top community resiliency priority, and housing for persons experiencing homelessness as their top homelessness priority.	All responses were accepted.

OMB Control No: 2506-0117 (exp. 09/30/2021)

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons
2	Survey – In Person participations	Individuals Experiencing Homelessness; Persons with Disabilities; Residents of Public and Assisted Housing, Minorities; Non-English Speaking; Spanish; Non-targeted/Broad Community	350 respondents	Respondents ranked new affordable housing as their top housing priority, transit passes as their top transportation priority, affordable medical and dental services as their top community resiliency priority, and housing for persons experiencing homelessness as their top homelessness priority.	All responses were accepted.
3	Public Hearing – General Needs Hearing	Non-targeted/broad community	0 respondents	No responses from the General Needs Hearing	No response sent in.

OMB Control No: 2506-0117 (exp. 09/30/2021)

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons
4	Public Hearing	Non-targeted/broad community	18 respondents.	Most comments advocated for a specific organization. Topics included: homelessness, housing, supportive services, HIV/AIDS, and behavioral health services.	All responses were accepted.
5	Public Notice / Newspaper Ad	Non-targeted/broad community	0 respondent.	No responses from the public notice/advertisement	No responses sent in

OMB Control No: 2506-0117 (exp. 09/30/2021)

AP-15 Expected Resources – 91.220(c)(1,2)

Introduction

The following table shows the expected resources for the 2025-26 program year.

Anticipated Resources

OMB Control No: 2506-0117 (exp. 09/30/2021)

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 5				Expected Amount Available Remainder of Con Plan	Narrative Description
			Annual Allocation: $	Program Income: $	Prior Year Resources: $	Total: $		
CDBG	Public - Federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	$3,250,831	$900,000	$650,000	$4,800,831	$19,543,116	Funds include $3,250,831 in annual entitlement award, an estimated $900,000 in program income and $650,000 in reallocated funds. Reallocated funding came from several subrecipients who did not fully expend their funding and unspent CDBG administration funding.

OMB Control No: 2506-0117 (exp. 09/30/2021)

HOME	Public - Federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	$817,318.52	$700,000	$122,000	$1,639,318.52	$6,581,032	Funds include $817,318.52 in annual entitlement award, an estimated $700,000 in program income and $122,000 in reallocated funds. The reallocated funding came from various subrecipients who did not fully expend their award during the previous program year.
HOPWA	Public - Federal	Permanent housing in facilities Permanent housing placement STRMU Short term or transitional housing facilities Supportive services TBRA	$972,032	$0	$0	$972,032	$3,780,800	Funds include $972,032 in annual entitlement award

OMB Control No: 2506-0117 (exp. 09/30/2021)

ESG	Public - Federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	$293,174	$0	$0	$298,627	$1,194,508	$293,174 in annual entitlement award.

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

HUD encourages the recipients of federal monies to demonstrate that efforts are being made to strategically leverage additional funds to achieve greater results. Matches require subrecipients to produce a specific amount of funding that will "match" the amount of program funds available.

- HOME Investment Partnership Program – Salt Lake City utilizes impact fee waivers to cover the HOME match requirement.
- Emergency Solutions Grant – 100% Match Requirement

Salt Lake City will ensure that ESG match requirements are met by utilizing the leveraging capacity of its subrecipients. Funding sources used to meet the ESG match requirements include federal, state, and local grants; private contributions; private foundations; City General Fund; in-kind match; and unrestricted donations.

OMB Control No: 2506-0117 (exp. 09/30/2021)

Leveraged funding means other local, state, and federal financial resources used to maximize the reach and impact of the City's HUD Programs. Resources for leverage include the following:

- Housing Choice Section 8 Vouchers
- Low Income Housing Tax Credits
- New Market Tax Credits
- RDA Development Funding
- Salt Lake City Housing Development Loan Fund
- Salt Lake City Economic Development Loan Fund (EDLF)
- Salt Lake City General Fund
- Olene Walker Housing Loan Fund
- Industrial & Commercial Bank Funding
- Continuum of Care Funding
- Foundations & Other Philanthropic Partners

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, `expansion of the Community Land Trust for affordable housing, parcel assembly, and disposition. The Housing Stability 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. In addition, the City will support the proposed community development initiatives outlined in this Plan through strategic initiatives, policies, and programs.

AP-20 Annual Goals and Objectives

Goals Summary Information

The below table outlines the Consolidated Plan Goals and Objectives.

OMB Control No: 2506-0117 (exp. 09/30/2021)

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Housing	2025	2029	Affordable Housing	City Wide / MSA	Affordable Housing	$2,448,040 – CDBG $1,487,587 – HOME $916,844 - HOPWA	308 - Homeowner and Rental Housing Units Rehabilitated 88,660 - Individuals Helped with Non-Profit Facilities Rehabilitated 180 - Tenant-Based Rental Assistance / Rapid Rehousing 85 - HIV/AIDS Housing Operations
2	Transportation	2025	2029	Transportation	City Wide / West Side Target Area	Transportation	N/A	N/A

OMB Control No: 2506-0117 (exp. 09/30/2021)

3	**Community Services**	**2025**	**2029**	**Public Services**	**City Wide /**	**Community Services**	**$625,000 – CDBG**	**150 - Homeowner and Rental Housing Units Rehabilitated** **3862 - Public Service Activities other than Low/Moderate Income Housing Benefit** **500 - Homelessness Prevention**
4	**Homeless Services**	**2025**	**2029**	**Homeless**	**City Wide**	**Homeless Services**	**$214,258 – CDBG** **$271,186 - ESG**	**530 - Public Service Activities other than Low/Moderate Income Housing Benefit** **2310 - Homelessness Prevention** **112 - Tenant-Based Rental Assistance / Rapid Rehousing**

OMB Control No: 2506-0117 (exp. 09/30/2021)

5	**Business and Workforce Development**	**2025**	**2029**	**Economic Development**	**City Wide / West Side Target Area**	**Economic Development**	**$683,366 – CDBG**	**63 - Façade Treatment/Business Building Rehabilitation** **1016 - Public Service Activities other than Low/Moderate Income Housing Benefit**
6	**Environmental Remediation**	**2025**	**2029**	**All Categories**	**City Wide**	**Environmental Remediation**	**N/A**	**N/A**
7	**Administration**	**2020**	**2024**	**Administration**	**City Wide**	**N/A**	**$830,116 – CDBG** **$21,988 – ESG** **$151,737 – HOME** **$29,160 - HOPWA**	**N/A**

Table 2 – Goals Summary

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 91.215(b)

Salt Lake City is estimating that 180 LMI households will be served under the HOME program, as defined by 91.215(b), through Tenant Based Rental Assistance Programs.

OMB Control No: 2506-0117 (exp. 09/30/2021)

AP-35 Projects – 91.220(d)

Introduction

The goals and strategies outlined in Salt Lake City's 2025-2029 Consolidated Plan serve as the foundation for program year 2025-2026 projects and activities. The Consolidated Plan also addresses the need to utilize federal funding to further support housing, homelessness, community services, business and workforce development, transportation and environmental remediation. Salt Lake City did not award any applications for the transportation or environmental remediation Consolidated Plan goal. The Consolidated Plan goals will be supported through the following 2025-2026 efforts:

Projects

#	Project Name
1	CDBG: Public Services: Homeless Service Programs 2025-26
2	CDBG: Public Services: Community Services 2025-26
3	CDBG: Public Services: Business and Workforce Development 2025-26
4	CDBG: Housing 2025-26
5	CDBG: Business and Workforce Development - Economic Development 2025-26
6	CDBG: Administration 2025-26
7	ESG 2025-26
8	HOME: Tenant-Based Rental Assistance 2025-26
9	HOME: Administration 2025-26
10	HOPWA 2025-26

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

Priorities include expanding affordable housing opportunities throughout the City, providing critical services for the City's most vulnerable residents, expanding self-sufficiency for at-risk populations, and improving neighborhood conditions in concentrated areas of poverty.

The City and partners are unable to fully address needs due to a lack of funding and resources. To address the lack of resources, the City will continue to engage with community development organizations, housing providers, housing developers, service providers, community councils, City departments, local businesses, residents, and other stakeholders to develop strategies for increasing impacts and meeting gaps in services.

AP-38 Project Summary

Project Summary Information

OMB Control No: 2506-0117 (exp. 09/30/2021)

1	Project:	CDBG: Public Services: Homeless Service Programs 2025-26
	Description:	CDBG Public Services funding to support Homeless Services Consolidated Plan Goal
	Estimated Amount:	$214,258
	Expected Resources:	$214,258 in CDBG funding
	Annual goals Supported:	Homeless Services
	Priority Needs Addressed:	Homeless Services
	Target Date for Completion:	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities:	Salt Lake City anticipates 255 low- to moderate-income individuals/families will be served with these funds.
	Location Description:	City Wide
	Planned Activities:	$112,000 - Wasatch Homeless Health Care DBA Fourth Street Clinic: Health and Housing Transition Team $102,258 - The INN Between: End of Life Care
	Goal Outcome Indicators:	155 - Public Service Activities other than Low/Mod Income Housing Benefit 100 – Homeless Prevention
2	Project:	CDBG: Public Services: Community Services 2025-26
	Description:	CDBG Public Services funding to support Community Services Consolidated Plan Goal
	Estimated Amount:	$625,000
	Expected Resources:	$625,000 in CDBG funding
	Annual goals Supported:	Community Services
	Priority Needs Addressed:	Community Services
	Target Date for Completion:	6/30/2026

OMB Control No: 2506-0117 (exp. 09/30/2021)

	Estimate the number and type of families that will benefit from the proposed activities:	Salt Lake City anticipates 4,512 low- to moderate-income individuals/families will be served with these funds.
	Location Description:	City Wide
	Planned Activities:	$250,000 - Odyssey House: Replace HVAC System $55,000 - Salt Lake Donated Dental Services: Community Dental Project $45,000 - Legal Aid Society of Salt Lake: Domestic Violence Victim Assistance $30,000 - THRIVE Center for Survivors of Torture: Mental Health Services for Refugees $40,000 - The Children's Center: Children's Therapy $75,000 - Odyssey House: Treatment Support $30,000 - Food Justice Coalition: Food Services $40,000 - International Rescue Committee: VESL Program $30,000 - The Road Home: Resource Center Staffing $30,000 – YWCA: Domestic Violence Shelter Meals
	Goal Outcome Indicators:	150 - Homeowner and Rental Housing Units Rehabilitated 3,862 - Public Service Activities other than Low/Moderate Income Housing Benefit 500 - Homelessness Prevention
3	Project:	CDBG: Public Services: Business and Workforce Development 2025-26
	Description:	CDBG Public Services funding to support Business and Workforce Development Consolidated Plan Goal
	Estimated Amount:	$83,366
	Expected Resources:	$83,366 in CDBG funding
	Annual goals Supported:	Business and Workforce Development
	Priority Needs Addressed:	Business and Workforce development to Expand Opportunity
	Target Date for Completion:	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities:	Salt Lake City anticipates 89,216 low- to moderate-income individuals/families will be served with these funds.

OMB Control No: 2506-0117 (exp. 09/30/2021)

	Location Description:	City Wide
	Planned Activities:	$33,366 - Wasatch Community Gardens: The Green Team Program $50,000 – Utah Film Society: Upgrade Film Learning Center
	Goal Outcome Indicators:	1016 – Public Service Activities other than Low/Mod Income Housing Benefit
4	Project:	CDBG: Housing 2025-26
	Description:	CDBG Services to support the Housing Consolidated Plan Goal
	Estimated Amount:	$2,448,040
	Expected Resources:	$2,448,040 in CDBG Funding
	Annual goals Supported:	Housing
	Priority Needs Addressed:	Support access to Housing prioritizing very low-income and vulnerable populations
	Target Date for Completion:	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities:	Salt Lake City anticipates 768 low- to moderate-income individuals/families will be served with these funds.
	Location Description:	City Wide
	Planned Activities:	$650,000 - ASSIST Inc.: Emergency Home Repair & Accessibility $280,000 - First Step House: Building Renovations $140,000 - Housing Authority of Salt Lake City: Revitalizing Riverside Apartments $450,000 - Habitat for Humanity Greater Salt Lake City: Critical Home Repair Program $728,040 - Salt Lake City NIS Team: Home Repair Program and Fix the Bricks Program $200,000 - NeighborWorks Salt Lake: Home Repair Program
	Goal Outcome Indicators:	308 - Homeowner and Rental Housing Units Rehabilitated 460 - Individuals Helped with Non-Profit Facilities Rehabilitated
5	Project:	CDBG: Business and Workforce Development - Economic Development 2025-26

OMB Control No: 2506-0117 (exp. 09/30/2021)

	Description:	CDBG funding for Business and Workforce Development Consolidated Plan Goal
	Estimated Amount:	$600,000
	Expected Resources:	$600,000 in CDBG funding
	Annual goals Supported:	Business and Workforce Development
	Priority Needs Addressed:	Business and Workforce development to Expand Opportunity
	Target Date for Completion:	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities:	Salt Lake City anticipates 63 low- to moderate-income households to be served with these funds.
	Location Description:	City Wide
	Planned Activities:	$600,000 - Salt Lake City NIS Team: Neighborhood Business Improvement Program
	Goal Outcome Indicators:	63 - Façade Treatment/Business Building Rehabilitation
6	Project:	CDBG: Administration 2025-26
	Description:	CDBG funding to support the Administration Consolidated Plan Goal
	Estimated Amount:	$830,116
	Expected Resources:	$830,116 in CDBG funding
	Annual goals Supported:	Administration
	Priority Needs Addressed:	Administration
	Target Date for Completion:	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities:	No families will directly benefit from these funds since they are for the administration of the CDBG program.
	Location Description:	City Wide
	Planned Activities:	$830,116 Salt Lake City Housing Stability – CDBG Administration
	Goal Outcome Indicators:	N/A
7	Project:	ESG 2025-26
	Description:	ESG funding to support the Homeless Services and Housing Consolidated Plan Goals
	Estimated Amount:	$293,174

OMB Control No: 2506-0117 (exp. 09/30/2021)

	Expected Resources:	$293,174 in ESG funding
	Annual goals Supported:	ESG Services
	Priority Needs Addressed:	Homeless Services Administration
	Target Date for Completion:	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities:	Salt Lake City estimates that 2,322 homeless individuals/families will be served with these funds.
	Location Description:	City Wide / Salt Lake Continuum of Care
	Planned Activities:	$21,988 – Salt Lake City Housing Stability: Administration $50,000 – Volunteers of America: youth resource Center $34,141 – Volunteers of America: Geraldine E King Women's resource Center $30,000 – First Step House: Resource Center Program $30,000 – Shelter the Homeless: Shelter Operations $30,000 – Ruff haven: Street Outreach $67,054 – Utah Community Action: Rapid Re-Housing $30,000 – The Road home: Rapid Re-Housing
	Goal Outcome Indicators:	2,210 - Homelessness Prevention 112 - Tenant-Based Rental Assistance / Rapid Rehousing
8	Project:	HOME: Tenant-Based Rental Assistance 2025-26
	Description:	HOME funding to support the Housing Consolidated Plan Goals
	Estimated Amount:	$1,259,990
	Expected Resources:	$1,259,990 in HOME funding
	Annual goals Supported:	Housing
	Priority Needs Addressed:	Housing
	Target Date for Completion:	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities:	Salt Lake City estimates that 180 homeless individuals/families will be served with these funds.

OMB Control No: 2506-0117 (exp. 09/30/2021)

	Location Description:	City Wide
	Planned Activities:	$178,431 – South Valley Services: TBRA $287,141 – Utah Community Action: TBRA $174,867 – Volunteers of America: TBRA $283,119 – First Step House: TBRA $336,432 – The Road Home: TBRA
	Goal Outcome Indicators:	180 - Tenant-Based Rental Assistance / Rapid Rehousing
9	Project:	HOME: Administration 2025-26
	Description:	HOME funds for HOME Administration
	Estimated Amount:	$152,325
	Expected Resources:	$152,325 in HOME funding
	Annual goals Supported:	Administration
	Priority Needs Addressed:	Administration
	Target Date for Completion:	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities:	No families will directly benefit from these funds since they are for the administration of the CDBG program.
	Location Description:	City Wide
	Planned Activities:	$152,325 – Salt Lake City housing Stability: HOME Administration
	Goal Outcome Indicators:	N/A
10	Project:	HOME: CHDO
	Description:	HOME funds for HOME CHDO
	Estimated Amount:	$227,597
	Expected Resources:	$227,597 in HOME funding
	Annual goals Supported:	Housing
	Priority Needs Addressed:	Housing
	Target Date for Completion:	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities:	No estimate as these funds need to be distributed

OMB Control No: 2506-0117 (exp. 09/30/2021)

	Location Description:	City Wide
	Planned Activities:	Housing
	Goal Outcome Indicators:	N/A
10	Project:	HOPWA 2025-26
	Description:	HOPWA funding to support the Homeless Services and Housing Consolidated Plan Goals
	Estimated Amount:	$972,032
	Expected Resources:	$972,032 in HOPWA Funds
	Annual goals Supported:	Housing
	Priority Needs Addressed:	Affordable Housing
	Target Date for Completion:	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities:	Salt Lake City estimates that 85 low- to moderate- income households will be served with the funds.
	Location Description:	City Wide/MSA
	Planned Activities:	$29,160 – Salt Lake City Housing Stability: Administration $253,872 – Utah Community Action: HOPWA $689,0000 -Housing Connect: Housing Assistance
	Goal Outcome Indicators:	85 – HIV/AIDS Housing Operations

AP-50 Geographic Distribution – 91.220(f)

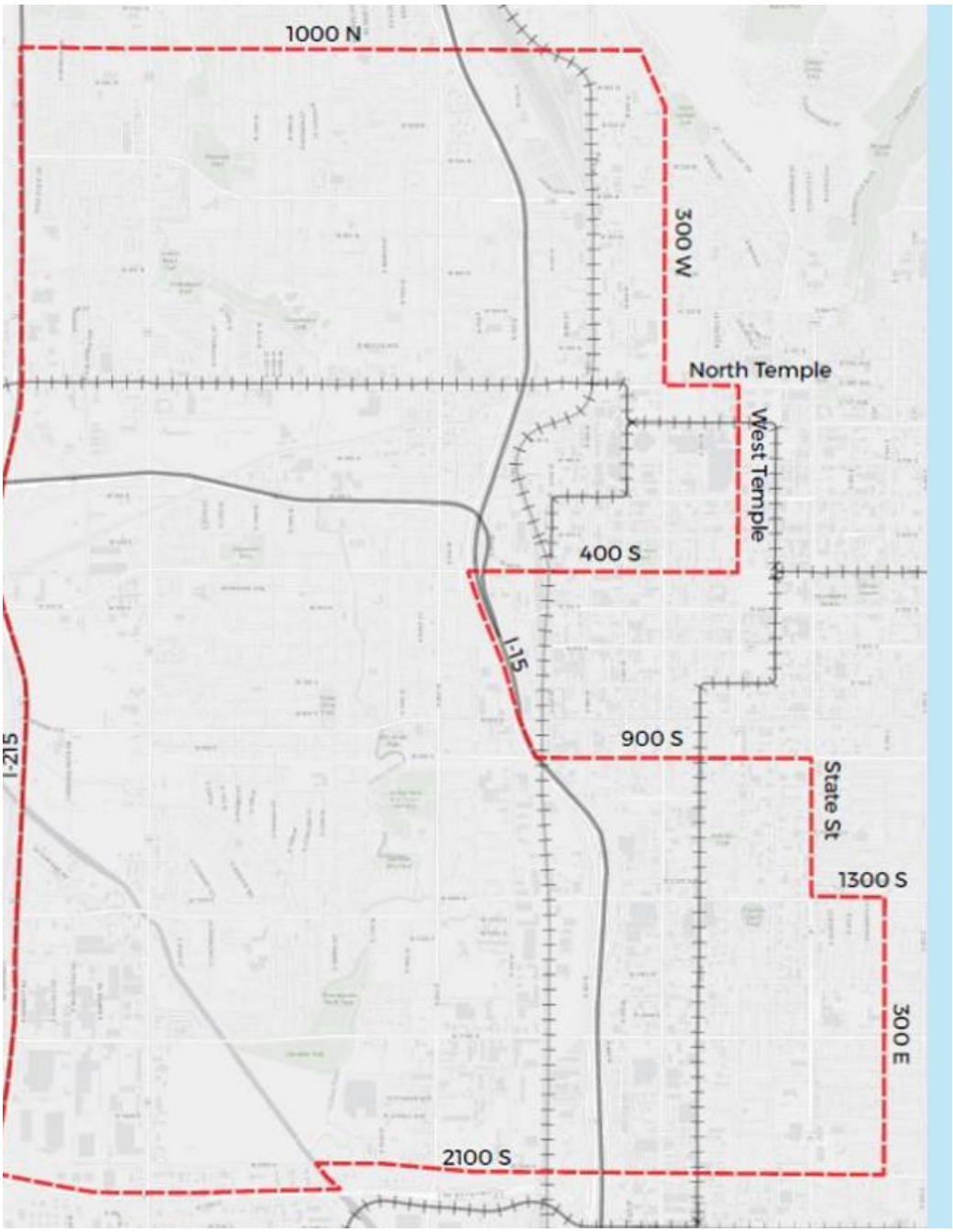
Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

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 designed to allow for a locally targeted approach to the investment of CDBG and other federal funds.

The target area for the entirety of the associated Consolidated Plan period, will be identified as, “West Side Target Area”, as shown on the map below. CDBG and other federal funding will be concentrated,

but not necessarily limited to, the target area. Neighborhood and community nodes will be identified and targeted to maximize community impact and drive further neighborhood investment. During this Annual Action Plan period, infrastructure projects such as transportation projects and commercial façade improvements will be limited to this target area. Housing activities will happen city wide, however, a more concentrated marketing strategy for rehabilitation efforts will be deployed in the West Side Target Area as an opportunity to expand housing stability. SLC also uses the most current ACS Summary Data from HUD to determine eligible areas for LMA activities.

Geographic Distribution



OMB Control No: 2506-0117 (exp. 09/30/2021)

Target Area	Percentage of Funds
City Wide	**64%**
Metropolitan Statistical Area (MSA)	**5%**
West Side Target Area	**31%**

Rationale for the priorities for allocating investments geographically

The CDBG program's primary objective is to promote the development of viable urban communities by providing decent housing, suitable living environments and expanded economic activities to persons of low- and moderate-income. To support the CDBG program's primary objectives, Salt Lake City is taking a two-pronged approach to the distribution of funding:

Direct funding to local target areas to build capacity and expand resources within concentrated areas of poverty.

Utilize funding city wide, in accordance with meeting a national objective, to support the city's most vulnerable populations. This includes the chronically homeless, homeless families, food-insecure individuals, persons with disabilities, persons living with HIV/AIDS, victims of domestic violence and the low-income elderly.

The ESG program's primary objective is to assist individuals and families regain housing stability after experiencing a housing or homelessness crisis. ESG funding is distributed within the Salt Lake Continuum of Care to support emergency shelter, day services, resource centers, rapid re-housing, and homeless prevention activities. The Salt Lake Continuum of Care spans the entirety of Salt Lake County.

The HOME program's primary objective is to create affordable housing opportunities for low-income households. HOME funding is distributed city wide to provide direct financial assistance to homebuyers, tenant-based rental assistance, acquisition, and rehabilitation.

The HOPWA program's primary objective is to provide housing assistance and related supportive services to persons living with HIV/AIDS and their families. HOPWA funding is distributed throughout the Salt Lake City MSA, which is comprised of two counties, Salt Lake and Tooele, to provide project-based rental assistance, tenant-based rental assistance, short-term rental assistance, and supportive services. The majority of funding is utilized in Salt Lake County, as most HIV/AIDS services are located in the Salt Lake area.

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.

Salt Lake City allows service providers to utilize their funds according to governing regulations of the grants. CDBG and HOME funds can be used city wide. ESG funds can be used within the Salt Lake CoC and HOPWA funds can be used in the Salt Lake MSA.

Discussion

The City's west side and central corridor areas continue to have economic disparities that can be addressed through investments of CDBG and other funding. While not limited to the target area, housing rehabilitation and other services will be heavily marketed in the target area. Throughout this plan period and beyond, the City will leverage and strategically target funding for neighborhood improvements, transportation improvements, and economic development to maximize impact within targeted neighborhoods.

AP-55 Affordable Housing – 91.220(g)

Introduction

The Salt Lake City's Housing Stability Division is committed to lessening the current housing crisis that is affecting Salt Lake City, as in all U.S. cities, through a range of robust policy and project initiatives to improve housing affordability for all residents, with an emphasis on households earning 40% AMI or below.

One Year Goals for the Number of Households to be Supported	
Homeless	180
Non-Homeless	703
Special-Needs	150
Total	1033

OMB Control No: 2506-0117 (exp. 09/30/2021)

One Year Goals for the Number of Households Supported Through	
Rental Assistance	768
The Production of New Units	0
Rehab of Existing Units	265
Acquisition of Existing Units	0
Total	1033

Discussion

Salt Lake City utilizes a data-driven strategy for ensuring long-term affordability and preservation, while balancing the unique need of the City's neighborhoods. The City will support affordable housing activities through use of all of the city's CPD grant programs: CDBG, ESG, HOME, and HOPWA. Activities will be targeted to individuals and families from 0-80% AMI and will include:

- Tenant-based rental assistance
- Short-term rental/utility assistance
- Rapid re-housing
- Rental housing rehabilitation
- Homeowner housing rehabilitation and
- Direct financial assistance for eligible homebuyers.
- Development of affordable rental units

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, 2018-2024:
  - The median home value was $566,400.
  - The median household income was $72,951.
- HUD, HOME Income Guidelines for 2024, Salt Lake City Metro Area, 80% AMI for a family of 4: $92,400
- ACS data, Salt Lake City, 2024:
  - The percentage of households under the poverty line: 14.1% of total population
  - The median monthly owner costs with a mortgage, $3,483

AP-60 Public Housing – 91.220(h)

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

OMB Control No: 2506-0117 (exp. 09/30/2021)

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.

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. HASLC 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.

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 2,777 low-income families, disabled, elderly, and chronically homeless clients through this and other voucher programs. 1,518 of these vouchers are located within Salt Lake City municipal boundaries. 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; and Housing Opportunities for Persons with HIV/AIDS. Under these other Housing Choice programs, the HASLC provided rental subsidies to additional qualified program participants.

Actions planned during the next year to address the needs to public housing

HASLC has goals that include an increased focus on assisting local leaders and agencies respond to homelessness in the City, as well as developing and attaining more capacity for additional living units through real estate activities, rehabilitation, pursuing new SRO projects, developing increased relationships and services targeting and attracting landlords. HASLC also utilizes HUD Rental Assistance Demonstration (RAD) to preserve and improve their many properties. HASLC continues to look for ways to expand their portfolio by identifying challenging properties and continuing to develop catalytic and transformative projects and programming.

Actions to encourage public housing residents to become more involved in management and

participate in homeownership

Both HASLC and Housing Connect, previously Salt Lake County Housing Authority, have active monthly tenant meetings and encourage participation in management decisions related to the specific housing communities. Housing Connect has a Resident Advisory Board that has representatives from public housing, Section 8, and special needs programs. A member of the Resident Advisory Board is appointed to the Housing Connect's Board of Commissioners. HASLC operates Family Self-Sufficiency programs that address areas of improving personal finances and homeownership preparation for voucher recipients.

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

Housing Connect and HASLC are both designated as high performers.

Discussion

Public housing is a vital tool for Salt Lake City's goal of affordable housing and ending homelessness. The City will continue to work with the Housing Authorities and other partners in this area.

AP-65 Homeless and Other Special Needs Activities – 91.220(l)

Introduction

Salt Lake City works with a large homeless services community to reduce the number of persons experiencing homelessness, reduce the length of time individuals experience homelessness, increase successful transitions out of homelessness, and reduce the number of instances that clients may return to homelessness.

Salt Lake City representatives participate in the local Salt Lake County Continuum of Care's (CoC) executive board and its prioritization committee specifically, so the Continuum of Care's priorities are considered during Emergency Solutions Grant (ESG) allocations. The three local ESG funders also meet regularly to coordinate ESG and CoC activities to ensure an accurate level of funding is provided to match the community's service needs and goals. Additionally, the City participates in Salt Lake Valley Coalition to End Homelessness and the State Homelessness Coordinating Committee to further coordinate efforts.

The Salt Lake County CoC contracts with the State of Utah to administer the Utah Homeless Management Information System (HMIS). All service agencies in the region and the rest of the state are

OMB Control No: 2506-0117 (exp. 09/30/2021)

under a uniform data standard for HUD reporting and local ESG funders. All ESG funded organizations participate in HMIS. Representatives from Salt Lake City sit on the HMIS Steering Committee. HMIS data allows Salt Lake City and its partners to track the effectiveness of programs and gauge the continuing service needs of the community.

The State of Utah, in coordination with local service providers and volunteers, 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 assessment tool to interview and try to connect unsheltered homeless individuals into services.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including 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 into permanent housing. In the short term, Salt Lake City will continue to provide collaborative services to the homeless population.

Personalized and persistent 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, the Department of Veterans Affairs, The Road Home, and others.

Housing Stability's Homeless Engagement and Response Team (HEART) coordinates a wide array of efforts designed to engage and meet the needs of unsheltered persons residing in Salt Lake City. These efforts include regularly scheduled resource fairs that bring service providers directly to areas where unsheltered individuals are residing.

Salt Lake City provided paper surveys to the Homeless Resource Centers as part of the engagement efforts. Housing Stability Staff also attended a homeless resource fair that was coordinated by the HEART Team. See the attached Engagement Report for additional details.

Addressing the emergency shelter and transitional housing needs of homeless persons

Most efforts to deal with homelessness in Utah rely on the Housing First model. 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 continuing to work to meet the needs of all persons experiencing homelessness, including with CDBG, ESG, and HOPWA funds.

There is a continued need for day services to meet the basic needs of persons experiencing homelessness. Salt Lake City addresses these issues by supporting homeless resource centers, day services, and providing a free storage program. These centers also provide essential services to the homeless population, including food, storage, case management and behavioral health services. Our goal is that homelessness is rare, brief, and non-recurring.

Salt Lake City will continue aiming to assist homeless persons make the transition to permanent housing, including shortening the period 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.

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. Salt Lake City has been working with service partners and other governmental agencies through the Salt Lake Valley Coalition to End Homelessness (SLVCEH). This includes work on various subgroups that focus on specific areas of service, including housing and coordinated entry. Salt Lake City has the goal to help streamline service delivery to the homeless community with the express purpose of shortening the period that individuals and families experience homelessness.

Salt Lake City has also funded the creation of new permanent supportive housing units and programs which serve the most vulnerable members of our community. Progress is being made on both goals. Through the City's Funding Our Future efforts, the City has funded a variety of housing programs that aim to fill in gaps in services in our community. These programs include a shared housing program and housing programs which target families with children, individuals with substance abuse disorders, legal/documented immigrant/refugee, and victims of domestic violence.

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.

Salt Lake City, along with other organizations in the Salt Lake County Continuum of Care, works 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. Utah Community Action also conducts Diversion at all the Homeless Resource Centers and the Weigand Day Center for homeless individuals, which is partially funded by Salt Lake City ESG Homelessness Prevention funds.

Housing Stability has recently created a new staff position that will be focused on providing tenant support and legal rights information to reduce evictions, which can often lead to homelessness and become a barrier to obtaining new housing. This position has helped create a new Consumer Protection Portal which residents can specify the business and business against which they are filing a complaint and detail their grievances. A major focus of this portal is on renters and their complaints.

The Salt Lake Coalition to End Homelessness, along with Salt Lake City, coordinates regularly with health care facilities, mental health facilities, and other institutions to ensure that those exiting those facilities have access to resources to help prevent homelessness.

Discussion

Salt Lake City is reducing and ending homelessness in the community through strong collaborations with partner organizations throughout the Salt Lake County Continuum of Care. Salt Lake City works closely with Salt Lake County, the State of Utah and service providers to stop families from entering 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.

Increased housing and rental costs continue to be a challenge for these efforts, but the City and its partners are working diligently with the limited funding available to make strides towards making homelessness rare, brief, and nonrecurring.

AP-70 HOPWA Goals– 91.220 (l)(3)

One-year goals for the number of households to be provided housing through the use of HOPWA for:

Short-term Rent, Mortgage, and Utility Assistance Payments:	0
Tenant-Based Rental Assistance:	85
Units Provided in Permanent Housing Facilities Developed, Leased, or Operated with HOPWA Funds:	0
Units provided in Transitional Short-Term Housing Facilities Developed, Leased, or Operated with HOPWA Funds:	0
TOTAL:	**85**

AP-75 Barriers to affordable housing – 91.220(j)

Introduction:

As discussed in sections MA-40 and SP-55 of the 2025-2029 Consolidated Plan, several barriers to the development and preservation of affordable housing exist within Salt Lake City, including the following:

- Land costs
- Construction costs
- Housing and transportation costs
- Development and rehabilitation financing
- Housing rehabilitation complexities
- Foreclosures and loan modifications
- Neighborhood market conditions

OMB Control No: 2506-0117 (exp. 09/30/2021)

- Economic conditions
- Land use regulations
- Development fees and assessments
- Permit processing procedures
- Environmental review procedures
- Lack of zoning and development incentives
- Complicated impact fee waiver process
- Competition for limited development incentives
- Landlord tenant policies
- "NIMBYism”

While not all of these barriers can be addressed with federal funding, during the 2025-2026 program year, the City will work to reduce barriers to affordable housing through the following planning efforts and initiatives:

- Development of a new 5-year housing plan, *Housing SLC.*
- The creation of an anti-displacement plan, *Thriving in Place.*
- Working to affirmatively further fair housing with the help of partner agencies such as the Disability Law Center.
- Work collaboratively with service providers and the Salt Lake Valley Coalition to End Homelessness, to improve and strengthen our homelessness response system.
- Continue to provide affordable home ownership opportunities through federal and nonfederal funding sources.
- Leverage City-owned land in the creation of new affordable housing
- Coordinate with the Salt Lake Redevelopment Agency and their efforts to increase affordable housing.
- More responsive zoning policies that help meet the needs of a growing City and a difficult housing market.

Actions it planned 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

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:
    - 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.
    - An Affordable Housing Overlay zone that allows for and provides incentives for the creation and preservation of affordable housing.
    - A Single Room Occupancy (SRO)/Shared Housing ordinance that allows for SROs in neighborhoods throughout the City.
    - Off-Street Parking Ordinance update to improve pedestrian-scale development and amenities.
    - Low-Density Multi-Family Residential Zoning amendments to remove local zoning barriers to housing density and types of housing.
    - ADU ordinance to allow for the creation of additional units in single family neighborhoods.
- 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 Stability 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 Development Loan Fund, Salt Lake County funding, etc.).
- 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 Fair Housing Action Plan as outlined in the 2025-2029 Consolidated Plan.
- Utilize CDBG, ESG, HOME, and HOPWA funding to expand housing opportunity through homeowner rehabilitation, emergency home repair, acquisition/rehabilitation, direct financial

OMB Control No: 2506-0117 (exp. 09/30/2021)

assistance, tenant-based rental assistance, project-based rental assistance, and rapid re-housing.

Discussion:

Housing Stability, other city divisions, and policy makers will continue to work towards removing or ameliorating the negative effects of public policies that serve as barriers to affordable housing.

AP-85 Other Actions – 91.220(k)

Introduction:

This section outlines Salt Lake City's efforts to carry out the following:

- Address obstacles to meeting underserved needs
- Foster and maintain affordable housing
- Reduce lead-based paint hazards
- Reduce the number of poverty-level families
- Develop institutional structure
- Enhance coordination between public and private housing and social service agencies
- Radon Mitigation Policy

Actions planned to address obstacles to meeting underserved needs

The most substantial impediment in meeting underserved needs is a lack of funding and resources. Strategic shifts identified through Salt Lake City's 2025-2029 Consolidated Plan provide a framework for maximizing and leveraging the City's block grant allocations on underserved needs. Underserved needs and strategic actions are as follows:

Underserved Need: Affordable housing

- Actions: Salt Lake City is utilizing federal and local resources to expand both rental and homeownership opportunities. In addition, the City is utilizing public land to leverage private capital for the development of affordable housing. These efforts will work to address the affordable housing gap in Salt Lake City.

Underserved Need: Homelessness

- Actions: Salt Lake City is working with housing and homeless service providers to coordinate and streamline processes for service delivery. The State of Utah and Utah Homeless Management Information System are working to create a screening survey for prioritization of vulnerable and homeless individuals. These efforts will assist in addressing unmet needs by utilizing resources more effectively.

Underserved Need: Special needs individuals.

- Actions: Salt Lake City is working to address underserved needs for legal/documented immigrant/refugee, the elderly, victims of domestic violence, persons living with HIV/AIDS, and persons with a disability by providing resources for basic needs, as well as resources to expand self-sufficiency. For example, federal funding is utilized to provide early childhood education for legal/documented immigrant/refugee and other at-risk children; create accessibility improvements for elderly or disabled residents; improve immediate and long-term outcomes for persons living with HIV/AIDS; provide job training for vulnerable populations; and provide medical services for at risk populations.

Actions planned to foster and maintain affordable housing

The City is committed to fostering and maintaining affordable housing throughout our City. This is evident through identifying specific gaps that exist in the community, and then designing affordable housing efforts specifically to address these needs. The City aims to target households earning 80% AMI and below, with emphasis on households earning 40% AMI and below. Through the housing initiatives and efforts identified in the 2025-2029 Consolidated Plan, Salt Lake City aims to:

- Address the City's affordable housing shortage for those most in need.
- Address housing needs for Salt Lake City's changing demographics.
- Address neighborhood specific needs, including the following:
    - Protect affordability in neighborhoods where affordability is disappearing.
    - Promote affordability in neighborhoods with a lack of affordable housing.
- Preserve the City's existing affordable housing stock.
- Strengthen the City's relationship with our housing partners, financial institutions, and foundations.

- Support those who develop and advocate for affordable housing.

Toward this end, Salt Lake City will foster and maintain affordable housing during the 2025-2026 program year through the following actions:

- Utilize CDBG funding to support owner-occupied rehabilitation for households at 80% AMI and below.
- Utilize CDBG and HOME funding for acquisition and rehabilitation of dilapidated and blighted housing.
- Utilize ESG, HOME, and HOPWA funding to create housing opportunities for individuals and households at 30% AMI and below through Tenant-Based Rental Assistance and Rapid Re-Housing.
- Utilize CDBG and HOME funding for direct financial assistance to homebuyers at 80% AMI and below.
- Promote the development of affordable housing with low-income housing tax credits, Salt Lake City Housing Development Loan Fund, Olene Walker Housing Loan Fund, Salt Lake City's HOME Development Fund and other funding sources.
- Leverage public resources, including publicly owned land, with private capital for the development of affordable housing.
- Work to ameliorate and/or eliminate housing impediments for protected classes as outlined in the 2025-2029 Consolidated Plan's Fair Housing Action Plan.
- Work to leverage other city resources such as Redevelopment Agency funding/strategies, maximize sales tax housing funding, and other sources as they are identified with federal funding where applicable.
- Salt Lake City launched a Community Land Trust that currently has sixteen properties, with plans to increase the number of properties in the next program year.

Actions planned to reduce lead-based paint hazards

Because of the high percentage of the housing units in Salt Lake City that were built before 1978, outreach and education efforts 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 2025-2026 program year, the City will work in conjunction with our partners on the state and county levels to educate the public on the dangers posed by lead based paint, to include the following:

- Undertake outreach efforts through direct mailings, the 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.

Actions planned to reduce the number of poverty-level families

In a strategic effort to reduce the number of households living in poverty and prevent households at risk of moving towards poverty from doing so, the City is focusing on a two-pronged approach:

1. Creating neighborhoods of opportunity to build capacity and expand resources within concentrated areas of poverty.
2. Support the city's most vulnerable populations, including the chronically homeless, homeless families, food-insecure individuals, the disabled, persons living with HIV/AIDS, victims of domestic violence and the low-income elderly.

The City's anti-poverty strategy aims to close the gap in several 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 access to fresh foods for food-insecure families. Efforts will focus on the following objectives:

- Assist low-income individuals to maximize their incomes.
- Reduce the linkages between poor health and poverty.
- Expand housing opportunities.

- Reduce the impacts of poverty on children.
- Ensure that vulnerable populations have access to supportive services.

Federal entitlement funds allocated through this 2025-2026 Action Plan will support the City's anti-poverty strategy through the following efforts:

- Provide job training for vulnerable populations.
- Provide early childhood education to limit the effects of intergenerational poverty.
- Provide essential supportive services for vulnerable populations.
- Provide housing rehabilitation for low-income homeowners.
- Expanded affordable housing opportunities.
- Improved neighborhood and commercial infrastructure in West Side Target Area.
- Enhance support for small businesses and micro-enterprise businesses.
- Reduce food insecurities for low-income households.

Actions planned to develop institutional structure

As outlined in the 2025-2029 Consolidated Plan, Salt Lake City is building upon the 2020-2024 Consolidated Plan and continuing to take a coordinated and strategic shift in allocating federal entitlement funds to place a stronger emphasis on community needs, goals, objectives, and outcomes. This includes the following efforts to strengthen and develop institutional structure:

- Geographically target infrastructure and economic development funding to areas of the city with higher poverty rates, lower incomes, and/or reduced access to transportation.
- Increase coordination between housing and supportive service providers to reduce/eliminate duplicative efforts, encourage partnerships, increase transparency, and standardize processes.
- Strengthen support for the City's most vulnerable populations, including the chronically homeless, homeless families, individuals with disabilities, persons living with HIV/AIDS, victims of domestic violence and the low-income elderly.
- Support housing efforts that connect residents with supportive services and programs that improve self-sufficiency.

- Offer technical assistance to agencies implementing projects with CDBG, ESG, HOME, and/or HOPWA funding to ensure compliance and support of program objectives.
- Support employee training and certifications to expand the internal knowledge base on HUD programs, as well as housing and community development best practices.

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

Salt Lake City recognizes the importance of coordination between supportive service and housing providers in meeting priority needs. Stakeholders have been working towards developing and implementing a streamlined and effective delivery system to include the following efforts:

- Created and implemented a no wrong door approach to accessing housing and other services.
- Increased coordination through the Salt Lake County's Continuum of Care, Salt Lake Valley Coalition to End Homelessness, the Utah Homeless Management Information System, and State Homeless Coordinating Council.
- Coordinated assessments to help individuals and families experiencing homeless move through the system faster.
- Coordinated diversion and homeless prevention resources to reduce new entries into homelessness.
- Coordinated efforts to house the highest users of the homeless services and provide trauma informed case management.
- Improved weekly "housing triage" meetings that provide a format for developing a housing plan for homeless individuals and families with the most urgent housing needs.

Discussion:

Salt Lake City will continue to work on the above and other efforts to improve the health, safety, stability, prosperity, and opportunities for its residents.

AP-90 Program Specific Requirements – 91.220(l)(1,2,4)

Introduction:

Salt Lake City's program specific requirements for CDBG, ESG, HOME and HOPWA are outlined as follows.

Community Development Block Grant Program (CDBG)
Reference 24 CFR 91.220(l)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	$0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan	$0
3. The amount of surplus funds from urban renewal settlements	$0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan.	$0
5. The amount of income from float-funded activities	$0
6.Total Program Income	**$0**

Other CDBG Requirements

1. The amount of urgent need activities	$0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income	90%

HOME Investment Partnership Program (HOME)
Reference 24 CFR 91.220(l)(2)

A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:

Salt Lake City does not utilize HOME funding beyond those identified in Section 92.205.

Subrecipients for HOME funded projects are selected in the same manner as the other CPD grants. Competitive applications are given an administrative score and scored by a resident advisory board. The board makes funding recommendations that are sent to the mayor, and then the Council, who finalize the award decisions. During this process there are two public hearings that are conducted, one in the fall and another in the spring at a public City Council meeting. Additional public feedback is also gathered throughout the year through surveys and at public events. This process is outlined in further detail in Appendix C Citizen Participation Plan in the City's 2025-2029 Consolidated Plan and AP-12 Participation of this Action Plan.

OMB Control No: 2506-0117 (exp. 09/30/2021)

A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

When Salt Lake City awards HOME funds for homebuyer activities, the following will apply if a sale or transfer of the property is made during the period of affordability:

1) **Recapture** provisions will apply when a homebuyer or subrecipient receives direct HOME assistance to purchase the affordable home (i.e., for a downpayment, closing costs, or other HOME assistance).

2) **Resale** provisions will apply when HOME assistance is provided for development subsidies, acquisition of existing units by housing organizations, and homes placed in community land trusts.

Definitions

DEVELOPMENT SUBSIDY: A development subsidy is generally financial assistance given to the developer, who can then offer the home at a lower sales price and reduce the homebuyer's housing costs. While the subsidy does not go directly to the homebuyer, it helps make development of an affordable home feasible.

DIRECT HOMEBUYER SUBSIDY: A direct subsidy consists of any financial assistance that reduces the purchase price from fair market value to an affordable price, or otherwise directly subsidizes the purchase (i.e., downpayment or closing cost assistance, subordinate financing).

HOMEBUYER INVESTMENT: The homebuyer's investment consists of the portion of initial downpayment paid by the homebuyer combined with the value of any capital improvements made with the homebuyer's funds, and any loan principal paid down during the homebuyer's period of ownership.

NET PROCEEDS: The sales price minus loan repayment (other than HOME funds) and closing costs. Under no circumstances can the City recapture more than is available from the net proceeds of the sale (i.e., voluntary sales including short sales, and involuntary sales including foreclosures).

NONCOMPLIANCE: Failure to comply with the resale or recapture requirements means that:
The HOME-assisted homebuyer no longer occupies the unit as their principal residence (i.e., unit is rented or vacant); or the home is voluntarily or involuntarily transferred in a transaction changing ownership without proper notice and the appropriate provisions were not enforced.

PERIOD OF AFFORDABILITY: The number of years that resale and recapture policies will be in effect when HOME funds are used. The minimum number of years is determined by the amount of the investment.

HOME Funds Provided for Homebuyer Activity subject to Recapture of HOME Funds	Minimum years of Affordability
Under $15,000	5 Years
Between $15,000 and $40,000	10 Years
Over $40,000	15 Years

SUBRECIPIENT: A subrecipient is a public or private nonprofit agency, authority, or organization that receives HOME funds to undertake eligible HOME activities (e.g., provide downpayment or closing costs assistance, or homeowner rehabilitation).

RECAPTURE PROVISIONS

Used when HOME assistance is provided to a homebuyer purchasing a regular market home.

Homebuyers/subrecipients who are awarded HOME funds for direct homebuyer assistance (downpayment assistance, closing costs, interest subsidies, or other HOME assistance) must follow the recapture guidelines if the property is sold or transferred during the affordability period.

Depending on the level of homebuyer assistance provided, the affordability period may be five years (less than $15,000 in direct assistance), ten years ($15,000 or more but less than $40,000), or fifteen years ($40,000 or more).

When the home is sold or transferred during the period of affordability, the homebuyer/subrecipient must repay the City the full amount of HOME funds received through downpayment assistance, closing costs, or other HOME assistance provided directly to them, and any financial assistance that reduced the purchase price from fair market value to an affordable price.

Example

The City provides $75,000 in HOME development funds to a developer who sells the property for fair market value at $60,000. The homebuyer is also provided HOME down payment assistance in the amount of $5,000. The City uses the recapture option to ensure affordability. The period of affordability for this property is five years because the property

was sold for fair market value and the direct assistance to the homebuyer is therefore $5,000.

Alternately, if the fair market value of this same property was $75,000, and the developer sold the property to the homebuyer for $60,000, the period of affordability would be ten years because the assistance that enables the homebuyer to purchase the unit is $20,000 ($15,000 subsidy to write down the purchase price plus the $5,000 down payment assistance).

The HOME-assisted homebuyer is allowed to sell the home to any willing buyer at any price as long as the HOME debt remaining on the property is repaid.

If the net sales proceeds are inadequate to fully repay the City's HOME loan, the City accepts the net proceeds as full and final payoff of the note. The City is never permitted to recapture more than is available from net proceeds of the sale (i.e., voluntary sales including short sales, and involuntary sales including foreclosures).

The net proceeds of a sale are the sales price minus non-HOME loan repayments and any closing costs. When the net sales proceeds exceed the City assistance, the HOME-assisted homebuyer retains all remaining net proceeds after repaying the HOME loan balance. The City reserves the right to determine that the sales price reflects fair market value.

If the City receives payment, the City will record the funds as "recaptured funds" and will use the funds for other HOME-eligible activities. Or the City may agree to a written agreement that specifies that the subrecipient keeps the recaptured funds for use for other HOME-eligible activities. Any time recaptured funds are reused to assist a subsequent homebuyer, a new period of affordability will start.

Lien documents, deed restrictions, covenants that run with the land, or other similar mechanisms will be used to impose recapture provisions. Documents containing these provisions will be executed at the closing of the home purchase and will be recorded at that time. In addition, the City will execute a written agreement between the homebuyer and the City, which will clearly explain:

- amount and use of the loan;
- length of the affordability period based on the dollar amount of City funds invested;
- requirement that the property be the primary residence of the household throughout the period of affordability;
- recapture provisions based on net proceeds available from sale, transfer or foreclosure of the home.

$$\frac{\text{HOME investment}}{\text{HOME investment}+\text{homeowner investment}} \times \text{Net proceeds} = \text{HOME amount to be recaptured}$$

$$\frac{\text{homeowner investment}}{\text{HOME investment}+\text{homeowner investment}} \times \text{Net proceeds} = \text{amount to homeowner}$$

Only those grantee users with administrative privileges can edit grantee program contact information. Users with these privileges will see an additional "Admin" module in the blue, top bar. Each organization is required to list a first contract, and is encouraged to list a second contact if possible, for each of the CPD programs where the organization is the direct recipient of HUD funding.

To edit program contact information, the Local Grantee Administrator should:

1. Click the Grantee/PJ tab to display the View Grantee screen. On the navigation bar (left-hand side of the screen), click on the "Edit Contacts" link.
2. The "Chief Elected Official" section and each program area has a set of links including "Update," New," and "Change to Another." Select "Update" to edit the information for the existing program contact and select "New" to add a new program contact. The "Change to Another" link can be used to search for and select a different contact as the new program contact.

In order to preserve the number of affordable housing units for continued benefit to low-income residents, Salt Lake City requires that HOME funds used to assist homeownership be recaptured whenever assisted units become vacant prior to the end of the affordability period that is commensurate with the amount of funding invested in the activity. Trust deeds or property restrictions are filed on appropriate properties to ensure compliance with the period of affordability.

Homeownership Resale:

When HOME funding is provided directly to a developer to reduce development costs, thereby making the price of the home affordable to the homebuyer, the funds are not repaid by the developer to the City but remain with the property for the length of the affordability period. This keeps HOME-assisted units affordable over the entire affordability period.

Under the resale option, if the homeowner decides to sell the home during the period of affordability:

- The sale price must be affordable to a range of subsequent low-income owner-occupied households.
- Subsequent homebuyers must be income-qualified under the HOME program and must occupy the home as their principal residence.
- The homeowner must be provided a fair return on investment when applicable (i.e., the downpayment plus capital improvements made to the house), while ensuring that the home is sold to another income qualified household.
    - In some cases, it may be necessary for the City to provide HOME assistance to the subsequent homeowner to ensure that the original homeowner receives a fair return and the unit is affordable to the defined low-income population. The resale price cannot be set based upon what is affordable to a specific homebuyer.

Due to the growing costs of homes in the Salt Lake City residential market, the City has opted to implement a Homeownership Value Limit of $ 593,180 for a single-family home. Salt Lake City determined 95 percent of the median area purchase price for single family housing in the jurisdiction in accordance with procedures established at § 92.254(a)(2)(iii). Specifically, this purchase price was calculated based on a median sales price of $624,400 (i.e. $624,400 × 0.95 = $ 593,180) for single family homes. This figure is for both new construction and existing homes.

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, 2018-2024:
    - The median home value was $566,400.
    - The median household income was $72,951.
- HUD, HOME Income Guidelines for 2024, Salt Lake City Metro Area, 80% AMI for a family of 4: $92,400
- ACS data, Salt Lake City, 2024:
    - The percentage of households under the poverty line: 14.1% of total population
    - The median monthly owner costs with a mortgage, $3,483
- Realtor.com
    - In February 2025 the median home listing price was $544,600
    - In February the median home sold price was $624,400

FAIR RETURN ON INVESTMENT. The homeowner may receive the money they invested into the property back from the sale proceeds.

The value of the homeowner investment is calculated by adding:

- The homeowner's investment (i.e. downpayment and/or closing costs) at the time of initial purchase,
- The principal paid on the senior debt during the period of ownership, and
- Capital improvements (any individual improvements made specifically to the structure or major system of the HOME assisted housing unit in which the cost was more than $3,000.00 and where applicable, the work was properly permitted, inspected locally, and documented with third party receipts).

The homeowner's fair return on investment is measured using:

- A formula that allows 1.5% annum simple interest for the number of years of ownership

  -OR- (whichever is the lessor of the two calculations)

- The Consumer Price index, calculated from the month and year of purchase of the home to the month and year of the Intent-to-Sell Notice or other event triggering the Resale Option. The calculation shall be derived from the Bureau of Labor statistics online calculator or any successor: https://data.bls.gov/cgi-bin/cpicalc.pl

The total return at sale, assuming the price at sale permits the homeowner to realize a full return on the investment, would be the lesser of the two calculations.

Note: that in certain circumstances, such as a declining housing market where home values are depreciating, the homeowner may not receive a return on their investment because the home sold for less or the same price as the original purchase price.

RESALE PROCESS: When a Resale is triggered during the Period of Affordability, the HOME-assisted homeowner must notify the City in writing no less than 60 days prior to such sell or transfer -to- .

In order to ensure that all resale requirements are met, the City will

- agree to the new sale price with consultation from the contracted agency and written third party appraisal.
- confirm the Fair Return calculation to the HOME-assisted homeowner, and equity amounts to the homeowner, developer and the City.
- review the income eligibility of the subsequent homebuyer.
    - Subsequent homebuyer must be low-income as defined by HOME
    - Sales price must be affordable to the subsequent homebuyer; affordable is defined as limiting the Principal, Interest, Taxes and Insurance (PITI) amount to no more than 30% of the subsequent homebuyer's gross monthly income.
- ensure the subsequent homebuyer will use the property as their principal residence.
- determine whether the subsequent homebuyer will continue the Period of Affordability in effect.

HOME PROGRAM QUALIFIED. Once the City determines that all resale process requirements are met, a written agreement will be executed between the subsequent homebuyer and the City, which will clearly explain:

- amount and use of the loan;
- length of the affordability period based on the dollar amount of City funds invested;
- requirement that the property be the primary residence of the household throughout the period of affordability;
- conditions and obligations of the subsequent homebuyer should they wish to sell before the end of the affordability period.

A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:

See the below table for the affordability period for HOME funding projects.

Rental Housing Activity	Minimum years of Affordability
Rehab or acquisition of existing housing per unit amount of HOME funds under $15,000	5 Years
Between $15,000 and $40,000	10 Years

Over $40,000 or rehab involving refinancing	15 Years
New construction or acquisition of newly constructed housing	20 Years

CONTINUED AFFORDABILITY. To provide continued affordability of the property, the City will ensure that the sales price not exceed what is affordable to households below 80% of area median income (AMI). The City defines "affordable price" as a price that is at or below an amount that will allow a low-income family to pay no more than 30% of their monthly income to pay for mortgage principal and interest, property taxes, and insurance. In no case will the price exceed the HOME Program purchase price limits as defined by HUD.

ENFORCEMENT OF RESALE PROVISIONS. The HOME-assisted homeowner will be responsible for notifying the City to ensure that resale provisions are followed if properties are sold or transferred during the period of affordability. To accomplish this, lien documents, deed restrictions, covenants running with the land, or other similar mechanisms will be used to guarantee the period of affordability. Documents containing these provisions will be executed at the closing of the home purchase and will be recorded at that time.

REPAYMENT

If homebuyer violates compliance requirements during the period of affordability, the City may enforce a Repayment provision in which homebuyer is responsible for repaying to the City the entire HOME investment.

The HOME Resale and Recapture policies are intended to implement the HUD HOME program requirements concerning resale, recapture and repayment. In the event there is ambiguity in this policy, or in the event this policy does not address a specific question, the City will look to HUD regulations, guidance documents, and program notices as persuasive authority on such questions.

Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

Not applicable. Salt Lake City does not intend to use HOME funds to refinance multifamily housing debt.

Emergency Solutions Grant (ESG)
Reference 91.220(l)(4)

Include written standards for providing ESG assistance (may include as attachment)

The Emergency Solutions Grant (ESG) Policies include written standards for providing ESG assistance. Salt Lake City's updated ESG policies and procedures are attached to this Annual Action Plan.

If the Continuum of Care has established centralized or coordinated assessment system that meets HUD requirements, describe that centralized or coordinated assessment system.

The Salt Lake Continuum of Care has developed a collaborative, written coordinated assessment plan. Consensus exists for a coordinated assessment plan that covers the entire Continuum of Care with a multi-access entry point quick assessment method for any homeless individual or family in need of emergency shelter or service. Our 2-1-1 system, service providers, government agencies, and others publicize all existing access points, as well as a central phone number that assists those who express a housing related emergency. The phone number is staffed by Utah Community Action and guides the caller to the one or many resources can serve the caller, The CoC is striving to do everything we can to ensure individuals and families in need have clear direction for accessing appropriate services. After entry into an emergency service, individuals are tracked as they progress toward housing and/or support interventions. All homeless families and those individuals prioritized for permanent supportive housing placements are guided toward this centralized process and placed into one of several housing programs depending on assessment. Standardized assessments include a quick assessment for emergency services and eligibility and enrollment materials for housing placements.

Representatives of the City worked with the CoC, ESG funders, and service providers to improve the coordinated assessment system to meet requirements set forth in *Notice CPD-17-01*.

Identify the process for making sub-awards and describe how the ESG allocation available to private nonprofit organizations (including community and faith-based organizations).

Granting sub-awards is an intensive, months-long process. It begins with applications being made available and workshops held to explain different federal grant programs and eligible activities under each. SLC staff also reach out to potential applicants through the Salt Lake Homeless Coordinating Council, the local Continuum of Care, the Utah Housing Coalition, and others.

After the application period closes, a general needs hearing is conducted to help guide how ESG monies should be spent. Applications are discussed with a resident advisory board in a public forum. Applicants are invited to meet with the resident advisory board to answer final questions or provide additional information regarding their programs and their role in the larger homeless services system structure.

The Community Development & Capital Improvement Programs Advisory Board (CDCIP Board) reviews the ESG applications and makes a recommendation to the Salt Lake City Mayor based on federal guidelines, the 5 Year Consolidated Plan, and the City's long-term homeless services strategies. The Mayor then makes a recommendation on funding to the City Council based on the CDCIP board recommendation, federal guidelines, the 5 Year Consolidated Plan, and the City's long-term homeless services strategies.

The City Council holds a public hearing to receive comments on the program applications and recommendations. The City Council then makes a funding decision based on public comments, the Mayor's recommendations, CDCIP Board recommendations, federal guidelines, the 5-Year Consolidated Plan, and the City's long-term homeless services strategies.

If the jurisdiction is unable to meet the homeless participation requirement in 24 CFR 576.405(a), the jurisdiction must specify its plan for reaching out to and consulting with homeless or formerly homeless individuals in considering policies and funding decisions regarding facilities and services funded under ESG.

Before the Salt Lake City Council makes the final funding decisions for ESG funds, there are multiple venues for public outreach including two public hearings. Efforts are made to include participation from homeless and formerly homeless individuals. Emergency Solutions Grant funds, along with other public and private monies, are used by Salt Lake City to implement our short- and long-term homeless service goals.

Individuals experiencing homelessness often help the city craft and implement short-term and long-term service plans. Specific outreach for the development of the Annual Action Plan is done at homeless resource centers and at resource fairs, which are targeted towards those experiencing unsheltered homelessness.

ESG subrecipients and other homeless service providers routinely consult with current and formerly homeless individuals to make programming and service delivery decisions.

Describe performance standards for evaluating ESG.

Salt Lake City scores programs receiving Emergency Solutions Grant funding using the performance metrics required by the U.S. Department of Housing and Urban Development (HUD) and local priorities. To increase transparency, leverage resources, and maximize efficiencies, Salt Lake City does the following:

- All applications undergo a risk analysis prior to the awarding of funds.
- Standardized quarterly reporting is reviewed for compliance, timeliness, and accuracy.
- Monitoring and technical assistance risk analyses are performed on all subgrantees to determine which organization would benefit from monitoring or technical assistance visits.
- Collect information that supports the required performance measurement metrics and provides context on local initiatives.

To ensure consistent performance metrics, the Salt Lake County Continuum of Care contracts with the State of Utah to administer Utah's Homeless Management Information 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. 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 Opportunities for Persons with HIV/AIDS (HOPWA)

Identify the method of selecting project sponsors and describe the one-year goals for HOPWA funded projects:

Project Sponsors for HOPWA projects are selected in the same manner as the other CPD grants. Competitive applications are given an administrative score and scored by a resident advisory board. The board makes funding recommendations that are sent to the mayor, and then the Council, who finalize

the award decisions. During this process there are two public hearings that are conducted, one in the fall and another in the spring at a public City Council meeting. Additional public feedback is also gathered throughout the year through surveys and at public events. This process is outlined in further detail in Appendix C Citizen Participation Plan in the City's 2025-2029 Consolidated Plan and AP-12 Participation of this Action Plan.

Our one-year goals are outlined in AP-20 and AP-35 and include providing supportive services to TBRA services to 85 households. These services will help to support our Consolidated Plan goals for Housing

Discussion:

Salt Lake City appreciates its partnership with HUD and the services that are made possible by the funding provided through the annual entitlement programs.