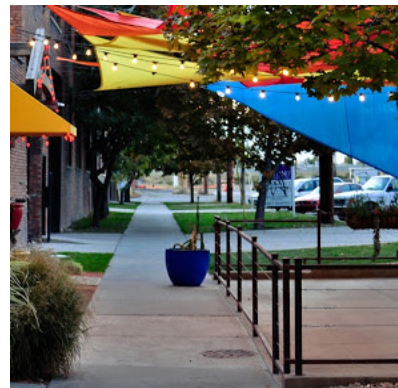


SALT LAKE CITY CONSOLIDATED PLAN



SALT LAKE CITY CORPORATION 2015 - 2019 CONSOLIDATED PLAN

DRAFT: APRIL 2015

HUD PROGRAM YEARS 2015 - 2019
FISCAL YEARS 2016 - 2020

SALT LAKE CITY
2015-2019 **CONSOLIDATED PLAN**
April 2015 Draft

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Consolidated Plan Data Summary

This plan utilizes the most recent data available from federal, state, and local resources. The U.S. Department of Housing and Urban Development (HUD) requires that entitlement cities utilize American Community Survey (ACS), and Comprehensive Housing Affordability Strategy (CHAS) data. Some notes on these data sources are as follows:

- ACS: The ACS is a mandatory, ongoing statistical survey that samples a small percentage of the population every year. This Plan utilizes the most recent five-year estimates available, the 2009-2013 dataset. ACS five-year estimates were utilized due to the larger sample size, and corresponding smaller margin of error, than three-year and one-year estimates.
- CHAS: HUD periodically receives "custom tabulations" of data from the U.S. Census Bureau that are largely not available through standard Census products. These data, known as the CHAS data, demonstrate the extent of housing problems and housing needs, particularly for low income households. The CHAS data are used by local governments to plan how to spend HUD funds, and may also be used by HUD to distribute grant funds. This Plan utilizes the most recent CHAS data available, the 2007-2011 dataset.

Salt Lake City's Division of Housing and Urban Development has supplemented ACS and CHAS data with local data to provide additional context to Salt Lake City's housing and community development needs.

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.

DRAFT

ES-05 EXECUTIVE SUMMARY

Introduction

Salt Lake City's 2015-2019 Consolidated Plan is the product of a collaborative process to identify housing and community development needs and to establish goals, priorities and strategies to address those needs. This five-year plan provides a framework for maximizing and leveraging the City's block grant allocations to build healthy and sustainable communities that better focus funding from the U.S. Department of Housing and Urban Development (HUD) formula block grant programs. The entitlement grant programs guided by the Consolidated Plan are as follows:

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

Similar to cities across the country, Salt Lake City is faced with growing income inequality, increasing poverty levels, decreasing housing affordability and diminishing federal resources. This Consolidated Plan outlines a comprehensive set of policies that respond to the city's current challenges by utilizing new and collaborative strategies. This includes moving from an application-driven process to a process focused on community needs, goals, objectives and outcomes.

Neighborhoods of Opportunity

Affordable and safe housing serves as the foundation for individuals to move out of poverty. However, it is increasingly recognized that housing must be connected to opportunities for education, transit, recreation, economic development, healthcare and services. Instead of addressing these needs separately, Salt Lake City intends to take a comprehensive and geographic approach to community development through a framework called Neighborhoods of Opportunity.



The 2015-2019 Consolidated Plan encourages capacity in neighborhoods with concentrated poverty and supports at-risk populations by promoting goals that increase access to housing, education, health, transportation and economic development. By engaging in building neighborhoods of opportunity, Salt Lake City is working toward closing the gap in a number of socioeconomic indicators, such as improving housing affordability, school-readiness of young children, employment skills of at-risk adults, access to transportation for low-income households, access to fresh foods for food-insecure families and economic diversity within neighborhoods.

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

Consolidated Plan Process & Overview

The 2015-2019 Consolidated Plan is organized into four primary sections, as follows:

1. **The Process (PR)**

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

2. **Needs Assessment (NA)**

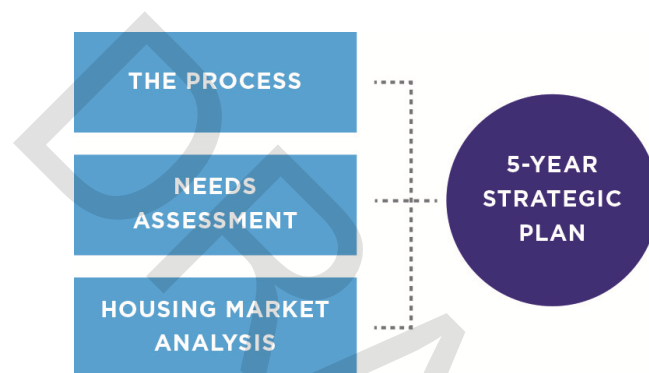
The Needs Assessment section provides an analysis of housing, homeless and community development needs, with focus on the needs of low-income households, racial and ethnic minorities, homeless persons, and non-homeless special needs populations.

3. Housing Market Analysis (MA)

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

4. Five-Year Strategic Plan (SP)

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



The 2015-2019 Consolidated Plan planning process will conclude with the development of the city's First Year Action Plan. The First Year Action Plan will outline the activities and funding priorities for the first year of the Consolidated Plan, covering July 1, 2015 – June 30, 2016.

Objectives and Outcomes Identified in the Plan

Salt Lake City's 2015-2019 Consolidated Plan is a strategic plan focused on building Neighborhoods of Opportunity to promote capacity in neighborhoods with concentrated poverty and to support the city's most vulnerable populations. Identified outcomes and objectives are as follows:

Housing

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

- Expand housing options for extremely low-income (ELI) individuals and special needs populations.
- Support high-quality affordable housing development throughout the city, including high opportunity areas.
- Improve and rehabilitate the housing stock, with focus on concentrated areas of poverty.

- Expand affordable housing opportunities within walking distance of transit.
- Develop healthy and sustainable housing that utilizes energy conservation and green building technologies.
- Provide housing opportunities to emphasize stable housing as a primary strategy to prevent and end homelessness.

Education

To promote educational opportunities, with focus on reducing intergenerational poverty.

- Expand access to affordable early childhood education to set the stage for academic achievement and social development.
- Address the digital divide by promoting digital inclusion through access to communication technologies.

Health

To promote access to affordable healthcare, fresh foods, and safe living environments.

- Improve the condition of housing and capital infrastructure in distressed neighborhoods.
- Increase access to healthcare and other supportive services for persons experiencing homelessness.
- Increase access to fresh, healthy foods for food-insecure families and individuals.
- Improve and expand access to green infrastructure in distressed neighborhoods.

Transportation

To promote accessibility and affordability of multimodal transportation.

- Support access to public transportation for vulnerable populations.
- Increase the accessibility of public transit in distressed neighborhoods.
- Expand and improve multimodal transportation infrastructure.

Economic Development

To expand access to economic mobility and vibrant neighborhood business nodes.

- Provide job training programs for vulnerable populations, including chronically homeless, refugees and persons with disabilities.
- Expand economic opportunities through the improvement of capital infrastructure and commercial buildings in designated commercial nodes.

Evaluation of past performance

In preparation for development of the 2015-2019 Consolidated Plan, Salt Lake City's Division of Housing and Neighborhood Development reviewed Consolidated Annual Performance Reports (CAPERs) submitted to HUD under the 2010-2014 Consolidated Plan. The CAPERs provide an evaluation of past performance and accomplishments in relation to established goals and priorities. The City's program year 2013-14 CAPER can be viewed at

<http://www.slcgov.com/hand/federal-grant-programs>.

During the course of the 2010-2014 Consolidated Plan, the City has been able to meet the vast majority of established goals and priorities. In addition, the City was able to comply with statutes and regulations set by HUD. While the fifth year of the 2010-2014 Consolidated Plan will not conclude until June 30, 2015, HAND projects the City will meet plan goals as indicated in Table ES-05.1.

Table ES-05.1
Salt Lake City 2010 -2014 Consolidated Plan Accomplishments

	ACTIVITY		GOAL	PROJECTED
CDBG	Housing	Emergency Repair	950	872 hh
		Housing Rehabilitation	600	604 hh
		Housing Development	15	12 units
		First Time Homebuyer Loans	150	157 hh
	Living Environment	Building Improvements	38	45
		Park Improvements	13	17
		Planning Activities: Community Plans/Studies	4	4
		Public Art	2	2
		Public Services	15%	135,735 ppl
		Ramps	350	443
		Sidewalk Replacement	25,000 sq ft	156,631 sq ft
		Street Design/Improvements	10	8
ESG	ACTIVITY		GOAL	PROJECTED
	Homelessness		250	255 hh
	Rapid Re-housing		200	352 hh
HOME	Shelter Operations		5,000	7,372 ppl
	ACTIVITY		GOAL	PROJECTED
	Development		10	7 units
HOPWA	Down Payment		50	83 hh
	Rental Assistance		250	289 hh
HOPWA	ACTIVITY		GOAL	PROJECTED
	Rental Assistance		250	261 hh

Note: Households displayed as "hh", People displayed as 'ppl'.

Source: Salt Lake City Division of Housing and Neighborhood Development

Summary of citizen participation process and consultation process:

Citizen participation is an integral part of the Consolidated Plan planning process, as it ensures goals and priorities are defined in the context of community needs and preferences. In addition, the citizen participation process provides a format to educate the community about the City's federal grant programs. To this end, Salt Lake City solicited involvement from a diverse group of stakeholders and community members during the development of the 2015-2019 Consolidated Plan. A comprehensive public engagement process included a citywide survey, public hearings, public meetings, one-on-one meetings, stakeholder committee meetings, task force meetings, internal technical committee meetings, a homeless situation assessment, and a public comment period.

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

Public comments:

A summary of public comments will be available in the appendix of the Consolidated Plan. Included in the summary will be comments from the public hearings, stakeholder meetings and open comment period.

Summary of comments or views not accepted and the reasons for not accepting them:

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

THE PROCESS

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

PR-05 LEAD & RESPONSIBLE AGENCIES

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 administering grant programs:

Table PR-05.1
Lead and Responsible Agencies

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

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

Consolidated Plan Public Contact Information:

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

- Director of Housing and Neighborhood Development, Michael Akerlow at Michael.Akerlow@slcgov.com or 801-535-7966
- Capital Planning Manager, Jennifer Schumann at Jennifer.Schumann@slcgov.com or 801-535-7276.

PR-10 CONSULTATION

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, lenders, social service agencies, homeless shelter and service providers, faith-based organizations, 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 Consolidated Plan.

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:

In partnership with BBC Research and Consulting, the City facilitated a comprehensive outreach effort to enhance coordination and discuss new approaches and efficiencies with public service agencies. This was done to provide cross collaboration between agencies and to focus on larger communitywide issues. From these efforts, community partners were able to provide input on how federal funds could be focused to provide holistic solutions to those utilizing funds.

The City also engaged Pathways Associates to facilitate a series of Housing Task Force meetings with City departments, non-profit housing partners, for-profit developers, transit authority planners, housing advocates, local health organizations, industrial banks, and local financial institutions. This task force was designed to provide input on the City's Housing Plan and Consolidated Plan, as well as identify barriers and resources for housing development.

In consultation with Pathway Associates the City undertook an in-depth homeless outreach effort to determine ways that community efforts could be strategically leveraged to provide more long term results and lessen the length of time someone experiences homelessness. This effort resulted in a six point homeless strategy used to focus community efforts.

The Citizen Participation process is described in greater detail in 'PR-15 Citizen Participation,' which will detail more explicitly the opportunities for the community to provide input into this plan, and the annual action plans. Outreach efforts resulted in a Consolidated Plan that centers on five main priorities that provide for an increase in opportunity by taking a comprehensive and geographic approach to housing, education, health, transportation and economic development.

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 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 service are not being over or under funded and services being funded meet the community's needs and goals.

Describe consultation with the Continuum(s) 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:

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 service 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 grade service providers. The four entities also jointly monitor grantees to assure the system is fair.

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 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.

Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities:

Table PR-10.1
Consultation and Public Participation Participants

PUBLIC SERVICE FOCUS GROUP		
1	Agency/Group/Organization	Big Brothers Big Sisters of Utah
	Agency/Group/Organization Type	Services - Children
	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.
2	Agency/Group/Organization	Boys & Girls Clubs of Greater Salt Lake
	Agency/Group/Organization Type	Services - Children Services - Education
	What section of the Plan was addressed by consultation?	Non-Homeless Special Needs 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.
3	Agency/Group/Organization	Catholic Community Services
	Agency/Group/Organization Type	Services - Housing Services - Homeless Services - Employment
	What section of the Plan was addressed by consultation?	Housing Need Assessment Homeless Needs – Chronically Homeless Homeless Needs – Families with Children Homeless Needs – Veterans Homeless Needs – Unaccompanied Youth Homelessness Strategy Non-Homeless Special Needs 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.
4	Agency/Group/Organization	Columbus Community Center
	Agency/Group/Organization Type	Services - Employment Services - Persons with Disabilities
	What section of the Plan was addressed by consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Public Service Organization that assisted in identifying service gaps within the community. The collaborative effort allowed for discussion and feedback from the agencies that are the closest to those we are assisting. From these efforts, the City was able to determine the overarching priorities and goals of the Plan, including specific public service focus areas where funding will be targeted and leveraged community wide.

5	Agency/Group/Organization	Community Health Centers, Inc.
	Agency/Group/Organization Type	Services - Health Health Agency
	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.
6	Agency/Group/Organization	Crossroads Urban Center
	Agency/Group/Organization Type	Services - Children Services - Elderly Persons Services - Persons with Disabilities
	What section of the Plan was addressed by consultation?	Housing Need Assessment Non-Homeless Special Needs 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.
7	Agency/Group/Organization	Family Promise
	Agency/Group/Organization Type	Services - Housing Services - Homeless
	What section of the Plan was addressed by consultation?	Housing Needs Assessment Homeless Needs - Families with Children 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.
8	Agency/Group/Organization	Family Support Center
	Agency/Group/Organization Type	Services - Children Child Welfare Agency
	What section of the Plan was addressed by consultation?	Homeless Needs - Families with Children Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Public Service Organization that assisted in identifying service gaps within the community. The collaborative effort allowed for discussion and feedback from the agencies that are the closest to those we are assisting. From these efforts, the City was able to determine the overarching priorities and goals of the Plan, including specific public service focus areas where funding will be targeted and leveraged community wide.

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

13	Agency/Group/Organization	Salt Lake Community Action Program
	Agency/Group/Organization Type	Services – Housing Services – Children Services – Elderly Persons Services – Persons with Disabilities Services – Persons with HIV/AIDS Services – Education Services – Employment Services – Fair Housing
	What section of the Plan was addressed by consultation?	Housing Need Assessment Homelessness Strategy Non-Homeless Special Needs HOPWA Strategy 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.
14	Agency/Group/Organization	Salt Lake Donated Dental
	Agency/Group/Organization Type	Services – Health
	What section of the Plan was addressed by consultation?	Homeless Needs – Families with Children Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Public Service Organization that assisted in identifying service gaps within the community. The collaborative effort allowed for discussion and feedback from the agencies that are the closest to those we are assisting. From these efforts, the City was able to determine the overarching priorities and goals of the Plan, including specific public service focus areas where funding will be targeted and leveraged community wide.
15	Agency/Group/Organization	Utah Law related Education, Inc. (Salt Lake Peer Court)
	Agency/Group/Organization Type	Services – Children
	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.
16	Agency/Group/Organization	Sarah Daft Home
	Agency/Group/Organization Type	Housing Services – Elderly Persons Services – Persons with Disabilities
	What section of the Plan was addressed by consultation?	Housing Needs Assessment 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.

17	Agency/Group/Organization	Spy Hop Productions
	Agency/Group/Organization Type	Services - Children Services - Education
	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.
18	Agency/Group/Organization	Helping Hands dba The Haven
	Agency/Group/Organization Type	Services - Housing Services - Health
	What section of the Plan was addressed by consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Public Service Organization that assisted in identifying service gaps within the community. The collaborative effort allowed for discussion and feedback from the agencies that are the closest to those we are assisting. From these efforts, the City was able to determine the overarching priorities and goals of the Plan, including specific public service focus areas where funding will be targeted and leveraged community wide.
19	Agency/Group/Organization	The Road Home
	Agency/Group/Organization Type	Housing Services - Housing Services - 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	Utah Food Bank
	Agency/Group/Organization Type	Services - Health
	What section of the Plan was addressed by consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Public Service Organization that assisted in identifying service gaps within the community. The collaborative effort allowed for discussion and feedback from the agencies that are the closest to those we are assisting. From these efforts, the City was able to determine the overarching priorities and goals of the Plan, including specific public service focus areas where funding will be targeted and leveraged community wide.

21	Agency/Group/Organization	Advantage Services dba Valley Services
	Agency/Group/Organization Type	Services - Employment
	What section of the Plan was addressed by consultation?	Homelessness Strategy 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.
22	Agency/Group/Organization	Volunteers of America
	Agency/Group/Organization Type	Housing Services - Housing Services - Persons with Disabilities Services - Homeless Services - Health
	What section of the Plan was addressed by consultation?	Housing Needs Analysis 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.
23	Agency/Group/Organization	Wasatch Community Gardens
	Agency/Group/Organization Type	Services - Health
	What section of the Plan was addressed by consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Public Service Organization that assisted in identifying service gaps within the community. The collaborative effort allowed for discussion and feedback from the agencies that are the closest to those we are assisting. From these efforts, the City was able to determine the overarching priorities and goals of the Plan, including specific public service focus areas where funding will be targeted and leveraged community wide.
24	Agency/Group/Organization	Wasatch Homeless Health Care
	Agency/Group/Organization Type	Services - Persons with HIV/AIDS Services - Homeless Services - Health Health Agency
	What section of the Plan was addressed by consultation?	Homeless Needs - Chronically Homeless Homeless Needs - Families with Children Homeless Needs - Veterans Homeless Needs - Unaccompanied Youth Homeless 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.

25	Agency/Group/Organization	Young Men's Christian Association
	Agency/Group/Organization Type	Services - Children
	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.
26	Agency/Group/Organization	Young Women's Christian Association
	Agency/Group/Organization Type	Services - Housing Services - Children Services - Victims of Domestic Violence Services - Homeless Services - Victims
	What section of the Plan was addressed by consultation?	Homeless Needs - Families with Children Homeless Strategy Non - Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Public Service Organization that assisted in identifying service gaps within the community. The collaborative effort allowed for discussion and feedback from the agencies that are the closest to those we are assisting. From these efforts, the City was able to determine the overarching priorities and goals of the Plan, including specific public service focus areas where funding will be targeted and leveraged community wide.
INTERDEPARTMENTAL TECHNICAL COMMITTEE		
27	Agency/Group/Organization	Salt Lake City Engineering Division
	Agency/Group/Organization Type	Other Governmental - Local Planning Organization
	What section of the Plan was addressed by consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The City assembled an Interdepartmental Technical Committee to discuss the necessity of leveraging federal and non federal funding opportunities. The Committee assisted in creating target areas to geographically focus city wide efforts and discuss other funding tools that may be available. The group committed to working collaboratively to maximize resources. Collaborations will continue to occur on City infrastructure, economic development, and transportation efforts that are in a geographically focused area.
28	Agency/Group/Organization	Salt Lake City Sustainability Division
	Agency/Group/Organization Type	Other Governmental - Local Planning Organization
	What section of the Plan was addressed by consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The City assembled an Interdepartmental Technical Committee to discuss the necessity of leveraging federal and non federal funding opportunities. The Committee assisted in creating target areas to geographically focus city wide efforts and discuss other funding tools that may be available. The group committed to working collaboratively to maximize resources. Collaborations will continue to occur on City infrastructure, economic development, and transportation efforts that are in a geographically focused area.

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

33	Agency/Group/Organization	Salt Lake City Redevelopment Agency
	Agency/Group/Organization Type	Other Governmental – Local Planning Organization
	What section of the Plan was addressed by consultation?	Housing Needs Assessment Non-Homeless Special Needs Market Analysis Economic Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The City assembled an Interdepartmental Technical Committee to discuss the necessity of leveraging federal and non federal funding opportunities. The Committee assisted in creating target areas to geographically focus city wide efforts and discuss other funding tools that may be available. The group committed to working collaboratively to maximize resources. Collaborations will continue to occur on City infrastructure, economic development, and transportation efforts that are in a geographically focused area.
34	Agency/Group/Organization	Salt Lake City Community and Economic Development Department
	Agency/Group/Organization Type	Other Governmental – Local Planning Organization
	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 Non-Homeless Special Needs HOPWA Strategy Market Analysis Economic Development 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?	The City assembled an Interdepartmental Technical Committee to discuss the necessity of leveraging federal and non federal funding opportunities. The Committee assisted in creating target areas to geographically focus city wide efforts and discuss other funding tools that may be available. The group committed to working collaboratively to maximize resources. Collaborations will continue to occur on City infrastructure, economic development, and transportation efforts that are in a geographically focused area.
35	Agency/Group/Organization	Salt Lake City Economic Development Division
	Agency/Group/Organization Type	Other Governmental – Local Planning Organization
	What section of the Plan was addressed by consultation?	Market Analysis Economic Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The City assembled an Interdepartmental Technical Committee to discuss the necessity of leveraging federal and non federal funding opportunities. The Committee assisted in creating target areas to geographically focus city wide efforts and discuss other funding tools that may be available. The group committed to working collaboratively to maximize resources. Collaborations will continue to occur on City infrastructure, economic development, and transportation efforts that are in a geographically focused area.
HOUSING TASK FORCE		
36	Agency/Group/Organization	ArtSpace
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by consultation?	Housing Needs Assessment Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Housing Task Force met over the course of several months to discuss the need for affordable housing units and meeting the housing gap identified in the Housing Needs Analysis. This group identified road blocks or challenges to building affordable units. Collaboratively the group was able to identify potential ways to overcome challenges as well as identify additional community resources. This feedback was additionally impactful as the city developed a new housing initiative that will last the length of the plan.

37	Agency/Group/Organization	ASSIST, Inc
	Agency/Group/Organization Type	Services - Housing Services - Fair Housing
	What section of the Plan was addressed by consultation?	Housing Needs Assessment Non-Homeless Special Needs Market Analysis Lead-Based Paint 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?	The Housing Task Force met over the course of several months to discuss the need for affordable housing units and meeting the housing gap identified in the Housing Needs Analysis. This group identified road blocks or challenges to building affordable units. Collaboratively the group was able to identify potential ways to overcome challenges as well as identify additional community resources. This feedback was additionally impactful as the city developed a new housing initiative that will last the length of the plan.
38	Agency/Group/Organization	CIT Bank
	Agency/Group/Organization Type	Other: CRA Bank Private Sector Banking/Financial
	What section of the Plan was addressed by consultation?	Housing Needs Assessment Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Housing Task Force met over the course of several months to discuss the need for affordable housing units and meeting the housing gap identified in the Housing Needs Analysis. This group identified road blocks or challenges to building affordable units. Collaboratively the group was able to identify potential ways to overcome challenges as well as identify additional community resources. This feedback was additionally impactful as the city developed a new housing initiative that will last the length of the plan.
39	Agency/Group/Organization	Housing Authority of the County of Salt Lake
	Agency/Group/Organization Type	Housing PHA Public Housing Needs Market Analysis HOPWA Strategy
	What section of the Plan was addressed by consultation?	Housing Needs Assessment Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Housing Task Force met over the course of several months to discuss the need for affordable housing units and meeting the housing gap identified in the Housing Needs Analysis. This group identified road blocks or challenges to building affordable units. Collaboratively the group was able to identify potential ways to overcome challenges as well as identify additional community resources. This feedback was additionally impactful as the city developed a new housing initiative that will last the length of the plan.
40	Agency/Group/Organization	Housing Authority of Salt Lake City
	Agency/Group/Organization Type	Housing PHA Services - Housing
	What section of the Plan was addressed by consultation?	Housing Needs Assessment Public Housing Needs Non-Homeless Special Needs HOPWA Strategy Market Analysis Anti-Poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Housing Task Force met over the course of several months to discuss the need for affordable housing units and meeting the housing gap identified in the Housing Needs Analysis. This group identified road blocks or challenges to building affordable units. Collaboratively the group was able to identify potential ways to overcome challenges as well as identify additional community resources. This feedback was additionally impactful as the city developed a new housing initiative that will last the length of the plan.

41	Agency/Group/Organization	Community Development Corporation of Utah
	Agency/Group/Organization Type	Housing Services – Housing Services – Fair Housing
	What section of the Plan was addressed by consultation?	Housing Needs Assessment Non-Homeless Special Needs Market Analysis Anti-Poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Housing Task Force met over the course of several months to discuss the need for affordable housing units and meeting the housing gap identified in the Housing Needs Analysis. This group identified road blocks or challenges to building affordable units. Collaboratively the group was able to identify potential ways to overcome challenges as well as identify additional community resources. This feedback was additionally impactful as the city developed a new housing initiative that will last the length of the plan.
42	Agency/Group/Organization	Cowboy Partners
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by consultation?	Housing Needs Assessment Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Housing Task Force met over the course of several months to discuss the need for affordable housing units and meeting the housing gap identified in the Housing Needs Analysis. This group identified road blocks or challenges to building affordable units. Collaboratively the group was able to identify potential ways to overcome challenges as well as identify additional community resources. This feedback was additionally impactful as the city developed a new housing initiative that will last the length of the plan.
43	Agency/Group/Organization	GE Capital
	Agency/Group/Organization Type	Other: CRA Bank Private Sector Banking/Financing
	What section of the Plan was addressed by consultation?	Housing Needs Assessment Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Housing Task Force met over the course of several months to discuss the need for affordable housing units and meeting the housing gap identified in the Housing Needs Analysis. This group identified road blocks or challenges to building affordable units. Collaboratively the group was able to identify potential ways to overcome challenges as well as identify additional community resources. This feedback was additionally impactful as the city developed a new housing initiative that will last the length of the plan.
44	Agency/Group/Organization	Morgan Stanley
	Agency/Group/Organization Type	Other: CRA Bank Private Sector Banking/Financing
	What section of the Plan was addressed by consultation?	Housing Needs Assessment Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Housing Task Force met over the course of several months to discuss the need for affordable housing units and meeting the housing gap identified in the Housing Needs Analysis. This group identified road blocks or challenges to building affordable units. Collaboratively the group was able to identify potential ways to overcome challenges as well as identify additional community resources. This feedback was additionally impactful as the city developed a new housing initiative that will last the length of the plan.

45	Agency/Group/Organization	Municipal Bond Consulting
	Agency/Group/Organization Type	Other: Affordable Housing Development Consultant
	What section of the Plan was addressed by consultation?	Housing Needs Assessment Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Housing Task Force met over the course of several months to discuss the need for affordable housing units and meeting the housing gap identified in the Housing Needs Analysis. This group identified road blocks or challenges to building affordable units. Collaboratively the group was able to identify potential ways to overcome challenges as well as identify additional community resources. This feedback was additionally impactful as the city developed a new housing initiative that will last the length of the plan.
46	Agency/Group/Organization	National Development Council
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by consultation?	Housing Needs Assessment Market Analysis Economic Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Housing Task Force met over the course of several months to discuss the need for affordable housing units and meeting the housing gap identified in the Housing Needs Analysis. This group identified road blocks or challenges to building affordable units. Collaboratively the group was able to identify potential ways to overcome challenges as well as identify additional community resources. This feedback was additionally impactful as the city developed a new housing initiative that will last the length of the plan.
47	Agency/Group/Organization	Neighborworks Salt Lake
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by consultation?	Housing Needs Assessment Market Analysis 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?	The Housing Task Force met over the course of several months to discuss the need for affordable housing units and meeting the housing gap identified in the Housing Needs Analysis. This group identified road blocks or challenges to building affordable units. Collaboratively the group was able to identify potential ways to overcome challenges as well as identify additional community resources. This feedback was additionally impactful as the city developed a new housing initiative that will last the length of the plan.
48	Agency/Group/Organization	Select Health
	Agency/Group/Organization Type	Major Employer Private Sector Financing Health Agency
	What section of the Plan was addressed by consultation?	Housing Needs Assessment Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Housing Task Force met over the course of several months to discuss the need for affordable housing units and meeting the housing gap identified in the Housing Needs Analysis. This group identified road blocks or challenges to building affordable units. Collaboratively the group was able to identify potential ways to overcome challenges as well as identify additional community resources. This feedback was additionally impactful as the city developed a new housing initiative that will last the length of the plan.

49	Agency/Group/Organization	Urban Land Institute of Utah
	Agency/Group/Organization Type	Planning Organization 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?	The Housing Task Force met over the course of several months to discuss the need for affordable housing units and meeting the housing gap identified in the Housing Needs Analysis. This group identified road blocks or challenges to building affordable units. Collaboratively the group was able to identify potential ways to overcome challenges as well as identify additional community resources. This feedback was additionally impactful as the city developed a new housing initiative that will last the length of the plan.
50	Agency/Group/Organization	Utah Foundation
	Agency/Group/Organization Type	Planning Organization
	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?	The Housing Task Force met over the course of several months to discuss the need for affordable housing units and meeting the housing gap identified in the Housing Needs Analysis. This group identified road blocks or challenges to building affordable units. Collaboratively the group was able to identify potential ways to overcome challenges as well as identify additional community resources. This feedback was additionally impactful as the city developed a new housing initiative that will last the length of the plan.
51	Agency/Group/Organization	Utah Housing Corporation
	Agency/Group/Organization Type	Housing Market Analysis Housing Need Assessment
	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?	The Housing Task Force met over the course of several months to discuss the need for affordable housing units and meeting the housing gap identified in the Housing Needs Analysis. This group identified road blocks or challenges to building affordable units. Collaboratively the group was able to identify potential ways to overcome challenges as well as identify additional community resources. This feedback was additionally impactful as the city developed a new housing initiative that will last the length of the plan.
52	Agency/Group/Organization	Utah Non Profit Housing Corporation
	Agency/Group/Organization Type	Housing Market Analysis Housing Need Assessment
	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?	The Housing Task Force met over the course of several months to discuss the need for affordable housing units and meeting the housing gap identified in the Housing Needs Analysis. This group identified road blocks or challenges to building affordable units. Collaboratively the group was able to identify potential ways to overcome challenges as well as identify additional community resources. This feedback was additionally impactful as the city developed a new housing initiative that will last the length of the plan.

53	Agency/Group/Organization	Utah Transit Authority
	Agency/Group/Organization Type	Major Employer Planning Organization
	What section of the Plan was addressed by consultation?	Community Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Housing Task Force met over the course of several months to discuss the need for affordable housing units and meeting the housing gap identified in the Housing Needs Analysis. This group identified road blocks or challenges to building affordable units. Collaboratively the group was able to identify potential ways to overcome challenges as well as identify additional community resources. This feedback was additionally impactful as the city developed a new housing initiative that will last the length of the plan.
54	Agency/Group/Organization	Utah Housing Coalition
	Agency/Group/Organization Type	Other: Housing Advocate
	What section of the Plan was addressed by consultation?	Housing Needs Assessment Homeless Strategy Market Analysis Anti-Poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Housing Task Force met over the course of several months to discuss the need for affordable housing units and meeting the housing gap identified in the Housing Needs Analysis. This group identified road blocks or challenges to building affordable units. Collaboratively the group was able to identify potential ways to overcome challenges as well as identify additional community resources. This feedback was additionally impactful as the city developed a new housing initiative that will last the length of the plan.

Identify any Agency Types not consulted and provide rationale for not consulting:

No agency was refused access or consideration.

Describe other local/regional/state/federal planning efforts considered when preparing the Plan:

Table PR-10.2
Plan Consultation

1	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?	Strategic Plan intended to integrate HUD and other funding sources developed through community-based approaches to address homelessness based on the identified needs of homeless individuals and families. The Continuum of Care does not provide services for homelessness, it seeks to assist needy individuals through housing assistance.
2	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.

3	Name of Plan	5000 Doors Housing Initiative
	Lead Organization	Salt Lake City
	How do the goals of your Strategic Plan overlap with the goals of each plan?	An aggressive housing initiative to address the City's housing gap, with a large focus on 0-40% AMI and providing affordable housing options to low income persons. Housing goals include increasing residential development, diversify existing housing stock, protect existing residential development and encourage mixed income/mixed use development.
4	Name of Plan	Zero: 2016
	Lead Organization	National Initiative
	How do the goals of your Strategic Plan overlap with the goals of each plan?	A campaign designed to help a dedicated group of communities do whatever it takes to end chronic and veteran homelessness in the next two years. Housing goals include promoting the availability of housing types and services needed to address this special population.
5	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.
6	Name of Plan	Salt Lake City Comprehensive Housing Policy
	Lead Organization	Salt Lake City
	How do the goals of your Strategic Plan overlap with the goals of each plan?	In 2012, the Salt Lake City Council adopted the Salt Lake City Comprehensive Housing Policy, a set of policy statements to guide the rehabilitation and development of housing in Salt Lake City.
7	Name of Plan	Salt Lake City Impact Fees Facilities Plan and Impact Fee Study
	Lead Organization	Salt Lake City
	How do the goals of your Strategic Plan overlap with the goals of each plan?	The Impact Fees Facility Plan presents impact fees based on the City's demographic data and infrastructure costs; calculates the City's monetary participation; and outlines specific fee implementation recommendations.

Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan:

In preparation for the Consolidated Plan, Salt Lake City consulted with non-profit and for-profit housing developers, community members, advocacy groups, government and industry representatives to discuss barriers to affordable and accessible housing. In addition, the City consulted with representatives of organizations focused on the needs of the elderly, fair housing, childcare and youth services, public housing, transportation and health services. These agencies were specifically invited and encouraged to participate in the input process. Entities that participated in the public input process are listed in section *PR-10 Consultation*.

PR-15 CITIZEN PARTICIPATION

Summarize citizen participation process and how it impacted goal-setting.

The citizen participation and consultation elements of the Consolidated Plan development process are essential for gathering input and providing transparency. The City strives to ensure that opportunities are provided as in accordance with Subpart B of 24 CFR Part 91, including consultation with other public and private agencies that provide assisted housing, health services, and social and fair housing services (including those focusing on services to children, elderly persons, persons with disabilities, persons with HIV/AIDS and their families, homeless persons) during preparation of the Consolidated Plan.

The Consolidated Plan development process involved affected persons and residents through public hearings, public comment periods, stakeholder consultation, public meetings, and a community survey. An overview of efforts is as follows:

Public Services Meeting

On July 16, 2014, HAND held a public meeting with nonprofit providers of housing and supportive services. The purpose of the meeting was to discuss the greatest needs of low and moderate-income residents to help inform the Plan goals and priorities. Forty-three nonprofit representatives attended the meeting and represented a diverse group of clients, including:

- At-risk youth
- Children living in poverty
- Persons with disabilities
- Persons and families experiencing homelessness
- Persons and families at risk for homelessness
- Persons experiencing food insecurity
- Persons suffering from substance use disorders
- Persons suffering from mental illness
- Domestic violence survivors
- Low-income seniors

Housing Task Force

HAND convened a housing development task force comprised of housing developers, community development organizations, housing finance professionals, homelessness service providers, housing advocates, housing authority representatives, urban planners, and transit authority planners. The task force met over the course of three months during the summer/fall of 2014 to discuss housing needs within Salt Lake City. In addition, the task force identified barriers to housing development and discussed possible resources to address barriers.

Housing and Community Development Subcommittees

HAND developed subcommittees to address specific housing and community development issues within the community. Subcommittees focusing on affordable housing finance, housing for extremely low-income individuals, and workforce housing met over the course of the Consolidated Plan development process.

One-On-One Consultations

HAND has conducted one-on-one meetings with over twenty different housing and community development organizations during the course of the Plan's development.

2014 General Needs Hearing

On October 29, 2014, HAND invited residents to participate in a General Needs Hearing to gather public comments on housing and community development needs as they relate to low and moderate-income residents. Over thirty residents attended the hearing with twenty-one submitting comments on unmet needs within the community. Comments related to the need for affordable and accessible housing; housing rehabilitation; street and neighborhood improvements; public services for homeless and low-income residents; fair housing education; accessible and affordable healthy foods; community leadership programs; afterschool programs; early childhood education; job training programs; and increased opportunity within concentrated areas of poverty. Information gathered at the public hearing was utilized to prioritize needs within the community.

Housing and Neighborhood Development Survey

To solicit input from the community at-large, HAND distributed a survey to residents through the City's water bill, non-profit organizations, in-person library outreach, social media, community councils and community events. The survey included a range of questions on housing and neighborhood needs and preferences. The survey generated over 500 responses that helped to inform the Needs Assessment section of the Consolidated Plan.

Interdepartmental Technical Committee

HAND developed a Consolidated Plan Interdepartmental Technical Committee to gather input on needs and priorities from various Salt Lake City departments and divisions. Representatives from the City's Planning, Transportation, Parks, Streets, Engineering, Public Services, Sustainability, Economic Development, Community and Economic Development, Arts Council and Redevelopment Agency participated in the Committee. Meetings were held between April and December of 2014.

Homeless Situation Assessment

To effectively address homelessness and related issues affecting downtown Salt Lake City, the City determined that a comprehensive understanding of the situation was essential. The Wallace Stegner Center Environmental Dispute Resolution Program at the University of Utah's S.J. Quinney College of Law conducted 60 interviews across stakeholder categories: residents,

businesses, all levels of government, law enforcement, homeless service providers, homeless individuals and other knowledgeable community members. The resulting study, *Situation Assessment: Homeless Issues in Downtown Salt Lake City*, was completed in January of 2014. The assessment helped to inform the Needs Assessment section of the Consolidated Plan.

Public Comment Period

A draft of the Plan was available for comment at the Salt Lake City and County Building prior to the 2015-2016 Salt Lake City Council Federal Grant Public Hearing, which took place on March 24, 2015.

A draft of the Consolidated Plan was available for public comment during the month of April 2015. The open comment period provided an opportunity for residents to provide input on the final draft of the plan and concluded the public participation efforts for the development of the Consolidated Plan.

Ongoing Citizen Outreach

In an effort to expand community engagement in local target areas, HAND will reach out to residents, business owners, property owners, community councils, non-profit organizations, and other stakeholders to gather input on housing and community development activities. For more information on local target areas, refer to *SP-10 Geographic Priorities*.

Public Comment Summary

A summary of public comments will be available in the appendix of the Consolidated Plan. Included in the summary will be comments from the public hearings, stakeholder meetings and open comment period.

Table PR-15.1
Citizen Participation Outreach

Mode of Outreach	Effort	Target of Outreach	Summary of Response/ Attendance	Summary of Comments Received	Summary of Comments not Accepted and Reasons
Public Meeting	Public Services Task Force	Minorities; Non-English Speaking - Spanish; Non-Targeted/ Broad community	43 Public Service Agencies met to discuss gaps and needs within the community.	Comments focused on the need for affordable housing, transportation, addressing intergenerational poverty, access to healthy foods, and job training	All comments or views were accepted and taken into consideration as the plan was developed.
Public Meeting	Housing Task Force	Other: Housing Experts	20 For Profit and Non-Profit organizations met to discuss the need for financing and developing affordable housing options.	Discussions focused on removing barriers to creating affordable housing options, and the housing gaps that exist within the city.	All comments or views were accepted and taken into consideration as the plan was developed.

Public Hearing	General Needs Hearing	Minorities; Non-English Speaking – Spanish; Persons with Disabilities; Non-Targeted/ Broad community; Residents of Public and Assisted Housing	30 Residents attended to provide comment on housing and community development needs as it relates to low and moderate-income residents.	Comments received related to the need for affordable and accessible housing, housing rehabilitation, street & neighborhood infrastructure improvements, public services for homeless and low-income residents, fair housing education, and job training programs.	All comments or views were accepted and taken into consideration as the plan was developed.
Internet Outreach	Housing Survey	Minorities; Non-English Speaking – Spanish; Persons with Disabilities; Non-Targeted/ Broad community; Residents of Public and Assisted Housing	500+ Surveys	Survey is to determine what is important to residents when it comes to housing and neighborhood development.	All comments or views were accepted and taken into consideration as the plan was developed. https://es.surveymonkey.com/s/slchousing
Other: City Collaboration	Inter - Departmental Technical Committee	Other: City Coordination and Expertise	9 Departments/ Divisions attended multiple meetings to discuss targeted approach to utilizing federal funding sources.	Discussions focused on identifying where the city could collaborate to better leverage federal funding, city priorities, and local efforts. Topics included all areas of city infrastructure.	All comments or views were accepted and taken into consideration as the plan was developed.
Public Meeting	Open House	Minorities; Non-English Speaking – Spanish; Persons with Disabilities; Non-Targeted/ Broad community; Residents of Public and Assisted Housing	200+ residents gathered to provide input on how federal funds should be spent. Residents were able to give input via voting for their top priorities for CDBG & ESG programs.	Comments were not directly solicited, however the community voting indicated which programs the residents felt were the most important to receive funding.	All comments or views were accepted and taken into consideration as the plan was developed.
Public Hearing	Public Hearing Consolidated Plan, Action Plan	Minorities; Non-English Speaking – Spanish; Persons with Disabilities; Non-Targeted/ Broad community; Residents of Public and Assisted Housing	A summary of attendees & comments will be available in the appendix of the plan.	A summary of public comments will be available in the appendix of the plan.	All comments or views were accepted and taken into consideration as the plan was developed.
Other: City Collaboration	Homeless Situation Assessment	Other: Homelessness Stakeholders	60 interviews across stakeholder categories: residents, businesses, all levels of government, law enforcement, homeless service providers, homeless individuals, knowledgeable community members	Comments related to homelessness and related issues affecting downtown Salt Lake City	All comments or views were accepted and taken into consideration as the plan was developed.
Public Meeting	Homeless Commission Meeting 1/26/15	Other: Homeless Shelter & Homeless Services	30 Commission members met with 65+ residents to discuss needs of the homeless community.	Discussions revolved around the purpose of the commission, the homeless shelter and need for funding/prioritizing and coordinating homeless services.	All comments or views were accepted and taken into consideration as the plan was developed.

Source: Salt Lake City Division of Housing and Neighborhood Development

NEEDS ASSESSMENT

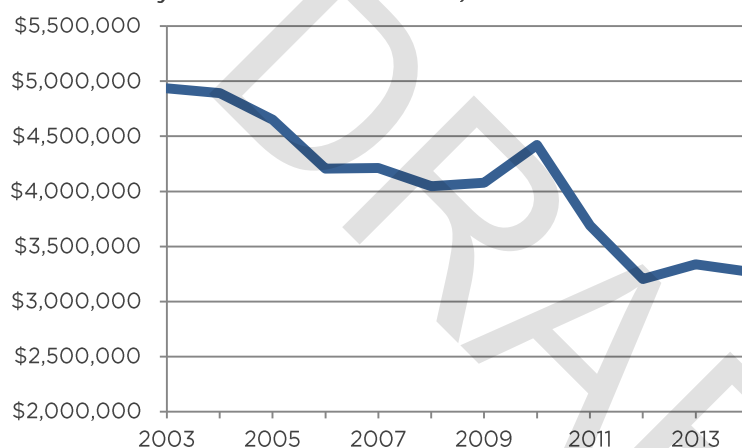
The Needs Assessment of the Consolidated Plan, in conjunction with information gathered through consultations and the citizen participation process, provides a clear picture of Salt Lake City's needs related to affordable housing, special needs housing, community development, and homelessness. From the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

NA-05 OVERVIEW

The efforts outlined in Salt Lake City's *2015-2019 Consolidated Plan* are intended to connect people with resources to expand opportunities for decent housing, economic development and vibrant communities. However, the City must lay a foundation to expand opportunity while responding to growing challenges. The Needs Assessment clearly establishes that housing and community development needs have increased while funding to address those needs has diminished.

As demonstrated in **Figure NA-05.1**, Salt Lake City's annual CDBG award has decreased by \$1.4 million over the past decade.

Figure NA-05.1
Salt Lake City's Annual CDBG Award, 2003-2014



Source: Salt Lake City's Division of Housing and Neighborhood Development

Increasing need is seen through escalating poverty rates, cost-burden, and homelessness. Important considerations are as follows:

- 24.3% of Salt Lake City's children (under 18 years) live below the poverty level.¹ The 2014 Utah Intergenerational Welfare Reform Commission Annual Report indicates that children growing up in poverty experience challenges to healthy development both in the short and long term, demonstrating impairments in cognitive, behavioral and social development. The younger the child is when his or her family is impoverished the greater the likelihood for poor outcomes. Early childhood education programs provide a cost-effective intervention in closing gaps in development.²

¹ U.S. Census Bureau, American Community Survey 2009-2013 5-Year Estimates

² Utah State Department of Workforce Services, *Utah Intergenerational Welfare Reform Commission Annual Report*, 2014

- 18.7% of Salt Lake City's adults (18 years and over) live below the poverty level.³ The 2014 Utah Intergenerational Welfare Reform Commission Annual Report indicates that many adults experiencing intergenerational poverty are employed but unable to meet the needs of their families. Families experiencing intergenerational poverty need to be connected to resources that assist them with employment and job training.⁴
- 49.8% of Salt Lake City School District students qualify to receive free school lunch.⁵ Families qualify for free lunch if they earn 130% or below of the federal poverty level, about \$30,000 dollars or less per year for a family of four. Many of these households are considered food insecure, The 2014 Utah Intergenerational Welfare Reform Commission Annual Report indicates that children experiencing food insecurity are ill more frequently; struggle academically; less likely to graduate from high school and enroll in college; and less likely to earn enough income to feed their families when they are adults.⁶
- 50.1% of Salt Lake City renter households and 33.6% of households with a mortgage are cost burdened, spending over 30% of their monthly income on housing costs. Over 25% of renter households spend over 50% of their monthly income on housing.⁷ Families who are cost-burdened have limited resources for food, childcare, healthcare, transportation, education and other basic needs.
- There is a disparity in access to public transportation in Salt Lake City's concentrated areas of poverty.⁸ Public transportation is an essential public service that connects people to employment, education, social services and retail. Access to transportation is needed to allow low-income households to reduce their living expenses and expand jobs-housing connectivity.
- The City's Capital Improvement Program 10-Year Plan indicates that \$158.7 million in capital improvements are needed between 2012 and 2021. Only \$40.4 million are impact fee eligible.⁹ Many of these improvements are needed in concentrated areas of poverty and/or distressed neighborhoods.
- The Housing Authority of Salt Lake City currently administers Housing Choice (Section 8) vouchers for 2,670 households, with 7,293 households on the waiting list. Countywide there are 11,086 households on a Housing Choice waiting list and 7,929 households on a public housing waiting list. A family on the waiting list can expect to wait eight years before receiving a Section 8 voucher.¹⁰

³ U.S. Census Bureau, American Community Survey 2009-2013 5-Year Estimates

⁴ Utah State Department of Workforce Services, *Utah Intergenerational Welfare Reform Commission Annual Report*, 2014

⁵ Salt Lake City School District, *Fall Low Income Report*, 2013

⁶ Utah State Department of Workforce Services, *Utah Intergenerational Welfare Reform Commission Annual Report*, 2014

⁷ U.S. Census Bureau, American Community Survey 2009-2013 5-Year Estimates

⁸ Bureau of Economic and Business Research, University of Utah, *Regional Analysis of Impediments to Fair Housing Choice Salt Lake County*, 2014

⁹ Galena Consulting, *Impact Fees Facilities Plan and Impact Fee Study*, 2012

¹⁰ Housing Authority of Salt Lake City, Housing Authority of the County of Salt Lake

- According to the 2014 Point in Time Count, Salt Lake County has 2,072 homeless individuals, 92 of whom are unsheltered. Annually, Salt Lake County will have 9,356 persons experience homelessness, 431 will be chronic.¹¹ The vast majority of homeless individuals in Salt Lake County reside in Salt Lake City to be in close proximity to homeless services.

NA-10 HOUSING NEEDS ASSESSMENT

Summary of Housing Needs

Affordable housing needs in Salt Lake City are significant and have been increasing over the past several years. The need for affordable housing is intensified by recent market conditions in which housing prices have increased faster than incomes. The market is particularly difficult for low-income renters, as wages are lagging and average monthly rents have increased 33% between 2000 and 2013. An extremely low vacancy rate of 3% is exacerbating an already inflating rental market.

A summary of housing needs and conditions is as follows:

- Between 2000 and 2013, the cost of housing significantly increased for both renters and homeowners.
 - The median contract rent increased by 33% but renter incomes only increased by 21%. In 2013, the median household income for renter-occupied units was \$30,137.
 - Home values increased by 55% but homeowner incomes only increased by 33%. In 2013, the median household income for owner-occupied units was 69,787.¹²

Since incomes are not keeping up with housing costs, it is more difficult for residents to buy or rent a home.

- The homeownership rate decreased from 56.9% in 2000 to 49.5% in 2013.¹³
- Many households in Salt Lake City struggle to make their monthly rental payment and to find affordable rental housing. A housing gaps analysis completed by BBC Research and Consulting found a shortage of 8,200 affordable rental units for households earning less than \$20,000 per year. The analysis found that more than one-third of the city's renter households earn less than \$20,000 per year, with just 13 percent of rentals in the city are in their affordability range.¹⁴
- Due to the shortage (gap) of units affordable to extremely low-income households, residents who fall into this category are usually forced to rent housing they cannot

¹¹ State of Utah, 2014 Point-in-Time

¹² U.S. Census Bureau, 2009-2013 American Community Survey 5-Year Estimates

¹³ U.S. Census Bureau, 2009-2013 American Community Survey 5-Year Estimates

¹⁴ BBC Research and Consulting, Salt Lake City Housing Market Assessment, 2013

afford. Very low-income families burdened with high housing costs lack resources for basic essentials - most critically food and healthcare. Some residents who fall into this category are forced to share housing, causing overcrowded housing conditions. The lack of affordable housing can lead to homelessness for the most vulnerable residents.

- Similar to cities across the country, Salt Lake City is experiencing increasing economic inequality, forcing more and more residents to spend a higher percentage of their income on housing costs. The private market is not meeting the housing needs of income groups in need of affordable housing. Even with significant public investment to subsidize and stimulate the production of affordable housing, the supply is not meeting demand.

Demographics

Table NA-10.1 displays total population, number of households and median income for a base year (2000) and a recent year (2013) and calculates the percentage of change.

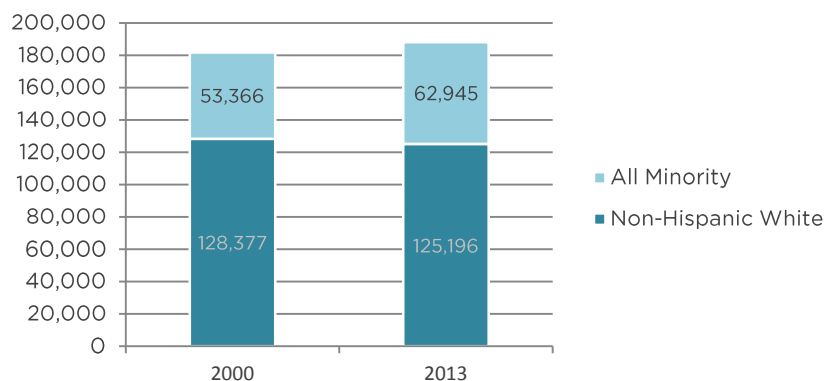
Table NA-10.1
Demographics: 2000 and 2013

Demographics	2000	2013	% Change
Population	181,743	188,141	3.5%
Households	71,492	73,642	3.0%
Median Income	\$36,944	\$45,862	24.1%

Sources: 2000 Census (Base Year), 2009-2013 ACS (Most Recent Year)

Salt Lake City experienced relatively modest population growth between 2000 and 2013. The city's population increased by just 3.5 percent, or about 6,000 people. As **Figure NA-10.1** displays, all of the population growth during this time period can be attributed to growth in minority populations. If this trend continues, the city could become minority majority by 2040.

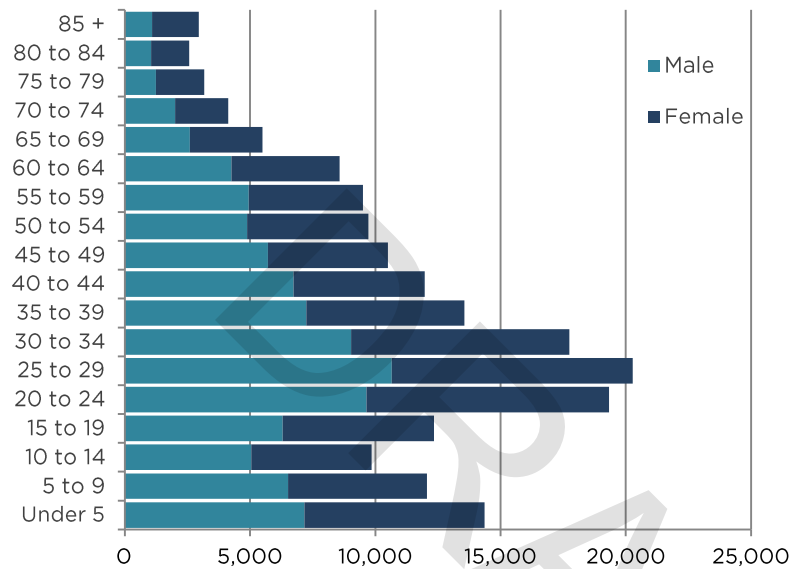
Figure NA-10.1
Race and Ethnicity Share of Total Population: 2000 and 2013



Source: U.S. Census Bureau, Census 2000 Summary File 1, 2009-2013 American Community Survey

As demonstrated in **Figure NA-10.2**, about one-third of the city's population are middle aged (between 25 and 44), one-quarter are children and 10 percent are seniors. Compared to the county as a whole, the city has a smaller representation of children and a higher representation of young adults and middle-aged residents,

Figure NA-10.2
Salt Lake City Age Structure



Source: U.S Census Bureau, 2009-2013 American Community Survey 5-Year Estimates

Number of Households

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

Table NA-10.2
Number of Households by HAMFI

	0-30% HAMFI	30-50% HAMFI	50-80% HAMFI	80-100% HAMFI	100% HAMFI
Total Households	12,215	10,050	13,825	8,210	30,500
Small Family Households	3,150	3,005	3,935	2,980	13,750
Large Family Households	550	1,105	1,505	445	2,890
Household contains at least one person 62-74 years of age	1,820	1,320	1,770	960	4,140
Household contains at least one person age 75 or older	1,315	1,105	1,555	640	2,300
Households with one or more children 6 years old or younger	1,905	2,060	2,425	1,360	2,695

*This data is >80% HAMFI
Source: 2007-2011 CHAS

Housing Needs Summary

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

Table NA-10.3

Housing Problems 1: Households with One of the Listed Needs

Housing Problems (Households with one of the listed needs)	Renter					Owner				
	0-30% HAMFI	>30- 50% HAMFI	>50- 80% HAMFI	>80- 100% HAMFI	Total HAMFI	0-30% HAMFI	>30- 50% HAMFI	>50- 80% HAMFI	>80- 100% HAMFI	Total
	NUMBER OF HOUSEHOLDS									
Substandard Housing Lacking complete plumbing/kitchen facilities	380	215	40	0	635	25	40	10	50	125
Severely Overcrowded with >1.51 people per room (and complete kitchen and plumbing)	85	85	160	95	425	25	35	30	0	90
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	450	385	355	115	1,305	0	210	195	55	460
Housing cost burden greater than 50% of income (and none of the above problems)	5,910	1,785	245	0	7,940	1,170	1,005	850	215	3,240
Housing cost burden greater than 30% of income (and none of the above problems)	1,025	3,360	2,510	340	7,235	400	605	1,555	1,055	3,615
Zero/negative Income (and none of the above problems)	605	0	0	0	605	250	0	0	0	250

Source: 2007-2011 CHAS

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

Table NA-10.4

Housing Problems 2: Households with One or More Severe Housing Problem

	Renter					Owner				
	0-30% HAMFI	>30- 50% HAMFI	>50- 80% HAMFI	>80- 100% HAMFI	Total	0- 30% HAMFI	>30- 50% HAMFI	>50- 80% HAMFI	>80- 100% HAMFI	Total
	NUMBER OF HOUSEHOLDS									
Having 1 or more of four housing problems	6,830	2,470	800	205	10,305	1,220	1,290	1,085	325	3,920
Having none of four housing problems	2,635	4,700	7,715	4,125	19,175	675	1,590	4,225	3,555	10,045
Household has negative income, but none of the other housing problems	605	0	0	0	605	250	0	0	0	250

Source: 2007-2011 CHAS

Table NA-10.5 and NA-10.6 display cost-burdened and severely cost-burdened households by household type, tenure and HAMFI.

Table NA-10.5

Cost Burden > 30%

	Renter				Owner			
	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	Total	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	Total
	NUMBER OF HOUSEHOLDS							
Small Related	2,455	1,975	815	5,245	330	450	840	1,620
Large Related	385	495	105	985	130	425	430	985
Elderly	1,065	585	270	1,920	595	530	515	1,640
Other	3,840	2,625	1,620	8,085	560	395	660	1,615
Total need by income	7,745	5,680	2,810	16,235	1,615	1,800	2,445	5,860

Source: 2007-2011 CHAS

Table NA 10.5 indicates that a total of 22,095 households, 16,235 renter households and 5,860 homeowner households, are cost-burdened by paying 30% or more of their income for housing costs.

Table NA-10.6 indicates that a total of 11,880 households, 8,710 renter households and 3,170 homeowner households, are severely cost-burdened by paying 50% or more of their income on housing costs. Severely cost-burdened households are at the greatest risk for homelessness.

Table NA-10.6
Cost Burden > 50%

	Renter				Owner			
	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	Total	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	Total
	NUMBER OF HOUSEHOLDS							
Small Related	1,970	610	30	2,610	260	335	275	870
Large Related	340	165	20	525	130	245	85	460
Elderly	865	170	95	1,130	415	240	220	875
Other	3,365	965	115	4,445	410	280	275	965
Total need by income	6,540	1,910	260	8,710	1,215	1,100	855	3,170

Source: 2007-2011 CHAS

Table NA-10.7 displays the number of households considered to be crowded by having more than one person per room. Crowded households are displayed by HAMFI and household type.

Table NA-10.7
Crowding

	Renter					Owner				
	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	Total	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	Total
	NUMBER OF HOUSEHOLDS									
Single family households	400	420	285	115	1,220	25	145	95	40	305
Multiple, unrelated family households	95	50	115	20	280	0	105	130	15	250
Other, non-family households	40	0	115	70	225	0	0	0	0	0
Total need by income	535	470	515	205	1,725	25	250	225	55	555

Source: 2007-2011 CHAS

Describe the number and type of single person households in need of housing assistance:

Estimating the needs of single person households in need of housing assistance in Salt Lake City is difficult due to the large student population attending the University of Utah. The limited income of students can inflate the number of households living in poverty and facing housing challenges. Limited income is usually a temporary situation for most students, as students have the ability to grow their incomes after graduation.

More than one in three householders in the City live alone. In 2013 there were 13,414 male and 12,911 female nonfamily households living alone, for a total of 26,325 single person households. With 73,642 total households (family and nonfamily) in the city, the share of single person

households equates to 35.7% of total households. This is considerably higher than the national share of single person households, which is 27.5%.¹⁵

A portion of the 26,325 single-person households is students, young professionals and other households that are not in need of housing assistance. 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 who are disabled or victims of domestic violence, dating violence, sexual assault and stalking:

According to Utah's annual domestic violence report, 29 Utahans lost their lives to domestic-violence related causes in 2012, with 11 of these victims residing in Salt Lake County.¹⁶ In addition, a total of 3,114 men, women, and children were sheltered in 15 Utah domestic violence shelters during the same year. Individuals entering the domestic violence shelter system are staying for longer periods of time, with the average number of days climbing from 24 in 2009 to 29.9 in 2011. There are many barriers for victims of domestic violence to overcome including securing permanent and stable housing; coping with trauma, accessing support for health and mental healthcare; and addressing the needs of children. Domestic violence resources currently available in Salt Lake County include shelter services, a children's justice center, victim's assistance programs, and sexual assault programs.

The Young Women's Christian Association (YWCA) is Salt Lake City's primary resource for victims of domestic violence seeking out emergency shelter services. Emergency and extended shelter facilities are available twenty-four hours a day in a 181-bed facility for women and children fleeing unsafe situations. In addition, the YWCA provides transitional housing for women and dependent children for up to 2 years through a partnership with the Salt Lake City Housing Authority. Eligibility prioritizes women who have experienced intimate partner violence within the last year, qualify under the federal definition of homeless, and are eligible for the services through the Housing Authority. During the 2013-2014 program year, the YWCA provided services for 876 women and children for a total of 40,820 days of service.

The Rape Recovery Center provides 24-hour crisis intervention, advocacy, emotional support and referrals to sexual assault victims, their families, and their friends in 150 languages. The center empowers those victimized by sexual violence through advocacy, crisis intervention, and therapy and to educate the community about the cause, impact, and prevention of sexual violence. During the 2013-2014 program year, the Rape Recovery Center served 380 unduplicated clients in the Salt Lake area, with 90% of clients living below the poverty level.

¹⁵ U.S. Census Bureau, 2009-2013 American Community Survey 5-Year Estimates.

¹⁶ Utah State, *Utah Office on Domestic & Sexual Violence, No More Secrets: Utah's Domestic and Sexual Violence Report*, 2013

What are the most common housing problems?:

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

Housing Problems

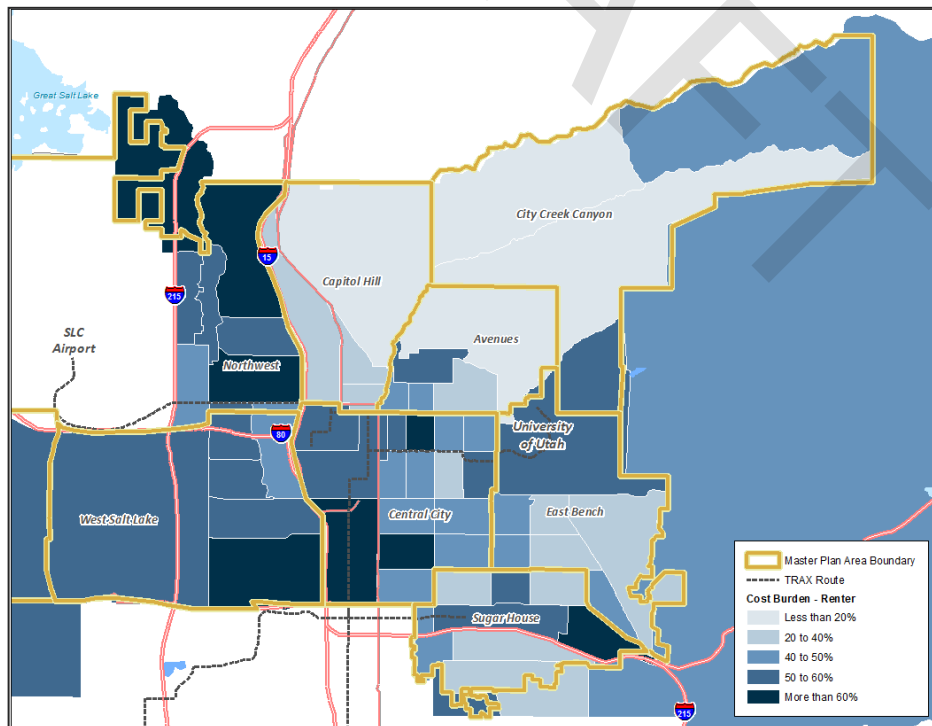
- Household lack complete kitchen facilities
- Household lacks complete plumbing facilities
- Household is overcrowded, with more than person per room
- Household is cost-burdened by paying 30% or more of monthly income on housing costs

Severe Housing Problems

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

The most common housing problem in Salt Lake City is cost burden of monthly housing costs. Cost-burden is a problem among all income groups, but is most prevalent among low-income renters. As **Figure NA-10.3** demonstrates, cost-burden is more prevalent in census tracts located on the city's west side and central city than in east side neighborhoods.

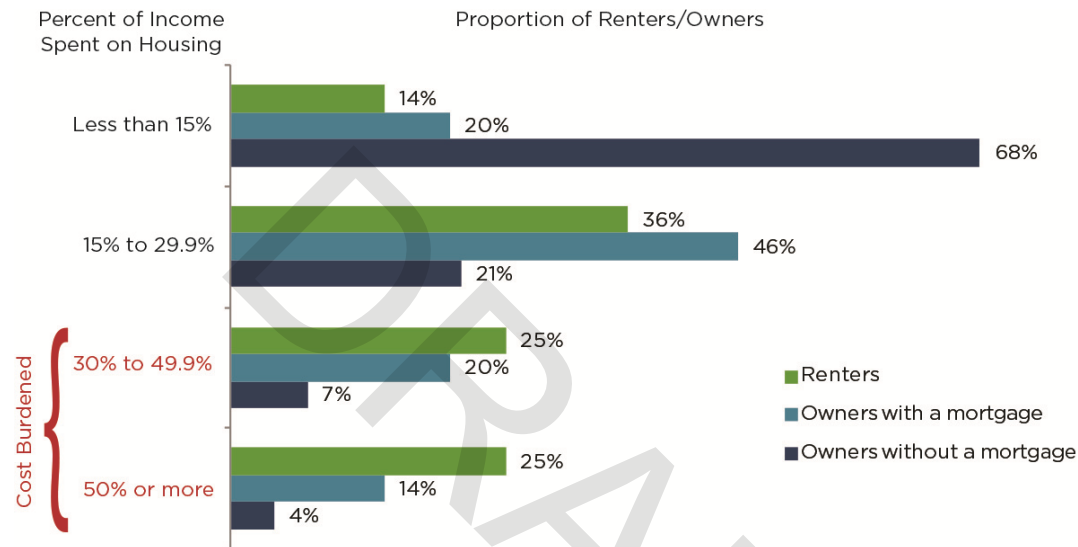
Figure NA-10.3
Percent of Renters in Census Tract that are Cost Burdened



Source: BBC Research & Consulting, Housing Market Study: Salt Lake City, 2013

According to the 2009-2013 American Community Survey 5-Year Estimates, half of renters are cost-burdened, spending at least 30 percent of their monthly income on housing costs. Among homeowners, 34 percent of owners with a mortgage and 11 percent of owners without a mortgage were cost burdened. **Figure NA-10.4** displays housing costs as a percentage of monthly income for Salt Lake City households.

Figure NA-10.4
Percent of Income Spent on Housing by Tenure



Note: Excludes units that cannot be computed.

Source: U.S. Census Bureau, 2009-2013 American Community Survey 5-Year Estimates

Are any populations/household types more affected than others by these problems?:

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

Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). 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.

Majority of individuals experiencing homelessness in Salt Lake are single male, but the area is seeing an increase of homeless families and youth. The Salt Lake School District is an important partner in providing services to these populations.

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

If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates.

According to HUD, *at risk of homelessness* is defined as an individual or family who:

- (i) Has an annual income below 30 percent of median family income for the area, as determined by HUD;
- (ii) Does not have sufficient resources or support 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
- (iii) Meets one of the following conditions:
 - Has moved because of economic reasons two or more times during the 60 days immediately preceding the application for homelessness prevention assistance;
 - Is living in the home of another because of economic hardship;
 - 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;
 - 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;
 - 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;
 - Is exiting a publicly funded institution, or system of care (such as a health-care facility, a mental health facility, foster care or other youth facility, or correction program or institution); or

- Otherwise lives in housing that has characteristics associated with instability and an increased risk of homelessness, as identified in the recipient's approved consolidated plan;

Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness.

The greatest predictor of homelessness risk is severe cost burden on households. Households paying more than 50% of their income towards housing costs or having incomes at or below 40% AMI are at the greatest risk to experience homelessness.

Discussion

Salt Lake City is experiencing increasing economic inequality, forcing more and more residents to spend a higher percentage of their income on housing costs. This is exacerbating housing problems for low and moderate-income residents. By far the most prevalent housing problem is cost burden. Residents who fall into this category are usually forced to secure housing they cannot afford. Very low-income families burdened with high housing costs lack resources for basic essentials - most critically food and healthcare. Some residents who fall into this category are forced to share housing, causing overcrowded housing conditions. The lack of affordable housing can lead to homelessness for our most vulnerable residents.

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

NA-15 DISPROPORTIONATELY GREATER NEED: HOUSING PROBLEMS

Introduction

This section provides an assessment of housing problems by race and ethnicity as compared to level of need as a whole. HUD defines housing problems as the following:

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

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

Tables NA-15.1 through NA-15.4 display the number of households with housing problems by income, race and ethnicity. Each table provides data for a different income level.

Table NA-15.1
Housing Problems: 0%-30% of Area Median Income

Housing Problem	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems	Share of households with one or more of the four housing problems
Jurisdiction as a whole	9,560	2,245	780	76%
White	6,265	1,680	550	74%
Black/African American	335	60	25	80%
Asian	485	85	65	76%
American Indian, Alaska Native	255	0	0	100%
Pacific Islander	45	0	45	50%
Hispanic	1,945	420	94	79%

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

Source: 2007-2011 CHAS

Table NA-15.2
Housing Problems: 30%-50% of Area Median Income

Housing Problem	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems	Share of households with one or more of the four housing problems
Jurisdiction as a whole	6,720	2,920	0	70%
White	4,420	2,210	0	67%
Black/African American	235	4	0	98%
Asian	180	130	0	58%
American Indian, Alaska Native	130	40	0	76%
Pacific Islander	70	0	0	100%
Hispanic	1,540	475	0	76%

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

Source: 2007-2011 CHAS

Table NA-15.3
Housing Problems: 50%-80% of Area Median Income

Housing Problem	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems	Share of households with one or more of the four housing problems
Jurisdiction as a whole	5,345	8,925	0	37%
White	3,430	6,655	0	34%
Black/African American	325	165	0	66%
Asian	120	415	0	22%
American Indian, Alaska Native	55	65	0	46%
Pacific Islander	135	150	0	47%
Hispanic	1,280	1,395	0	48%

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

Source: 2007-2011 CHAS

Table NA-15.4
Housing Problems: 80%-100% of Area Median Income

Housing Problem	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems	Share of households with one or more of the four housing problems
Jurisdiction as a whole	2,095	6,570	0	24%
White	1,540	5,255	0	23%
Black/African American	10	135	0	7%
Asian	65	245	0	21%
American Indian, Alaska Native	0	50	0	0%
Pacific Islander	15	10	0	60%
Hispanic	420	790	0	35%

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

Source: 2007-2011 CHAS

Discussion

The 2007-2011 CHAS data represented in **Tables NA-15.1** through **NA-15.4** included a sample size of 45,160 households to determine disproportionately greater housing need. Of the total households sampled, 23,720, or 52.5%, exhibited one or more housing problems and 780, or 1.7%, had no/negative income but none of the other housing problems. The data indicates a disproportionately greater need for the following racial and ethnic groups: Black/African American, American Indian/Alaska Native, Pacific Islander and Hispanic. The following is an analysis of housing problems by income level, including a discussion on disproportionate need.

- **0-30% AMI**

The extremely low income (0-30% AMI) group included 12,585 households, or 28% of total households sampled. Of the 12,585 households sampled 76% reported one or more housing problems. Of the households reporting one or more housing problems, American Indian/Alaska Natives represented a disproportionate need, with 100% reporting a housing problem.

- **30-50% AMI**

The low income (30-50% AMI) group included 9,640 households, or 21% of total households sampled. Of the 9,640 households sampled 70% reported one or more housing problems. Of the households reporting one or more housing problems, Black/African Americans and Pacific Islanders represented a disproportionate need, with 98% of Black/African Americans and 100% of Pacific Islanders reporting a housing problem.

- **50-80% AMI**

The moderate income (50-80% AMI) group included 14,270 households, or 32% of total households sampled. Of the 14,270 households sampled, 37% reported one or more housing problems. Of the households reporting one or more housing problems, Black/African American and Hispanics represented a disproportionate need, with 66% of Black/African Americans and 48% of Hispanics reporting a housing problem.

- **80-100% AMI**

The middle income (80 - 100% AMI) group included 8,665 households, or 19% of total households sampled. Of the 8,665 households sampled, 24% reported one or more housing problems. Of the households reporting one or more housing problems, Pacific Islanders represented a disproportionate need, with 60% reporting a housing problem.

*Note: The sample size for American Indian/Alaska Native and Pacific Islander is extremely small, thereby producing unreliable results.

NA-20 DISPROPORTIONATELY GREATER NEED: SEVERE HOUSING PROBLEMS

Introduction

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

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

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

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

Table NA-20.1
Severe Housing Problems: 0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems	Share of households with one or more severe housing problems
Jurisdiction as a whole	7,970	3,830	780	63%
White	5,130	2,820	550	60%
Black / African American	335	60	25	80%
Asian	425	145	65	67%
American Indian, Alaska Native	220	30	0	88%
Pacific Islander	45	0	45	50%
Hispanic	1,615	745	94	66%

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

Source: 2007-2011 CHAS

Table NA-20.2
Severe Housing Problems: 30%-50% of Area Median Income

Housing Problem	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems	Share of households with one or more severe housing problems
Jurisdiction as a whole	2,900	6,745	0	30%
White	1,705	4,925	0	26%
Black / African American	115	124	0	48%
Asian	55	255	0	18%
American Indian, Alaska Native	35	140	0	20%
Pacific Islander	50	20	0	71%
Hispanic	855	1,155	0	43%

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

Source: 2007-2011 CHAS

Table NA-20.3

Severe Housing Problems: 50%-80% of Area Median Income

Housing Problem	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems	Share of households with one or more severe housing problems
Jurisdiction as a whole	1,845	12,430	0	13%
White	1,005	9,085	0	10%
Black / African American	65	420	0	13%
Asian	75	460	0	14%
American Indian, Alaska Native	0	120	0	0%
Pacific Islander	85	200	0	30%
Hispanic	620	2,060	0	23%

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

Source: 2007-2011 CHAS

Table NA-20.4

Severe Housing Problems: 80%-100% of Area Median Income

Housing Problem	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems	Share of households with one or more severe housing problems
Jurisdiction as a whole	445	8,210	0	5%
White	305	6,490	0	4%
Black / African American	10	135	0	7%
Asian	10	300	0	3%
American Indian, Alaska Native	0	50	0	0%
Pacific Islander	15	10	0	60%
Hispanic	110	1,095	0	9%

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

Source: 2007-2011 CHAS

Discussion

The 2007-2011 CHAS data represented in **Tables NA-20.1 through NA-20.4** included a sample size of 45,155 households to determine disproportionately greater housing need. Of the total households sampled, 13,160, or 29%, exhibited one or more severe housing problems and 780, or 1.7%, had no/negative income but none of the other housing problems. The data indicates a disproportionately greater need for the following racial and ethnic groups: Black/African American, American Indian/Alaska Native, Pacific Islander and Hispanic. The following is an analysis of housing problems by income level, including a discussion on disproportionate need.

- **0-30% AMI**

The extremely low income (0-30% AMI) group included 12,580 households, or 28% of total households sampled. Of the 12,580 households sampled 63% reported one or more severe housing problems. Of the households reporting one or more severe housing problems, Black/African Americans and American Indian/Alaska Natives represented a disproportionate need, with 80% of Black/African Americans and 88% of American Indian/Alaska Natives reporting a housing problem.

- **30-50% AMI**

The low income (30-50% AMI) group included 9,645 households, or 21% of total households sampled. Of the 9,645 households sampled 30% reported one or more severe housing problems. Of the households reporting one or more severe housing problems, Black/African Americans and Pacific Islanders represented a disproportionate need, with 48% of Black/African Americans and 71% of Pacific Islanders reporting a housing problem.

- **50-80% AMI**

The moderate income (50-80% AMI) group included 14,275 households, or 32% of total households sampled. Of the 14,275 households sampled, 13% reported one or more severe housing problems. Of the households reporting one or more severe housing problems, Pacific Islanders and Hispanics represented a disproportionate need, with 30% of Pacific Islanders and 23% of Hispanics reporting a housing problem.

- **80-100% AMI**

The middle income (50-80% AMI) group included 8,655 households, or 19% of total households sampled. Of the 8,655 households sampled, 5% reported one or more housing problems. Of the households reporting one or more housing problems, Pacific Islanders represented a disproportionate need, with 60% reporting a housing problem.

*Note: The sample size for American Indian/Alaska Native and Pacific Islander is extremely small, thereby producing unreliable results.

NA-25 DISPROPORTIONATELY GREATER NEED: HOUSING COST BURDENS

Introduction

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

According to HUD, disproportionately greater need exists when the percentage of persons in a

category of need who are members of a particular racial or ethnic group is at least 10 percentage points higher than the percentage of persons in category as a whole.

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

Table NA-25.1
Housing Cost Burden by Race and Ethnicity

Housing Cost Burden	<=30%		30-50%		>50%		No/negative income (not computed)
	Number	Share of Total	Number	Share of Total	Number	Share of Total	
Jurisdiction as a whole	47,085	65%	13,290	18%	11,315	16%	815
White	37,935	68%	9,475	17%	7,760	14%	570
Black / African American	775	46%	495	29%	400	24%	25
Asian	1,845	66%	380	13%	515	18%	75
American Indian, Alaska Native	315	44%	185	26%	220	31%	0
Pacific Islander	265	50%	110	21%	110	21%	45
Hispanic	5,530	55%	2,490	25%	2,025	20%	94

Source: 2007-2011 CHAS

Discussion

Cost burden is by far the most prevalent housing problem in Salt Lake City. Of the 72,505 households sampled, about 35% were considered cost burdened. Black/African American and American Indian/Alaska Native households are disproportionately cost burdened, with 53% of Black/African American and 56% of American Indian/Alaska Native households considered to be cost burdened. Renter households have a considerably higher rate of cost burden than does homeowner households. According to the 2009-2013 American Community Survey 5-Year Estimates, half of Salt Lake City renter households are cost-burdened.

*Note: The sample size for American Indian/Alaska Native and Pacific Islander is extremely small, thereby producing unreliable results.

NA-30 DISPROPORTIONATELY GREATER NEED: DISCUSSION

Are there any income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?

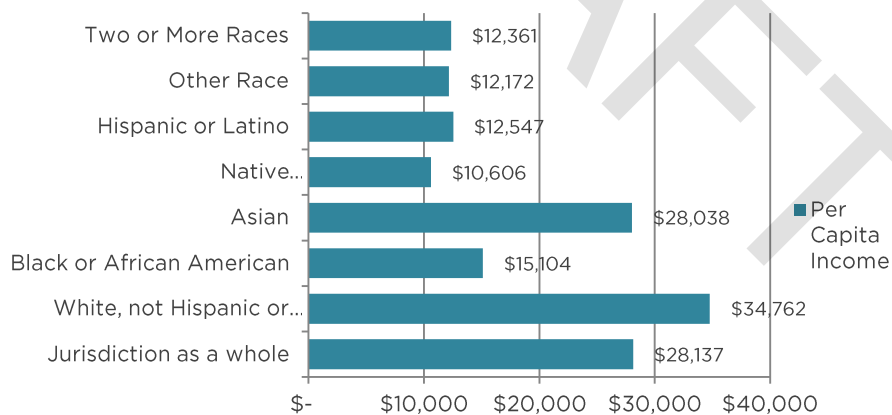
Based on 2007-2011 CHAS data, the following racial and ethnic groups experienced disproportionately greater housing needs:

- Black/African American
- American Indian/Alaskan Native*
- Pacific Islander*
- Hispanic

*Note: While the data provided by HUD demonstrated instances of disproportionate need for American Indian/Alaskan Native and Pacific Islander households, these groups had a very small sample size. Therefore, further analysis is required to determine the needs of these racial/ethnic groups.

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

Figure NA-30.1
Per Capita Income by Race and Ethnicity, Salt Lake City



Note: Per Capita Income in the Past 12 Months in 2013 Inflation-Adjusted Dollars
Source: 2009-2013 American Community Survey 5-Year Estimates

Census data indicates that 14.3% of the city's white alone (not Hispanic or Latino) population is living below the poverty level, while 31.7% of Hispanics and 33.3% of black/African American populations are living below the poverty level. Racial and ethnic children are more likely to live in poverty than their white-alone (not Hispanic or Latino) counterparts, as many of the city's

racial and ethnic minorities are children. The median age of the city's white-alone (not Hispanic or Latino) population is 33.1 while the median age of the Hispanic population is 25.6.¹⁷

If they have needs not identified above, what are those needs?

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

The City is collaborating with Salt Lake County, local municipalities and community partners to define and address regional issues and priorities. In addition, the City is in the process of developing city-specific goals and priorities to address neighborhood and site-specific needs. Through outreach, partnership building, workforce training, early childhood education, and other efforts, the city will expand capacity within neighborhoods to take a comprehensive and proactive role in redevelopment efforts. Efforts will focus on two areas: expanding opportunity in concentrated areas of poverty and diversifying the housing stock throughout the city to expand affordable housing opportunities.

Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?

Demographic changes in Salt Lake City over the past couple of decades have led to segregation within the city. As **Figure NA-30.2** demonstrates the vast majority of the city's minority population lives west of Interstate 15. Many of the block groups located in west-side neighborhoods, including Fairpark, Euclid, Poplar Grove, and Glendale, have a minority share above 50%. All of the city's population growth between 1990 and 2010 can be attributed to minority populations, with minorities increasing in share from 17.4% in 1990 to 34.4% in 2010. Hispanics/Latinos represent the largest minority group in the city and increased in share from 9.7% in 1990 to 22.3% in 2010.¹⁸ If recent growth rates continue for minorities and non-Hispanic whites, Salt Lake City will become minority majority by 2040.

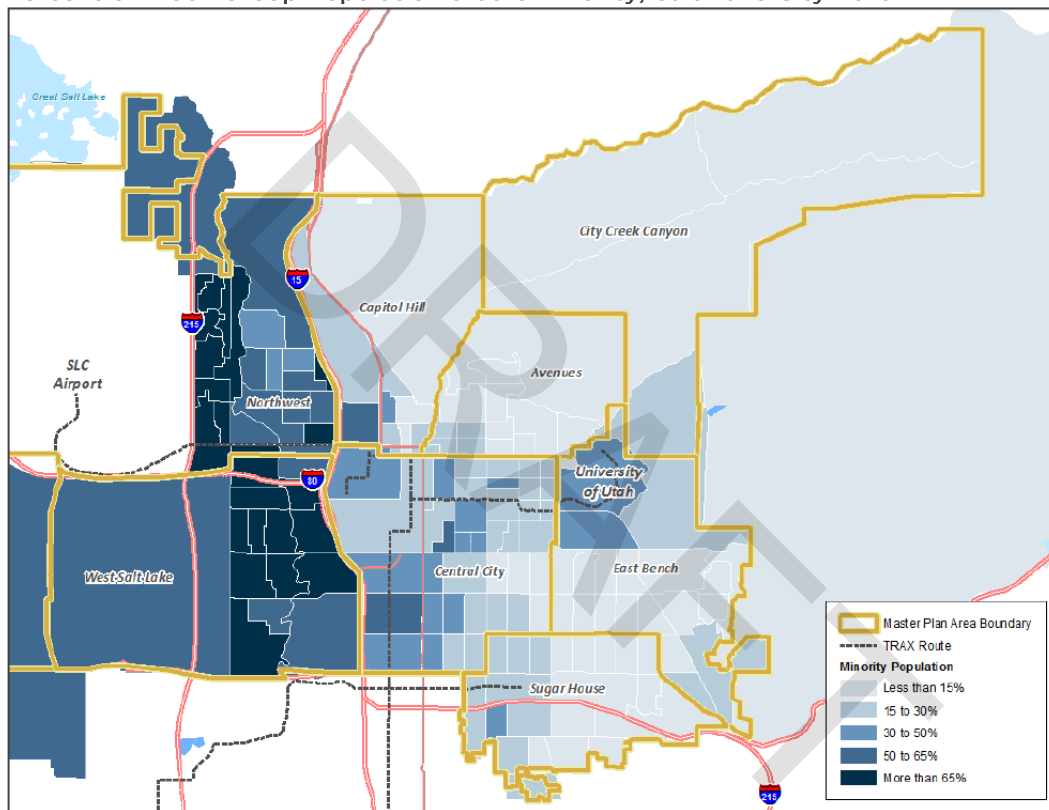
In comparing the two sides of the city with Interstate 15 as the dividing line, a clear division in socioeconomic status can be seen with a gap in opportunity for those living on the west side. Both minority renter and owner-occupied households are concentrated west of I-15. Minority

¹⁷ U.S. Census Bureau, 2009-2013 American Community Survey 5-Year Estimates

¹⁸ Bureau of Economic and Business Research, University of Utah, *Salt Lake City: Fair Housing Equity Assessment*, 2013

populations are more likely than non-Hispanic whites to be low-income renter households, as citywide minority homeownership rates are 20 percentage points lower than rates for non-Hispanic whites.¹⁹ However, the minority share of owner-occupied units is significantly higher west of I-15. Segregation within Salt Lake City is partially attributed to the housing market, with a majority of the housing stock affordable to low and moderate-income residents located on the west side.

Figure NA-30.2
Percent of Block Group Population that is Minority, Salt Lake City 2010



Source: BBC Research and Consulting, Housing Market Study: Salt Lake City Corporation, 2013.

NA-35 PUBLIC HOUSING

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 Section 8 voucher programs for the City. They strive 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.

¹⁹ Bureau of Economic and Business Research, University of Utah, *Salt Lake City: Fair Housing Equity Assessment*, 2013.

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

As an administrator of the City's Section 8 voucher programs, the Housing Choice Voucher Program provides rental assistance to very low-income families (50% of area median income and below). This program provides rental subsidies to 2,670 low-income families, disabled, elderly and chronically homeless clients. Other programs under the Section 8 umbrella include: Section 8 Moderate Rehabilitation; Section 8 New Construction; Project Based Vouchers; Multifamily Project Based Vouchers; Veterans Affairs Supportive Housing Vouchers; Housing Opportunities for Persons with HIV/AIDS; and Shelter plus Care Vouchers. Under these other Section 8 programs, the HASLC provided rental subsidies to an additional 389 qualified program participants.

Table NA-35.1
Public Housing Totals In Use

	Program Type							
	Mod-Rehab	Public Housing	Vouchers					Disabled
			Total	Project-based	Tenant-based	Veterans Affairs Supportive Housing	Family Unification Program	
# of units/vouchers in use	187	926	4,514	258	3,984	128	79	65

*Includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-Year, and Nursing Home Transition

Source: U.S. Department of Housing and Urban Development, Public and Indian Housing (PIH) Information Center

Table NA-35.2
Characteristics of Residents

	Program Type						
	Mod-Rehab	Public Housing	Vouchers				
			Total	Project-based	Tenant-based	Special Purpose Vouchers	
						Veterans Affairs Supportive Housing	Family Unification Program
# Homeless at admission	0	0	2	0	2	0	0
# of Elderly Program Participants (>62)	20	555	786	59	678	23	1
# of Disabled Families	133	84	1,782	131	1,541	51	19
# of Families requesting accessibility features	187	926	N/A	N/A	N/A	N/A	N/A
# of HIV/AIDS program participants	N/A	N/A	N/A	N/A	N/A	N/A	N/A
# of DV victims	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Source: U.S. Department of Housing and Urban Development, Public and Indian Housing (PIH) Information Center

Table NA-35.3
Race of Residents

Race	Mod-Rehab	Public Housing	Program Type					
			Vouchers					
			Total	Project-based	Tenant-based	Special Purpose Vouchers		
						Veterans Affairs Supportive Housing	Family Unification Program	Disabled*
White	164	763	3,680	224	3,210	107	78	61
Black/African American	14	65	581	18	543	17	1	2
Asian	2	71	110	4	104			2
American Indian, Alaska Native	6	18	101	11	87	3	N/A	N/A
Pacific Islander	1	9	42	1	40	1	N/A	N/A
Other								

*Includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-Year, and Nursing Home

Source: U.S. Department of Housing and Urban Development, Public and Indian Housing (PIH) Information Center

Table NA-35.4
Ethnicity of Residents

Ethnicity	Mod-Rehab	Public Housing	Program Type					
			Vouchers					
			Total	Project-based	Tenant-based	Special Purpose Vouchers		
						Veterans Affairs Supportive Housing	Family Unification Program	Disabled*
Hispanic	19	170	748	36	684	10	15	3
Not Hispanic	168	756	3,766	222	3,300	118	64	62

*Includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-Year, and Nursing Home

Source: U.S. Department of Housing and Urban Development, Public and Indian Housing (PIH) Information Center

Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:

The Housing Authority 504 Needs Assessment and Transition Plan shows they meet handicap accessibility standards. With their new developments more handicap accessible units will be provided going above what is required under Section 504. Administratively they make every effort to comply with Section 504 requirements on a continual basis. Their self-evaluation resulted in the following summary of measures, administrative actions, modifications, procedures, or adoption of policies in order to comply:

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

What are the number and type of families on the waiting list for public housing and section 8 tenant-based rental assistance?

The Housing Authority of Salt Lake City reports that there are currently 7,293 households on the Section 8 waiting list and 1,927 on the Public Housing waiting list. Of the households on both lists, 12% are elderly and 67% have a disability. There are 15% Hispanic, 79% are White, 11% are African American, 3% are American Indian or Alaska Native, 3% are Asian, 2% are Native Hawaiian or Other Pacific Islander, .2% are Multi-Racial and 2% are unknown.

On May 1, 2013, the HASLC closed the Housing Choice Voucher waiting list. On July 15, 2013 the waiting list was re-opened to households of domestic violence only. Due to limited funding, an applicant for voucher funding can expect to be on the wait list for approximately eight years.

The Housing Authority of Salt Lake County also provided information on the waiting lists for public housing and Section 8 TBRA; they note that there is likely a large amount of overlap between their data and the data for the Housing Authority of Salt Lake City.

Within Salt Lake County, there are 7,929 households on the waiting list for public housing. Of those households, 290 have a disability, 330 are elderly, 5,155 have children and 2,194 are single. The average annual income is \$11,281 and 88% are extremely low income. The average wait is 2 to 5 years depending on bedroom size.

In addition, there are 951 elderly or disabled individuals on the waiting list for the County portion of City Plaza. 185 have a disability, 228 are elderly, and 538 are single. The average income is \$10,136 and 89% are extremely low income. The average wait is approximately 3 years.

In Salt Lake County, there are 11,086 households on the waiting list for Section 8. Of these households, 433 have a disability, 532 are elderly, 2,838 are single, and 7,283 have children. The average annual income is \$11,056 and 87% are extremely low income. The average wait time is 6 years.

It should be noted that within the county's data, households on the waiting list are required to self-report a disability and this may have resulted in a lower percentage of disabled households in the data. Currently, 53% of the individuals currently housed at the high-rise have a disability, 30% of the families living in public housing have a disability, and 51% of the households in the Section 8 program have a disability.

Based on the information above and any other information available to the jurisdiction, what are the most immediate needs of residents of public housing and Housing Choice voucher holders?

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

How do these needs compare to the housing needs of the population at large?

Salt Lake City is experiencing a high demand for multi-family rental units as evidenced by the overall low vacancy rates in the city. This demand has seen an increase in the number of new market rate units being constructed throughout the City. The need for quality affordable housing scattered throughout the City has become greater as the overall demand for rental housing has grown. Even with significant public investment to subsidize and stimulate the production of affordable housing, the supply is not meeting demand.

NA-40: HOMELESS NEEDS ASSESSMENT

Introduction

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 service are not being over or under funded and services being funded meet the community's needs and goals.

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

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

A number of critical reports define not only the issues facing the homeless but likely solutions to these issues including the Salt Lake City Housing Needs Assessment, the State of Utah 2013 Comprehensive Report on Homelessness. The following are essential facts that regarding homelessness in the community:

- .55% of Utah's population is homeless
- 43% of our homeless live in family groups of parents and children
- Youth between the ages of 18 and 24 comprise 28% of our homeless population
- Domestic Violence touches 28% of our homeless population
- 3% of the homeless population in Utah is experiencing "chronic" homelessness
- 75% of our homeless population is white
- About 73% of all homeless persons experience mental illness, domestic violence or other barriers to stable housing

According to the 2014 Point in Time Count, Salt Lake County has 2,072 homeless individuals, 92 of whom are unsheltered. Annually, Salt Lake County will have 9,356 persons experience homelessness, 431 will be chronic.

Table NA-40.1
Homeless Needs Assessment

Population	Experiencing Homelessness on a Given Night: Unsheltered	Experiencing Homelessness on a Given Night: Sheltered
Persons in Households with Adult(s) and Child(ren)	5	813
Persons in Households with Only Children	0	2
Persons in Households with Only Adults	105	1178
Chronically Homeless Individuals	25	265
Chronically Homeless Families	1	11
Veterans	15	260
Unaccompanied Youth	0	616
Persons with HIV	0	49

Source: 2014 Salt Lake County Point-In-Time

Table NA-40.2
Nature and Extent of Homelessness

Population	Sheltered	Unsheltered
Race		
White	1786	114
Black or African American	215	2
Asian	32	2
American Indian or Alaska Native	125	9
Pacific Islander	29	0
Ethnicity		
Hispanic	534	27
Not Hispanic	1719	98

Source: 2014 Salt Lake County Point-In-Time

Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.

Salt Lake has 250 families (818 individuals) experiencing homelessness and zero homeless veteran families. The primary tool to help these families is rapid re-housing to reduce the time families experience homelessness to as short as possible. Families traditionally experience homelessness for short periods of time following cataclysmic events. Continuing the rapid re-housing program will help families while they experience these catastrophic times.

Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.

The majority of individuals experiencing homelessness are white, non-Hispanic (1,719). The second largest group is Hispanic (534), followed by African American (215) and American Indian (125). This is similar to the make-up of Salt Lake City where white, non-Hispanic make up 75% of the population, Hispanic (22%), African American (3%) and American Indian (1%).

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

Salt Lake has 2,253 homeless individuals who are sheltered and 127 unsheltered homeless individuals. The Salt Lake homeless services community does a good job sheltering homeless individuals. However, it must continue to work to move people out of emergency shelters and transitional housing and into permanent stable housing.

NA-45 NON-HOMELESS SPECIAL NEEDS ASSESSMENT

Introduction

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

Table NA-45.1
HOPWA Formula and HIV Surveillance

Current HOPWA formula use:	
Cumulative cases of AIDS reported	1,949
Area incidence of AIDS	45
Rate per population	4%
Number of new cases prior year (3 years of data)	142
Rate per population (3 years of data)	4.27%
Current HIV surveillance data:	
Number of persons living with HIV (PLWH)	1,882
Area Prevalence (PLWH per population)	167.48
Number of new HIV cases reported last year	N/A

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

Table NA-45.2
HIV Housing Needs

Type of HOPWA Assistance	Estimates of Unmet Need
Tenant Based Rental Assistance	45
Short-term Rent, Mortgage, and Utility	0
Facility Based Housing (Permanent, short-term or transitional)	0

Source: HOPWA CAPER and HOPWA Beneficiary Verification Worksheet

Describe the characteristics of special needs populations in your community:

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

Elderly

Salt Lake City's population tends to be fairly young compared to the population of the rest of the United States. A metric called the senior dependency ratio measures the number of people aged 65 and older to every 100 working aged people (people between 20 and 64). When evaluating the senior dependency ratio of Salt Lake City as compared to the county, state, and nation, Salt Lake City has a higher proportion of working age residents compared to seniors, as demonstrated in **Table NA-45.3**.

Table NA-45.3
2010 Senior (65+) Dependency Ratio

Senior Dependency Ratio	
Salt Lake City	13.8
Salt Lake County	14.0
Utah	15.2
United States	21.8

Source: U.S. Department of Labor: Bureau of Labor Statistics and Bureau of Economic and Business Research, *Salt Lake City Census 2010 Atlas*

Relative to out-of-state peer communities and the nation as a whole, forecasted growth in the Salt Lake City senior population is low. However, both the sheer number and share of the senior population are projected to increase countywide, as demonstrated in **Table NA-45.4**. Increases in the City's senior population will have a dramatic impact on housing preferences and demands. Increases in the senior population will not only affect housing needs, but will also impact the capacity of local healthcare, supportive services, transportation, and other needs.

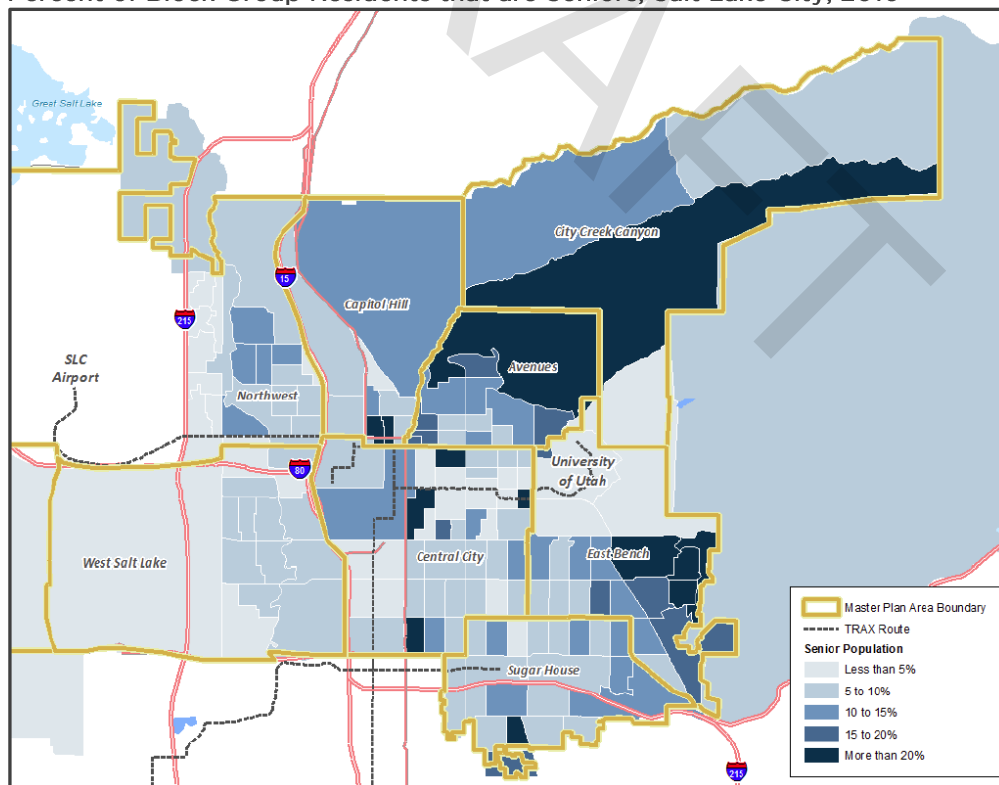
Table NA-45.4
2010-2050 Population Projections, Salt Lake County Senior (65+)

Year	Total Population	Population 65+	65+ Share
2010 (actual)	1,029,655	89,367	8.68%
2030	1,340,665	186,012	13.87%
2050	1,659,566	311,952	18.80%

Source: 2010 Census and Utah Population Estimates Committee

As demonstrated in **Figure NA-45.1**, residents that are senior are concentrated in the city East Bench and upper Avenues neighborhoods. These neighborhoods contain an older and largely single-family housing stock.

Figure NA-45.1
Percent of Block Group Residents that are Seniors, Salt Lake City, 2010

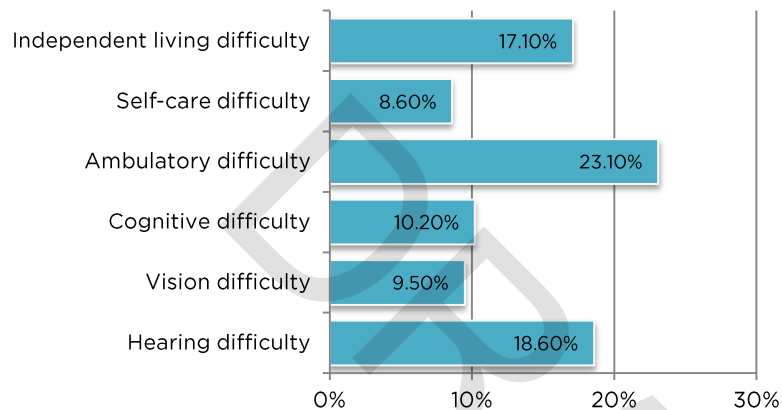


Source: BBC Research and Consulting, Housing Market Study: Salt Lake City Corporation, 2013

Persons with Disabilities

According to the 2009 - 2013 American Community Survey estimates, 10.7% of Salt Lake City's population is living with a disability. The City's elderly population is most affected by disability with 37.5% of individuals over the age of 65 being considered to have at least one disability. Within this population, the most common disabilities are ambulatory difficulty (23.1%), hearing difficulty (18.6%), and those individuals who have an independent living difficulty (17.1%).²⁰

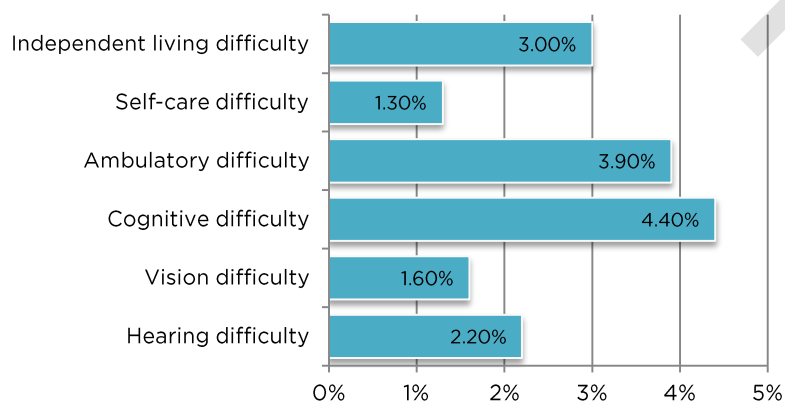
Figure NA-45.2
Salt Lake City Disability Prevalence, 65+



Source: U.S. Census Bureau, 2009-2013 American Community Survey 5-Year Estimates

For individuals 18-64 years of age, an estimated 9.4% have a disability. The most prevalent disabilities in this age group are cognitive disability (4.4%), ambulatory difficulty (3.9%), and independent living difficulty (3.0%).

Figure NA-45.3
Salt Lake City Disability Prevalence, 18-64 Year-Olds



Source: U.S. Census Bureau, 2009-2013 American Community Survey 5-Year Estimates

²⁰ U.S. Census Bureau, 2009-2013 American Community Survey 5-Year Estimates

Female-Headed Households with Children

In Salt Lake City, there are 7,300 households headed by single females with no husband present. Of that group, 4,047 of these households have children under the age of 18 years old present in the home.²¹ These households frequently face many unique and significant challenges that other populations do not necessarily face. According to the 2009-2013 American Community Survey 5-Year Estimates, Salt Lake City's family poverty rate is 13.7%, while the single-mother household poverty rate is 38.7%.

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

Immigrants and Refugees

Salt Lake City's thriving economy, educational opportunities, and availability of services attracts immigrants from around the world. Since opening in 1994, the International Rescue Committee's Salt Lake City branch has resettled over 9,000 individuals from roughly 15 countries, with approximately 500 to 550 individuals resettled in the Salt Lake area each year.²² Besides refugee resettlement, Salt Lake City attracts immigrants for job opportunities, university studies, and family connections. According to the 2009-2013 ACS 5-Year Estimates, 32,357 (17.2%) of Salt Lake City's 188,141 residents are foreign born.

Victims of Dating and Domestic Violence

According to Utah's annual domestic violence report, 29 Utahans lost their lives to domestic-violence related causes in 2012, with 11 of these victims residing in Salt Lake County. In addition, a total of 3,114 men, women, and children were sheltered in 15 Utah domestic violence shelters during the same year. Individuals entering the domestic violence shelter system are staying for longer periods of time, with the average number of days climbing from 24 in 2009 to 29.9 in 2011.²³ There are many barriers for victims of domestic violence to overcome including securing permanent and stable housing; coping with trauma, accessing support for health and mental healthcare; and addressing the needs of children.

Large-Family Households

A large family is defined as having five or more members. According to the Salt Lake City Fair Housing Equity Assessment, the number of large family households receiving public assistance in Salt Lake City in 2012 totaled 8,913, a 24.7% increase from 2007. The vast majority of large family households receiving public assistance reside on the city's west side in zip codes 84104

²¹ U.S. Census Bureau, 2009-2013 American Community Survey 5-Year Estimates

²² Refugee Resettlement Program, <http://www.rescue.org/us-program/us-salt-lake-city-ut/refugee-resettlement-program>

²³ Utah State, *Utah Office on Domestic & Sexual Violence, No More Secrets: Utah's Domestic and Sexual Violence Report*, 2013

and 84116, with over 63% of the large family households receiving public assistance residing in these zip codes.²⁴

Persons with HIV/AIDS

A report published by the Utah Department of Health indicates that 2,614 persons were living with HIV/AIDS in the State of Utah in December 2011. For nearly a decade, the number of people newly diagnosed with HIV in Utah declined steadily until 2011. After Utah experienced a large decrease in the number of cases during 2010, HIV infections have increased each year. During 2012, 110 people were diagnosed with HIV (3.9 cases per 100,000 population).²⁵

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

What are the housing and supportive service needs of these populations and how are these needs determined?:

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

Elderly

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

Persons with Disabilities

Affordable, stable, long-term housing is the most critical need for persons with mental, physical and/or development disabilities, as well as persons suffering from addiction. Persons with mental, physical, developmental and substance abuse disabilities are more likely to experience housing instability and homelessness than the population as a whole. According to

²⁴ Utah Department of Health, Utah HIV Fact Sheet, 2012

²⁵ Bureau of Economic and Business Research, University of Utah, *Salt Lake City: Fair Housing Equity Assessment*, 2013

Utah State's 2014 Comprehensive Report on Homelessness, chronically homeless persons placed in permanent supportive housing during 2014 had the prevalence of disabling conditions as follows:²⁶

- Mental illness: 54%
- Alcohol abuse: 21%
- Substance abuse: 14%
- Chronic health condition: 23%
- Physical disability: 20%
- More than one disabling condition: 39%

More long-term, stable housing is needed to address the needs of disabled populations. Disabled populations can experience several barriers in accessing housing and supportive services, including housing discrimination, cognitive abilities, lack of documentation, coordination of resources, substance abuse and instability. As such, accessibility modifications, behavioral and medical services, and other supportive services are also needed to address the needs of disabled populations. In addition, more residential and transitional housing opportunities are needed to address the needs of extremely low-income persons with chronic alcohol and substance addictions.

Female-Headed Households with Children

As with other special populations, more long-term, stable housing is needed to address the needs of low-income female-headed households with children. In addition, job training and employment placement services are needed to assist single-mothers in maximizing their incomes. Affordable childcare services that provide extended hours are needed to allow flexibility with hours of employment.

Immigrants and Refugees

Refugee and low wage immigrants are not only in need of affordable housing, but are also in need of accessible services relating to cultural orientation, healthcare, legal assistance, transportation, and other supportive services. Language, family size, lack of income/employment history, lack of credit and different cultural norms can act as barriers to securing adequate affordable housing. As such, refugees and immigrants are at a high risk for housing discrimination and other fair housing impediments.

Several types of services are needed to provide a path to self-sufficiency for immigrants and refugees, including housing, immigration, language and employment. Resettlement programs, currently provided through the Asian Association of Utah, Catholic Community Services and International Rescue Committee, take a comprehensive approach to the long-term outcomes of resettlement.

²⁶ State of Utah, 2014 Comprehensive Report on Homelessness

Victims of Dating/Domestic Violence

Victims of domestic violence are at a greater risk for housing instability and homelessness, as they usually reside with their abuser. Many victims do not have the income and/or resources to secure housing on their own. Therefore, emergency and transitional housing opportunities are needed to provide victims with a resource to escape the cycle of abuse. In addition, many victims are in need of supportive services to address physical and mental trauma.

The Young Women's Christian Association (YWCA) is Salt Lake City's primary resource for victims of domestic violence seeking out emergency shelter services. Emergency and extended shelter facilities are available twenty-four hours a day. In addition, the YWCA provides transitional housing for women and dependent children for up to 2 years through a partnership with the Salt Lake City Housing Authority.

Large-Family Households

The City currently lacks the housing stock to serve the needs of large family households. Large-family households are in need of affordable rental housing with three or more bedrooms. Rental housing stock large enough for families with five or more persons is currently concentrated on the City's west side. Opportunities for affordable rental housing large enough to accommodate large families needs to be expanded citywide.

Persons with HIV/AIDS

As with other special populations, more long-term, stable housing is needed to address the needs of persons with HIV/AIDS. It can be difficult for some persons with HIV/AIDS to access and/or maintain housing services because of substance abuse and physical/mental health issues. These barriers also prevent persons with HIV/AIDS from accessing and maintaining employment and/or income support programs.

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

Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:

Utah has a relatively low rate of new HIV diagnoses compared to the rest of the United States. In 2012, 110 individuals were diagnosed with HIV, representing a rate of 3.9 new cases of HIV

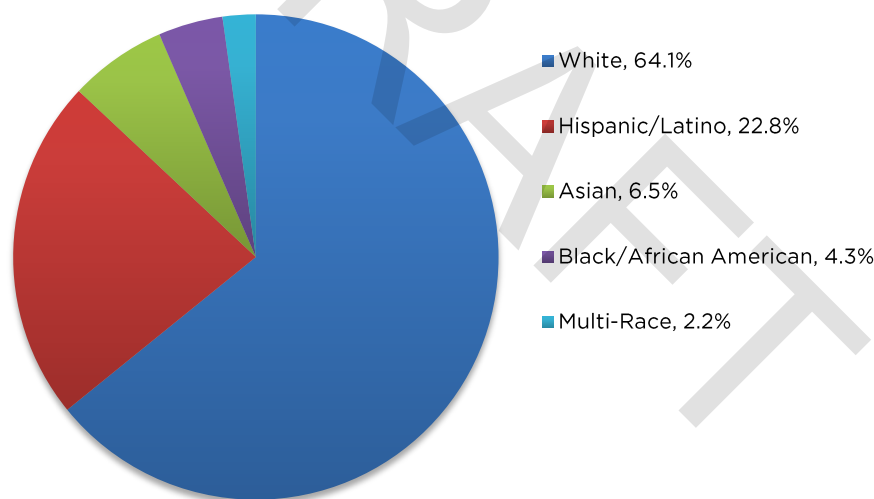
per 100,000 population according to the Utah Department of Health.²⁷ Salt Lake County has the highest rates of new HIV diagnoses within Utah, at a rate of 5+ per 100,000, but they also have one of the higher percentages of individuals who have ever been tested for HIV which may have contributed to this higher percentage.

While new cases of HIV/AIDS in Utah declined steadily until 2009, and then dropped significantly in 2010, the past few years have seen a steady uptick in the number of cases in Utah.²⁸ However, it is important to take into account that because Utah has so few cases each year (86 new cases in 2010, 110 new cases in 2012), small changes have a larger impact on this rate.

Of particular importance, however, is the racial disparity in the prevalence of new HIV cases. In 2011, 22.8% of new HIV cases were for Hispanic or Latino individuals who only account for 13% of the population in Utah.²⁹

Figure NA-45.4

Estimated Adults and Adolescents Diagnosed with HIV by Race and Ethnicity, Utah 2011



Source: Centers for Disease Control and Prevention, Utah – 2013 State Health Profile, http://www.cdc.gov/nchhstp/stateprofiles/pdf/utah_profile.pdf

Individuals newly diagnosed with HIV already progressed to AIDS at the time of diagnosis is also significantly skewed to Hispanic and American Indian/Alaska Native individuals, as demonstrated in **Table NA-45.5**.³⁰ In addition, half of females newly diagnosed with HIV have

²⁷ Utah Department of Health, Utah HIV Fact Sheet, 2013

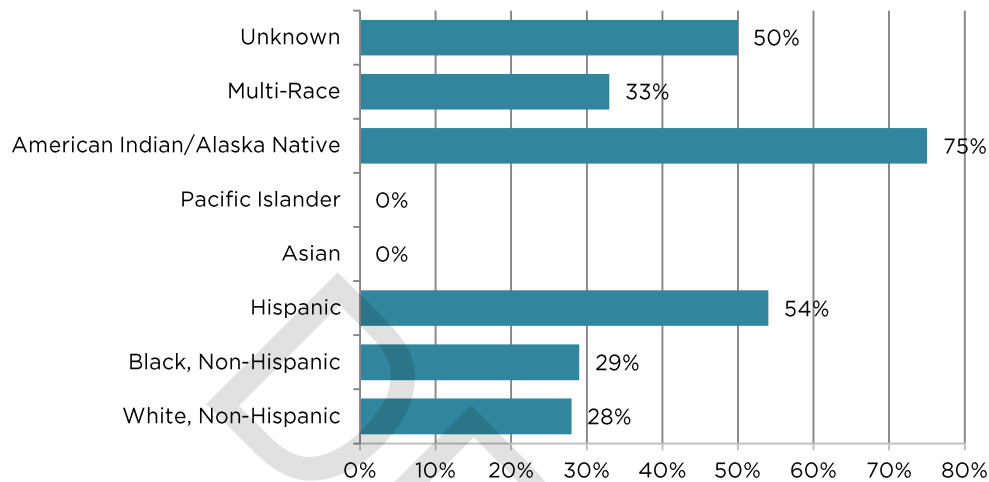
²⁸ Utah Department of Health, Utah HIV Fact Sheet, 2013

²⁹ Centers for Disease Control and Prevention, Utah – 2013 State Health Profile

³⁰ Utah Department of Health, Utah HIV Fact Sheet, 2013

had the disease progress to AIDS by the time of diagnosis, as compared to 30% of males. This indicates low testing rates, especially among female and minority populations.

Figure NA-45.5
Percent of New Cases with AIDS at HIV Diagnosis by Race and Ethnicity, Utah 2012



Source: Utah Department of Health, Utah HIV Fact Sheet,
http://health.utah.gov/epi/diseases/hiv/aids/surveillance/hiv_2012_testing.pdf

NA-50 NON-HOUSING COMMUNITY DEVELOPMENT NEEDS

Describe the jurisdiction's need for Public Facilities:

Fire

In 2013 the City finished the construction on a new \$125 million Public Safety Building fulfilling future need for additional growth-related administrative staff. However, in order to maintain the current service level and accommodate the service needs of projected growth Salt Lake City's Fire Department plans to invest approximately \$13.6 million in capital facilities over the next ten years (2012-2021), \$5.13 million of which is impact fee eligible.

The impact fee eligible portion includes a proportional share of the cost to plan for and construct the relocated Fire Station #3 and the new Fire Station #14, and to provide Fire Station #14 with a fire suppression vehicle. The remaining \$8.5 million is the result of correcting an existing deficiency and is not impact fee eligible. This amount must be funded with revenue sources other than impact fees.

Police

In 2013 Salt Lake City constructed a \$125 million Public Safety Building meeting the future need for additional growth-related officers. However, the Police Department must replace its current Police Evidence and Crime Lab in order to provide its desired level of service. This facility will be larger than the existing facility that is being replaced in order to provide

capacity for processing and housing evidence associated with the projected growth in population.

In order to maintain the current level of service and accommodate the service needs of projected growth The Salt Lake City Police Department plans to invest approximately \$9.0 million in capital facilities over the next ten years, \$2.25 million of which is impact fee eligible. The impact fee eligible portion includes a proportional share of the police evidence and crime lab facility. The remaining \$6.8 million is the result of correcting an existing deficiency in available space and investing in improved service levels, and is not impact fee eligible. This amount must be funded with revenue sources other than impact fees.

Parks and Public Lands

In order to maintain the current level of service the Salt Lake City Parks and Public Lands Division plans to invest approximately \$51.7 million in capital facilities over the next ten years, \$17.1 million of which is impact fee eligible. The remaining \$35.4 million is the result of correcting existing deficiencies in facilities and investing in improved service levels, and is not impact fee eligible. This amount must be funded with revenue sources other than impact fees.

How were these needs determined?

Fire

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

Fire Department owns approximately \$97.6 million of capital assets. These assets are used to provide the Department's current level of service of an average response time of 4 minutes 28 seconds. The IFFP determined the investment per unit needed to maintain the current level of service by dividing the total replacement value of its current capital assets by the number of current households and non-residential square feet whose owners have invested in these assets. The Fire Department needs were calculated by multiplying the aforementioned investment per unit by the projected population growth.

Police

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

Salt Lake City Police Department currently owns approximately \$133.4 million of capital assets. These assets are used to provide the Department's current level of service of 2.35 sworn officers per 1,000 population.

The IFFP determined the investment per unit needed to maintain the current level of service by dividing the total replacement value of the current capital assets of the Salt Lake City Police Department by the number of current households and non-residential square feet whose owners have invested in these assets. The Police Department needs were then calculated by multiplying the aforementioned investment per unit by the projected population growth.

Parks and Public Lands

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

Salt Lake City Parks and Public Lands Division currently owns approximately \$321.3 million of capital assets. These assets are used to provide the Division's current level of service of 5.05 acres of developed park land and trails and 6.15 acres of open space per every 1,000 residents. The IFFP calculated the current investment per unit by dividing the total replacement value of the current capital assets of the Salt Lake City Parks and Public Lands Division by the number of current households whose owners have invested in its current assets. The Parks and Public Lands Division needs were calculated by multiplying the aforementioned investment per unit by the projected population growth.

Describe the jurisdiction's need for Public Improvements:

In order to maintain the current level of service Salt Lake City Streets and Transportation Divisions plan to invest approximately \$73.4 million in capital facilities over the next ten years, \$15.9 million of which is impact fee eligible. The remaining \$58.3 million is the result of correcting an existing deficiency in available space and investing in improved service levels, and is not impact fee eligible. This amount must be funded with revenue sources other than impact fees.

How were these needs determined?

The Salt Lake City Streets and Transportation Divisions participated in the development of a Impact Fees Facilities Plan (IFFP) that identifies the capital facilities the City will need to build within the next ten years (2012-2021) to continue the current level of service and accommodate the service needs of projected growth.

Salt Lake City Streets and Transportation Divisions currently own approximately \$1.7 billion of capital assets. These assets are used to provide the Divisions' current level of service of "C." Level-of- Service (LOS) C describes at or near free-flow operations. Ability to maneuver through lanes is noticeably restricted and lane changes require more driver awareness.

Minimum vehicle spacing is about 220ft (67m) or 11 car lengths. At LOS C most experienced drivers are comfortable, roads remain safely below but efficiently close to capacity, and posted speed is maintained. Minor incidents may still have no affect but localized service will have noticeable affects and traffic delays will form behind the incident. This is the targeted LOS for some urban and most rural highways.

The IFFP determined the investment per unit needed to maintain the current level of service by dividing the total replacement value of its current capital assets by the number of current households and non-residential square feet whose owners have invested in these assets.

The Streets and Transportation Division needs were calculated by multiplying the aforementioned investment per unit by the projected population growth of 8,823 people over the ten-year plan period. This equates to approximately 3,803 new residential units and 3,923,562 new square feet of non-residential space.

Describe the jurisdictions need for Public Services:

Through needs assessments and data analysis Salt Lake City has identified the following homeless public service needs:

Homeless Public Service Needs

- Expand options for housing for the top users of homeless services
- Expand the number permanent supportive housing units
- Enhance and expand the capacity of homeless day services
- Explore a centralized location for all existing and future homeless services
- Improve the public safety in neighborhoods and parks surrounding homeless services
- Animate neighborhoods and parks around homeless services for both homeless and non-homeless individuals.

The needs of Salt Lake City's low to moderate-income residents and special populations identified through the Consolidated Plan planning process are as follows:

Non-Homeless Public Service Needs

- Economic development
Expand access to job readiness and self-sufficiency programs for low-income adults; retraining programs; community-based job training; job centers near public transit, viable neighborhood business nodes.
- Education
Expand access to early childhood education; adult education and training; tutors and mentors; out-of-school programs; English as a second language (ESL) training.

- **Health**
Expand access to healthcare; integrated healthcare opportunities (e.g. co-location of primary care and behavioral health services); healthy food; nutrition education; mental health and substance abuse prevention and treatment; senior services; services for persons with disabilities.
- **Transportation**
Expand affordable public transportation; alternative forms of transportation; policies that promote walkability; multimodal transportation infrastructure; access to transportation hubs near businesses and job opportunities, and in low-income neighborhoods; coordination between the bus system and TRAX.
- **Housing**
Expand public service housing programs to include rapid re-housing, tenant-based rental assistance (TBRA), project-based rental assistance (PBRA), landlord/tenant mediation, housing placement services, homelessness prevention, fair housing; homebuyer education, refugee resettlement; housing supportive services for at-risk populations.

How were these needs determined?

Salt Lake City's homeless needs are determined through evaluation of the annual Continuum of Care (CoC) Point in Time Study and Housing Inventory Chart, as well as the Salt Lake City Long Term Needs Assessment. Each of these assessments reports on available housing and resources for people experiencing, and at risk of homelessness.

The non-homeless public service needs of Salt Lake City's low to moderate-income residents and special populations were determined through focus groups with public service stakeholders, an evaluation of data derived from organizations who work with these populations, other local and national data sources, and an evaluation of local resources.

HOUSING MARKET ANALYSIS

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

MA-05 OVERVIEW

Beginning in 2008 the housing market crisis impacted Salt Lake City neighborhoods considerably. Rising foreclosure rates caused property values to decline and halted residential construction. Existing home sales decreased due to economic instability and tightening lending standards. Now that the housing market has nearly recovered to pre-crisis levels, significant shifts can be seen in the demand for owner and renter-occupied housing and the resulting impact on the supply of affordable housing. Some key housing market highlights are as follows:

- Between 2000 and 2013, the cost of housing significantly increased for both renters and homeowners. The median contract rent increased by 33% and home values increased by 55%. During the same time period, the median household income only increased by 24%. Since incomes did not keep up with increases in housing costs, it has become more difficult for residents to buy or rent a home. The homeownership rate decreased from 56.9% in 2000 to 49.5% in 2013.³¹
- The Salt Lake City area apartment vacancy rate is the lowest in thirteen years at 3.0%.³² A tight rental market and rising rents create a barrier for households in need of affordable housing.
- Barriers to affordable housing development include both market and regulatory factors to 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.
- There are three racially/ethnically concentrated areas of poverty (RCAP/ECAP) in Salt Lake County, two of which are in Salt Lake City³³. An RCAP/ECAP is defined as a census tract with a family poverty rate greater than or equal to 40 percent, or a family poverty rate greater than or equal to 300 percent of the metro tract average, and a majority non-white population, measured at greater than 50 percent.
- A dissimilarity of mortgage denials and approvals exists between racial and ethnic populations in Salt Lake County. The mortgage application denial rate for Hispanics in Salt Lake County is double that of white non-Hispanics. After adjusting for differences in income, the variance in denial rates is unchanged. In addition, Hispanics are more likely to be the victim of predatory lending. Hispanics received high interest loans at three times the rate of non-Hispanic whites.³⁴

³¹ U.S. Census Bureau, 2009-2013 American Community Survey 5-Year Estimates

³² Cushman Wakefield, *Apartment Market Report: Greater Salt Lake Area*, 2014

³³ Bureau of Economic and Business Research, University of Utah, Regional Analysis of Impediments to Fair Housing Choice Salt Lake County, 2014

³⁴ Bureau of Economic and Business Research, University of Utah, Regional Analysis of Impediments to Fair Housing Choice Salt Lake County, 2014

MA-10 NUMBER OF HOUSING UNITS

Introduction

According to the 2009-2013 American Community Survey 5-Year Estimates, there are 80,212 total housing units in Salt Lake City, up from 77,054 in 2000 – a 4% increase. The city's housing stock accounts for 22% of the housing units in Salt Lake County. Just fewer than half, 48.5%, of the units are owner-occupied.

Table MA-10.1
All Residential Properties by Number of Units

Property type	Number	%
1-unit detached structure	38,886	48%
1-unit, attached structure	3,002	4%
2-4 units	11,803	15%
5-19 units	9,885	12%
20 or more units	16,021	20%
Mobile Home, boat, RV, van, etc	615	1%
TOTAL	80,212	100%

Source: U.S. Census Bureau, 2009-2013 5-Year American Community Survey

Table MA.10.2
Unit size by Tenure

Unit Size by Tenure	Owners		Renters	
	Number	%	Number	%
No bedroom	181	0%	2,092	5%
1 bedroom	1,657	5%	14,244	38%
2 bedrooms	9,068	25%	12,756	36%
3 or more bedrooms	25,576	70%	8,068	21%
TOTAL	36,482	100%	37,160	100%

Source: U.S. Census Bureau, 2009-2013 5-Year American Community Survey

Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs:

Salt Lake City's Division of Housing and Neighborhood Development 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 of financing include low-income housing tax credits, CDBG, HOME, ESG, HOPWA, Salt Lake City Housing Trust Fund, and the Olene Walker Housing Loan Fund. The following funding sources are utilized to target specific housing activities:

CDBG

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

ESG

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

HOME

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

HOPWA

Salt Lake City administers the HOPWA program for the Salt Lake EMSA, which includes Salt Lake, Summit, and Tooele Counties. HOPWA funds are utilized to provide the following housing services to HOPWA eligible persons:

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

HOPWA funding is target to 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. Projects are prioritized primarily utilizing the following criteria:

- Level of community impact
- Level of demonstrated need
- Alignment with Salt Lake City's policies

Low-Income Housing Tax Credit (LIHTC)

The Utah Housing Corporation's (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 percent or less of the area median income.

During the 2013-14 program year, UHC allocated \$7.3 million in annual 9% federal tax credits and \$1 million in annual 4% federal tax credits statewide. Allocated tax credits generated over \$143 million in affordable housing construction activity, providing 983 additional housing units across Utah for lower income households.

State Funds

The Olene Walker Housing Loan Fund's Multi-Family Program provides financial assistance for the acquisition, construction, or rehabilitation of affordable rental housing of five or more units. Most of the multifamily projects target households at or below 50% of area median income (AMI), and the median income of all households served through the OWHLF is 40% AMI. Fifteen percent of overall funding is set-aside for developing special-needs housing for persons who are elderly or have disabilities.

During fiscal year 2013, the fund supported construction or rehabilitation of 538 units of multi-family housing, as well as 122 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:

Of Salt Lake City's publically subsidized rentals, several developments have units with affordability contracts that expire within the next ten years. The State of Utah's Community Services Office manages a database of public and assisted rental developments throughout Utah. According to the database, forty-six developments located in Salt Lake City have at least one affordability contract scheduled to expire within the next ten years. Identified developments are as follows:

Table MA-10.3
Housing Developments with at Least One Affordability Contract
Expiring within the Next Ten Years

Project	Total Units	Nearest Expiration
Artspace Bridge	62	1/1/2016
Ashby Apartments	27	1/1/2020
Aspenview Apartments	16	11/2/2018
Bigelow Apartments	45	1/1/2018
Bradley Apartments	8	1/1/2023
Calvary Tower	30	12/31/2014
Capitol Villa Senior Apartments	108	1/1/2018
Cedar Crest	12	1/1/2023
Citifront Apartments	155	1/1/2018
Country Oaks II	17	1/1/2024
Edison Place	95	1/1/2019
Escalante Park III	80	1/1/2017
Hamilton Place	64	6/4/2016
HASLC Townhomes (257 N Redwood Rd)	22	1/1/2021
Jacob Apartments	12	2/28/2017
James E Kier Retirement Apts	51	1/1/2020
Jefferson Circle	20	5/31/2024
Jefferson School Apartments II	84	1/1/2020
Jefferson School Apartments	84	1/1/2017
Lincoln Arms	16	1/1/2017
Lowell Apartments	80	1/26/2016
Northgate at the Gateway	330 (160 affordable)	1/1/2017
Old Kent Apartments	7	1/1/2018
Pauline Downs Apartments	14	1/1/2024
Pittsburgh House Lofts	14	1/1/2020
Rio Grande Hotel	49	1/1/2023
Ritz	30	1/1/2020
Riverside Cove	28	1/1/2023
Riverwood Cove Apartments	110	1/1/2022
Safe Haven (Phase II)	24	1/1/2018
Sedona Apartments	16	7/12/2020
Shadow Glen	10	1/1/2021
Smith Apartments	22	1/1/2023
Smith Apartments (South)	16	1/1/2023
Sophie Apartments	25	1/1/2019
Stratford Apartments	46	1/1/2022
Sunrise Metro	100	1/1/2022
Towngate Apartments	374	1/1/2022
Trenton Apartments	37	1/1/2019
Trolley Lane	17	1/1/2017
Wendell Apartments	32	8/1/2015
Westgate Apartments	60	1/1/2017
Westgate II Apartments	36	1/1/2019
Wilford Apartments	48	1/1/2016
Wolfson West Apartments	14	1/1/2018
Wasatch Manor	184	8/1/2015

*Note: Many of the projects listed above have a mix of units with multiple affordability periods. The date indicated above is for the affordability period expiring soonest.

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

According to an apartment market report completed in the summer of 2014, the Salt Lake City area apartment vacancy rate is the lowest in thirteen years at 3.0%.³⁵ With rental inventory nearly fully occupied, it is difficult for households at all AMI levels to find adequate rental housing, with increased difficulty for households at lower AMIs. Limitations on housing choice are particularly significant for the low-income elderly, who both have the highest levels of disability and tend to live in older housing stock. Housing availability for persons with a disability will become increasingly scarce as the Baby Boomer cohort increases in age.

Describe the need for specific types of housing:

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

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

MA-15 COST OF HOUSING

Introduction

Between 2000 and 2013, the cost of housing significantly increased for both renters and homeowners. As demonstrated in **Table MA-15.1**, the median contract rent increased from \$516 in 2000 to \$698 in 2013, a 35% increase. Home values increased 55%, from \$152,400 to \$236,600. During the same time period, the median household income only increased by 24%, from \$36,944 in 2000 to \$45,862 in 2013. Since incomes did not keep up with increases in housing costs, it is more difficult for residents to buy or rent a home. The homeownership rate decreased from 56.9% in 2000 to 49.5% in 2013.

Table MA-15.1
Cost of Housing

	Base Year: 2000	Most Recent Year: 2013	% Change
Median Home Value	\$152,400	\$236,600	55%
Median Contract Rent	\$516	\$698	35%

Source: U.S. Census Bureau 2000 Census (Base Year), 2009-2013 5-Year American Community Survey

³⁵ Cushman Wakefield, Apartment Market Report: Greater Salt Lake Area, Summer 2014

Table MA-15.2
Rent Costs

Gross Rent	Number	%
Less than \$500	5,421	15%
\$500-999	22,278	60%
\$1,000-1,499	7,238	19%
\$1,500-1,999	1,889	5%
\$2,000 or more	334	1%
TOTAL	37,160	100%

Note: No cash rent included in the Less than \$500 category
Source: U.S. Census Bureau, 2009-2013 5-Year American Community Survey

Table MA-15.3
Housing Affordability

% of Units affordable to Households earning:	Renter	Owner
30% HAMFI	2,875	No Data
50% HAMFI	9,900	975
80% HAMFI	25,410	4,700
100% HAMFI	No Data	9,385
TOTAL	38,185	15,060

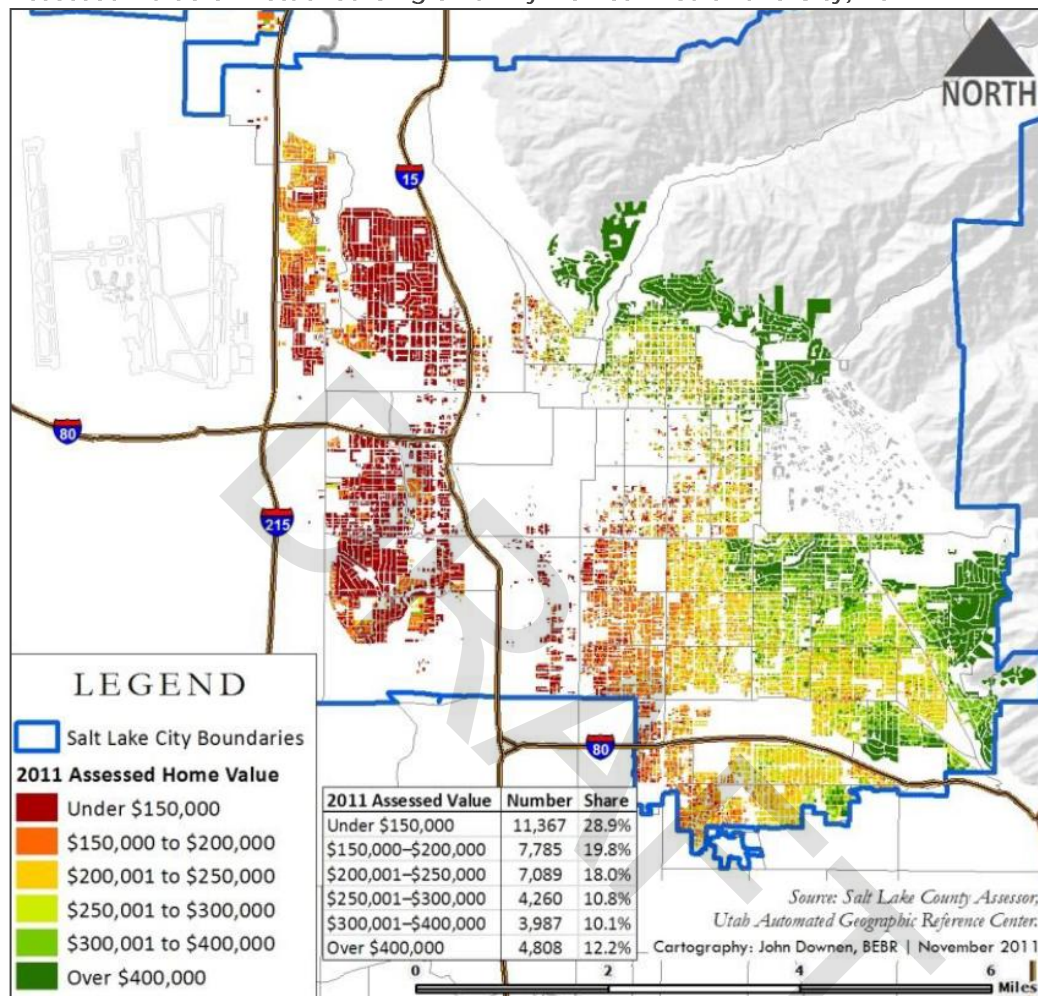
Source: 2007-2011 CHAS

Table MA-15.4
Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	\$564	\$677	\$839	\$1,197	\$1,408
High HOME Rent	\$589	\$707	\$876	\$1,172	\$1,288
Low HOME Rent	\$589	\$669	\$802	\$927	\$1,035

Source: HUD FMR and HOME rents

Figure MA-15.1
Assessed Value of Detached Single Family Homes in Salt Lake City, 2011



Source: Bureau of Economic and Business Research, University of Utah, Regional Analysis of Impediments to Fair Housing Choice Salt Lake County, 2014

Is there sufficient housing for households at all income levels?

Regionally, there is a lack of affordable rental housing for low-income households, for persons with disabilities, and for large family households. Both low-income renter households and large family renter households are disproportionately minority.

The under 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 under supply of affordable housing is particularly prevalent for extremely low-income households. A recent housing gaps analysis completed by BBC Research and Consulting determined that Salt Lake City has a shortage of 8,240 rental units affordable to

renters earning less than \$20,000 per year.³⁶ Some of these renters are university students who will have future earning increases, but many are low-income families, persons with disabilities and persons who are under or unemployed.

Table MA-15.5
Salt Lake City Rental Market Mismatch

Income Range	Maximum Affordable Rent, Including Utilities	Renters		Rental Units		Rental Gap
		Number	%	Number	%	
Less than \$5,000	\$125	2,966	8%	397	1%	-2,568
\$5,000 - \$9,999	\$250	4,608	12%	1,168	3%	-3,441
\$10,000 - \$14,999	\$375	2,773	7%	1,667	4%	-1,106
\$15,000 - \$19,999	\$500	3,119	8%	1,994	5%	-1,126
\$20,000 - \$24,999	\$625	3,569	9%	6,847	17%	3,279
\$25,000 - \$34,999	\$875	5,866	15%	14,125	35%	8,259
\$35,000 - \$49,999	\$1,250	6,225	16%	8,284	21%	2,059
\$50,000 - \$74,999	\$1,875	4,920	13%	4,467	11%	-453
\$75,000 or more	\$1875+	4,267	11%	999	3%	-3,268
Total/Low Income Gap		38,312	100%	39,948	100%	-8,240

Source: BBC Research & Consulting, Housing Market Study: Salt Lake City Corporation, 2013

The under-supply of affordable housing is causing a high prevalence of cost-burden. Salt Lake City is working to expand housing choice for these populations through the utilization of Salt Lake City's Housing Trust Fund and the prioritization of federal entitlement grants. In addition, the City is evaluating and revising City ordinances and zoning code to support affordable housing preservation and development and to promote mixed-income neighborhoods.

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

Housing costs have increased during the past few years in both the rental and ownership markets. As **Table MA-15.6** demonstrates, Salt Lake County rental rates are at an all-time high, with a 33% increase between 2006 and 2014. Decreases in rental affordability combined with low vacancy rates have created a very tight rental market, particularly for low-income households.

³⁶ BBC Research and Consulting, *Housing Market Study: Salt Lake City Corporation*, 2013

Table MA-15.6

Change in Average Rental Rates by Type of Unit: Salt Lake County

Type of Unit	2006	2007	2008	2009	2010	2011	2012	2013	2014	% Change: 2006-2014
Studio	\$440	\$496	\$558	\$504	\$480	\$515	\$538	\$586	\$603	37%
One Bedroom	\$570	\$644	\$703	\$654	\$629	\$659	\$709	\$745	\$757	33%
Two Bedroom One Bath	\$626	\$695	\$760	\$723	\$706	\$725	\$759	\$792	\$809	29%
Two Bedroom Two Bath	\$758	\$842	\$915	\$834	\$816	\$862	\$943	\$969	\$983	30%
Three Bedroom Two Bath	\$865	\$950	\$1,066	\$1,000	\$956	\$1,025	\$1,051	\$1,075	\$1,085	25%
Overall	\$652	\$728	\$793	\$740	\$720	\$754	\$814	\$850	\$865	33%

Source: Cushman and Wakefield, 2014 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 were up between 2013 and 2014, but the number of home sold decreased.

Table MA-15.7

Number of Homes Sold and Average Sales Price: Salt Lake City Metropolitan Area

Number of Homes Sold			Average Price		
2013	2014	% Change	2013	2014	Percent Change
22,425	20,625	-8%	\$ 260,775	\$ 271,850	4%

Source: U.S. Department of Housing and Urban Development, HUD PD&R Regional Reports, 3rd Quarter 2014

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 Section 8 Fair Market Rents are lower than actual rental rates in Salt Lake City. Therefore, it is critical that the existing stock of subsidized housing is preserved. Individuals and families displaced from subsidized housing will have a difficult time finding suitable replacement housing affordable at their income level. In the current housing market, rental subsidies are usually required for populations that fall below 50% AMI.

Discussion:

In an effort to utilize public resources efficiently, Salt Lake City will respond to the City's current housing challenges by utilizing new and collaborative strategies. Based on our identified affordability gap, increasing cost burden, past trends and projected resources, Salt Lake City has set the ambitious goal of developing, preserving and assisting 5,000 housing units over five years. Through the City's 5000 Doors Housing Initiative, Salt Lake City will work with community partners to expand housing opportunities throughout Salt Lake City.

MA-20 CONDITION OF HOUSING

Introduction

HUD defines housing conditions as overcrowding, cost-burdened, or a lack of complete plumbing or kitchen facilities. Based on this definition, 47% of renters and 29% of owners live in a unit with at least one condition. In addition, 150 housing units, both vacant and occupied, in the city lacked complete plumbing facilities. This same report noted that 576 housing units, vacant and occupied, lacked a complete kitchen. If we assume no overlap, this makes for 726 severely substandard units representing 1% of the city's total housing units.³⁷

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

The City defines substandard housing units as those that are not in compliance with the City's existing housing code. "Substandard condition" is not a term this jurisdiction uses; instead, projects are designed to address items in residential units that do not meet that code. The City also follows the federal register definitions for substandard housing as defined in 24 CFR § 5.425 Federal preference: Substandard housing. For units to be considered in "substandard condition but suitable for rehabilitation," they must be both economically and structurally viable.

Table MA-20.1
Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	10,128	28%	16,615	43%
With two selected Conditions	376	1%	1,387	4%
With three selected Conditions	9	0%	62	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	25,816	71%	20,408	53%
TOTAL	36,329	100%	38,472	100%

Source: 2007-2011 CHAS

³⁷ BBC Research and Consulting, *Housing Market Study: Salt Lake City Corporation*, 2013

Table MA-20.2
Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	1,359	4%	2,744	7%
1980-1999	3,814	10%	5,782	15%
1950-1979	12,452	34%	16,458	43%
Before 1950	18,704	51%	13,488	35%
TOTAL	36,329	99%	38,472	100%

2007-2011 CHAS

Table MA-20.3
Risk of Lead Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980.	31,156	86%	29,946	78%
Housing units built before 1980 with children present	1,135	3%	1,425	4%

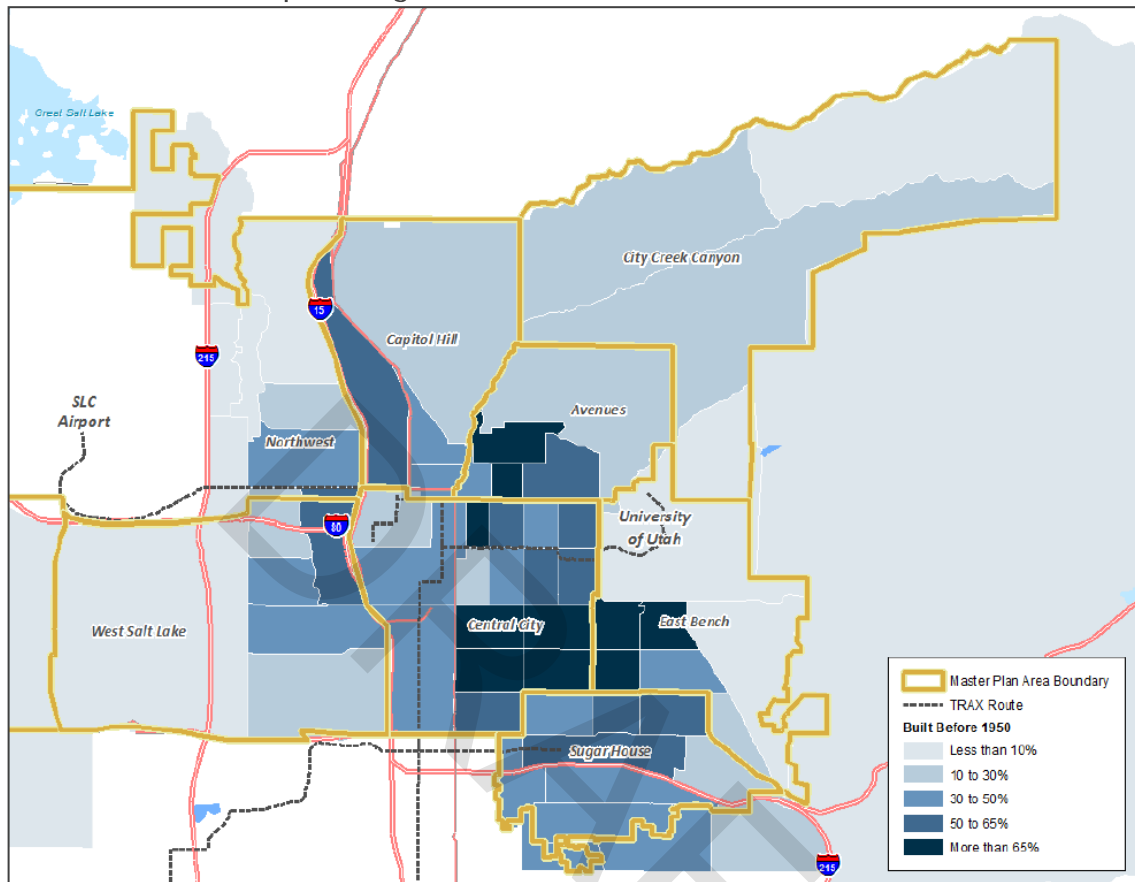
Source: 2007-2011 ACS (Total Units) 2007-2011 CHAS (Units with Children present)

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

An indicator commonly used to evaluate the condition of housing stock is the age of the unit. Older homes are more likely to have condition problems and are at higher risk of lead based paint. Approximately 32% of housing units in Salt Lake City were built prior to 1940.³⁸ Many older homes may be in excellent condition due to revitalization efforts in the area; however, condition issues are still more likely to come about in older homes. The Central City, East Bench, and Avenues areas of Salt Lake City tend to have the highest concentration of older homes as shown in the figure below:

³⁸ BBC Research and Consulting, *Housing Market Study: Salt Lake City Corporation*, 2013

Figure MA-20.1
Percent of Block Group Housing Units Built Before 1950: 2010



Source: BBC Research and Consulting, Housing Market Study: Salt Lake City Corporation, 2013

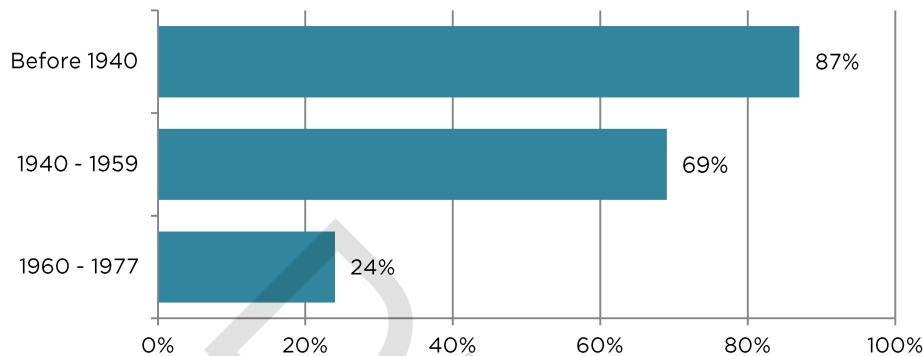
Estimate the number of housing units within the jurisdiction that are occupied by low or moderate income families that contain lead-based paint hazards. 91.205 (e), 91.405

Residential units built prior to 1978 are those considered to be most at risk for containing lead based paints (LBP) as the use of LBP was prohibited in residential units after 1978. Units built prior to 1980 must be used as a baseline for units containing LBP due to data constraints. The 2006-2011 CHAS reports that approximately 85% of owner occupied units and 78% of renter occupied units were built prior to 1980. This means that up to 81.4% of Salt Lake City's total housing stock is at risk of exposure to LBP.

Discussion

Salt Lake City has many older homes which are more likely to contain lead based paint; homes built before 1940 present the most risk for LBP:³⁹

Figure MA-20.3
Probability of Containing Lead-Based Paint by Year Constructed



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

Lead is highly toxic and can cause many serious health problems, especially in young children who have a greater risk of exposure and also a higher level of susceptibility to lead poisoning. Children under six tend to crawl on the floor and frequently put items in their mouth which can lead to more exposure to lead based paint than adults. In addition, children's bodies are growing rapidly and can absorb lead more efficiently than adults. Childhood lead poisoning is one of the best understood childhood diseases of toxic environmental origins and is entirely preventable.⁴⁰ High exposure to lead can cause major damage to the kidneys and various organ systems including the cardiovascular, reproductive, and nervous systems.

Salt Lake City has various programs through the Housing and Neighborhood Development division and local nonprofits, such as ASSIST and the Community Development Corporation of Utah, to remediate lead hazards in residential units. In addition, Salt Lake County has created the Lead Safe Salt Lake Program to provide free lead testing, window replacement, and repainting for households in which the home was built prior to 1978 and a child under 6 is living or frequently present in the home. The program is aimed at assisting low or moderate-income households in creating lead safe homes.⁴¹

³⁹ U.S. Environmental Protection Agency, *Protect your Family*, <http://www2.epa.gov/lead/protect-your-family>

⁴⁰ World Health Organization, *Childhood Lead Poisoning*, <http://www.who.int/ceh/publications/leadguidance.pdf>

⁴¹ Salt Lake County, Lead Safe Housing Program, <http://www.saltlakecountyleadsafe.org/>

MA-25 PUBLIC AND ASSISTED HOUSING

Introduction

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

Table MA-25.1
Total Number of Units

Total Number of Units	Program Type							
	Mod-Rehab	Public Housing	Vouchers					
			Total	Project-based	Tenant-based	Special Purpose Vouchers		
						Veterans Affairs Supportive Housing	Family Unification Program	Disabled*
# of units/vouchers available	187	946	4,795	241	4,554	955	1,166	700
# of accessible units	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

*Includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-Year, and Nursing Home Transition

Source: PIC (PIH Information Center)

Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:

The Housing Authority of Salt Lake City currently maintains three separate public housing complexes: Phillips Plaza (99 units), Romney Plaza (70 units), and Rendon Plaza (70 units).

In addition, the city and county housing authorities jointly own the City Plaza high rise (150 and 149 units, respectively). All units of this complex meet health and safety standards and the Housing Authority of the County of Salt Lake conducts annual inspections of each unit. In July 2014, HACSL contracted with the Salt Lake County Sheriff's Department to provide on-site security for 5 hours each night.

The Housing Authority of Salt Lake City also maintains 23 other properties that provide affordable housing for veterans, homeless individuals, families, and seniors. These properties provide an additional 1,091 units in addition to the 389 units listed above that the city housing authority maintains for a total of 1,480 units maintained by the Housing Authority of Salt Lake City. The Housing Authority recently opened a 72-unit apartment complex located on the Veterans Administration's Medical Campus for chronically homeless veterans. This now brings our total to 195 apartment units for chronically homeless veterans. The HASLC no longer has public housing for families, only for seniors. They increased their number of public housing

units for seniors by 70 units in 2013. They will however need to deal with the continuing budget cuts to the Section 8 Voucher Programs.

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

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

HASLC has implemented a successful and progressive modernization effort for all of its public housing properties utilizing HUD's Capital Fund Grant Program funding. These Capital Fund Grant Program funds are used to address physical and management needs of the Housing Authority's low-income public housing residents. The Housing Authority is mandated to abide by HUD demolition and disposition regulations, and has utilized these regulations and complied with all local rules and regulations. They have prioritized items primarily on statutory requirements as determined by HUD. Following that priority, the Housing Authority focuses on crucial items related to the security and safety of residents. The next priority is to provide funds to complete projects presently under construction and physical improvements where the project needs are greatest.

The Housing Authority of Salt Lake City has consistently been rated a high performer in HUD's REAC unit inspection grading system. It has developed a 30-year replacement and improvement plan and each property has a schedule for improvements that is broken down to one and five year plans.

The HASLC will undergo major modernization of its public housing properties over the next 3 years utilizing ARRA formula Capital Fund Grant funding and ARRA competitive Capital Fund Grant funding. Many of the items scheduled will make energy saving improvements and will secure public and private resources to maintain affordable housing units in the Salt Lake City service area.

It is possible the HASLC will be approved to move forward under HUD's Rental Assistance Demonstration Program (RAD). This Demonstration Program is a means of preserving affordable housing and infusing funds to address a growing backlog of capital improvement needs of the nation's public housing. RAD units would convert from public housing to a Section 8 project based funded program. Under a Section 8 type program it functions more like private housing with greater access to financing resources and fewer regulatory limitations. This will preserve this affordable housing stock in the Salt Lake City area.

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

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

The Housing Authority of the County of Salt Lake has and will continue to apply for all grants for supportive services and safety and security upgrades in order to better the living environment of low-and moderate-income families residing in public housing.

MA-30 HOMELESS FACILITIES AND SERVICES

Introduction

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

MA-30.1

Facilities and Housing Targeted to Homeless Households

Population	ES: Year Round Beds	ES: Voucher/ Seasonal/ Overflow Beds	Transitional Housing Beds	Permanent Supportive Housing Beds	PSH Beds Under Development
Households with Adult(s) and Child(ren)	285	775	370	657	0
Households with Only Adults	672	N/A	342	968	0
Chronically Homeless Households	672	N/A	174	849	0
Veterans	672	N/A	184	48	0
Unaccompanied Youth	0	0	0	0	0

Source: Utah Homeless Management Information System (HMIS)

Describe mainstream services, such as health, mental health, and employment services to the extent those services are use to complement services targeted to homeless persons.

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

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

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

List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.

Salt Lake City Corporation spent \$1,102,493 on Homelessness Related Services in fiscal year 2014/2015. The funding came from CDBG, ESG, HOME, Housing Trust Fund, and the General Fund.

Table MA-30.2
2014-2015 Homelessness Related Services

Agency/Program	Facility Name	Address	
The Road Home	Emergency Shelter	210 S. Rio Grande Street, Salt Lake City, Utah 84101	ES
The Road Home	Community Winter Shelter		ES for Families
The Road Home	Palmer Court	999 S. Main Street, Salt Lake City, Utah 84111	PSH
Family Promise	Family Promise of Salt Lake	814 W. 800 S. Salt Lake City, Utah 84104	ES for Families
First Step House	First Step House Residential Treatment	411 N. Grant Street, Salt Lake City, Utah 84116	27 TH Beds for those in treatment
The Rescue Mission of Salt Lake	Rescue Haven	1165 S. State Street, Salt Lake City, Utah 84111	ES for Women
The Rescue Mission of Salt Lake	Emergency Shelter	463 S. 400 W. Salt Lake City, Utah 84101	ES for Men
Valley Mental Health	Safe Haven	550 West 700 South, Salt Lake City, Utah 84102	TH for those with mental health issues
Salt Lake County Youth Services	Homeless Youth Center	377 W. Price Avenue (3610 S.), Salt Lake City, Utah 84115	ES for Homeless Youth

Source: Salt Lake City Division of Housing and Neighborhood Development

MA-35 Special Needs Facilities and Services

Introduction

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

Table MA-35.1
HOPWA Assistance Baseline

Type of HOPWA Assistance	Number of Units Designated or Available for People with HIV/AIDS and their families
TBRA	45
PH in Facilities	6
StrMU	82
ST or TH Facilities	0
PH Placement	42

Source: HOPWA CAPER and HOPWA Beneficiary Verification Worksheet

Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs.

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

- Physical healthcare programs
- Mental healthcare programs
- Emergency daycare services
- Youth day centers
- Homeless day centers
- Emergency food pantries
- Tenant-based rental assistance (TBRA) programs
- Project-based rental assistance (PBRA) programs
- Transitional housing programs
- Rapid re-housing programs
- Permanent supportive housing programs
- Housing rehabilitation and emergency repair programs
- Housing accessibility programs
- Homelessness prevention services
- Substance addiction treatment programs
- Life skills training programs
- Employment training programs
- Transportation assistance programs
- Fair housing advocacy programs

Even with the multitude of diverse services available in Salt Lake City, there are still gaps in services. For example, substance addiction treatment centers that serve homeless and low-income individuals - including first Step House, St. Mary's Center for Recovery, Odyssey House, and The Haven - have considerable waiting lists. Similarly, programs that provide physical healthcare, rental assistance, homelessness prevention, employment services, and life skills training struggle to meet full demand.

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

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

Valley Behavioral Health's Safe Haven program provides transitional housing for individuals who suffer from severe persistent mental illness. In addition to transitional housing, the program provides services including assessment/evaluation, medication management/monitoring, psychiatric diagnostic interview examinations, psychotherapy, life skills training, case management, crisis intervention, and substance abuse referral services.

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

Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals.

Please refer to section AP-20 and AP-35 of the 2015-2016 Annual Action Plan for specific one-year goals to address housing and supportive service needs of non-homeless, special needs populations.

MA-40 Barriers to Affordable Housing

Numerous barriers limit the preservation, improvement and development of housing, especially in regard to affordable housing for low and moderate-income residents. Both market and regulatory factors affect the ability to meet current and future housing needs. In August of 2014, Salt Lake City's Housing and Neighborhood Development Division created a Housing Task Force to involve key stakeholders in the identification and evaluation of barriers to affordable housing, as well as potential resources and policy solutions. A diverse group of representatives, including developers, housing advocates, community development officers, housing authority representatives, homeless service providers, city planners, transit authority planners, health care representatives, redevelopment agency representatives and investors.

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

Land Costs

- High land costs inhibit the ability to develop affordable housing on the East side, thereby limiting the geographical dispersal of affordable housing.
- High land costs limit the ability to connect affordable housing with transit, schools, job opportunities, and health services.
- Market fluctuations affect the achievable rents and sales prices of housing.

Construction Costs

- The cost of construction labor has increased since the housing market rebounded with an influx of residential development throughout the region.
- Construction costs for housing rehabilitation, especially multifamily, can be cost prohibitive.

Development and Rehabilitation Financing

- Long-term debt capital has been difficult to obtain, especially for affordable and mixed-income projects. Financing availability is particularly scarce for small-scale projects that result in lower yields for investors.
- Affordable housing projects with complex layered finance structures can experience increased soft costs and land holding costs because of additional due diligence and longer timelines.
- There is strong competition for local funding tools, such as the Utah State's Olene Walker Housing Loan Fund.
- Federal subsidies are diminishing while competition for subsidies is increasing. This includes LIHTC, HOME, CDBG, among other resources.

Housing Rehabilitation

- Multifamily housing rehabilitation is an important tool in expanding affordable housing opportunities and promoting community revitalization. However, multifamily rehabilitation projects are seldom undertaken in Salt Lake City due to difficulties with acquiring properties, estimating costs and dealing with restrictive land use requirements.
- Funding sources historically utilized for housing rehabilitation (CDBG and HOME) have decreased significantly over the past decade.

Foreclosures and Loan Modifications

- As with housing markets across the county, foreclosure rates increased in Salt Lake City as a result of the housing crisis. The number of foreclosures has steadily decreased with the housing recovery. As a result, the impact of foreclosures on the housing market, while still occurring, has diminished.
- A dissimilarity of mortgage denials and approvals exists between racial and ethnic populations in Salt Lake City. The mortgage application denial rate for Hispanics in

Salt Lake City was double that of white non-Hispanics. After adjusting for differences in income, the difference in denial rates were unchanged. In addition, Hispanics are more likely to be a victim of predatory lending. Hispanics received high interest loans at three times the rate of non-Hispanic whites.⁴²

Neighborhood Market Conditions

- Concentrated areas of poverty contribute to the cycle of poverty and inability of individuals/families to increase their economic situation.
- Negative public perception and community opposition (“NIMBYism”) can limit affordable housing development when a zoning approval process is required.

Economic

- Lack of a living/housing wage in Salt Lake City leads to cost burdened renters and homeowners.
- There is a jobs-housing imbalance in Salt Lake City - a mismatch between location of employment, transportation, and housing options.

Land Use Regulations

- The Zoning Ordinance of Salt Lake City contains a variety of regulations that establish standards for residential development including minimum lot size, density, unit size, height, setback, and parking standards. Some of these regulations can limit the ability for affordable housing development, including the following:
 - Density limitations
 - Lack of multifamily zoning
 - Inflexible development requirements

Fees and Permit Processing

- The process to waive impact fees for affordable housing can be cumbersome and, thereby, costly to developers.
- Permitting and environmental review processes are time consuming and, thereby, costly to developers.

Zoning and Development Incentives

- Salt Lake City does not provide adequate zoning incentives to effectively promote affordable housing development. Incentives could include the following:
 - Parking standards must be adequate to serve residential uses, but can also create a barrier to affordable housing development. Expanded parking reduction policies can promote affordable housing and other desired development types. Salt Lake City’s Transit Station Area District (TSA) currently allows parking reductions.

⁴² Bureau of Economic and Business Research, University of Utah, *Salt Lake City: Fair Housing Equity Assessment*, 2013

- Density bonuses to encourage affordable housing in exchange for more housing units, taller buildings or more floor space than normally allowed.
- Flexible development regulations to encourage affordable housing in exchange for lot size, parcel coverage, setbacks, sidewalks, street widths, height, etc. to vary from what is typically allowed.

Landlord Tenant Policies

- Landlord-tenant policies of surrounding municipalities prevents individuals with criminal backgrounds from obtaining housing in said municipalities, further contributing to the concentrated areas of poverty within Salt Lake City.

The city has made progress in addressing some of the barriers to affordable housing development and continues to encourage new development. Over the past few years, the following actions were undertaken to create an environment where a mix of residents with different income levels and persons with special needs can live, work, and thrive together:

Impact Fee Exemption Ordinance

- Moderate-income housing development is incentivized through an impact fee exemption that offers a sliding scale reduction depending on the affordability level of the unit. Reductions can be as much as 100%, depending on the unit's affordability level.

Building Permit Fee Waivers

- The City has implemented a process to waive building permit fees for the development and rehabilitation of affordable and moderate-income housing by non-profit organizations.

Transit Station Area Zoning Districts

- Salt Lake City incentivizes the development of moderate-income housing through designated Transit Station Area Zoning Districts. Transit-oriented developments (TODs) promote affordability through improved access to transportation and housing choices, as well as through reduced transportation costs. Housing located near transit can lower a household's combined monthly housing and transportation expense, thereby increasing housing affordability.

In addition, TODs provide persons with physical disabilities with accessibility to adequate, reliable public transportation to easily access employment, goods, services, and housing. Affordable housing near public transportation also expands housing options for persons without driver's licenses, such as refugees, newly immigrated minorities, and mentally disabled persons.

Mixed-Use, Mixed-Income Developments

- In April 2013, the City Council adopted additional mixed use zoning to encourage the development of higher density residential, retail and office along the 300 West corridor in the Capitol Hill Community and West Capitol Hill Redevelopment Project Areas. The new zoning regulations eliminate the minimum lot sizes for multi-family development and allow small lot single family residential uses, thereby promoting housing that is more affordable. Furthermore, the approval process for additional height was simplified in some zoning districts, such as the Residential Mixed Use District (RMU), so that a conditional use process is no longer required. Instead, the approval for additional height is based on the building and site design criteria.

Parking Reductions

- Salt Lake City has implemented Parking Reduction and Transportation Demand Management Standards to help prevent land from being devoted unnecessarily to parking spaces when other parking solutions respond better to the parking needs of the use of the property. Reductions in minimum parking requirements can reduce development costs, thereby increasing affordability levels for newly developed homeowner and rental units.

Accessory Dwelling Units (ADUs)

- In 2012, the Salt Lake City Council passed the Accessory Dwelling Unit ordinance, which allows ADUs in residential areas located within one-half mile of a transit station. ADUs provide additional housing options that are typically affordable to low and moderate-income households. The ordinance promotes the geographical diversification of moderate-income housing by allowing the development of ADUs in existing single-family neighborhoods. ADUs also provide housing options for seniors to downsize while still being able to age in their own neighborhoods. Salt Lake City is in the process of reviewing the current accessory dwelling unit (ADU) ordinance with the intent of expanding the development of ADUs.

Housing Rehabilitation, Emergency Repair & Down Payment Assistance

- Salt Lake City continues to utilize Community Development Block Grant (CDBG) and Housing Investment Partnership Program (HOME) funds to provide low- and very low-income residents with assistance for emergency repairs and accessibility modification grants, as well as low-interest housing rehabilitation loans. In addition, funding is utilized to expand homeownership opportunities by providing grants and loans to first time homebuyers. The majority of housing units assisted are in concentrated areas of poverty or other distressed areas of the city.

Housing Development

- The city searches for opportunities to participate with the housing authorities, private developers, and non-profit agencies in the construction of affordable and moderate-income housing, as well as supportive and special needs housing. To this end, the Salt Lake City Housing Trust Fund supports acquisition, rehabilitation and new construction of transitional and permanent housing projects proposed by local housing development agencies. Salt Lake City assures new housing development is consistent with requirements of the Federal Americans with Disabilities Act, Fair Housing Amendment Act (FHAA), Section 504 of the Rehabilitation Act and the International Building Code. In addition, the City prioritizes the development of moderate-income housing units that provides the following:
 1. Visitability/universal design to support the city's aging population and persons with disabilities.
 2. Units with three or more bedrooms to support large, low-income families.
 3. Mixed-income projects to support the de-concentration of poverty.
 4. Housing development for very low-income individuals and vulnerable populations.

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

MA-45 Non-Housing Community Development Assets

Introduction

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

Although Salt Lake City's economy is strong, economic inequality is escalating within the community. Between 2000 and 2013, homeowner incomes increased by 33% while renter incomes only increased by 21%. The individual poverty rate increased between 2000 and 2013, rising from 13.7% to 19.9%. There are high social and economic costs for increasing economic inequality and allowing families to remain in poverty.

Tables MA-45.1 through MA-45.3 provide an overview of Salt Lake City's business sectors, labor force, and occupations. Note that there are almost three times as many jobs in the City

as there are workers. This is because Salt Lake City is a major employment center that almost doubles in population during the workday.

Table MA-45.1
Business by Sector

Business by Sector	Number of Workers	Number of Jobs	Share of Workers	Share of Jobs	Jobs Less Workers
Agriculture, Mining, Oil & Gas Extraction	317	946	1%	1%	0%
Arts, Entertainment, Accommodations	8,605	17,953	15%	11%	-4%
Construction	2,909	6,172	5%	4%	-1%
Education and Health Care Services	9,446	23,178	16%	14%	-2%
Finance, Insurance, and Real Estate	6,156	16,064	10%	10%	0%
Information	2,199	6,583	4%	4%	0%
Manufacturing	5,809	23,263	10%	14%	4%
Other Services	2,159	5,113	4%	3%	-1%
Professional, Scientific, Management Services	7,639	24,627	13%	15%	2%
Public Administration	0	0	0%	0%	0%
Retail Trade	7,680	14,303	13%	9%	-4%
Transportation & Warehousing	2,884	13,384	5%	8%	3%
Wholesale Trade	2,907	11,393	5%	7%	2%
TOTAL	58,710	162,979			

Source: 2007-2011 ACS (Workers), 2011 Longitudinal Employer-Household Dynamics (Jobs)

Table MA-45.2
Labor Force

Labor Force	
Total Population in the Civilian Labor Force	105,463
Civilian Employed Population 16+ years	96,504
Unemployment Rate	8.5%
Unemployment Rate for Ages 16-24	N/A
Unemployment Rate for Ages 25-65	N/A

Source: U.S. Census Bureau, 2009-2013 5-Year American Community Survey

Table MA-45.3
Occupations by Sector

Occupations by Sector	Number of People	%
Management, business, science, and arts occupations	41,717	43%
Service occupations	17,482	18%
Sales and office occupations	21,747	23%
Natural resources, construction, and maintenance occupations	5,454	6%
Production, transportation, and material moving occupations	10,104	10%

Source: U.S. Census Bureau, 2009-2013 5-Year American Community Survey

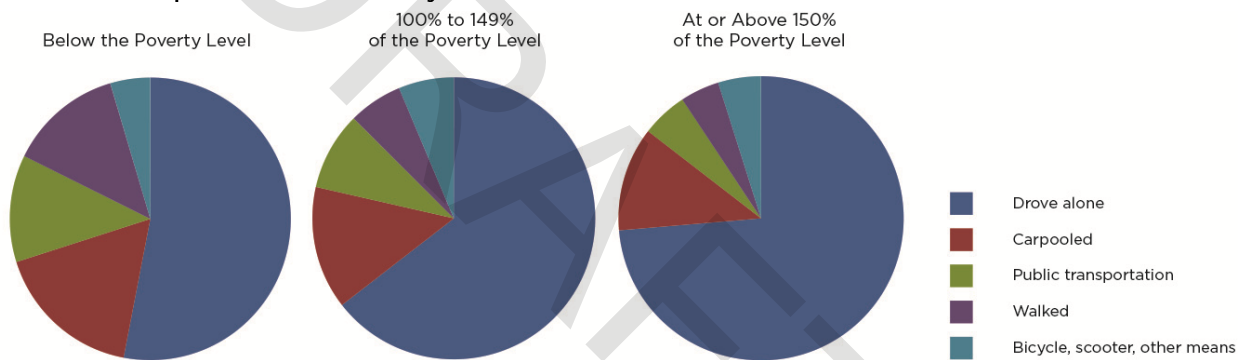
Tables MA-45.4 and MA-45.5 provide an overview of travel trends for Salt Lake City residents. The rate for walking and utilizing public transportation considerably decreased as income levels increase. Conversely, the rate for driving alone increases with income levels.

Table MA-45.4
Travel Time

Travel Time	Number	Percentage
< 15 Minutes	32,757	36%
15-29 Minutes	41,381	45%
30-44 Minutes	10,929	12%
45-59 Minutes	3,172	3%
60 or More Minutes	3,326	4%
Total	91,565	100%

Source: U.S. Census Bureau, 2009-2013 5-Year American Community Survey

Figure MA-45.5
Means of Transportation to Work by Income Level



Source: U.S. Census Bureau, 2009-2013 5-Year American Community Survey

Tables MA-45.6 and MA-45.7 provide an overview of educational attainment of Salt Lake City residents.

Table MA-45.6
Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	Civilian Employed	Unemployed	Not in Labor Force
Less than high school graduate	8,253	1,431	4,253
High school graduate (includes equivalency)	11,299	1,499	4,484
Some college or Associates degree	20,155	1,942	5,725
Bachelors degree or higher	35,727	1,147	5,842

Note: Data represents the population 25 to 64 years

Source: U.S. Census Bureau, 2009-2013 5-Year American Community Survey

Table MA-45.7
Educational Attainment by Age

	Age				
	18-24	25-34	35-44	45-64	65+
Less than 9th grade	282	1,489	1,869	2,858	1,173
9th to 12th grade, no diploma	2,506	3,088	2,281	2,352	1,310
High school graduate, GED, or alternative	5,863	5,816	4,308	7,158	4,297
Some college, no degree	11,673	7,969	4,637	8,424	4,302
Associates degree	1,672	2,675	1,981	2,177	852
Bachelors degree	3,337	11,429	6,141	7,758	3,163
Graduate or professional degree	122	5,555	4,317	7,593	2,585

Source: U.S. Census Bureau, 2009-2013 5-Year American Community Survey

Table MA-45.8 and **MA-45.7** provides an overview of median earnings of Salt Lake City residents. Not surprisingly, incomes increase with educational attainment.

Table MA-45.8
Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	\$19,240
High school graduate (includes equivalency)	\$22,343
Some college or Associates degree	\$27,306
Bachelors degree	\$38,980
Graduate or professional degree	\$59,096

Source: U.S. Census Bureau, 2009-2013 5-Year American Community Survey

Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

The major employment sectors within this jurisdiction are 1) Education, and Health Care Services, 2) Arts, Entertainment, Accommodations, 3) Retail Trade, and 4) Professional, Scientific, Management Services. The first, second, and third sectors all show a negative number in the column for percentage of jobs less percentage of workers—meaning that there are more workers than there are jobs available. The three largest employers in Salt Lake County are the University of Utah, Intermountain Healthcare and the State of Utah.

Describe the workforce and infrastructure needs of the business community:

Salt Lake City is approximately equidistant from all of the following cities: Denver, Los Angeles, Phoenix, Portland, San Francisco, and Seattle. It is also the location of a Delta Airlines hub and a foreign trade zone. Because of these factors, many businesses have chosen Salt Lake City to be the location of their corporate headquarters or regional hub. In order for Salt Lake City to continue to appeal to these businesses, there are a few infrastructure needs that

must be addressed—the reconstruction of the Salt Lake City International Airport and the further development of the regional transit system. These projects are currently underway.

One need that could be better addressed is providing fiscal incentives for businesses to come to Salt Lake City in a transparent and efficient manner. The Governor's Office of Economic Development (GOED) has committed \$600 million over the past five years to incentivize businesses to come to Utah. In addition, Salt Lake City's Division of Economic Development works diligently to assist in all aspects of business development including business creation and expansion. These efforts will bring viable businesses to Salt Lake City and increase job opportunities for residents in a variety of markets.

Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.

Salt Lake City Airport Expansion

The expansion of the Salt Lake City airport began in 2012 and is expected to be completed in 2023. The expansion focuses on utilizing sustainable practices, increasing space, comfort, convenience, and technology, and redesigning the airport to incorporate more of Utah's natural outdoor beauty. The airport project is predicted to generate 24,000 full time jobs and \$1 billion in wages.⁴³ In 2013, the Salt Lake City airport served 20.2 million passengers and had 330,526 take offs and landings. The airport ranks as the 27th busiest in North America and the 80th busiest in the world in terms of passenger numbers.⁴⁴ The airport is located just 15 minutes away from the Salt Palace Convention Center and downtown area and is serviced by a dedicated light rail line (TRAX).

Light Rail and Commuter Rail Expansion

The TRAX light rail, FrontRunner commuter rail, and S-Line streetcar transit system provides Salt Lake City residents with fast and convenient transportation within Salt Lake City as well as provides connectivity throughout the Wasatch Front. The FrontLines 2015 Project is a group of five Utah Transit Authority (UTA) projects that will add 70 miles to the existing 64-mile rail network.⁴⁵ It has been underway since 2008 and aims to enhance transportation options in the Wasatch Front area. The Green Line project, a component of FrontLines 2015, was completed in August of 2011 and expanded TRAX to the Salt Lake City International Airport with a number of stops and connections in between.

⁴³ Salt Lake City Department of Airports, *Elevations*, August 2014, http://www.slairport.com/cmsdocuments/Elevations_Aug14.pdf

⁴⁴ Salt Lake City Department of Airports, *SLC Fast Facts*, <http://www.slairport.com/slc-fast-facts.asp>

⁴⁵ Utah Transit Authority, *Frontlines 2015*, <http://www.rideuta.com/mc/?page=Projects-Frontlines2015>

The development and improvement of new and existing transit lines allows Salt Lake City's residents to be connected to a larger number and wider variety of businesses. This creates the opportunity for expanded economic growth as well as expanded opportunities for employment. In addition, UTA is working towards connecting the East and West sides of the valley through either a rapid transit bus system or an addition to the TRAX line. This connection through enhanced transportation options is an important tool in helping to mitigate the economic and social opportunity disparities between the different sides of the Salt Lake valley.

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

Salt Lake City is considered to be fairly well educated compared to the rest of the nation. As demonstrated in **Table MA-45.9**, Salt Lake City has a much higher share of the population that has earned a bachelor's degree or graduate/professional degree.

Table MA-45.9
Educational Attainment, Salt Lake City and United States

	Salt Lake City	United States
Less than high school graduate	13.60%	13.90%
High school graduate (includes equivalency)	18.10%	28.10%
Some college, no degree	20.70%	21.20%
Associate's degree	6.30%	7.80%
Bachelor's degree	24.00%	18.00%
Graduate or professional degree	17.20%	10.80%

Note: Based on the population 25 years and over.

Source: U.S. Census Bureau, 2009-2013 American Community Survey 5-Year Estimates

However, much of the projected job growth in the Salt Lake City metropolitan statistical area (MSA) is for individuals who are less highly educated. Projected job openings through 2022 will be the most numerous in the following industries:

- Office and administrative support
- Sales and related
- Food preparation
- Business and financial operations

So while many individuals in Salt Lake City are highly educated, the job openings that they are qualified for are fewer than those that exist for individuals who are not as educated. While underemployment—where an individual does not have enough paid work or is doing work that does not make full use of their skills and abilities—is statistically harder to see, it is important to keep in mind that it is an issue for many individuals especially when there is such a great disparity in the number of jobs for a given education level.

The Bureau of Labor Statistics estimates underemployment through alternative measures of labor utilization which collects data quarterly. The measure used for underemployment is U-6. For Utah, this rate was 8.2% for July through September of 2014.⁴⁶ While this may not seem a very high percentage, it is important to note that the BLS data conflicts substantially with data from Gallup on underemployment. According to BLS, the national underemployment rate was 11.1%⁴⁷ while Gallup's underemployment rate was 15.1%⁴⁸ (both rates cited are not seasonally adjusted). This deviation in rates demonstrates the difficulty of statistically measuring underemployment, suggesting it could be potentially much higher than we recognize.

Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.

The 2015-2019 Consolidated Plan emphasizes building neighborhoods of opportunity, which includes supporting efforts and organizations with job training initiatives. Quite a few community programs that provide job training already exist in Salt Lake City. These organizations typically assist clients in learning how to write resumes, search for jobs, and interview in addition to other life skills necessary to be successful in the workplace. By highlighting job-training initiatives in the Consolidated Plan, the City can assist these programs in increasing their capacity to provide services.

Many of these programs focus on assisting vulnerable populations, a few of them are highlighted below:

- Advantage Services
Advantage Services targets clientele who are homeless or residing in permanent supportive housing facilities. In 2013, they provided supported employment opportunities to 196 unduplicated individuals. All of these individuals were either homeless at the time or formerly chronically homeless, but now residing in permanent supportive housing. 31% of these individuals are veterans. 28% of the individuals were under 40 years of age, 50% between 41-60 years of age, and 12% were over 60 years of age. The average age of the individuals served was 48. Of those individuals served, 42% were able to maintain employment.
- Asian Association of Utah
The Asian Association of Utah focuses on helping refugees develop the skills needed to become economically self-sufficient. Last year, they provided nearly 2000 refugees with employment training services. Of those 2000, approximately 600 of these

⁴⁶ U.S. Department of Labor, Bureau of Labor Statistics, <http://www.bls.gov/lau/stalt.htm>

⁴⁷ U.S. Department of Labor, Bureau of Labor Statistics, <http://www.bls.gov/news.release/empsit.t15.htm>

⁴⁸ Gallup, Gallup Daily: U.S. Employment, <http://www.gallup.com/poll/125639/gallup-daily-workforce.aspx>

individuals were Salt Lake City residents and approximately 100 of those individuals were placed in jobs. The average wage for placements was \$9.01 and 78% of the full time positions offered benefits.

- The Columbus Foundation

The Columbus Foundation provides vocational training to young adults with autism spectrum disorder and assists these individuals in finding meaningful employment following training. They served 315 individuals last year with 50% of those individuals being Salt Lake City residents. 79% of the individuals who participated in the program maintained or increased earnings from the previous year. The Columbus Foundation estimates that without the presence of an employment program for these individuals, the unemployment rate would be 65% (within this sample) and would create a dramatic increase in social services costs.

- English Skills Learning Center

The English Skills Learning Center also works with refugees and has provided services for approximately 800 individuals over the past four years. 50-60% of those individuals achieved a measurable improvement in English and 42% of those who were looking for work were able to find jobs or better employment situations. In addition, 90% of the parents in the program reported reading regularly with their children and feeling more comfortable talking to their child's teachers. The Center also works with the LDS Humanitarian Center's employment program and has served 1,066 adults since 2009. 93% of those individuals made English skills gains, 62% were placed into employment, and 83% of those retained their jobs after three months.

- Odyssey House

Odyssey House provides a vocational training program that assists individuals who are in a substance abuse treatment program in developing marketable skills in different types of industries. Clients are able to work in a recycling shop, bakery, delicatessen, or an upholstery shop and gain skills in these trades that will help them in their search for employment once leaving the treatment facility. The program boasts an impressive 79% increase in average monthly income (from \$467/mo at admission to \$2200/mo at discharge) following treatment and participation in the vocational training program. They attribute this dramatic increase to the marketable skills learned and the connections made between clients and employers, both facilitated by the program.

Job training programs such as these increase job readiness, particularly among vulnerable populations, and create more qualified workers for the city.

Does your jurisdiction participate in a Comprehensive Economic Development Strategy?

No, Salt Lake City does not participate in a CEDS. However, the City's Department of Community and Economic Development is currently working on a citywide economic development strategy.

If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan. If not, describe other local/regional plans or initiatives that impact economic growth.

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

Economic Development Loan Fund

The Economic Development Loan Fund (EDLF) was founded in 1991 as the Revolving Loan Fund. Renamed in April of 2014, the fund is designed to stimulate business development and expansion, encourage private investment, promote economic development, and enhance neighborhood vitality in Salt Lake City by making loans available to businesses that meet city objectives. The EDLF provides loans to new and existing businesses to assist in the costs of starting, maintaining, and growing a business. Funds can be used for the acquisition of real estate, signage and display work, and energy efficient building upgrades. It can also be used for the purchase of fixtures, furnishings, equipment, and inventory or as working capital. Since it began in 1991, the EDLF has made over 140 loans totaling more than \$15 million in funds to local business owners. EDLF also has an exceptional success rate with only a very small percentage of loans given out being defaulted on.

One of the EDLF's main objectives is to encourage and incentivize business to work towards the triple bottom line—meaning economic, environmental, and social returns. This differs from traditional business lending as it evaluates metrics other than just credit scores or economic development impact and allows for an approach that can coordinate with the overall policies and priorities of the City. For example, businesses that are located within a Redevelopment Agency (RDA) approved priority area can be awarded up to two bonus points in consideration of their application. The EDLF also provides loan interest rate discounts for businesses where at least 50% of the owners are women, minorities, veterans, persons with disabilities, or low-to-moderate income earners.

Master Plans

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

West Salt Lake Master Plan: The West Salt Lake Master Plan is a 10 to 20 year plan that details community goals for creating opportunity within West Salt Lake and the means to achieve them. The plan was created following two years of public engagement directed by Salt Lake City's Planning Division and various community partners. Residents commonly identified the lack of connectivity between West Salt Lake and the rest of the city as a source of cultural and political disconnect and the plan aims to alleviate this disconnect through a variety of strategic approaches. The plan establishes key areas (nodes) for redevelopment and discusses the importance of connecting these nodes, and all of West Salt Lake, to the rest of Salt Lake City. Providing accessible public transit is a large focus in creating this connectivity, and the plan identifies the possibility of the creation of an east-west streetcar, which would not only create connections to job and education opportunities, but could also potentially spur development along the streetcar corridor. The West Salt Lake Master Plan was adopted in December of 2014.

Downtown Master Plan: The Downtown Master Plan is a 25 year plan to direct growth and development in the downtown Salt Lake City area. The plan's vision is that downtown Salt Lake will be the "premier center for sustainable urban living, commerce, and cultural life in the intermountain west." One of the plans main goals is to be a center for commerce for both large and small businesses. The plan intends to address infrastructure needs for the downtown area and also evaluate the permitting process to eliminate inefficiencies and improve the process to better incentivize developers to invest in downtown. The Downtown Master Plan is still in the development process and is yet to be adopted.

Redevelopment Agency Programs

The Redevelopment Agency (RDA) of Salt Lake City has been involved in hundreds of projects over the years and is best known for the creation of the Gallivan Utah Center, development of the Energy Solutions Arena, and the Salt Palace extensions. These projects have assisted in the continued economic growth of Salt Lake City by allowing for larger and more frequent conferences and conventions that bring hundreds of thousands of visitors each year and millions of dollars in revenue.

In addition to large-scale projects, the RDA has a number of other projects and programs that have helped to create economic growth at the neighborhood scale. The RDA improves the environment of the neighborhoods and creates better living conditions by mitigating blight. They have developed a variety of loan programs that can assist with building renovations, new

construction, and tax increment financing to assist property owners building within Redevelopment Project Areas. The RDA is currently looking to expand its project areas in order to increase its capacity to continue to create more economic growth within Salt Lake City.

National Development Corporation

The National Development Corporation, in collaboration with Morgan Stanley, GE Capital, Synchrony Bank, Zions Bank and the Redevelopment Agency of Salt Lake City, has established a \$10 million loan fund for community and economic development projects in the Salt Lake City area. The loan fund will offer four types of loans to businesses and developers with the amounts ranging from \$100,000 to \$2,000,000. The four types of loans are 1) commercial and housing real estate loans, secured by senior liens on the assets financed; 2) New Market Tax Credit leveraged loans to commercial projects and community facilities; 3) Loans to NDC's affiliate, Grow America Fund (GAF), who will use the proceeds to make SBA guaranteed loans to small businesses and; 4) small business loans that are not eligible for the SBA guarantee. The aim of the loan fund is to improve low-income neighborhoods and the quality of life of the residents of such areas.

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 - including areas in Glendale, Poplar Grove, Euclid, Fair Park, Rose Park, West Capitol Hill, Central City, Ballpark, and Liberty Wells - are more likely to be populated with a disproportionate share of racial and ethnic minorities.

Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated?:

There are three racially/ethnically concentrated areas of poverty (RCAP/ECAP) in Salt Lake County, two of which are in Salt Lake City. An RCAP/ECAP is defined as a census tract with a family poverty rate greater than or equal to 40 percent, or a family poverty rate greater than or equal to 300 percent of the metro tract average, and a majority non-white population, measured at greater than 50 percent.

Salt Lake City's RCAP/ECAP areas are located west of I-15 and in the Central City/Ball Park neighborhoods, as demonstrated in **Figure MA-50.1**.

Figure MA-50.1
Racial and Ethnic Concentrated Areas of Poverty



Source: Bureau of Economic and Business Research, University of Utah, *Regional Analysis of Impediments to Fair Housing Choice Salt Lake County*, 2013

Concentrated areas of poverty form due to a multitude of social and economic forces, including the labor market, housing market and neighborhood preferences. While neighborhoods with high poverty concentrations are often socially and culturally rich, issues arise when persons living in high-poverty areas do not have the same access to opportunity as people living in high-opportunity neighborhoods.

The Opportunity Index is a measurement of social equity indicators by census tract. By measuring social equity in individual neighborhoods, Salt Lake City can examine how and why different opportunities exist for people in different geographical areas of the city. A socially equitable community provides similar access to opportunity for all people regardless of where they live. Low-income communities, communities of minorities, and other historically underrepresented populations are provided the same access to opportunities to enhance their quality of life.

The process to analyze opportunity was developed by HUD. HUD quantified opportunity at the neighborhood level by selecting a number of “stressors” and “assets” that influence a person’s ability to access and capitalize on opportunity. Five measurements of opportunity were utilized to calculate an opportunity index for each census tract.

1. School Proficiency
2. Job Access
3. Labor Market Engagement
4. Poverty
5. Housing Stability

As indicated in **Table MA-50.1**, The Salt Lake City Fair Housing Equity Assessment indicates that a disparity in access to opportunity exists between neighborhoods in Salt Lake City’s east and west sides. The overall opportunity for the East side of the city is 6.3, while the West side is at 2.5.

Table MA-50.1
Opportunity Index

	School Proficiency	Job Access	Labor Market Engagement	Poverty	Housing Stability	Overall Opportunity
Salt Lake City	4.5	6.5	5.4	3.7	4.7	4.9
East Side	5.8	6.5	6.7	4.2	6.2	6.3
West Side	2.3	6.5	3.0	2.9	2.3	2.5
Salt Lake County	4.3	5.4	5.0	4.9	5.3	4.9

Source: Bureau of Economic and Business Research, University of Utah, *Salt Lake City: Fair Housing Equity Assessment*

To further assess opportunity in Salt Lake City neighborhoods, the Bureau of Economic and Business Research (BEBR) at the University of Utah developed an index to measure educational opportunities in Salt Lake City public schools. As **Table MA-50.2** demonstrates, a majority of the schools on the west side have a lower opportunity score than schools on the east side. The index developed by BEBR measures proficiency in language arts and science as positive indicators, and free /reduce lunch rates, minority rates, percentages of parents with limited English proficiency and average classroom size.

Table MA-50.2
Salt Lake City School Opportunity Index

East/West Side	School	County Ranking	Opportunity Index
West	Meadowlark School	204	1
West	Backman School	203	1
West	Rose Park School	202	1
West	Franklin School	201	1
West	Edison School	200	1
East	Lincoln School	199	1
West	Parkview School	198	1
West	Glendale Middle	192	1
West	Riley School	188	1
West	Jackson School	186	1
West	Mountain View School	183	2
West	Northwest Middle	178	2
East	M Lynn Bennion School	172	2
West	Escalante School	170	2
East	Bryant Middle	167	2
East	East High	163	3
West	North Star School	160	3
West	Newman School	158	3
West	Nibley Park School	135	4
East	Washington School	133	4
East	Highland High	122	5
East	Whittier School	114	5
West	West High	113	5
East	Hillside Middle	92	6
East	Clayton Middle	90	6
East	Emerson Middle	88	6
East	Hawthorne School	75	7
East	Beacon Heights School	53	8
East	Ensign School	41	9
East	Indian Hills School	27	9
East	Highland Park School	16	10
East	Bonneville School	13	10
East	Uintah School	8	10
East	Dilworth School	6	10

Note: Though located east of I-15, West High School primarily enrolls students who live in the River District.

Source: Bureau of Economic and Business Research with computations from Utah State Office of Education data.

Although disparities to opportunity exist within Salt Lake City, income mobility is also high. According to a recent study comparing upward mobility across metropolitan areas, the Salt Lake City MSA has one of the highest rates of income mobility of any major metro: more than one in ten children that were raised in the bottom fifth rise to the top fifth. The probability that a child will earn more than his or her parents is linked to five factors: (1) residential segregation, (2) income inequality, (3) school quality, (4) social capital, and (5) family structure.⁴⁹

The city is experiencing economic and social changes - including rising housing costs, stagnating wages, and changing demographics - that can influence the ability for income mobility. As such, efforts to expand economic mobility need to be emphasized, especially in concentrated areas of poverty. Salt Lake City is focusing efforts to mitigate the negative externalities of concentrated areas of poverty by improving the housing stock, increasing economic opportunities, promoting early childhood education, improving neighborhood infrastructure, and expanding services in distressed neighborhoods. In addition, the City is making steps to incentivize affordable housing development in high opportunity areas, thereby expand housing choices throughout the city.

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

In general, median sales prices and rents are significantly lower in areas of concentrated poverty than the citywide median. Households located on the west side of Salt Lake, including parts of Glendale, Poplar Grove, and Fair Park, have a higher homeownership rate than the city average. The Central City, Ballpark and Liberty Wells neighborhoods have a much higher rental rate than the city average. Other significant housing market and demographic data points are indicated in **Table MA-50.3**.

⁴⁹ Chetty, R., et al. (2014). *Where is the Land of Opportunity? The Geography of Intergenerational Mobility in the U.S.* <http://www.equality-of-opportunity.org>

Table MA-50.3

Racial/Ethnic Concentrated Areas of Poverty and Surrounding Neighborhoods

Neighborhood	Census Tract	Population	Minority	Poverty Rate			Average Household Size	Median Household Income	Median Home Value	Tenure		Cost Burdened Renters
				All People	Families	Under 18				Owner	Renter	
Central City/ Ballpark/ Liberty Wells	1029	4,615	50%	37%	37%	52%	2.14	\$21,116	\$131,600	20%	80%	68%
Glendale	1028.01	6,407	68%	33%	27%	45%	3.59	\$39,341	\$140,900	63%	37%	63%
	1028.02	5,004	69%	31%	32%	47%	3.83	\$44,194	\$155,200	40%	60%	62%
Poplar Grove	1026	4,086	66%	34%	32%	38%	3.25	\$43,158	\$133,200	64%	36%	58%
	1027.01	5,108	66%	28%	29%	39%	3.20	\$38,569	\$132,600	55%	45%	61%
	1027.02	3,845	71%	33%	33%	40%	3.64	\$28,237	\$128,300	45%	55%	55%
Fair Park	1006	6,756	64%	23%	25%	26%	3.17	\$40,163	\$130,000	63%	37%	54%
	1003.06	5,374	64%	24%	18%	31%	3.49	\$39,375	\$154,900	48%	53%	70%
Rose Park	1005	6,286	52%	17%	15%	14%	3.07	\$45,471	\$147,700	69%	31%	57%
	1147	4,730	50%	24%	18%	38%	3.28	\$43,630	\$163,000	79%	21%	86%
Westpointe	1003.07	5,195	64%	18%	16%	23%	4.20	\$56,427	\$186,500	79%	21%	58%
	1003.08	4,152	69%	26%	21%	33%	3.41	\$34,932	\$193,600	34%	66%	66%
Salt Lake City	All	188,141	34%	20%	14%	24%	2.49	\$45,862	\$236,600	50%	51%	50%

Note: Cost burden renters spend 30% or more of monthly income on housing costs.

Source: 2009-2013 American Community Survey 5-Year Estimates

Are there any community assets in these areas/neighborhoods?

Community assets located in Salt Lake City's concentrated areas of poverty include the following:

- Higher Education
Salt Lake Community College's South City campus is located in the Liberty Wells neighborhood.
- Charter Schools
The Dual Immersion Academy is located in the Glendale Neighborhood and the Salt Lake Center for Science Education is located in the Rose Park Neighborhood.
- Community Centers
The Sorenson Unity Center is located in the Glendale neighborhood. The center provides fitness, recreation, gardening, cultural and educational opportunities. In addition, the Central City Recreation Center and Northwest Recreation Center are located in neighborhoods with concentrated poverty.
- Public Transit
The TRAX lightrail line runs through and/or adjacent to the Ballpark and Central City neighborhoods, as well as along North Temple.

- Community Gardens

There are numerous community gardens in the West Salt Lake, Northwest Salt Lake and Central City neighborhoods. In addition, Wasatch Community Gardens has identified multiple sites for garden development, including two in the Liberty Wells neighborhood.

- Community-Based Non-Profits

Several community-based non-profits are located in Salt Lake City's West Side, including NeighborWorks Salt Lake, University Neighborhood Partners, Mestizo Institute of Culture and Arts, Bad Dog Arts, Boys and Girls Club of Greater Salt Lake, among others.

- Parks and Open Space

One of West Salt Lake's greatest assets is the abundance of parks and open space throughout the area. Eighty-three percent of Glendale and Poplar Grove residents live within a quarter mile of some type of green space: the highest percentage in the City. Fourteen parks are located in these neighborhoods, comprising one hundred three acres; all of them managed by Salt Lake City Parks and Public Lands (SLC PPL).

- Trails

The Jordan River Parkway and 9 Line trails provide unprecedented opportunity for recreation, connectivity to natural environments, community connectivity, and multimodal transportation.

- Community and Neighborhood Nodes

Several community and neighborhood-scale nodes are located in areas with concentrated poverty. Some of these nodes are thriving with diverse businesses that provide neighborhoods with essential services and conveniences. On the other hand, several of these nodes are underdeveloped and blighted, but present a significant opportunity for redevelopment and revitalization.

Are there other strategic opportunities in any of these areas?

Salt Lake City owns a significant number of parcels in many of the neighborhoods with concentrated poverty. Non-buildable parcels can be converted to pocket parks or community gardens. The redevelopment of larger parcels can be undertaken after an extensive outreach and planning process to determine neighborhood needs and available resources, as well as aligning potential uses with city goals and policies. Parcels are typically utilized for a mix of affordable or market rate housing, economic development, or other community-supported uses.

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 neighborhoods with concentrated poverty and to support the city's most vulnerable populations.

DRAFT

SP-05 STRATEGIC PLAN OVERVIEW



The 2015-2019 Strategic Plan is based on the assessment of community needs as identified in this Consolidated Plan, in City planning documents, and on the ability of federal funds to meet the identified needs. Within this context, the 2015-2019 Strategic Plan focuses on building Neighborhoods of Opportunity to promote capacity in neighborhoods with concentrated poverty and to support the city's most vulnerable populations. The five-year plan provides a strategy for maximizing and leveraging the City's block grant allocations to build healthy and sustainable communities that connect and expand opportunities for housing, education, transportation, services and economic development. Strategic plan goals call for Consolidated Plan funds to focus on the following:

Housing

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

- Expand housing options for extremely low-income (ELI) individuals and special needs populations.
- Support affordable housing development throughout the city, including high opportunity areas.
- Improve and rehabilitate the housing stock, with focus on concentrated areas of poverty.
- Expand affordable housing opportunities within walking distance of transit.
- Develop healthy and sustainable housing that utilizes energy conservation and green building technologies.
- Provide housing opportunities to emphasize stable housing as a primary strategy to prevent and end homelessness.

Education

To promote educational opportunities, with focus on reducing intergenerational poverty.

- Expand access to affordable early childhood education to set the stage for academic achievement and social development.
- Address the digital divide by promoting digital inclusion through access to communication technologies.

Health

To promote access to affordable healthcare, fresh foods, and safe living environments.

- Improve the condition of housing and capital infrastructure in distressed neighborhoods.
- Increase access to healthcare and other supportive services for persons experiencing homelessness.
- Increase access to fresh, healthy foods for food-insecure families and individuals.
- Improve and expand access to green infrastructure in distressed neighborhoods.

Transportation

To promote accessibility and affordability of multimodal transportation.

- Support access to public transportation for vulnerable populations.
- Increase the accessibility of public transit in distressed neighborhoods.
- Expand and improve multimodal transportation infrastructure.

Economic Development

To expand access to economic mobility and vibrant neighborhood business nodes.

- Provide job training programs for vulnerable populations, including chronically homeless, refugees and persons with disabilities.
- Expand economic opportunities through the improvement of capital infrastructure and commercial buildings in designated commercial nodes.

SP-10: GEOGRAPHIC PRIORITIES**Geographic Areas**

For the 2015-2019 program years, Salt Lake City has designated two local target areas to concentrate and leverage funding to stimulate comprehensive neighborhood revitalization that expands housing opportunities, economic opportunities and neighborhood livability.

Table SP-10.1
Local Target Areas

1	Target Area Name:	Central City/Central Ninth
	Target Area Type:	Local Target Area
	Revital Type:	Comprehensive
	Identify the neighborhood boundaries for this target area	Northern boundary between Main Street and 300 East: 600 South Northern boundary between 500 West and Main Street: 700 South Northern boundary between I-15 and 500 West: 800 South Eastern boundary: 300 East Southern boundary: 1300 South Western boundary: I-15
	Include specific housing and commercial characteristics of this area.	The Central City/Central Ninth target area is a mix of residential, commercial, and industrial land uses. Over the past several decades the area's housing stock has deteriorated. The area has one of the highest poverty rates in the city, with a poverty rate of 37% in census tract 1029. The majority of residents are low-income renters. Subsidized and public housing is located in the target area, including the 170-unit Philips Plaza that is managed by the Housing Authority of Salt Lake City. Several of the area's large historic homes have been divided up into apartments, converted into commercial, or demolished. Many of the area's businesses display signs of distress. Industrial warehouses are gradually transforming into other uses. The Central City/Central Ninth neighborhood and surrounding area have been identified as a Racial/Ethnic Concentrated Area of Poverty.
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	Several citizen participation efforts have taken place to support the Central City RDA Project Area, Granary District Project Area, West Temple Gateway Project Area, and Downtown Master Plan planning processes. These efforts have identified redevelopment opportunities, citizen values, visions, principles, and growth strategies.
	Identify the needs in this target area.	Revitalization efforts need to be comprehensive to include rehabilitation of existing housing units, reduction in the concentration of poverty through the development of mixed-income housing, commercial rehabilitation, business node revitalization, streetscaping, expansion of services, reduction in the number of vacant/abandoned properties, traffic calming/safety improvements, school performance improvements.
	What are the opportunities for improvement in this target area?	Several opportunities exist in the target area to build off of existing community assets to include proximity to the Central Business District, the 9-Line mixed-use trail, and proximity to transit. Revitalization efforts will strategically utilize vacant, abandoned, and distressed properties to promote economic development, job creation and housing stabilization. The development of mixed-income housing will promote economic diversity with the neighborhood. The 900 South TRAX light rail station provides opportunity for a mixed-use, transit-oriented development. Salt Lake City will be able to leverage federal entitlement resources with the RDA, Salt Lake City Housing Trust Fund, and others. Public Services will be focused to the area to build opportunity through job training and early childhood education.
	Are there barriers to improvement in this target area.	The Division of Housing and Neighborhood Development will need to work closely with other City divisions, residents, business owners, and other stakeholders to carry out successful revitalization efforts.

2	Area Name:	Poplar Grove
	Area Type:	Local Target Area
	Revital Type:	Comprehensive
	Identify the neighborhood boundaries for this target area	Northern boundary: I-80 Eastern boundary: I-15 Southern boundary Cheyenne Street to Jordan River: Hayes Ave Southern boundary Jordan River to I-80: 900 South Western boundary: Cheyenne Street
	Include specific housing and commercial characteristics of this area.	Over half of Poplar Grove residents identify as Hispanic, compared to about 20% of Salt Lake City residents as a whole. The neighborhood's individual poverty rate is higher than that of the city, at about 30% compared to 20% for the city as a whole. Average household size is about a full person larger than that of the city, at an average of almost 3.5 persons per household. The neighborhoods housing stock is largely single-family constructed before the 1980s. Many of the housing units display signs of distress. Likewise, many of the commercial nodes display signs of distress. The Poplar Grove neighborhood and surrounding area have been identified as a Racial/Ethnic Concentrated Area of Poverty.
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	The Westside Master Plan planning process included a citizen engagement process that lasted two years. The process successfully reached a diverse range of residents to help identify a neighborhood visions and guiding principles, as well as potential nodes to target economic development activities.
	Identify the needs in this target area.	Revitalization efforts need to be comprehensive to include rehabilitation of existing housing units, reduction in the concentration of poverty through the development of mixed-income housing, commercial rehabilitation, business node revitalization, streetscaping, expansion of services, reduction in the number of vacant/abandoned properties, traffic calming/safety improvements, school performance improvements, improvements to jobs-housing connections, increases to public transportation connectivity.
	What are the opportunities for improvement in this target area?	Several opportunities exist to build off of existing community assets including the 9-Line mixed-use trail, the Jordan River Parkway, and numerous neighborhood parks. Opportunities exist to enhance business districts and neighborhood nodes to promote economic development, job creation, and overall community revitalization. Housing rehabilitation and the development of strategic mixed-income housing will promote housing stability and economic diversity with the neighborhood.
	Are there barriers to improvement in this target area.	The Division of Housing and Neighborhood Development will need to work closely with other City divisions, residents, business owners, and other stakeholders to carry out successful revitalization efforts. Citizen participation efforts need to continue to involve Spanish speaking residents and other populations with limited English Proficiency.

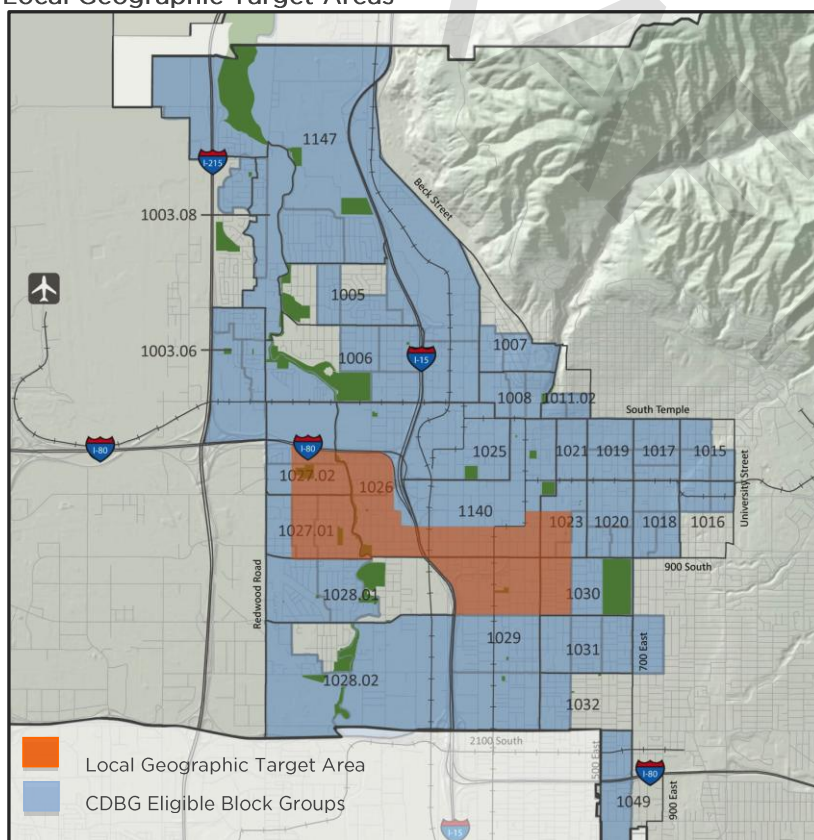
General Allocation Priorities

Locally defined target areas provide an opportunity to maximize impact and align HUD funding with existing investment while simultaneously addressing neighborhoods with the most severe needs. According to HUD standards, a Local Target Area is designated to allow for a locally targeted approach to the investment of CDBG and other federal funds. These target areas do not have to meet specific HUD criteria, but are instead defined through a locally defined process.

As **Figure SP-10.1** demonstrates, the identified target areas for the 2015-2019 program years are located in the Central City/Central Ninth and Poplar Grove neighborhoods. CDBG and other federal funding will be concentrated (not limited) to the target areas. Neighborhood and community nodes will be identified and targeted to maximize community impact and drive further neighborhood investment. Activities will be coordinated and leveraged, and can include the following:

- Commercial rehabilitation
- Streetscaping
- Green infrastructure improvements
- Transportation improvements
- Street improvements
- Housing

Figure SP-10.1
Local Geographic Target Areas



The Central City/Central Ninth and Poplar Grove target areas were identified through an extensive process that analyzed local poverty rates, low and moderate-income rates, neighborhood conditions, and available resources. Both target areas are located in areas of racial/ethnic concentrated areas of poverty (RCAP/ECAP). A recent fair housing equity assessment completed by the Bureau of Economic and Business Research at the University of Utah identified a disparity in access to opportunity for residents living in Salt Lake City's RCAP/ECAP areas. The target area strategy will be utilized to direct resources to expand opportunity within the target areas.

- Concentrating resources geographically will provide a way to help stabilize and improve distressed areas in the Central City/Central Ninth and Poplar Grove neighborhoods.
- The 800 and 900 South corridors will provide an opportunity to increase connectivity between the east and west sides of I-15.
- Neighborhood and/or community nodes will be targeted for commercial façade improvements, streetscaping and other improvements (park, street, transportation) as determined by needs and resources.
- Park, street and transportation projects can be located throughout CDBG eligible census tracts/block groups, with a focus on the target area.
- Housing rehabilitation projects can be located throughout the city, with a focus on the target area.

Figure SP-10.2

Central City/Central Ninth Target Area

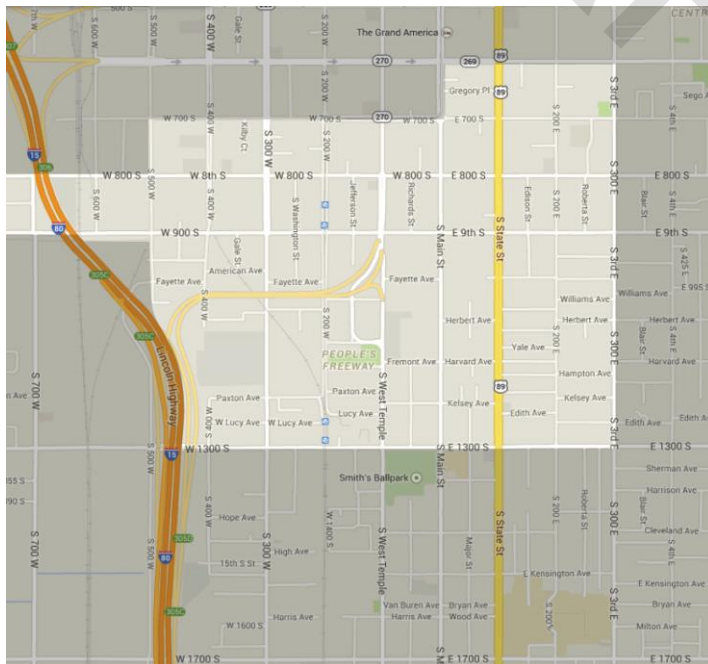
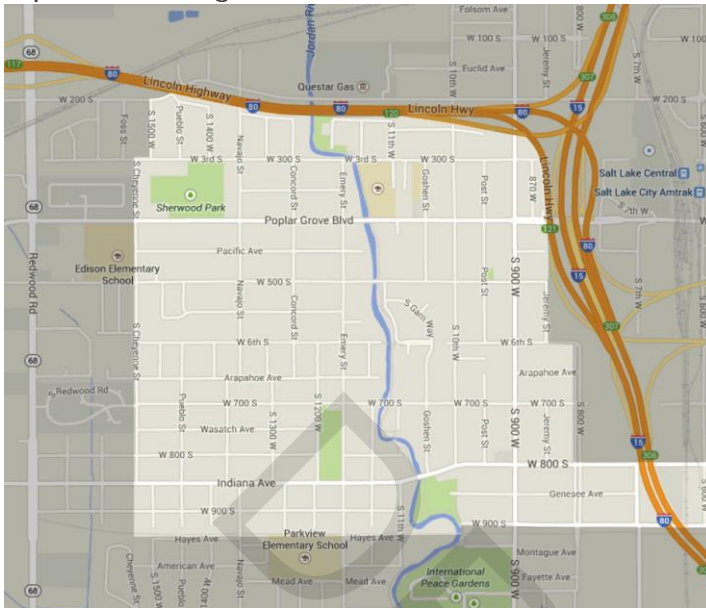


Figure SP-10.3
Poplar Grove Target Area



In an effort to expand community engagement in local target areas, HAND will reach out to residents, business owners, property owners, community councils, non-profit organizations, and other stakeholders to gather input on housing and community development activities. City departments and divisions will collaborate to develop a neighborhood revitalization strategy to leverage City-driven projects and programs, and will utilize public input in strategy development. HAND and the Division of Economic Development will create an inventory of commercial buildings to target for rehabilitation and will engage property owners and entrepreneurs in outreach efforts.

Rationale for the priorities for allocating investments geographically:

Salt Lake City's Division of Housing and Neighborhood Development, along with internal and community stakeholders, identified the target areas through an extensive process that included data analysis, identification of opportunities/barriers, and an evaluation of potential resources. Through this process, the Central City and Poplar Grove neighborhoods were identified as areas where a concentration of resources would make significant impacts within the community.

Of particular importance is to direct resources to expand opportunity within racial/ethnic concentrated areas of poverty. According to HUD, neighborhoods of concentrated poverty isolate residents from the resources and networks needed to reach their potential. The concentration of poverty can influence outcomes relating to crime, delinquency, education,

physiological distress, and various health problems.⁵⁰ Salt Lake City intends to expand opportunity within the target areas to limit intergenerational poverty and increase access to community assets.

SP-25 Priority Needs

Salt Lake City has determined the following priority needs after broad stakeholder outreach and analysis of community needs:

Table SP-25.1
Priority Needs

1	Priority Need:	Affordable Housing Development & Preservation
	Priority Level:	High
	Population:	Extremely low-income Low-income Moderate-income Large families Families with children Elderly Public housing residents
	Geographic Areas Affected:	Poplar Grove Central City/Central Ninth Citywide
	Associated Goals:	Improve and Expand the Affordable Housing Stock Expand Homeownership Opportunities Increase Housing Options for Persons with HIV/AIDS - Expand housing options for extremely low-income (ELI) individuals and special needs populations. - Support affordable housing development throughout the city, including high opportunity areas. - Improve and rehabilitate the housing stock, with focus on concentrated areas of poverty. - Expand affordable housing opportunities within walking distance of transit stations. - Develop healthy and sustainable housing that utilizes energy conservation and green building technologies. - Provide housing opportunities to emphasize stable housing as a primary strategy to prevent and end homelessness. - Improve the condition of housing and capital infrastructure in distressed neighborhoods.
	Description:	Provide loans and other financial assistance for the preservation and development of affordable rental and homeownership opportunities.
	Basis For Relative Priority:	According to the 2009-2013 American Community Survey 5-Year Estimates, 50.1% of Salt Lake City renter households and 33.6% of households with a mortgage are cost burdened, spending over 30% of their monthly income on housing costs. Housing cost burden prevents household from investing in adequate nutritional, medical, vocational and educational needs.

⁵⁰ U.S. Department of Housing and Urban Development, Understanding the Neighborhood Effects of Concentrated Poverty, *Evidence Matters*, Winter 2011

		- The Housing Authority of Salt Lake City currently administers Housing Choice (Section 8) vouchers for 2,670 households, with 7,293 households on the waiting list. Countywide there are 11,086 households on a Housing Choice waiting list and 7,929 households on a public housing waiting list. - Between 2000 and 2013, the cost of housing significantly increased for both renters and homeowners. The median contract rent increased by 33% and home values increased 55%. During the same time period, the median household income only increased by 24%. Since incomes did not keep up with increases in housing costs, it has become more difficult for residents to buy or rent a home. The homeownership rate decreased from 56.9% in 2000 to 49.5% in 2013. - According to an apartment market report completed in the summer of 2014, the Salt Lake City area apartment vacancy rate is the lowest in thirteen years at 3.0%. A tight rental market and rising rents create a barrier for households in need of affordable housing.
2	Priority Need: Priority Level: Population:	Homeless: Mitigation, Prevention and Public Services High Extremely low-income Large Families Families with Children Elderly Chronic Homeless Homeless Individuals Homeless Families with Children Mentally Ill Chronic Substance Abuse Veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth
	Geographic Areas Affected:	Citywide
	Associated Goals:	Reduce and Prevent Homelessness - Provide housing opportunities to emphasize stable housing as a primary strategy to prevent and end homelessness. - Increase access to healthcare and other supportive services for persons experiencing homelessness. - Provide job training programs for vulnerable populations, including chronically homeless, refugees and persons with disabilities.
	Description:	Support the operating cost of homeless shelters, day centers and supportive services for individuals and families experiencing homelessness. Expand housing opportunities for individuals and families experiencing or at risk of homelessness.
	Basis For Relative Priority:	According to the 2014 Point in Time Count, Salt Lake County has 2,072 homeless individuals, 92 of whom are unsheltered. Annually, Salt Lake County will have 9,356 persons experience homelessness, 431 will be chronic.

3	Priority Need:	Public Services to Expand Opportunity and Self-Sufficiency
	Priority Level:	High
	Population:	Extremely low-income Low-income Large Families Families with Children Elderly Chronic Homeless Homeless Individuals Families with Children Mentally Ill Chronic Substance Abuse Veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth
	Geographic Areas Affected:	Citywide
	Associated Goals:	Expand Opportunity and Self Sufficiency - Expand access to affordable early childhood education to set the stage for academic achievement and social development. - Address the digital divide by promoting digital inclusion through access to communication technologies. - Increase access to fresh, healthy foods for food-insecure families and individuals. - Support access to public transportation for vulnerable populations. - Provide job training programs for vulnerable populations, including chronically homeless, refugees and persons with disabilities.
	Description:	Expand opportunities for individuals and households living in concentrated areas of poverty or living in the cycle of intergenerational poverty. Activities include services to expand accessibility to early childhood education, job training and transportation.
	Basis For Relative Priority:	- According to the 2009-2013 American Community Survey 5-Year Estimates, 24.3% of Salt Lake City's children (under 18 years) live below the poverty level. The 2014 Utah Intergenerational Welfare Reform Commission Annual Report indicates that children growing up in poverty experience challenges to healthy development both in the short and long term, demonstrating impairments in cognitive, behavioral and social development. The greater the likelihood for poor outcomes the younger the child is when his or her family is impoverished. Early childhood education programs provide a cost-effective intervention in closing gaps in development. - According to the 2009-2013 American Community Survey 5-Year Estimates, 18.7% of Salt Lake City's adults (18 years and over) live below the poverty level. The 2014 Utah Intergenerational Welfare Reform Commission Annual Report indicates that many adults experiencing intergenerational poverty are employed but unable to meet the needs of their families. Families experiencing intergenerational poverty need to be connected to resources that assist them with employment and job training. - According to 2013 Salt Lake City School District data, 49.8% of students qualify to receive free school lunch. Families qualify for free lunch if they earn 130% or below of the federal poverty level, about \$30,000 dollars or less per year for a family of four. Many of these households are considered food insecure, The 2014 Utah Intergenerational Welfare Reform Commission Annual Report indicates that children experiencing food insecurity are ill more frequently; struggle academically; less likely to graduate from high school and go onto college; and less likely to earn enough income to feed their families when they are adults. - According to the Salt Lake City Fair Housing Equity Assessment, there is a disparity in access to transit in concentrated areas of poverty. Transit is an essential public service that connects people to employment, education, social services and retail. Increasing transit and opportunities allows households to reduce their living expenses and expands jobs-housing connectivity.

4	Priority Need:	Economic Development to Expand Opportunity
	Priority Level:	High
	Population:	Extremely low-income Low-income
	Geographic Areas Affected:	Poplar Grove Central City
	Associated Goals:	Economic Development to Expand Opportunity Expand economic opportunities through the improvement of capital infrastructure and commercial buildings in designated commercial nodes.
	Description:	Provide support for neighborhood/community business node development and public infrastructure improvements in local target areas. Activities include façade improvements and corresponding neighborhood improvements.
	Basis For Relative Priority:	Many of the neighborhood and community nodes in the geographical target areas (as identified through this plan) exhibit signs of distress and blight, which can perpetuate high vacancy rates and crime, as well as inhibit comprehensive neighborhood revitalization. Supporting the rehabilitation of commercial infrastructure in targeted nodes will stimulate the implementation of essential services, aid in decreasing crime rates, expand local job opportunities, preserve historic buildings, stimulate investment from the private market and improve neighborhood livability.
5	Priority Need:	Public Facility and Infrastructure Improvements
	Priority Level:	High
	Population:	Extremely low-income Low-income Moderate-Income
	Geographic Areas Affected:	Poplar Grove Central City/Central Ninth CDBG Eligible Areas
	Associated Goals:	Stabilize and Revitalize Distressed Neighborhoods Improve the Quality of Public Facilities - Improve the condition of housing and capital infrastructure in distressed neighborhoods. - Improve and expand green infrastructure in distressed neighborhoods. - Increase the accessibility of public transit in distressed neighborhoods. - Expand and improve multimodal transportation infrastructure. - Expand economic opportunities through the improvement of capital infrastructure and commercial buildings in designated commercial nodes.
	Description:	Street/sidewalk improvements, streetscaping, wayfinding, transportation improvements, green infrastructure improvements and public facility improvements. Leverage activities with commercial rehabilitation.
	Basis For Relative Priority:	- Public health, safety and quality of life are significantly impacted by city-owned buildings and infrastructure, including sidewalks, streets, parks, trails and public facilities. Improvements will increase livability within neighborhoods, including improvements for multimodal transportation, stormwater management, recreation opportunities, safety, economic development and community facilities. - The City's Capital Improvement Program 10-Year Plan indicates that \$158.7 million in capital improvements are needed between 2012 and 2021. Only \$40.4 million are impact fee eligible. Many of these improvements are needed in concentrated areas of poverty and/or distressed neighborhoods.

SP-30 Influences of Market Conditions

Market Characteristics that will influence the use of funds available for housing type:

As the needs assessment and market analysis have demonstrated, thousands of Salt Lake City residents are cost-burdened, spending 30% or more of their monthly income on housing, and are in need of housing that is affordable. Severely cost burdened households, spending 50% or more of their monthly income on housing, are at risk of homelessness. Market conditions influencing the production, rehabilitation, and assistance of affordable housing are as follows:

Tenant-Based Rental Assistance (TBRA)/TBRA for Non-Homeless Special Needs

Historically low rental vacancy rates; incomes are not keeping up with rising rental costs, leading to increasing housing cost burden rates; very high demand for Housing Choice (Section 8) vouchers; a gap of approximately 8,200 housing units for extremely low income households; a lack of affordable units for large family households; a lack of housing units for disabled populations; difficulty transitioning participants with HOPWA-funded housing to other housing subsidies due to a lack of resources; lack of deeply affordable units in close proximity to service providers to assist at-risk populations with housing and other needs; need for additional partnerships between affordable housing landlords/property managers and social service organizations.

TBRA for Non-Homeless Special Needs

Historically low rental vacancy rates; incomes are not keeping up with rising rental costs, leading to increasing housing cost burden rates; very high demand for Housing Choice (Section 8) vouchers; a gap of approximately 8,200 housing units for extremely low income households; a lack of affordable units for large family households; a lack of housing units for disabled populations; difficulty transitioning participants with HOPWA-funded housing to other housing subsidies due to a lack of resources; lack of deeply affordable units in close proximity to service providers to assist at-risk populations with housing and other needs; need for additional partnerships between affordable housing landlords/property managers and social service organizations.

New Unit Production

Historically low rental vacancy rates; incomes are not keeping up with rising rental costs, leading to increasing housing cost burden rates; very high demand for Housing Choice (Section 8) vouchers; a gap of approximately 8,200 housing units for extremely low income households; a lack of affordable units for large family households; a lack of housing units for disabled populations; rising rental and homeownership costs, increasing land costs, lack of non-profit affordable housing developers in the Salt Lake area; need for additional partnerships between affordable housing developers/providers and social service organizations; recently developed units are not affordable for households earning 80% AMI or below; need for affordable housing in high opportunity neighborhoods; insufficient sources for

financing deeply affordable units; insufficient sources of funding for ongoing operating costs of deeply affordable units.

Rehabilitation

A tight lending market prevents many low-income homeowners from acquiring home improvement financing; the share of elderly homeowners is projected to increase, leading to an increased need for accessibility improvements; Salt Lake City has an older housing stock, with about a third of units built prior to 1940; older housing stock located in concentrated areas of poverty is at risk for deterioration; incomes are not keeping up with rising housing costs, leading to increasing housing cost burden rates; affordable housing in neighborhoods undergoing revitalization is at risk of conversion to market rate.

Acquisition, Including Preservation

Although median sales prices are close to pre-crisis levels, the volume of sales is still lagging; tighter lending standards is contributing to the slow recovery of home sales; changes in demographics are influencing the amount of homebuyer acquisitions due to shifts toward rental housing; vacancy rates have hovered below 3.5% for over a year; the strong market-rate rental market is increasing the need to preserve affordable rentals, as converting substandard rental housing to market-rate can be very desirable for property owners.

SP-35 ANTICIPATED RESOURCES

Introduction

The amount of overall federal entitlement funding significantly decreased during the latest Consolidated Plan term, as demonstrated in **Table SP-35.1**.

Table SP-35.1:
Historical Awards

	CDBG	HOME	ESG	HOPWA	TOTAL
2014-2015	\$3,223,492	\$710,142	\$291,537	\$365,673	\$4,590,844
2013-2014	\$3,338,569	\$763,113	\$233,821	\$367,068	\$4,702,571
2012-2013	\$3,205,086	\$758,812	\$319,381	\$386,858	\$4,670,137
2011-2012	\$3,688,112	\$1,205,449	\$279,905	\$387,583	\$5,561,049
2010-2011	\$4,421,626	\$1,371,946	\$179,115	\$387,189	\$6,359,876
TOTAL	\$17,876,885	\$4,809,462	\$1,283,443	\$1,895,108	\$25,884,447

Source: Salt Lake City Division of Housing and Neighborhood Development

Anticipated Resources

Based on historical funding trends, Salt Lake City anticipates the following resources:

Table SP-35.2:
Anticipated Resources

	Uses of Funding	Expected Amount Available – Year 1				Expected Amount Available – Remainder of ConPlan	Description
		Annual Allocation	Program Income	PR Year Resources	Total		
CDBG	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	\$3,223,492	\$0	\$508,226	\$3,731,718	\$13,893,968	Amount for remainder of Con Plan is estimated as four times the Year 1 allocation and a total of \$1m in prior-year resources.
	Acquisition Homebuyer Assistance Homeowner Rehab Multi-Family Rental New Construction Multifamily rental rehab New Construction for ownership TBRA	\$710,142	\$295,000	\$3,425	\$1,008,567	\$4,040,568	Amount for remainder of Con Plan is estimated as four times the Year 1 allocation and a total of \$1.2m in program income.
ESG	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	\$291,537	\$0	\$4,138	\$295,675	\$1,166,148	Amount for remainder of Con Plan is estimated as four times the Year 1 allocation amount.
	Permanent housing in facilities Permanent housing placement STRMU Short term or transitional housing facilities Supportive services TBRA	\$365,673	\$0	\$14,874	\$380,547	\$1,462,692	Amount for remainder of Con Plan is estimated as four times the Year 1 allocation amount
HOPWA	Acquisition Conversion and rehab for transitional housing Housing Multifamily rental new construction Multifamily rental rehab New construction for ownership Permanent housing in facilities Rapid re-housing (rental assistance) Rental Assistance TBRA Transitional housing	\$0	\$0	\$0	\$6,500,000	\$5,000,000	The Trust Fund has a budget of \$6.5m and expects to receive a total of approximately \$5m in revenue over the next plan period.

		2023	2024	2025	2026	2027	2028	
NEIGHBORHOOD LIFT	Homebuyer assistance	\$0	\$0	\$0	\$5,000,000	\$0		One-time \$5m in funding provided through Wells Fargo's Neighborhood Lift program.
	OTHER: ECONOMIC DEV. LOAN FUND							
	Economic Development	\$0	\$0	\$0	\$0	\$6,500,000		This fund currently has a cash balance of approximately \$6.5m.
OTHER: PROGRAM INCOME	Homebuyer assistance Homeowner rehab Housing Multifamily rental new construction Multifamily rental rehab New construction for ownership	\$0	\$1,200,000	\$0	\$1,200,000	\$4,800,000		Salt Lake City Housing Programs - Program Income

Source: Salt Lake City Division of Housing and Neighborhood Development

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied:

Match Requirements

HUD, like many other federal agencies, encourages the recipients of federal monies to demonstrate that efforts are being made to strategically leverage additional funds in order to achieve greater results. Leverage is also a way to increase project efficiencies and benefit from economies of scale that often come with combining sources of funding for similar or expanded scopes.

- HOME Investment Partnership Program – 25% Match Requirement
Salt Lake City ensures that HOME match requirements are met by utilizing the leveraging capacity of its subrecipients. Funding sources used to meet the HOME match requirements include federal, state and local grants; private contributions; private foundations; United Way; local financial institutions ; City General Fund; and unrestricted donations.
- Emergency Solutions Grant – 100% Match Requirement
Salt Lake City ensures that ESG match requirements are met by utilizing the leveraging capacity of its subgrantees. Funding sources used to meet the ESG match requirements include federal, state and local grants; private contributions; private foundations; United Way; Continuum of Care funding; City General Fund; in-kind match and unrestricted donations.

Fund Leveraging

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

- **Housing Choice Section 8 Vouchers**
The Housing Authority of Salt Lake City and The Housing Authority of the County of Salt Lake currently administer Housing Choice (Section 8) vouchers. The City projects the local housing authorities will receive approximately \$181m in funding during the plan period.
- **Low Income Housing Tax Credits**
Federal 4% and 9% tax credits are a major funding source of capital for the construction and rehabilitation of affordable rental homes. In 2015, the agency allocated \$7.2m in Federal and State Housing Credits. At the current funding level, approximately \$36m in funding will be available for low-income homebuyer programs, to developers to build or renovate affordable apartment housing products.
- **New Market Tax Credits**
New Market Tax Credits are an additional tool utilized to attract private capital investment in areas in need of job growth and economic development.
- **RDA Development Funding**
The RDA has seven project areas where tax increment funds are reinvested back into the same area to contribute to the overall health and vitality of the City, by reversing the negative effects of blight, while increasing the tax base from which the taxing entities draw their funds. The RDA will generate approximately \$100m over the next five years specifically for these target areas.
- **Salt Lake City Housing Trust Fund**
Salt Lake City's Housing Trust Fund (HTF) strives to address the health, safety and welfare of the City's citizen by providing assistance for affordable and special needs housing within the City. The Trust Fund has a budget of \$6.5m and expects to receive a total of approximately \$5m in revenue over the next plan period.
- **Salt Lake City Economic Development Loan Fund (EDLF)**
The City administers the Economic Development Loan Fund which makes loans to small businesses located in the City for the purpose of stimulating economic development and commercial and industrial diversity by enhancing business opportunities, provide employment and promoting neighborhood revitalization. This fund currently has a cash balance of approximately \$6.5m and loans outstanding of \$3.5m.

- **Olene Walker Housing Loan Fund**
Utah State's Olene Walker Housing Loan Fund is one of the largest affordable housing loan funding tools for affordable housing developers working in Salt Lake City. The loan fund is largely funded with State HOME funds (\$3m/yr), and State Legislative funding (\$2.2m/yr). Over the course of this Consolidated Plan, the fund is expected to receive \$26m in funding.
- **Neighborhood LIFT**
In partnership with Wells Fargo and NeighborWorks America, Salt Lake City will be receiving an influx of \$5m in funding to support homeownership. While this is one-time funding, the award enables the City to leverage other resources over the next 5 years.
- **Industrial & Commercial Bank Funding**
Although we cannot estimate how much Community Reinvestment Act funding will be made available locally, there are a large number of industrial and commercial banks that reside in Salt Lake City.
- **Continuum of Care Funding**
During the Consolidated Plan period, it is estimated that the SLCoC will receive approximately \$30m in funding.
- **Foundations & Other Philanthropic Partners**
Eleemosynary establishments and philanthropic partners make up a critical part of the funding stream used in the State of Utah. It is estimated that during the Consolidated Plan period, over \$100m will be used to support low and moderate-income residents, with a considerable amount of the funding being used in Salt Lake City.

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan:

Salt Lake City intends to expand affordable housing and economic development opportunities through the redevelopment of city-owned land, strategic land acquisitions, parcel assembly, and disposition. Housing and Neighborhood Development Division will work collaboratively with other City Divisions that oversee or control parcels that are owned by the City to evaluate the appropriateness for affordable housing opportunities.

Discussion:

Salt Lake City will continue to seek other federal, state and private funds to leverage entitlement grant funding. In addition, the City will support the proposed community development initiatives outlines in this Plan through strategic initiatives, policies, and programs.

SP-40 INSTITUTIONAL DELIVERY STRUCTURE

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions:

Table SP-40.1
Institutional Delivery Organizations

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
Advantage Services, Inc.	Non-Profit Organization	Non-homeless special needs	Region
Alliance House	Non-Profit Organization	Affordable housing: rental	Region
Asian Association of Utah	Non-Profit Organization	Non-homeless special needs	Region
ASSIST Inc.	Non-Profit Organization	Affordable housing: homeownership	Region
Big Brothers Big Sisters of Utah	Non-Profit Organization	Non-homeless special needs	Region
Boys and Girls Club of Salt Lake	Non-Profit Organization	Non-homeless special needs	Region
Catholic Community Services - Saint Mary's Center for Recovery	Community/Faith-based Organization	Homelessness, non-homeless special needs	Region
Catholic Community Services -Weigand Homeless Resource Center	Non-Profit Organization	Homelessness	Region
Catholic Community Services - Saint Vincent de Paul Dining Room	Community/Faith-based Organization	Homelessness	Region
Community Development Corp of Utah	Non-Profit Organization	Affordable housing: homeownership	State
Community Health Centers	Non-Profit Organization	Homelessness, non-homeless special needs	Region
Crossroads Urban Center	Non-Profit Organization	Homelessness, non-homeless special needs	Region
Disability Law Center	Non-Profit Organization	Homelessness, non-homeless special needs	Region
English Skills Learning Center	Non-Profit Organization	Non-homeless special needs	Region
Family Promise of Salt Lake	Non-Profit Organization	Homelessness	Region
Family Support Center	Non-Profit Organization	Homelessness, non-homeless special needs	Region
First Step House	Non-Profit Organization	Homelessness, non-homeless special needs	Region
Guadalupe School	Non-Profit Organization	Non-homeless special needs	Region
Helping Hands Association dba The Haven	Non-Profit Organization	Homelessness, non-homeless special needs	Region
House of Hope	Non-Profit Organization	Homelessness, non-homeless special needs	Region
Housing Authority of Salt Lake City	Public Housing Authority	Public housing, affordable housing: rental	Region
Housing Authority of the County of Salt Lake	Public Housing Authority	Public housing, affordable housing: rental	Jurisdiction
Law Related Education Project	Non-Profit Organization	Non-homeless special needs	State
Legal Aid Society of Salt Lake	Non-Profit Organization	Non-homeless special needs	Region
Literacy Action Center	Non-Profit Organization	Non-homeless special needs	Region
Neighborhood House	Non-Profit Organization	Non-homeless special needs	Jurisdiction
NeighborWorks Salt Lake	Non-Profit Organization	CHDO, Affordable housing: homeownership, economic development	Region
Odyssey House	Non-Profit Organization	Homelessness, non-homeless special needs	State
People Helping People	Non-Profit Organization	Non-homeless special needs	Region
Rape Recovery Center	Non-Profit Organization	Non-homeless special needs	Region
Road Home	Non-Profit Organization	Homelessness	Region
Salt Lake City Department of Community and Economic Development	Departments and agencies	Affordable housing, neighborhood improvements	Jurisdiction
Salt Lake City Department of Public Services	Departments and agencies	Neighborhood Improvements	Jurisdiction
Salt Lake City Division of Planning	Departments and agencies	Neighborhood Improvements	Jurisdiction

Salt Lake City Division of Economic Development	Departments and agencies	Neighborhood Improvements	Jurisdiction
Salt Lake City Division of Engineering	Departments and agencies	Neighborhood Improvements	Jurisdiction
Salt Lake City Division of Housing and Neighborhood Development	Departments and agencies	Affordable housing, neighborhood improvements	Jurisdiction
Salt Lake City Division of Parks and Public Lands	Departments and agencies	Neighborhood Improvements	Jurisdiction
Salt Lake City Division of Streets	Departments and agencies	Neighborhood Improvements	Jurisdiction
Salt Lake City Division of Transportation	Departments and agencies	Neighborhood Improvements	Jurisdiction
Salt Lake City Housing Trust Fund	Government	Affordable housing: homeownership, rental	Jurisdiction
Salt Lake City RDA	Redevelopment authority	Affordable housing, neighborhood improvements	Jurisdiction
Salt Lake City School District	Other	Non-homeless special needs	Jurisdiction
Salt Lake City, Homeless Outreach Service Team (HOST)	Government	Homelessness	Jurisdiction
Salt Lake Community Action Program	Non-Profit Organization	Homelessness, non-homeless special needs	Region
Salt Lake Continuum of Care	Continuum of Care	Homelessness	Region
Salt Lake Donated Dental Services	Non-Profit Organization	Homelessness, non-homeless special needs	Region
Sarah Daft Home	Non-Profit Organization	Affordable housing: homeownership	Region
Sorenson Unity Center	Government	Non-homeless special needs	Jurisdiction
The Rescue Mission of Salt Lake	Non-Profit Organization	Homelessness	Jurisdiction
Utah Antidiscrimination and Labor Division	Government	Non-homeless special needs	State
Utah AIDS Foundation	Non-Profit Organization	Non-homeless special needs	Region
Utah Food Bank	Non-Profit Organization	Homelessness, non-homeless special needs	State
Utah Health and Human Rights	Non-Profit Organization	Non-homeless special needs	State
Utah Homeless Management Information System	Government	Homelessness, non-homeless special needs	State
Utah Housing Corporation	Other	Affordable housing: homeownership, rental	State
Utah Non-Profit Housing Corporation	Non-Profit Organization	Affordable housing: rental	Region
Utahns Against Hunger	Non-Profit Organization	Homelessness, non-homeless special needs	State
Valley Behavioral Health	Non-Profit Organization	Non-homeless special needs	State
Volunteers of America (VOA)	Non-Profit Organization	Homelessness	Region
Volunteers of America Adult Detoxification Center	Non-Profit Organization	Homelessness, non-homeless special needs	State
Wasatch Community Gardens	Non-Profit Organization	Neighborhood Improvements	Region
Wasatch Homeless Healthcare	Non-Profit Organization	Homelessness, non-homeless special needs	Region
YMCA	Non-Profit Organization	Non-homeless special needs	Region
YWCA	Non-Profit Organization	Homelessness, non-homeless special needs	Region

Source: Salt Lake City Division of Housing and Neighborhood Development

Assess strengths and gaps in the institutional delivery system

Community needs are efficiently and effectively addressed through the knowledge, commitment, and resources of a broad range of partners. By working closely with governmental partners and private organizations, Salt Lake City is able to carry out an institutional delivery structure that emphasizes collaboration and resource leveraging.

Public services for Salt Lake City's homeless and extremely low-income population are delivered through a network of integrated public-private partnerships. Coordination meetings

are regularly held to manage service delivery for individuals and families that have multiple and complex problems that require comprehensive services from more than one organization. Coordination meetings are also utilized to streamline services and prevent the duplication of efforts.

A significant institutional delivery barrier is that financial resources limit the amount of services provided in the community. Many service providers have long waiting list. Salt Lake City is working with community partners to prioritize and restructure services to utilize funding resources more effectively.

Table SP-40.2

Availability of services targeted to homeless persons and persons with HIV

	Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services	Counseling/Advocacy	X	X	X
	Legal Assistance	X		
	Mortgage Assistance	X		
	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
	Alcohol & Drug Abuse	X	X	
Supportive Services	Child Care	X	X	
	Education	X	X	
	Employment/Employment Training	X	X	
	Healthcare	X	X	X
	HIV/AIDS	X	X	X
	Life Skills	X	X	X
	Mental Health Counseling	X	X	X
	Transportation	X		

Describe the extent to which services targeted to homeless person and persons with HIV and mainstream services, such as health, mental health and employment services are made available to and used by homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families and unaccompanied youth) and persons with HIV within the jurisdiction:

Fourth Street Clinic, dba Wasatch Homeless Healthcare, is an AAAHC Patient Centered Medical Home that provides coordinated medical, mental health, substance abuse, case management, dental and pharmacy services. It provides the primary medical services to the homeless community. Other organizations such as Donated Dental provide complimentary services.

Valley Behavioral Health, formerly known as Valley Mental Health, provides services to all residents in Salt Lake County (including those who are experiencing homelessness) that experience serious mental illnesses, substance use disorders and behavioral problems. Valley

Behavioral Health operates Safe Haven and Valley Storefront. Located at 550 West 700 South Salt Lake City, Safe Haven is a permanent supportive housing program for those that meet Valley Behavioral Health's client criteria. Valley Storefront is a day center at Safe Haven and is solely for those experiencing serious mental illnesses.

The State of Utah's Department of Workforce services has an employment center co-located at the Weigand Day Center. This offers those using services on Rio Grande, the emergency shelter at The Road Home or meals at St. Vincent DePaul's Dining Hall, a chance to connect with employment without travelling.

Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above.

Homeless services organizations within the Salt Lake and Tooele Counties Continuum of Care work diligently to coordinate services and place people in housing. Local organizations participate in HMIS, managed by the State of Utah. Through HMIS, service providers are able to view other services their clients access and coordinate on client-by-client basis. The local CoC also uses the VI-SPDAT form in the annual Point in Time count. By using the VI-SPDAT at first contact, the clients can be connected to services quicker and receive help sooner. However, there is still work to do, while the CoC is moving to fully integrated coordinated access, it is not fully implemented.

Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs.

The Salt Lake and Tooele Counties Continuum of Care continues to implement coordinated access based on the VI-SPDAT form. Once that is fully implemented, homeless services will be more seamlessly provided and better matched with the clients' needs.

The CoC is transitioning its leadership from the Salt Lake Homeless Coordinating Council to Salt Lake County government. Salt Lake County can provide more resources to coordinating services and has offered to lead a collective impact model to plan for and coordinate the execution of services. Again, the end goal is to provide homeless services as seamlessly as possible.

SP-45 GOALS

In consideration of priority needs and anticipated resources, Salt Lake City has defined the following five-year goals:

SP-45.1 Five-Year Goals

Neighborhoods of Opportunity Focus	Goal	Start Year	End Year	Category	Geographic Area	Priority Needs Addressed	Funding	Goal Outcome Indicator
Housing	Improve the quantity and quality of owner-occupied and rental housing stock.	2015	2019	Affordable Housing	Citywide, focus rehabilitation on local target areas and development citywide, including high opportunity areas	Affordable housing development and preservation to expand housing opportunity	CDBG: \$4,954,575	Homeowner/rental housing: 1325 households
Housing	Improve access to affordable homeownership.	2015	2019	Affordable Housing	Citywide	Affordable housing development and preservation to expand housing opportunity	CDBG: \$350,000 HOME: \$3,794,064	Direct financial assistance to homebuyers: 110 households
Housing	Provide housing and related services to persons with HIV/AIDS.	2015	2019	Affordable Housing, Homeless, Non-Homeless Special Needs	Citywide	Affordable housing development and preservation to expand housing opportunity	HOPWA: \$1,788,388	Housing for people with HIV/AIDS: 200 households Other: Housing services: 375 individuals
Housing	Provide transitional and permanent housing and supportive services to homeless and at risk of homeless individuals and families - to include Rapid Re-housing, TBRA, and other rental assistance	2015	2019	Homeless	Citywide	Homeless mitigation, prevention and supportive services	ESG: \$650,000 HOME: \$900,000	Tenant-based rental assistance/rapid rehousing: 965 households
Health	Provide day-to-day services for homeless individuals and families - to include emergency shelter, healthcare, substance abuse counseling, emergency food assistance and related services.	2015	2019	Homeless	Citywide	Homeless mitigation, prevention and supportive services	CDBG PS: \$725,000 ESG: \$702,497	Homeless person overnight shelter/public services: 15,000 individuals

Education, Health, Transportation, Economic Development	Provide public services to expand opportunity and self-sufficiency for at-risk populations - to include expanding access to early childhood education, healthy food, outdoor recreation and education, affordable transportation, job training.	2015	2019	Homeless, Non-homeless special needs	Citywide	Public services to expand opportunity and self-sufficiency for at-risk populations	CDBG PS: \$1,692,619	Public service activities other than low/moderate income housing benefit: 70,000 individuals
Economic Development	Revitalize business nodes in targeted neighborhoods.	2015	2019	Non-housing community development	Local target areas	Economic development to expand opportunity in target neighborhoods	CDBG: \$1,750,000	Business assisted: 75
Health, Transportation, Economic Development	Improve public infrastructure in targeted business nodes and distressed neighborhoods - to include street, sidewalk, ADA ramps, transportation, streetscape, park and trail improvements.	2015	2019	Non-housing community development	CDBG eligible areas, focus on local target areas	Public facility and infrastructure improvements	CDBG: \$4,700,000	Public facility or infrastructure activities other than low/moderate income housing benefit: 100,000 individuals
Housing, Health, Transportation, Economic Development	Improve the quality of public facilities	2015	2015	Non-housing community development	Citywide	Public facility and infrastructure improvements	CDBG: \$230,000	Public facility or infrastructure activities other than low/moderate income housing benefit: 1,093 individuals
	Administration	2015	2019	Admin			CDBG: \$3,223,492 ESG: \$109,326 HOME: \$355,071 HOPWA: \$54,851	

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)

The City anticipates that HOME funds will provide assistance to 735 housing units over the course of this Consolidated Plan. This includes tenant-based rental assistance, down payment assistance, mortgage loans, and housing rehabilitation.

SP-50 PUBLIC HOUSING ACCESSIBILITY AND INVOLVEMENT

Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement):

The local housing authorities are in compliance with the Section 504 Voluntary Compliance agreement.

Activities to Increase Resident Involvement:

- Monthly tenant meetings
- Tenant association meetings with both City and County tenants
- Salt Lake County Aging Services has a center located on site at high rise
- HACSL has a Resident Advisory Board that has representatives from public housing (including the high-rise), Section 8, and special needs programs. A member of the Resident Advisory Board is appointed to the Housing Authority's Board of Commissioners.

Is the public housing agency designated as troubled under 24 CFR part 902?

No. The Housing Authority of the County of Salt Lake and the Housing Authority of Salt Lake City are both designated as high performers.

SP-55 Strategic Plan Barriers to Affordable Housing

As discussed in detail in section MA-40, the most critical public policy barriers (direct and indirect) to the production and preservation of affordable housing include the following:

- Land costs
- Construction costs
- Development and rehabilitation financing
- Housing rehabilitation complexities
- Foreclosures and loan modifications
- Neighborhood market conditions
- Economic conditions
- Land use regulations
- Development fees and assessments
- Permit processing procedures
- Lack of zoning and development incentives
- Landlord tenant policies

The City is in the process of updating the citywide housing plan. The housing plan will provide an assessment of citywide housing needs, with emphasis on the availability and affordability of housing, housing needs for changing demographics, and neighborhood-specific needs. The updated plan will serve as a five-year policy guide to address housing needs across the economic and demographic spectrum of Salt Lake City's current and future residents. The Salt Lake City Council has adopted a set of policy statements entitled *Salt Lake City Comprehensive Housing Policy* to be utilized in the development of the Community Housing Plan.

In addition to the citywide housing plan, the city is addressing barriers to affordable housing through a diverse set of policies, programs, and initiatives. Efforts include the following:

5000 Doors Housing Initiative

- 5000 Doors is a comprehensive housing initiative to address Salt Lake City's lack of housing options affordable to low-wage workers and moderate income families, persons with disabilities and those on fixed incomes. By utilizing the Salt Lake City Housing Trust Fund and other resources, the City will support the preservation, development, and assistance of 5,000 housing units over five years.

Half of the 5,000 units are targeted to extremely low-income renter households. The other 2,500 units will expand homeownership and housing opportunities for low to middle-income families and individuals.

Through the 5000 Doors Initiative, Salt Lake City aims to:

- Address the City's 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.

Homeless Services 6-Point Strategy

- The Homeless Services 6-Point Strategy is designed to guide the city's efforts and enhance community collaboration to work toward six major goals over the next 18 months.

Centralize Resources

- Develop a webpage to serve as a central resource on affordable housing financing and regulation information. Affordable housing development can be complex with multiple finance and regulatory layers. To understand the City's affordable housing landscape, developers and property owners must seek out several different resources. A centralized webpage will expand accessibility to information on accessing funds, land acquisition, development incentives, planning and zoning regulations, regulatory requirements and impact fee waivers.

Affordable Housing Dashboard

- Develop a dynamic dashboard of affordable housing development measures to quantify the number of affordable housing units created or preserved. The dashboard would be utilized to update community partners and the public on progress and

benchmarks for the 5000 Doors Housing Initiative. The dashboard would be available to the public, including the greater development, nonprofit and resident community.

Community Housing Council

- Establish a Community Housing Council to ensure the implementation of the Community Housing Plan and 5000 Doors Housing Initiative. The council would be charged with measuring the success of the new policies and public investments; provide ongoing guidance and to address fluctuating market conditions; and ensure the long-term commitment to the support of affordable housing development. The Community Housing Council would be a subset of the Salt Lake City's Housing Development Task Force.

Leverage Public Land

- Promote affordable housing development by leveraging public resources with private investments. Potential tools include the following:
 - Development of affordable housing on publicly owned land.
 - Utilize proceeds from development of publically owned land to fund affordable housing.
 - Create a policy for prioritizing affordable housing uses when disposing of public land.

Impact Fee Exemption

- Refine Salt Lake City's Impact Fee Exemption to address the following:
 - Define affordability time period requirements.
 - Define mortgage restriction and/or recorded covenant requirements.
 - Develop an impact fee waiver request form.
 - Market the program to educate developers about available incentives to potentially spur affordable housing development.
 - Investigate the impact of utilizing geographic target areas to focus affordable housing development in specific areas of the city.
 - Investigate the impact of implementing a sliding scale fee reduction based on the percentage of affordable housing units.

SLC Housing Trust Fund

- The Salt Lake City Housing Trust Funds was created by the Mayor and City Council in 2000 to provide financial assistance to support the development and preservation of affordable and special needs housing in Salt Lake City. Eligible activities include acquisition, new construction, and rehabilitation of both multi-family rental properties and single-family homeownership. Additional assistance relating to housing for eligible households also may include project or tenant based rental assistance, down payment assistance and technical assistance. Applications for funding can be

accepted year round and are approved through a citizen's advisory board, the Mayor and the City Council. The current budget for the Housing Trust Fund has a balance of \$6.5 million.

Funding Targeting

- The Division of Housing and Neighborhood Development is evaluating ways to coordinate and target affordable housing subsidies more effectively, to include:
 - Coordinate local funding sources - Olene Walker, SLC Housing Trust Fund, County partnerships.
 - Target soft money to housing units affordable to households with lower AMIs.
 - Target soft money with low or no interest loans.

Limited Property Tax Exemption Program

- Explore the feasibility of as-of-right tax property exemption and/or abatement program to promote new construction, rehabilitation, adaptive reuse and multifamily conversion affordable housing development.
 - Geographical areas could be defined to target affordable housing in specific areas of the city.
 - The program could encourage the development of mixed-income housing opportunities. In addition, the program could encourage the construction of new multifamily buildings and the rehabilitation of vacant and underutilized buildings.
 - The program could target the development of housing units for households with low AMIs, which could help to offset annual operating costs.

State or Locally Funded Rental Assistance Program

- Evaluate the feasibility of developing a state or locally funded rental assistance program, as federal housing assistance programs are not keeping up with demand. Since local funding will likely fall short of demand, assistance can be targeted to specific types of households, such as those who are homeless or at risk of homelessness, those who are physically disabled, those mentally disabled, those exiting the correctional system, victims of domestic violence and youth aging out of foster care. Assistance programs can include the following:
 - Bridge subsidies, temporary rent subsidy until the household is able to live independently or access a federally funded voucher.
 - Rapid re-housing.
 - Project operating costs and improvements.
 - Sponsor-based agreements that subsidize affordable housing developers and providers, incentivizing the creation of new affordable housing units.
 - Tenant-based vouchers.

- Permanent supportive housing to chronically homeless individuals and families with histories of homelessness
- Supportive housing to individuals with special needs
- Emergency assistance program for individuals or families in imminent danger of becoming homeless.
- Transitional housing vouchers.

Expedite and Streamline Permit Processing

- Evaluate the feasibility of implementing a permit process expediting measures to incentivize the development of affordable housing units. In addition, evaluate measures to streamline the permitting process.

Zoning and Development Bonuses

- Investigate the feasibility of zoning and development incentive policies that provide incentives in exchange for a specific percentage of affordable units.
 - Density bonuses: Permits developers to build more housing units, taller buildings or more floor space than normally allowed.
 - Flexible development regulations: Permits lot size, setbacks, sidewalks, street widths, height, etc. to vary from what is typically allowed.
 - Parking reductions: Permits fewer parking spaces than typically allowed. Salt Lake City's Transit Station Area District (TSA) currently allows parking reductions.

In addition to the Action Items listed above, the City aims to tackle some of the larger problems behind the lack of affordable housing—mainly the lack of a living wage. While living wage bills have been proposed in the Utah legislature, they have not gained much traction so the City must pursue other alternatives. One way the City is addressing this issue is through strategic targeting of its CDBG funds to programs that provide job training for vulnerable populations or to organizations that create economic development opportunities.

SP-60 HOMELESS STRATEGY

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, especially in Pioneer Park and downtown, and eventually into permanent housing. In the short term, Salt Lake City will continue to provide collaborative services to the homeless population.

Salt Lake City recognizes that not every homeless individual is alike and because of that, there is no one size fits all solution. There are groups of chronic individuals, veterans, families, women with children, youth and homeless-by-choice in the greater community. Each of these

groups has different needs and each stage of homelessness must also be considered. The four stages of homelessness are prevention (keeping people from dropping into homelessness with jobs and affordable housing), homelessness (helping with daily needs- lockers, showers, etc.), transcending homelessness (finding housing, employment), preventing recurrence (offering supportive services to housing). If the four stages are not considered for each group, efforts will eventually be unsuccessful.

Personalized one-on-one outreach to homeless individuals providing information about the specific services that individual needs (e.g., housing, mental health treatment, a hot meal) is the most effective outreach approach. There are a number of outreach efforts to connect homeless individuals with needed services, but that the various entities providing outreach can collaborate more effectively to track homeless individuals and coordinate services.

Addressing the emergency shelter and transitional housing needs of homeless persons.

Starting with the *Ten-Year Plan to End Chronic Homelessness*, 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. However, the type of housing required for different homeless sub-populations can be highly varied. The homeless housing market could benefit from additional permanent housing, transitional housing, and housing located near services.

As homeless individuals and families wait for housing, there are an inadequate number of places or facilities for homeless people to go during the day, and essential services for the activities of daily living are inadequate. Needed daytime facilities and services include bathrooms, laundry, safe storage for their life's belongings, mail receipt, and an indoor area to "hang out".

Moving forward, Salt Lake City will aim to assist 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.

The City plays an important role by providing strategic funding for the valuable efforts undertaken by other stakeholders, and at times filling in gaps in essential services. The City can also lend its voice and political weight to lobby for changes in policy, regulation and

statutes as needed to facilitate a comprehensive and effective approach to addressing homelessness and related issues. To this end, Salt Lake City has developed a six-point homeless services strategy that focuses on the following key initiatives.

1. Salt Lake City, Salt Lake County, The Road Home, and service providers, will provide housing for the top 20 service users in order to diminish the resources directed toward these homeless individuals, and maximize efficient service delivery. This is an essential short-term remedy.
2. Salt Lake City will develop new permanent supportive housing projects in partnership with State of Utah, Salt Lake County, private industry, service and housing providers. This is a longer-term solution key to the City's strategies.
3. Salt Lake City will financially support the expansion of services in the Weigand Homeless Resource Center.
4. Salt Lake City will conduct an evaluation of shelter locations in Salt Lake City that includes zoning issues, environmental limitations, costs, partnerships, and viability.
5. The Salt Lake City Police Department opened a Metro Support Bureau adjacent to Pioneer Park, and will continue to work with the Prosecutors Office, District Attorney's Office, Justice Courts, Salt Lake County Jail on homelessness related issues.
6. Enhance Pioneer Park neighborhood services and experiences for the homeless and non-homeless populations.

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

Salt Lake City, along with other organizations in the Salt Lake and Tooele Counties Continuum of Care, work to move individuals and families out of homelessness and into housing. Through the housing first model, individuals and families are assessed and prioritized for housing assistance to include tenant-based rental assistance, project-based rental assistance, rapid re-housing, and permanent supportive housing. Efforts are coordinated between service providers and other stakeholders through monthly "housing triage" meetings that provide a format for developing a housing plan for homeless individuals and families with the most urgent housing needs.

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 and Tooele Counties 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 Salt Lake Community Action Program for short-term rental assistance to families about to drop into homelessness.

SP-65 LEAD BASED PAINT HAZARDS

Actions to address LBP hazards and increase access to housing without LBP 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. Over the next five years, HAND 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 Salt Lake City website, various fairs and public events, and the local community councils.
- Provide materials in Spanish to increase lead-based paint hazard awareness in minority communities.
- Partner with Salt Lake County's Lead Safe Salt Lake program to treat lead hazards in the homes of children identified as having elevated blood levels.
- Emphasize lead hazards in our initial contacts with homeowners needing rehabilitation.
- Work with community partners to encourage local contractors to obtain worker certifications for their employees and sub-contractors.
- Provide funding for lead hazard controls in the form of grants.

How are the actions listed above related to the extent of lead poisoning and hazards?:

Our efforts over the last five years have resulted in a significant reduction in the number of children testing positive for elevated blood-lead levels. Though our rehabilitation and outreach efforts, we hope to continue this downward trend.

How are the actions listed above integrated into housing policies and procedures?:

The abatement of lead in Salt Lake City's existing housing stock is an important component of addressing fair housing impediments for low-income families with children. It is a policy of Salt Lake City's Housing Rehabilitation program, as well as other housing programs funded through the City's federal entitlement block grants, to employ safe work practices when working to identify and abate lead based paint in households.

SP-70 ANTI-POVERTY STRATEGY

Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families

Similar to cities across the country, Salt Lake City is faced with growing income inequality and rising poverty levels. The limited incomes of many Salt Lake City residents have left them with insufficient means to meet an adequate standard of living. In a strategic effort to reduce the number of households living in poverty and prevent households at risk of moving in to poverty from doing so, Salt Lake City is focusing on a two-pronged approach:

1. Creating neighborhoods of opportunity to build capacity and expand resources within concentrated areas of poverty.
2. Support the city's most vulnerable populations, including the chronically homeless, homeless families, food-insecure individuals, the disabled, persons living with HIV/AIDS, victims of domestic violence and the low-income elderly.

The City's anti-poverty strategy aims to close the gap in a number of socioeconomic indicators, such 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 Consolidated Plan will support the City's anti-poverty strategy by providing job training for vulnerable populations, early childhood education to limit the effects of intergenerational poverty, transportation accessibility within concentrated areas of poverty, essential supportive services for vulnerable populations, housing rehabilitation for low-income homeowners, expanded affordable housing opportunities, healthy foods for low-income persons and improved neighborhood/commercial infrastructure in concentrated areas of poverty.

How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan:

Anti-poverty efforts outlined in this plan will be leverage with other City plans, programs, initiatives and resources to undertake a comprehensive approach to reduce the occurrence of poverty within Salt Lake City. City programs and initiatives that support anti-poverty efforts include, but are not limited to, the following:

- 5000 Doors Housing Initiative
- 6-Point Homeless Strategy
- Affordable Housing Rehabilitation and Development
- Rental Assistance Programs
- Direct Financial Assistance Programs
- Neighborhood Lift
- Economic Development Loan Fund

SP-80 MONITORING

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

To ensure compliance from the start of a project or program, the Housing and Neighborhood Development (HAND) Division uses the application process to start the monitoring process of all agencies. Each application must go through an extensive review process that is conducted to ensure that each applicant meets a national objective and that the organizational goals are aligned with the goals identified in the City's Consolidated Plan. Once the applications pass the initial review, each application is taken through an extensive public process, with the final funding decisions being made by the City Council. At that time, contracts are drawn up that identify governing regulations, scope of work, budgets and any other Federal requirements and local requirements of the grant.

The City operates all CDBG, ESG, HOME and HOPWA grants on a reimbursement basis. This ensures that desk reviews, an important part of monitoring, can be completed before Federal

funds are utilized for any program or project. A desk review will be completed for every reimbursement request. This ensures that staff can verify that all requirements of the contract and federal regulations were actively being met prior to disbursement of any funds or drawing funds from HUD's Integrated Disbursement and Information System (IDIS). The IDIS system also helps assist with program/project eligibility requirements, track spending rates and report performance measurements.

As a matter of routine, the City files property restrictions with the Salt Lake County Recorder's Office for all CDBG public service building improvement projects that receive over \$25,000 in funding. Recording these restrictions ensures that the property will be used for an appropriate purpose for the required number of years as required by federal regulation.

Additionally, agencies receiving Tenant Based Rental Assistance funding are highly encouraged to place clients in multi-family units that meet the City Housing Code standards. It is the City's requirement that all residential rental units containing three or more units must have a current City business license. These units are regularly inspected as per City Ordinance. However, it is also our understanding that some clients may not be housed in multi-family units for one reason or another. In an effort to ensure safe, decent housing, a process exists so that a Landlord may self certify that the unit meets City Housing Code.

On an annual basis, the City completes a Risk Analysis. This, coupled with other reporting mechanisms determines which agencies would benefit from a technical training session and which agencies need to have an on-site monitoring visit. Technical assistance is also available at any time at the request of the subgrantee.

Section 3 & Minority and Women-Owned Businesses

Salt Lake City's Section 3 policies require that employment opportunities created in conjunction with HUD funded projects are extended to low and very low-income residents of the area where the project is being implemented. In essence, Section 3 eligible residents are to be extended preference in new hiring situations that result from HUD sourced public construction funds. Salt Lake City encourages businesses to hire from Section 3 pools, and to apply for official Section 3 Business designation. These Section 3 Businesses must meet self-certified application requirements on the State of Utah's Section 3 registry. Salt Lake City also encourages partnerships for outreach, training, and hiring with local workforce agencies.

Salt Lake City Corporation purchases the highest quality supplies, equipment, construction and services at the lowest possible prices. The purchases of these goods and any contracts on projects funded by the U.S. Department of Housing and Urban Development (HUD) are administered without discrimination on the basis of race, color, religion, sex, age, national origin, and physical or mental handicap.

The City actively seeks out, assists, and establishes rapport with minority and women-owned businesses. The City has instructed all departments and employees who have responsibilities

for the purchase of goods and services or enter into contracts to commit themselves to actively support this Affirmative Action Plan for HUD Funded Projects. Salt Lake City Corporation encourages and offers minority and women entrepreneurs who may wish to conduct business with the City an equal opportunity to compete.

Salt Lake City currently refers all agencies and sub-recipients to use the US Small Business Administration's Dynamic Business Registry. We encourage all businesses, including Minority, Women-Owned, Veteran owned, Section 3, Small Business, or otherwise Disadvantaged Businesses to register with the U.S. Small Business Administration's Dynamic Business Registry- Central Contractor Registry.

DRAFT

GLOSSARY

ADA: The Americans with Disabilities Act of 1990

AFFORDABLE HOUSING: Affordable housing is federally defined as housing where the occupant is paying no more than 30 percent of gross income for gross housing costs including utility costs.

AIDS: Acquired Immune Deficiency Syndrome.

AIDS AND RELATED DISEASES: The disease of acquired immunodeficiency syndrome or any conditions arising from the etiologic agent for acquired immunodeficiency syndrome.

ALCOHOL/OTHER DRUG ADDICTION: A serious and persistent alcohol or other drug addiction that significantly limits a person's ability to live independently.

AND: Aid to Needy Disabled

ASSISTED HOUSEHOLD OR PERSON: For the purpose of identification of goals, an assisted household or person is one which during the period covered by the annual plan will receive benefits through the Federal funds, either alone or in conjunction with the investment of other public or private funds. The program funds providing the benefit(s) may be from any funding year or combined funding years. A renter is benefited if the person takes occupancy of affordable housing that is newly acquired, newly rehabilitated, or newly constructed, and/or receives rental assistance through new budget authority. An existing homeowner is benefited during the year if the home's rehabilitation is completed. A first-time home buyer is benefited if a home is purchased during the year. A homeless person is benefited during the year if the person becomes an occupant of transitional or permanent housing. A non-homeless person with special needs is considered as being benefited, however, only if the provision of supportive services is linked to the acquisition, rehabilitation, or new construction of housing unit and/or the provision of rental assistance during the year. Household or persons who will benefit from more than one program activity must be counted only once. To be included in the goals, the housing unit must, at a minimum, satisfy the HUD Section 8 Housing Quality Standards (see 24 CFR section 882.109).

ASSISTED LIVING: housing for individuals and families who are not physically able to care for themselves full time enough to maintain an independent living environment.

CDA: Community Development Agency

CDBG: Community Development Block Grant

CHDO: Community Housing Development Organization

CDCIP: Community Development and Capitol Improvements Program

CMI: Chronically Mentally Ill

COMMITTED: Generally means there has been a legally binding commitment of funds to a specific project to undertake specific activities.

COST BURDEN > 50% (SEVERE COST BURDEN): The extent to which gross housing costs, including utility costs, exceed 50 percent of gross income, based on data published by the U.S. Census Bureau.

CRA: Community Reinvestment Act

HASLC: Housing Authority of Salt Lake City

HACSL: Housing Authority of the County of Salt Lake

EHR: Emergency Housing Repair

ELDERLY: The CDBG low and moderate-income limited clientele national objective at 570.208(a)(2)(i)(A) includes the elderly as a presumptive group. However, the CDBG regulations do not define the term "elderly". Therefore, a grantee can use its own definition of elderly for non-housing activities.

With regard to housing activities, the Consolidated Plan requires identification of housing needs for various groups, including the elderly, which is defined as 62 years of age or older at 24 CFR 91.5 and 24 CFR 5.100. Because of this, housing activities to be counted toward meeting a Consolidated Plan goal of housing for the elderly must use the definition in 24 CFR 5.100, 62 years or older.

Salt Lake City will use 62 years of age as the start of the 'elderly' for all service categories.

EMA: Eligible Metropolitan Area - federally defined as a metropolitan area having 2000 or more cases of AIDS, making that area eligible for an emergency funding relief program, the Ryan White Care Act. The Salt Lake City EMA consists of Salt Lake, Summit and Tooele counties.

EMERGENCY SHELTER: Any facility with overnight sleeping accommodations, the primary purpose of which is to provide temporary shelter for the homeless in general or for specific populations of the homeless.

ESG: Emergency Shelter Grant

FAIR HOUSING ACT: Title VIII of the Civil Rights Act of 1968, as amended by the Fair Housing Amendments of 1988.

FEMA: Federal Emergency Management Agency

EXTREMELY LOW INCOME: Households whose incomes do not exceed 30 percent of the median for the area.

FAMILY: The Bureau of Census defines a family as a householder (head of household) and one or more other person living in the same household who are related by birth, marriage or adoption.

FAMILY SELF-SUFFICIENCY (FSS) PROGRAM: A program enacted by Section 554 of the National Affordable Housing Act which directs Public Housing Agencies (PHAs) and Indian Housing Authorities (IHAs) to use Section 8 assistance under the rental certificate and rental voucher programs, together with public and private resources to provide supportive services, to enable participating families to achieve economic independence and self-sufficiency.

FAIR MARKET RENT: The rent that would be required to be paid in the particular housing market area in order to obtain privately owned, decent, safe, and sanitary rental housing of modest (non-luxury) nature with suitable amenities.

FIRST-TIME HOME BUYER: An individual or family who has not owned a home during the three-year period preceding the HUD-assisted purchase of a home that must be used as the

principal residence of the home buyer, except that any individual who is a displaced homemaker (as defined in 24 CFR 92) or a single parent (as defined in 24 CFR 92) may not be excluded from consideration as a first-time home buyer on the basis that the individual, while a homemaker or married, owned a home with his/her spouse or resided in a home owned by the spouse.

FRAIL ELDERLY: An elderly person who is unable to perform at least 3 activities of daily living (i.e., eating, dressing, bathing, grooming, and household management activities). (See 24 CFR 889.105.)

HPRP: Homelessness Prevention and Rapid Re-Housing

HIV: Human Immunodeficiency Virus

HOME: HOME Program

HOPE: Housing Opportunities for People Everywhere

HOPWA: Housing Opportunities for People with AIDS is a federal grant given to the City of Salt Lake to administer for Salt Lake, Summit and Tooele counties.

HOUSEHOLD: All the persons who occupy a housing unit. The occupants may be a single family, two or more families living together, one person living alone, or any other group of related or unrelated persons who share living arrangements.

HOUSING AGENCY (HA, also PHA for Public Housing Authority): A state, county, municipality or other government entity or public body (or agency or instrumentality thereof) authorized to engage in or assist in the development or operation of low-income housing.

HTFAB: Housing Trust Fund Advisory Board

HUD: U.S. Department of Housing and Urban Development

INDEPENDENT LIVING: people living with HIV disease, whether AIDS diagnosed, symptomatic or asymptomatic, who are physically capable of caring for themselves on a full time basis.

LIHTC: Low Income Housing Tax Credit

LOW INCOME: Households whose incomes do not exceed 80 percent of the median income for the area, as determined by HUD with Adjustments for smaller and larger families, except that HUD may establish income ceilings higher or lower than 80 percent of the median for the area on the basis of HUD's findings that such variations are necessary because of prevailing levels of construction costs or fair market rents, or unusually high or low family incomes. NOTE: HUD income limits are updated annually and are available from local HUD offices (This term corresponds to low and middle income households in the CDBG Program).

MEDIAN FAMILY INCOME: The income where half the families in an area had incomes above that figure and half below. This figure changes by family size. The 2005 Salt Lake City median family income for a family of four was \$61,350.

MIDDLE INCOME: Households whose incomes are between 81 percent and 95 percent of the median income for the area, as determined by HUD, with adjustments for smaller or larger families, except that HUD may establish income ceilings higher or lower than 95 percent of the median for the area on the basis of HUD's findings that such variations are necessary because

of prevailing levels of construction costs or fair market rents, or unusually high or low family incomes. (This definition is different than that for the CDBG Program).

MINORITY CONCENTRATION: Areas of the City where the concentration of minority populations is 10 percent or greater than their total citywide representation.

MODERATE INCOME FAMILY: Family whose income is between 80 percent and 95 percent of the median income for the area, as determined by HUD, with adjustments for smaller and larger families, except that HUD may establish income ceilings higher or lower than 95% of the median for the area on the basis of HUD's findings that such variations are necessary because of prevailing levels of construction costs or fair market rents, or unusually high or low family incomes.

MSA: Metropolitan Statistical Area, which for HOPWA is Salt Lake, Summit and Tooele Counties

NOFA: Notice of Fund Availability

NON-ELDERLY HOUSEHOLDS: A household which does not meet the definition of "Elderly Household," as defined above.

NON-HOMELESS PERSONS WITH SPECIAL NEEDS: Includes frail elderly person, persons with AIDS, disabled families, and families participating in organized programs to achieve economic self-sufficiency.

OCCUPIED HOUSING UNIT: A housing unit that serves as the usual place of residence of the occupant(s).

OTHER HOUSEHOLDS: A household of one or more persons that does not meet the definition of a Small Related household, Large Related household or Elderly Household.

OTHER INCOME: Households whose incomes exceed 80 percent of the median income for the area, as determined by the Secretary, with adjustments for smaller and larger families.

OTHER LOW-INCOME: Households whose incomes are between 51 percent and 80 percent of the median income for the area, as determined by HUD, with adjustments for smaller and larger families, except that HUD may establish income ceilings higher or lower than 80 percent of the median for the area on the basis of HUD's findings that such variations are necessary because of prevailing levels of construction costs or fair market rents, or unusually high or low family incomes. (This term corresponds to middle income in the CDBG Program).

PREDOMINANTLY LOW- AND MODERATE-INCOME NEIGHBORHOODS: Neighborhoods with 51% or more households with incomes at 80% or less of Salt Lake County's area median income.

POVERTY LEVEL FAMILY: Family with an income below the poverty line, as defined by the Office of Management and Budget, and revise annually.

RLF: Revolving Loan Fund

SECTION 215: Section 215 of Title II of the National Affordable Housing Act. Section 215 defines "affordable" housing projects under the HOME program.

SERVICE NEEDS: The particular services identified for special needs populations, which typically may include transportation, personal care, housekeeping, counseling, meals, case

management, personal emergency response, and other services to prevent premature institutionalization and assist individuals to continue living independently.

SEVERE COST BURDEN: See Cost Burden > 50 percent.

SEVERE MENTAL ILLNESS: A serious and persistent mental or emotional impairment that significantly limits a person's ability to live independently.

SHELTERED: Families and persons whose primary nighttime residence is a supervised publicly or privately operated shelter, including emergency shelters, transitional housing for the homeless, domestic violence shelters, residential shelters for runaway and homeless youth, an any hotel/motel/apartment voucher arrangement paid because the person is homeless. This term does not include persons living doubled up or in overcrowded or substandard conventional housing. Any facility offering permanent housing is not a shelter, nor are its residents homeless.

SKILLED NURSING FACILITIES/HOSPICE SERVICES: facilities for final stage living

SMALL RELATED: A household of 2 to 4 persons which includes at least one person related to the householder by birth, marriage, or adoption.

SRO: Single Room Occupant

SSI: Supplemental Security Income

SUBSTANDARD CONDITION AND NOT SUITABLE FOR REHAB: By local definition, dwelling units that are in such poor condition as to be neither structurally nor financially feasible for rehabilitation.

SUBSTANDARD CONDITION BUT SUITABLE FOR REHAB: By local definition, dwelling units that do not meet standard conditions but are both financially and structurally feasible for rehabilitation. This does not include units that require only cosmetic work, correction or minor livability problems or maintenance work.

TANF: Temporary Assistance to Needy Families

TITLE II FUNDING: refers the Ryan White Comprehensive AIDS Resources Emergency Act (CARE) of 1990.

APPENDIX I: 2015 – 2019 FAIR HOUSING ACTION PLAN

Salt Lake City is dedicated to affirmatively furthering the purposes of the Fair Housing Act to ensure equal access to rental and homeownership opportunities for all residents. Through the efforts identified in this *2015-2019 Fair Housing Action Plan*, Salt Lake City will continue to collaborate with our partners to enforce federal, state and local laws that prohibit housing discrimination based on a person's race, color, religion, sex, disability, familial status, national origin, sexual orientation, gender identity, or source of income. In addition, the City will address practices and policies that have the *effect* of limiting housing choice for protected classes. As part of a larger network of fair housing stakeholders, Salt Lake City will work toward a future where everyone has an equitable and affordable place to call home.

ANALYSIS OF IMPEDIMENTS

In 2014, the Bureau of Economic and Business Research at the University of Utah completed an analysis of fair housing on a both a regional and city level. The *Regional Analysis of Impediments to Fair Housing Choice Salt Lake County* and *Salt Lake City Fair Housing Equity Assessment* provide an analysis of the following:

- Patterns of segregation
- Racial and ethnic concentrated areas of poverty
- Disparities by race, color, religion, sex, familial status, national origin, and disability in access to housing and community assets, including education, transit, and employment

ACTION PLAN

Salt Lake City has utilized the regional analysis of impediments, fair housing equity assessment, and data gathered through the 2015-2019 Consolidated Plan planning process to identify impediments to fair housing choice that disproportionately affect members of protected classes. The following Action Plan provides an overview of fair housing impediments and provides action items to remove or ameliorate each impediment.

Impediments can be direct or indirect, created by both public sector and private sector actions, and have been divided into the following categories:

1. Discrimination in Housing
2. Mobility and Access to Opportunity
3. Availability of Affordable and Suitable Housing
4. Zoning, Land Use Regulations, and Redevelopment Policies
5. Fair Housing Coordination and Knowledge

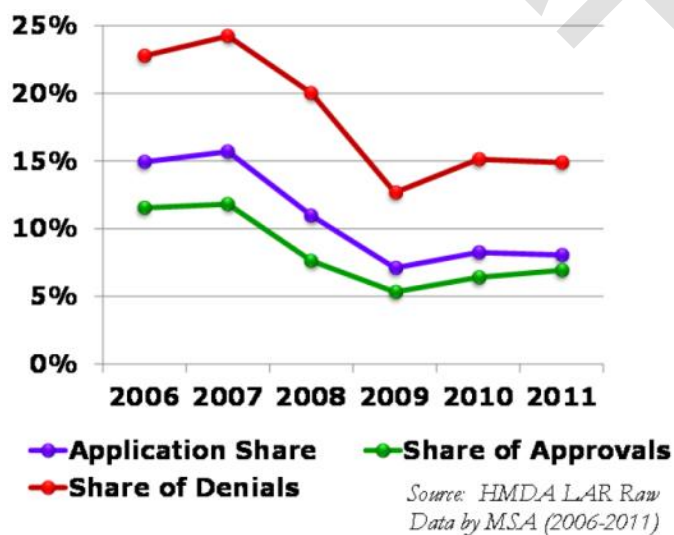
1. DISCRIMINATION IN HOUSING

As a HUD funded recipient Salt Lake City does not discriminate in housing or services on the basis of race, color, national origin, disability, familial status, religion, or sex, as well as protected classes covered under state and local regulations. In addition, the City works to eliminate discriminatory practices and ensure equal housing opportunities for all. Even with the City's efforts to eliminate discriminatory practices, the fair housing equity assessment determined that discriminatory practices are occurring for protected classes seeking both homeownership and rental opportunities. Housing discrimination impediments are as follows:

Impediment: Unfair Lending Practices

Homeownership discrimination includes predatory lending practices, targeting sub-prime loans to minorities and disparate denial rates. As demonstrated in **Figure 1**, a dissimilarity of mortgage denials and approvals exists between racial and ethnic populations in Salt Lake County. The mortgage application denial rate for Hispanics in Salt Lake County is double that of white non-Hispanics. After adjusting for differences in income, the variation in denial rates is unchanged. In addition, Hispanics are more likely to be the victim of predatory lending. Hispanics received high interest loans at three times the rate of non-Hispanic whites.¹

Figure 1: Hispanic Share of Mortgage Applications, Approvals, and Denials, Salt Lake County, 2006-2011



Source: Bureau of Economic and Business Research, University of Utah, Regional Analysis of Impediments to Fair Housing Choice Salt Lake County, 2014

¹ Bureau of Economic and Business Research, University of Utah, Regional Analysis of Impediments to Fair Housing Choice Salt Lake County, 2014

Actions to Eliminate or Ameliorate Impediment:

- I. Expand homeownership opportunities by continuing to target the City's Low and Moderate-Income Homebuyer program, as well as other direct financial assistance programs funded through CDBG and HOME, to racial and ethnic minorities, persons with disabilities, single parent households, and large families.
- II. Collaborate with community partners, including community development organizations, religious institutions, employment centers and housing counseling agencies to support education programs on bank products and services, financial management, and homebuyer counseling. Programs should be offered in English and Spanish, as well as other languages as needed.
- III. Work with local lenders, financial institutions, and real estate institutions to build awareness on fair housing laws and practices.

Impediment: Rental Discrimination

The Disability Law Center's Fair Housing Testing program has uncovered rental housing discrimination directed toward protected classes. The Disability Law Center conducts tests with matched pairs of individuals, couples, or families. Testers are matched on rental eligibility characteristics so that the only significant difference between them is the factor being tested. Between July 2012 and February 2015, eighty-three paired tests have been conducted in Salt Lake City. Almost half, thirty-six, of the tests demonstrated disparate treatment or signs of disparate treatment. Thirteen of the tests were inconclusive.² The Disability Law Center and the Utah Antidiscrimination and Labor Division are actively working to process complaints.

Rental discrimination is most prevalent on the basis of race, color, national origin, and disability, and includes the following:

- o Refusal to rent
- o Harassment
- o Refusal to address substandard conditions
- o Different documentation requirements
- o Different terms and/or conditions
- o Failure to make reasonable accommodations for persons with disabilities

² Disability Law Center

Actions to Eliminate or Ameliorate Impediment:

- I. Utilize the Good Landlord program to educate landlords and property managers on fair housing laws and requirements.
- II. In partnership with the Utah Antidiscrimination and Labor Division and the Disability Law Center, utilize the Mayor's Office of Diversity and Human Rights to provide educational programming on tenant rights and fair housing.
- III. Support the Disability Law Center's fair housing testing efforts directed at private market real estate practices.
- IV. Refer victims of housing discrimination to the Utah Antidiscrimination and Labor Division and the Disability Law Center to process fair housing complaints.

2. **MOBILITY AND ACCESS TO OPPORTUNITY**

Fair housing choice provides that members of protected classes are able to choose a residence that offers access to opportunity including essential services, transit, quality schools, job opportunities, and healthy communities. The fair housing equity assessment determined that mild to moderate racial segregation occurs in Salt Lake City. This can indicate an actual or perceived lack of housing choice for racial and ethnic minorities outside of neighborhoods where these populations are concentrated. In addition to a lack of housing choice in *high opportunity areas*, the assessment conclude that there is a disparity in access to opportunity in neighborhoods with racial and ethnic concentrated poverty. It is Salt Lake City's goal to expand housing opportunity within neighborhoods by increasing economic diversity and addressing spatial disparities and impediments. Mobility and opportunity impediments are as follows:

Impediment: Racial and Ethnic Segregation

Residential patterns of racial and ethnic segregation impede access to low-poverty areas for protected classes. As demonstrated in **Figure 2**, Salt Lake City contains two racial and ethnic concentrated areas of poverty (RCAP/ECAP). The first RCAP/ECAP is located west of I-15 to include the neighborhoods from Fair Park to Glendale. The second RCAP/ECAP is located east of I-15 consisting of segments of the Central City, Liberty Wells, and Ballpark neighborhoods.

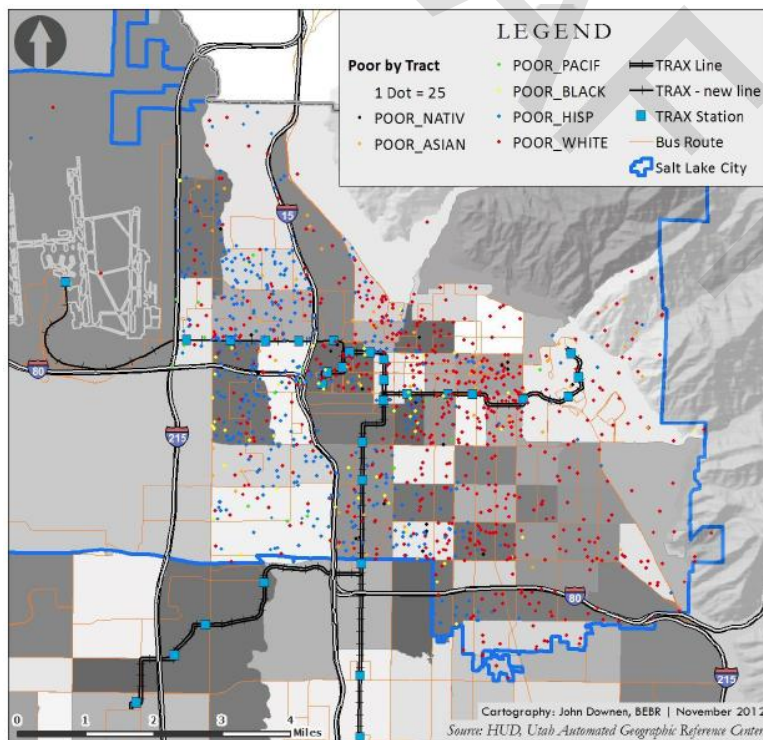
Figure 2: Salt Lake City Racial and Ethnic Concentrated Areas of Poverty



Source: Bureau of Economic and Business Research, University of Utah, Regional Analysis of Impediments to Fair Housing Choice Salt Lake County, 2014

Figure 3 demonstrates the dispersal of residents living in poverty by race and ethnicity. The west side of I-15 contains a high percentage of minority households living in poverty. Poor non-Hispanic white individuals (red dots) are concentrated mostly on the east side of I-15, closer to more bus routes, TRAX stops, and employment centers. The concentration of minorities living in poverty, specifically Hispanics (blue dots) and Pacific Islanders (green dots), are concentrated west of I-15.

Figure 3: Poor by Census Tract, Salt Lake City, 2010



Source: Bureau of Economic and Business Research, University of Utah, Salt Lake City: Fair Housing Equity Assessment, 2014

Racial and ethnic segregation in Salt Lake City developed due to a multitude of factors, including the housing market, neighborhood preferences, land use policies, demographics and economic conditions. Affordable single-family units are largely found on west side of the city, while affordable multifamily units are largely located east of I-15. The single-family housing stock on the west side is affordable to many large-family Hispanic households. Households living in poverty on the city's east side are typically renters with a smaller household size.

Action to Eliminate or Ameliorate Impediment:

- I. Expand affordable housing opportunities throughout the city to increase housing choice for protected classes. Housing opportunities should include rental and homeownership, with a focus on housing to accommodate large-families. Salt Lake City will support mixed-income communities through the following efforts:
 - a. Utilize funding resources, including the Salt Lake City Housing Trust Fund, to provide financial assistance for the development of housing that economically diversifies neighborhoods.
 - b. Support zoning and land use policies that allow and/or incentivize affordable housing development in areas with high opportunity.
 - c. Build public-private partnerships to leverage public resources with private capital to support housing development in areas with high opportunity.

Impediment: Access to Opportunity

Neighborhoods with concentrated poverty often lack the professional, social, health, and safety opportunities found in neighborhoods with lower poverty rates. Private investment to expand opportunity within high poverty neighborhoods would occur on a limited basis without being stimulated through public investments. Salt Lake City has traditionally targeted housing programs to neighborhoods with concentrated poverty, however improving housing conditions and reducing cost burden does not by itself expand opportunity within neighborhoods.

Low opportunity areas overlap with racial and ethnic concentrated areas of poverty, thereby limiting fair housing opportunity for protected classes. The *Salt Lake City Fair Housing Equity Assessment* provided an opportunity index with which to quantify the number of important “stressors” and “assets” that influence the ability of an individual, or family, to access and capitalize on opportunity. As demonstrated in **Table 1**, opportunity available to residents varies by neighborhood. Using I-15 as a general boundary of

segregation, we see the opportunity increase on the east side to 6.3, and a decrease in opportunity on the west side to 2.5.

Table 1:
Opportunity Index

	School Proficiency	Job Access	Labor Market Engagement	Poverty	Housing Stability	Overall Opportunity
Salt Lake City	4.5	6.5	5.4	3.7	4.7	4.9
East Side	5.8	6.5	6.7	4.2	6.2	6.3
West Side	2.3	6.5	3.0	2.9	2.3	2.5
Salt Lake County	4.3	5.4	5.0	4.9	5.3	4.9

Source: Bureau of Economic and Business Research, University of Utah, *Salt Lake City: Fair Housing Equity Assessment*

Action to Eliminate or Ameliorate Impediment:

- I. Expand access to opportunity in racial and ethnic concentrated areas of poverty by demographically and geographically targeting CDBG funding to support economic development, neighborhood improvements, transportation improvements, job training programs, early education programs, and other anti-poverty programs.
- II. Improve housing stability in racial and ethnic concentrated areas of poverty by geographically targeting CDBG and HOME funding for housing rehabilitation.
- III. Utilize federal and local funding in distressed and at-risk neighborhoods for strategic housing development to catalyze private investment, improve housing quality, and promote occupancy at a range of household incomes.

3. IMPEDIMENT: AVAILABILITY OF AFFORDABLE AND SUITABLE HOUSING

A regional lack of affordable housing disproportionately impacts protected classes. Protected classes are especially impacted by a lack of rental housing affordable to households at 50% AMI and below, large family households, and disabled person households. Housing stock impediments are as follows:

Impediment: Rental housing affordable to households at 50% AMI and below

A housing gaps analysis completed by BBC Research and Consulting found a citywide shortage of 8,200 affordable rental units for households earning less than \$20,000 per year. In 2011, more than one-third of the city's renter households earned less than \$20,000 per year, with just 13 percent of rentals in the city in their affordability range.³ The limited availability of housing affordable to households at 50% AMI and below has disproportionately impacted racial and ethnic minorities, persons with disabilities, and large families.

Action to Eliminate or Ameliorate Impediment:

- I. Promote development of housing units, including permanent supportive housing units, affordable to household earning 50% AMI and below by leveraging public and private investments. City-owned land can be used to leverage private investment for affordable and supportive housing development.
- II. Utilize the Salt Lake City Housing Trust Fund to develop housing affordable to households at 50% AMI or below. The Salt Lake City Housing Trust Funds was created by the Mayor and City Council in 2000 to provide financial assistance to support the development and preservation of affordable and special needs housing in Salt Lake City. Eligible activities include acquisition, new construction, and rehabilitation of both multi-family rental properties and single-family homeownership. Additional assistance relating to housing for eligible households also may include project or tenant based rental assistance, down payment assistance and technical assistance.
- III. Strengthen incentives for the development of affordable housing. Incentives might include inclusionary zoning, density bonuses, fee reductions, land subsidies, and limited property tax exemptions.

Impediment: Rental housing for large families

With an increasing share of minorities, particularly Hispanic families who on average have larger household sizes, there is a higher demand for the low supply of rental options with enough bedrooms to accommodate large families.

³ BBC Research and Consulting, Salt Lake City Housing Market Assessment, 2013

Action to Eliminate or Ameliorate Impediment:

- I. Utilize Salt Lake City Housing Trust Fund, CDBG, and HOME funding to prioritize the development and preservation of affordable large units (three or more bedrooms).
- II. Encourage the geographical dispersal of affordable large bedroom units throughout the city to expand housing choice. Prioritize affordable housing development for families in neighborhoods that provide access to opportunities, including jobs, public transportation, education, and public amenities.

Impediment: Housing for disabled persons

More long-term, stable housing is necessary to address the needs of disabled populations. Disabled populations can experience several barriers in accessing housing and supportive services, including housing discrimination, cognitive abilities, lack of documentation, coordination of resources, substance abuse and instability. As such, accessibility modifications, behavioral and medical services, and other supportive services are necessary to address the needs of disabled populations. In addition, more residential and transitional housing opportunities are required to address the needs of extremely low-income persons with chronic alcohol and substance addictions.

Action to Eliminate or Ameliorate Impediment:

- I. Prioritize CDBG funding for housing programs that provide accessibility modifications to low-income homeowners.
- II. Prioritize the development and preservation of affordable housing units that meet fair housing accessibility guidelines, with focus on rental housing affordable to households at 50% AMI and below.
- III. Prioritize CDBG funding for supportive housing programs targeted to disabled populations.

4. Zoning, Land Use Regulations, and Redevelopment Policies

Land use regulations can prevent the development of affordable housing and an equitable distribution of housing types throughout all areas of the city.

Impediment: Zoning and land use regulations can restrict possibilities for affordable housing, thereby limiting housing choice for protected classes.

As a large rental city, Salt Lake City has a considerable amount of multifamily zoning. As such, Salt Lake City provides a broad range of housing types for households with a wide range of

incomes. However, many of the city's neighborhoods are zoned for single-family use and prohibit multi-family housing. These neighborhoods are often considered to be *high opportunity* by offering quality schools, low crime rates, public amenities, and economic opportunities.

As housing affordability continues to decline in Salt Lake City, the inadequate supply of affordable housing will increasingly impact protected classes. Such disparities will compound if zoning limits affordable housing development through the following:

- Limitations on the siting of group homes
- Limitations on the siting of accessory dwelling units
- Minimum single-family lot sizes
- A lack of multifamily zoning in census tracts with low poverty rates

Action to Eliminate or Ameliorate Impediment:

- I. Provide zoning incentives to encourage affordable housing development throughout the city.
- II. Revise zoning to more broadly allow mixed-income, multi-family, and affordable residential uses.
- III. Broaden the range of explicitly permitted residential uses for vulnerable populations, especially for supportive housing, group homes and others.
- IV. Revise the accessory dwelling unit ordinance to allow a broader geographical range of application.

5. Fair Housing Coordination and Knowledge

Salt Lake City is committed to promoting fair housing through education and coordination. Producers, consumers, and providers of housing need to have adequate fair housing knowledge to promote best practices. In addition, coordination needs to occur between local municipalities to effectively ameliorate fair housing impediments at the regional level.

Impediment: Lack of regional fair housing coordination between municipalities, service providers, and other fair housing stakeholders.

Several impediments to fair housing choice identified through the *Regional Analysis of Impediments to Fair Housing Choice Salt Lake County* are shared across municipalities in Salt Lake County. The most effective mitigation to these common impediments is a coordinated approach by all of the jurisdictions in the region.

Action to Eliminate or Ameliorate Impediment:

- I. Establish a regional fair housing committee comprised of providers and municipalities tasked with developing policies and strategies to ameliorate or remove regional impediments to fair housing.
- II. Salt Lake City will continue to participate in the Utah Fair Housing Forum which includes representatives from HUD's Regional Office of Fair Housing and Equal Opportunity, the Disability Law Center, the Utah Antidiscrimination and Labor Division, representatives from various Utah entitlement cities, and fair housing advocacy groups.

Impediment: Fair housing knowledge does not reach all producers, consumers, and providers of housing, which results in a lack of understanding, misconceptions, and violations of fair housing laws.

Fair housing cannot become a high priority for our community without increased awareness on fair housing rights and responsibilities. Increased awareness needs to occur for all fair housing stakeholders, from producers to consumers of housing.

Action to Eliminate or Ameliorate Impediment:

- I. Promote fair housing rights and responsibilities through Salt Lake City's annual workshop for CDBG, ESG, HOME and HOPWA subgrantees.
- II. Distribute fair housing literature in multiple languages through various outreach events and through the City's website.
- III. Utilize the Good Landlord program to educate landlords and property managers on fair housing laws and requirements.
- IV. In partnership with Utah Antidiscrimination and Labor Division and the Disability Law Center, utilize the Mayor's Office of Diversity and Human Rights to provide educational programming on tenant rights and fair housing.
- V. Collaborate with community partners, including community development organizations, religious institutions, employment centers and housing counseling agencies to support education programs on bank products and services, financial management, and homebuyer counseling. Programs should be offered in English and Spanish, as well as other languages as applicable.

Impediment: Language barriers faced by recent immigrants create a challenge to access available housing opportunities and obtain fair housing knowledge and resources.

Persons with limited English proficiency (LEP) are those whose proficiency in speaking, reading, writing, or understanding English is such that it denies or limits their ability to have meaningful access to programs and services if language assistance is not provided. According

to the 2009-2013 American Community Survey (ACS), over 17% of Salt Lake City's population is foreign-born. Salt Lake City is committed to providing language assistance for LEP persons to ensure equal access to all programs, resources, and opportunities for public engagement.

Action to Eliminate or Ameliorate Impediment:

- I. Salt Lake City and its subgrantees will identify populations served that have limited English proficiency (LEP) and develop reasonable steps to ensure meaningful access to LEP persons. Each agency/program will develop and implement a language access plan (LAP) to prevent discrimination and foster an environment of inclusiveness.
- II. Salt Lake City will continue to make its Housing Rehabilitation and Low and Moderate-Income Homebuyer programs available to all eligible individuals including those for whom English is not their primary language and who have a limited ability to read, write, speak, or understand English. The Division of Housing and Neighborhood Development's LAP outlines steps to ensure meaningful access to its housing programs and activities by LEP persons.

IMPLEMENTATION

Salt Lake City is taking a comprehensive approach to affirmatively furthering fair housing by promoting fair housing enforcement and education, as well as expanding housing choice and availability. The City intends to further develop the action steps included in this plan and report on progress through the City's annual Action Plans and Consolidated Annual Performance and Evaluation Reports (CAPERs). Implementation of these actions will require coordination of efforts from multiple stakeholders inside and outside of City government, including subgrantees, housing and community development partners, various committees, and city staff.