



CONSOLIDATED ANNUAL PERFORMANCE *and* EVALUATION REPORT

HUD PROGRAM YEAR 2016
FISCAL YEAR 2017

SALT LAKE CITY CORPORATION

DEPARTMENT OF COMMUNITY *and* NEIGHBORHOODS
HOUSING *and* NEIGHBORHOOD DEVELOPMENT DIVISION

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EXECUTIVE SUMMARY

In accordance with the Federal Regulations 24 CFR Part 570, the Consolidated Annual Performance and Evaluation Report (CAPER) for the period of July 1, 2016 through June 30, 2017 was prepared for Salt Lake City Corporation. The CAPER describes the activities undertaken during this time period for funding from the U.S. Department of Housing and Urban Development (HUD) under the Community Development Block Grant (CDBG), Emergency Solutions Grant (ESG), Home Investment Partnership (HOME), and Housing Opportunities for Persons with AIDS (HOPWA) Programs. The projects, activities and accomplishments described in the CAPER principally benefit low and low-moderate income residents of the City. The funding has been target to neighborhoods where there is a high percentage of low and low-moderate income residents. The following is the overall program narrative based on the 2015-2019 Consolidated Plan and associated Annual Action Plans. This is the CAPER for the second year of the Consolidated Plan.

2016-2017 FUNDS AVAILABLE

GRANT	FUNDING AVAILABLE
Community Development Block Grant	\$3,207,782
Emergency Solutions Grant	\$290,179
HOME Investment Partnership	\$706,405
Housing Opportunities for Persons with AIDS	\$365,825
Reallocated CDBG funds from prior years & program income	\$615,456
Reallocated ESG funds from prior years	\$1,800
Reallocated HOME funds from prior years & program income	\$453,737
Reallocated HOPWA from prior years	-
Total	\$5,641,184

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

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

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

The City has made great strides in achieving the goals of the action plan as well as the strategic plan. There has been a lot of collaboration with Salt Lake County's Collective Impact group, Salt Lake Continuum of Care, and the network of service providers as Salt Lake City looks to drastically change how homeless services are administered within this region. Utilizing funds from the State legislative body, which allocated \$27m in funding specifically to acquire property and develop two new community based resource centers complete with wrap around services and holistic case management for those entering and exiting homelessness. That process is now well underway, with the two locations selected through an unprecedented public engagement process led by the Mayor's Office and the Department of Community and Neighborhoods Department. Site and building design processes are now underway and include ongoing public outreach. The new homeless resource centers are situated in neighborhoods where homeless clients can easily access public transportation, maintain regular connection with service providers, and access employment opportunities in the community.

The Blue Ribbon Housing Commission is a body of local developers, financiers, insurers, and elected officials committed to identifying a funding strategy and locations to create 1,000 new housing units by June 2019. The Commission has identified a target AMI of 40% and will focus on individuals and families exiting homelessness. This group will additionally provide guidance in implementing long-term solutions to creating and preserving affordable housing in Salt Lake, and over the coming months, Housing and Neighborhood Development (HAND) will work with the Commission, follow its leadership, and implement its recommendations.

The City has also been in coordination with Salt Lake County Mayor's Office and the County Sheriff's Department to make the current neighborhood where homeless services are predominantly located, the Rio Grande neighborhood, a safer place for those choosing to access services. These efforts will have a substantial impact on the effectiveness of the services being provided and reduce the amount of time clients experience homelessness. The \$67m project will create a safe, controlled space for individuals seeking services.

The priorities and goals as outlined in Salt Lake City's 2015-2019 Consolidated Plan served as the foundation for program year 2016-2017 projects and activities. The 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. Many projects and activities that were undertaken this year were done within a specific geographical area, which allowed us to leverage other funding sources. This overall strategic

alignment has yielded positive results and created new partnerships within the community. The overarching priorities and goals addressed during the 2016-17 program year are as follows:

- Housing: Provide housing options for all economic and demographic segments of Salt Lake City's population while diversifying the housing stock within neighborhoods.
- Education: Promote educational opportunities, with focus on reducing intergenerational poverty.
- Health: Promote access to affordable healthcare, fresh foods, and safe living environments.
- Transportation: Promote accessibility and affordability of multimodal transportation.
- Economic Development: Expand access to economic mobility and vibrant neighborhood business nodes.

HAND is working to leverage added investment Salt Lake City's Redevelopment Agency, which recently committed \$17 million from its budget to be designated for affordable housing throughout the city, and an additional \$4 million specifically for housing on the east side of the city in neighborhoods of high opportunity. HAND is working closely with RDA to structure this additional funding.

Along with these physical investments, HAND has drafted a new citywide housing master plan, Growing SLC, which provides a framework and strategy to increase both the total housing stock available in the city and the availability of affordable housing units through new development, acquisition, and preservation. Growing SLC relies on a robust public outreach effort and the detailed research conducted over the last several years that has also guided the City's federal funding allocations. Several initiatives are now underway, planned for the coming year, or continue the work began during the 2016-17 grant cycle, including:

- launching a Community Land Trust for affordable housing,
- initiating a new homeownership program, Welcome Home SLC, which is aimed at increasing options for low and moderate income households,
- full implantation of HOME policies which was available to all sub-grantees, and
- implementation of a new Radon Mitigation Policy.

Unfortunately, the Salt Lake City's application for 4% tax credits did not receive funding from the State's Low Income Housing Tax Credit program in the 2016-17 funding cycle. These would have provided necessary incentives to construct 65 new units of much needed permanent supportive housing (PSH). After much consultation with the state agency, the City is confident that PSH will be a priority for the 2017-18 year.

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

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

Table 1- Goals and Outcomes

Goal	Category	Source	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Administration	Admin	CDBG ESG HOME HOPWA	Other	Other	\$1,742,735	\$1,591,774	40%	\$741,837	\$843,227	100%
Expand Home Ownership Opportunities	AH	CDBG HOME	Direct Financial Assistance to Homebuyers	Households Assisted	110	29	26%	22	13	59%
Improve and Expand Affordable Housing Stock	AH	CDBG	Homeowner Housing Rehabilitated	Household Housing Unit	1325	649	48%	265	410	155%
Improve Infrastructure in Distressed Neighborhoods	NHCD	CDBG	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	100000	0	0%	20000	N/A	N/A
Improve Infrastructure in Distressed Neighborhoods	NHCD	CDBG	Homeless Person Overnight Shelter	Persons Assisted	0	N/A	N/A	0	N/A	N/A
Improve Infrastructure in Distressed Neighborhoods	NHCD	CDBG	Overnight/Emergency Shelter/Transitional Housing Beds added	Beds	0	N/A	N/A	0	N/A	N/A
Improve the Quality of Public Facilities	NHSN	CDBG	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	1093	2665	244%	N/A	N/A	267%
Improve the Quality of Public Facilities	NHSN	CDBG	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit	Households Assisted	0	N/A	N/A	N/A	N/A	N/A
Improve the Quality of Public Facilities	NHSN	CDBG	Homeless Person Overnight Shelter	Persons Assisted	0	N/A	N/A	N/A	N/A	N/A
Improve the Quality of Public Facilities	NHSN	CDBG	Overnight/Emergency Shelter/Transitional Housing Beds added	Beds	0	N/A	N/A	N/A	N/A	N/A
Provide Day-to-Day Services for the Homeless	H	CDBG ESG	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	15000	3722	25%	3000	2234	74%
Provide Day-to-Day Services for the Homeless	H	CDBG ESG	Homeless Person Overnight Shelter	Persons Assisted	0	N/A	N/A	0	N/A	N/A
Provide Day-to-Day Services for the Homeless	H	CDBG ESG	Overnight/Emergency Shelter/Transitional Housing Beds added	Beds	0	N/A	N/A	0	N/A	N/A
Provide Housing & Services for Persons w/ HIV/AIDS	AH H NHSN	HOPWA	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	375	63	17%	75	37	49%
Provide Housing & Services for Persons w/ HIV/AIDS	AH H NHSN	HOPWA	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	150	80	53%	30	36	120%
Provide Housing & Services for Persons w/ HIV/AIDS	AH H NHSN	HOPWA	Homelessness Prevention	Persons Assisted	200	198	99%	25	128	512%
Provide Housing for Homeless/at Risk of Homeless	H	HOME ESG	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	665	529	76%	133	204	153%
Provide Housing for Homeless/at Risk of Homeless	H	HOME ESG	Homelessness Prevention	Persons Assisted	300	112	37%	60	41	68%
Provide Services to Expand Opportunity/Sufficiency	NHSN	CDBG	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	35000	13640	39%	7000	9111	130%
Provide Services to Expand Opportunity/Sufficiency	NHSN	CDBG	Homeless Person Overnight Shelter	Persons Assisted	0	N/A	N/A	0	N/A	N/A
Revitalize Business Nodes in Target Areas	NHCD	CDBG	Facade treatment/business building rehabilitation	Business	75	10	13%	15	10	67%

Key	
Category	Category Explanation
Admin	Administration
AH	Affordable Housing
NHCD	Non-Housing Community Development
NHSN	Non-Homeless Special Needs
H	Homeless

Salt Lake City has experienced some successes with this second year action plan and continues to reinforce certain aspects that were identified as needing more support since the 2015-16 program year.

On the whole, the City has been using its HOPWA funding incredibly effectively, considerably outpacing expectations for annual performance, even as the public services category lags behind expectations slightly. Expanding homeownership continues to be a hurdle. In response, the City is launching a new program for homeownership, Welcome Home SLC. The program will provide low to moderate-income families the opportunity to purchase a home in Salt Lake City. It will help stabilize communities, provide incentive for neighborhood investments, and allow families to build wealth.

Likewise, the City's efforts around housing rehabilitation this year have yielded terrific results. Rehabilitation of existing housing stock continues to be an important aspect of maintaining affordability in the city.

The City is also providing an enormous amount of day-to-day services for the homeless, even though the total being served is slightly lower than expectations. This is at least partially due to shifting more of the burden for funding these services to local, City resources, and away from federal funding.

Expanding opportunities for self-sufficiency to at-risk populations has been a standout category. At the end of the Year 2, that effort has already surpassed the 5 Year goal. This does not mean the City intends to redirect these funds into other areas. It only highlights the great work our partners are doing for at-risk populations.

The City's progress around revitalizing business nodes through the new Economic Development Façade Improvements Program appears stagnant at 13% of the total goal, but that is not indicative of the difference this work is making in those neighborhoods. Expectations for the first and second year were overstated. Considerable work needed to be done on the ground in order to gain interest and support from businesses to apply for the grant. Once those first three business applied and their neighboring businesses saw the impact, the program gained traction and began to take off.

Now, in addition to those 13 businesses, another 10 businesses are in some stage of the façade program and the Consolidated Plan goal is well within reach.

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

During the Consolidated Planning process, five (5) high priority needs were identified. They are as follows: Affordable housing development and preservation; Homeless: mitigation, preservation and public services; Public services to expand opportunity and self-sufficiency; Economic development to expand opportunity; and Public facility and infrastructure improvements. In the 2016-17 program year, CDBG funds were used to address each of these needs.

Affordable housing needs were addressed by improving and preserving the existing housing stock and expanding the affordable housing stock. As with many communities, providing for the unique needs of our homeless population continues to be a top need and a high priority. The City invested in many different housing and service programs while simultaneously undertaking an effort to completely restructure and re-think how homeless issues are addressed throughout the region. CDBG funds assisted by providing for day to day services for the homeless community as well as funding community shelters.

The City continued its investment from the previous program year by funding job training programs as a way to promote self-sufficiency. The City was also able to see the aforementioned Economic Development Façade Program take shape and make an impact in the community.

The City continued its investment in the Three Creek Confluence project as well, which will bring added parks amenities to the Glendale neighborhood, transforming 6 acres of blighted public property into a park. This effort has day-lighted a previously shuttered creek and expanding the project to include a non-motorized boating access to the Jordan River.

51% of the CDBG funding was allocated to support infrastructure needs in a specific geographical area of the City. While these projects take multiple years to complete, the effect of these efforts will be modified, ADA compliant sidewalks and ramps, and improved streets and parks. The City also used funds to address public facility improvement needs in an effort to assist non-profit agencies with their building needs.

The City has also placed greater focus on improving nodes, significant intersections, and pedestrian infrastructure in target neighborhoods by rolling out projects detailed in the Westside Master Plan under HAND’s direction.

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

Describe the families assisted with grant funds

Include the racial and ethnic status of families assisted

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

Race	CDBG	HOME	HOPWA	ESG
White	10,698	127	80	4150
Black or African American	1,747	11	28	741
Asian	826	3	7	93
American Indian or American Native	1,999	6	2	421
Native Hawaiian or Other Pacific Islander	808	8	0	91
Total	16,926	157	117	5986
Hispanic	7,589	38	14	1385
Not Hispanic	9,337	119	103	4442

Table 2 identifies Race & Ethnicities served utilizing CDBG, HOME, HOPWA, and ESG funding. During the reporting period, the City collected data on several more races including the following: Asian & White, Black or African American & White, American Indian or Alaska Native & Black or African American, and Multi-Racial/Other. Across CDBG, HOME, and ESG programming, an additional 1,340 individuals were served who fall outside of the racial designations listed above.

A total of 23,186 residents/households directly received access to programs that supported the Consolidated Plan’s overarching goals to increase access to housing, education, health, transportation and economic development. This was done by improving access to programs that assist in closing the gap in a number of socioeconomic indicators such as 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 supporting economic diversity within neighborhoods. 35% of the residents served are of a minority race and/or Hispanic.

CR-15 RESOURCES AND INVESTMENTS – 91.520(a)

Table 3 – Resources Made Available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	Public - Federal	\$4,207,722	\$2,251,711
HOME	Public - Federal	\$1,160,142	\$1,371,511
HOPWA	Public - Federal	\$365,825	\$242,212
ESG	Public - Federal	\$291,979	\$290,868

The above table identifies grant funds, and leveraged funds made available during the year. For the 2016-17 program year, the City had a total of \$5,641,184 available through CDBG, ESG, HOME & HOPWA of new funding available from federal grants, totaling \$6,029,503 of funds when adding reallocated and program income funding. Amount expended represents the grant funds that were expended during the year.

The HOME resources expended during the program year (i.e. disbursed) exceeds the amount made available amount due to FY15-16 HOME PI funds that were on hand at the beginning of FY16-17. These funds were expended during the FY16-17 program year.

Table 4 – Geographic Distribution and Location of Investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
Central City	18.5	18.5%	Projects include: Street infrastructure and economic development activities
Poplar Grove	33.3	33.3%	Projects include: Green space improvements, street infrastructure improvements, economic development activities, and building improvements

Salt Lake City allocated a total of 51.8% of CDBG funds available to the Central City & Poplar Grove neighborhoods. These funds were allocated to improve street infrastructure, including addressing accessibility needs; improving green space infrastructure; economic development façade programs and public service building improvements. The City also supported affordable housing efforts within this area, however these programs were available throughout the City to income eligible residents and not just isolated to these two target areas.

The CDBG program’s primary objective is to promote the development of viable urban communities by providing decent housing, suitable living environments and expanded economic activities to persons of low and moderate income. To support the CDBG program’s primary objectives, Salt Lake City has directed funding to local target areas to build capacity and expand resources within concentrated areas of poverty.

Salt Lake City’s Division of Housing and Neighborhood Development, along with internal and community stakeholders, identified the Central City/Central Ninth and Poplar Grove 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.¹ Salt Lake City intends to expand opportunity within the target areas to limit intergenerational poverty and increase access to community assets.

LEVERAGING

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

Match Requirements

HUD, like many other federal agencies, encourages the recipients of federal 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 waived impact fees. Impact fees are payments required by the City of new development for the purpose of providing new or expanded public capital facilities required to serve that development. In an effort to encourage affordable housing development, the City waives these fees on a case by case basis, contingent upon the number of affordable units being provided in the development project.
- 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

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

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 received approximately \$30m in funding during the program period. Many of the clients receiving assistance through other HUD funded programs, are utilizing this housing assistance to stabilize and maintain housing. Currently, both housing authorities have closed waiting lists due to the disparity of the volume of those needing assistance vs. available funding.
- **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 2016, Salt Lake City did not receive much-needed 4% tax credits to fund a critical permanent supportive housing project in Central City. Since then, City officials have reiterated this great need and are hopeful that PSH will be a priority for the 2017-18 cycle.
- **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 allocate some of these funds back to the Salt Lake City Housing Trust Fund so the funds can strategically be leveraged to provide affordable housing in new development projects throughout the City.
- **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 was able to close 9 loans during the program year providing \$6.9m in leveraged capital. This leveraged capital secured long term affordability of 659 housing units in the City.

- 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 closed 16 loans for a total of \$1.8m. Of these loans, over 60% were provided to Women and/or Minority Owned Businesses. A quarter of the loans went to low income business owners.
- 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).
- Industrial & Commercial Bank Funding**

Although we cannot estimate how much Community Reinvestment Act funding was made available locally, there are a large number of industrial and commercial banks that reside in Salt Lake City.
- Continuum of Care Funding**

Salt Lake County is responsible for coordinating the HUD CoC Grant Application for the Salt Lake County Continuum of Care (UT-500). This application provides approximately \$7.4 million of annual funding for local homeless housing and service programs.
- 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 2016-17 program year, over \$20m was used to support low and moderate-income residents, with a considerable amount of the funding being used in Salt Lake City.

Table 5 – Fiscal Year Summary – HOME Match Report

Fiscal Year Summary - HOME Match			
1	Excess match from prior Federal fiscal year	\$ 93,097	
2	Match contributed during current Federal fiscal year	\$ 0	
3	Total match available for current Federal fiscal year (Line 1 plus Line 2)		\$ 93,097
4	Match liability for current Federal fiscal year		\$ 45,769
5	Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)		\$ 47,328

Table 6 – Match Contribution for the Federal Fiscal Year

Match Contribution	
Project No. or Other ID	Waived Impact Fees
Date of Contribution	N/A
Cash (non-Federal sources)	\$ -
Foregone Taxes, Fees, Charges	\$ -
Appraised Land/Real Property	\$ -
Required Infrastructure	\$ -
Site Preparation, Construction Materials, Donated Labor	\$ -
Bond Financing	\$ -
Total Match	\$ 0

HOME MBE/WBE REPORT

Table 7 – HOME Program Income

Balance on hand at beginning of reporting period	Amount received during reporting period	Total amount expended during reporting period	Amount expended for TBRA	Balance on hand at end of reporting period
\$ 270,589	\$ 453,737	\$ 724,326	\$ 200,973	\$ 0

Salt Lake City generated \$453,737 in HOME program income during the year, and expended a total of \$742,412 (including \$270,588.51 on hand from the end of the 16-17 reporting period) leaving a balance of \$0.

Table 8 - Minority Business and Women Business Enterprises 0

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

	Total	Women Business Enterprises	Male
Contracts			
Dollar Amount	0	0	0
Number	0	0	0

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

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

Table 9 – Minority Owners of Rental Properties

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

Salt Lake City did not use HOME funds for rental properties during the 2016-17 program year.

Table 10 – Relocation and Real Property Acquisition

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

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

Salt Lake City did not use HOME funds to acquire parcels, and none of the funded activities triggered relocation requirements.

CR-20 AFFORDABLE HOUSING– 91.520(b)

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

Table 11 – Number of Households

	One-Year Goal	Actual
Number of homeless households to be provided affordable housing units	57	147
Number of non-homeless households to be provided affordable housing units	529	669
Number of special-needs households to be provided affordable housing units	N/A	N/A
Total	586	816

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

The City supported housing activities through all four grant programs: CDBG, ESG, HOME & HOPWA. Housing activities provided subsidies for individuals and families ranging from 0% to 80% AMI. Activities included tenant-based and project based rental assistance, short term rental/utility assistance, rapid re-housing, homeowner housing rehabilitation and direct financial assistance for eligible households.

Following the State of Utah’s Housing First model, the City heavily invested in a progressive engagement model for all rapid re-housing, and tenant based rental assistance. The progressive engagement model couples rental assistance with intensive case management in an effort to strategically reduce the rent assistance needed by the household as it stabilizes within the community. With this approach, the City was able to assist a much larger number of homeless households with affordable housing units.

Table 12 – Number of Households Supported

	One-Year Goal	Actual
Number of households supported through rental assistance	169	409
Number of households supported through the production of new units	0	0
Number of households supported through the rehab of existing units	135	384
Number of households supported through the acquisition of existing units	0	0
Total	304	793

Discuss how these outcomes will impact future annual action plans.

The City is pleased with the outcome of supported households using CDBG, ESG, HOME and HOPWA, and as such it does not anticipate changing future annual action plans at this time. Housing activities provided subsidies for individuals and families ranging from 0% to 80% AMI. Activities included tenant-based and project based rental assistance, short term rental/utility assistance, rapid re-housing, homeowner housing rehabilitation and direct financial assistance for eligible households.

The City will continue to focus on providing housing options to support low income residents. As our community ages and the cost of maintaining healthy housing continues to rise, the City will focus on providing for the rehabilitation of existing housing stock. This rehabilitation effort allows for seniors to safely age in place, and it also allows the City to locate housing stock, rehabilitate it and provide another unit of affordable housing to our community. Additionally, the need for rental housing assistance will continue to grow as the City’s rental vacancy rate remains incredibly low. Rising costs of housing, rising homelessness and rising costs of maintaining housing signals that the City must continue to focus on providing safe and affordable housing options for its residents.

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

Table 13 – Number of Persons Served

Number of Persons Served	CDBG Actual	HOME Actual
Extremely Low-income	7745	133
Low-income	1507	9
Moderate-income	689	23
Total	9941	165

The priorities and goals as outlined in Salt Lake City's 2015-2019 Consolidated Plan entitled Neighborhoods of Opportunity, served as the foundation for program year 2016-2017 projects and activities. The 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.

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

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

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

Salt Lake City supports a vision in which all residents have access to safe, decent, and affordable housing with the resources necessary to enable individuals and families to be self-sufficient and ensure a positive and healthy well-being. Through the State of Utah’s Annual Point In Time count, the City is able to gain valuable information regarding homeless persons that are both sheltered and unsheltered. This includes identifying current housing needs, social service needs, veteran’s status, current mental and physical health status, and services that are being accessed.

During the program year, the City specifically funded a medical outreach team that locates and assesses the health needs of our unsheltered homeless population. Through the course of the visits, the outreach team provides information regarding available resources, and gently encourages those they encounter to seek additional assistance. Through this effort and gentle approach, we are able to learn, in real time, the needs of our most hard to serve population and design programs to help support the path to self-sufficiency.

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

The needs of residents experiencing homelessness are very different as they travel along the housing spectrum. Emergency shelter programs are provided as a way to give a person temporary shelter and immediate access to services. Transitional housing programs offer temporary housing coupled with case management and supportive services. Clients are able to access this resource for up to 24 months. This tool has been used to help prepare clients for successful permanent housing.

While the Point In Time process does give some annual feedback of the housing needs, and the available housing inventory, the City works closely with service providers to understand the needs of our homeless residents. The service providers are heavily encouraged to survey their clients, and involve them, where appropriate, in the decision and policy making process.

The City assists in the implementation of the Ten Year Plan to End Chronic Homelessness, adopted by the Salt Lake Continuum of Care, by allocating CDBG, ESG, HOME, and HOPWA funds to projects that provide units of permanent, affordable housing, coupled with supportive services, for chronically homeless individuals. Utah has adopted a “housing first” approach to addressing chronic homeless needs and created new facilities as outlined below where the homeless are given permanent or subsidized housing first and then supportive services are provided, such as employment assistance, medical care, substance abuse rehabilitation.

Through the ESG, HOME, and HOPWA federal grants and other city funds in 2016-17, Salt Lake City provided funds to nonprofit agencies that provide transitional housing and supportive services that help families and individuals move to

more permanent housing. For example, Salt Lake City supported The Road Home's House 20 Program (2015-16 funds are still financing this specific initiative). This program was created to serve single men/women experiencing homelessness that have high interactions with Salt Lake Police and/or Fire departments, emergency shelter and other homeless services in the area around the shelter. The idea is there will be a decline in the number of public services used over time as participants stabilize in housing over time. This effort was successful in housing high service users, connecting clients with appropriate services, and realizing over 75% decrease in interactions with police/fire. To date, over 75% have maintained stable housing, are accessing appropriate services and are working toward increasing self-sufficiency.

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

Salt Lake City, 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 provided funding to Salt Lake Community Action Program for short-term rental assistance to families about to drop into homelessness. Additionally, the City works with a host of partners, meeting on a regular basis, to discuss who is being discharged from publicly funded institutions and systems of care, and how to provide for housing immediately upon release. This is done in an effort to ensure that more residents are less likely to immediately become homeless. The judicial system in Utah has changed its approach to, when possible, release citizens from correction programs and institutions directly to a social service agency to ensure that the client is immediately assessed and connected to community resources.

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

Salt Lake City, along with its service partners work with homeless individuals to successfully transition from living on the streets and shelters into permanent housing and independent living. Affordable housing is a major barrier to transition out of homelessness. Due to that, Salt Lake City is looking forward to a loan application for LIHTC funds that would provide 65 units of permanent supportive housing in the central city neighborhood.

This program year, HAND also developed a new affordable housing master plan, the first comprehensive, citywide housing plan in Salt Lake in nearly two decades. Over the course of the next 5 years, Salt Lake will create a series of new tools to build affordable units and begin using those tools.

Progress is being made to both goals with the House 20 program specifically highlighted in CR-25. That program, built on a \$300,000 contribution from Wells Fargo and a \$128,000 investment from the Housing Trust Fund, has successfully placed 15 individuals in housing, and the Road Home is actively working with another 7 individuals to help them succeed in the program and transition out of the homelessness.

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

Actions taken to address the needs of public housing

The Housing Authority of Salt Lake City (HASLC) is 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.

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.

Salt Lake City recognizes the need for affordable housing options for every income level. As such, the City has supported the local public housing authorities as they continue to expand the availability of public housing. 54 units are reserved for residents earning between 25 and 55% AMI and 14 units are reserved for residents earning over 55 percent AMI. Rents are targeted to range between \$296 and \$764 a month.

The Housing Authority of the County of Salt Lake has a new housing development currently under construction, Bodhi Apartments, an 80 unit mixed-income housing development that includes 60 units of affordable housing, housing for persons with disabilities and people who have been chronically homeless. This transit oriented development is expected to come online before the end of 2017.

Payment in Lieu of Taxes:

Each year, Salt Lake City contributes back to the Housing Authority the Payment in Lieu of Taxes (PILOT) funds it pays. This contribution is used for Homeless Programs the HASLC administers such as transitional housing for homeless families; Freedom Landing, a homeless program for veterans; Valor Apartments, a transitional homeless veterans program with a

mandatory work component; and Sunrise Metro Apartments, a permanent housing complex for chronically homeless individuals.

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

Both the City and County Housing Authorities have active monthly tenant meetings and encourage participation in management decisions related to the specific housing communities. In addition, the Salt Lake County Aging Services has a center located on site at the City's largest public housing project that offers tenants a wide range of programs keeping tenants engaged with the community. Other housing projects offer free transportation to the center to ensure all housing residents have access to tenant programs. 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.

Homeownership is encouraged through specific identification and education. A housing case manager will determine that a family may be ready for homeownership and will refer the potential homeowner to take pre-purchase home counseling. This is done by several city partners included Community Development Corporation of Utah, and NeighborWorks America, Salt Lake.

Actions taken to provide assistance to troubled PHA's

The Housing Authority of Salt Lake City and the Housing Authority of the County of Salt Lake are both designated as high performers. Recently, the Housing Authority of Salt Lake City underwent a smooth leadership transition. Ms. Terry Feveryear, who had been a strong Executive Director, retired this past year after a career of fighting to provide affordable housing options for those most in need. Dan Nackeman has now taken the lead at the agency, and has already proven to be a strong partner with the City and HAND. HAND will look to build on this relationship as it prepares to submit its AFFH report on 2019.

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

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

The most 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

While these continue to be, and will continue to be barriers, the City is committed to finding ways to address these issues to the extent possible.

Efforts for the program year included, working to reduce barriers to affordable housing through the following planning efforts and initiatives:

- Citywide Housing Plan: The trends outlined in the preceding graphs are not new to city officials. This is simply the latest year's data on a growing crisis of housing affordability and choice in Salt Lake. HAND has been focused on this trend for the past several years and has been aligning its federal resources with other City funds to combat the compounding factors affecting residents at all income levels:
 - rapid home price increases,
 - flattening wages, and
 - historically high land value which is driving historically high rental rates.

In response, HAND has developed the City's first housing master plan since 2000, Growing SLC: A 5 Year Housing Plan. Growing SLC envisions Salt Lake City as a place for a growing diverse population to find housing opportunities that are safe, secure, and enrich lives and communities, recognizes the changing nature of the city, and provides the foundation for creating goals and strategies to manage the housing needs of tomorrow.

The City's housing policies must address issues of affordability at the root cause, creating long-term solutions for increasing the housing supply expanding housing opportunities throughout the city, addressing systemic failures in the rental market, and preserving our existing units.

- **Mayor's Blue Ribbon Commission:** The Blue Ribbon Housing Commission is a body of local developers, financiers, insurers, and elected officials committed to identifying a funding strategy and locations to create 1,000 new housing units by June 2019. The Commission has identified a target AMI of 40% and will focus on individuals and families exiting homelessness.

The group will additionally provide guidance in implementing long-term solutions to creating and preserving affordable housing in Salt Lake, and over the coming months, HAND will work with the Commission, follow its leadership, and implement its recommendations.

- **Community Land Trust for Affordable Housing:** The Community Land Trust model will allow income-qualifying households to purchase and own homes as personal property while the land under the home remains property of the trust. The purchaser will own the structure and the city will own the land. Partnership rooted in a shared investment in real property throughout the city and the desire to preserve and secure safe, quality housing stock for generations to come.

The CLT model will allow income-qualifying households to purchase a home while the land that home sits on remains in the Trust, so the City will own the land and purchaser will own the structure. If and when that household sells the home, they will be able to do so at a modest gain, thereby building equity while allowing another income-qualifying household the opportunity to purchase an affordable home.

The CLT will start by holding city-owned single family home properties. Over time, the City will look to acquire and maintain multifamily structures, and eventually turning over the management of the Trust to an external non-profit.

- **House 20:** The House 20 concept was developed in 2015 as a response to housing the top 20 users of emergency services in and around the Depot District. HAND relied on the Police and Fire Departments and the Road Home to help identify those single men and women who were the most frequent users of services. These are individuals who suffer from disabling conditions that create high barriers to stable housing, individuals who are in need of regular, ongoing supportive services. The program is operated by the Road Home and was funded through a \$128,000 investment from the City's Housing Trust Fund and a \$300,000 contribution from Wells Fargo. Launched in October 2015, the program currently has 15 individuals successfully placed in housing, and the Road Home is actively working with 7 other individuals to help them succeed in the program and transition out of the homelessness.

- Home Ownership Options: The City is launching a new program for homeownership, Welcome Home SLC. The program will provide low to moderate-income families the opportunity to purchase a home in Salt Lake City. It will help stabilize communities, provide incentive for neighborhood investments, and allow families to build wealth.
- Affordable Housing Initiative: The City is committed to providing a comprehensive housing initiative to address Salt Lake City's lack of housing options affordable to low-wage workers and moderate income families, persons with disabilities and those on fixed incomes. By utilizing the Salt Lake City Housing Trust Fund and other community resources, the City will support the preservation, development, and rental assistance of housing units over the time period of the Consolidated Plan. The initiative will target these forms of assistance to extremely low-income renter households as well as expanding homeownership and housing opportunities for low to middle-income families and individuals.

Actions taken to address obstacles to meeting underserved needs:

The most substantial impediment in meeting underserved needs is a lack of funding and resources. Strategic shifts identified through Salt Lake City's 2015-2019 Consolidated Plan provide a framework for maximizing and leveraging the City's block grant allocations to better focus funding to address underserved needs. Underserved needs and strategic actions are as follows:

Underserved Need: Affordable housing

- Actions: Salt Lake City utilized federal and local resources to expand both rental and homeownership opportunities. In addition, the City is utilizing public land to leverage private capital for the development of affordable housing. During 2016-17 the City formulated and launched a Housing Innovation Lab. This Lab will advance innovation in affordable housing design, construction, and finance through education, collaboration, and experimentation. These efforts will work to address the affordable housing gap in Salt Lake City.

Underserved Need: Homelessness

- Actions: Salt Lake City is working with housing and homeless service providers and Salt Lake County to coordinate and streamline processes for service delivery. By utilizing the VI-SPDAT pre-screen survey, providers are able to access and prioritize services based on chronicity and medical vulnerability. During 2016-17 Salt Lake City continued its work with the Homeless Services Site Evaluation Commission. That Commission's recommendations and criteria were then applied to the identification of available parcels in the city, and a new round of public outreach regarding potential sites began, ultimately resulting in two new sites being selected. That process has now moved into initial stages of building and site design.

Underserved Need: Special needs individuals

- Actions: Salt Lake City has continued to address underserved needs for refugees, immigrants, the elderly, victims of domestic violence, persons living with HIV/AIDS, and persons with a disability by providing resources for basic

needs, as well as resources to expand self-sufficiency. For example, federal funding was targeted to early childhood education for non-English speaking families and other at-risk children; improve immediate and long-term outcomes for persons living with HIV/AIDS; provide job training to vulnerable populations; and provide medical services for at risk populations.

Actions taken to reduce lead-based paint hazards.

The City continues to maintain “lead procedures” to ensure compliance with both HUD and EPA lead rules. Many of our contractors have obtained EPA certification due to continued coordinated effort with Salt Lake County. Those that aren’t certified are required to use a certified sub-contractor to handle any lead related work that is included in his or her projects.

Our staff members have been trained in Lead issues, and when fully staffed the City looks to maintain a balance of Lead Risk Assessors and Certified Lead Inspectors to ensure the City stays compliant with lead requirements.

The City completes a risk assessment for each project that results in preparation of an official work description. If an applicant decides not to pursue the project, they are given a copy of the risk assessment for their file in the event they want to do work in the future. We do many more risk assessments than we do projects.

The City continues to work closely with Salt Lake County in the Lead Safe Housing Program, attending monthly meetings and distributing literature on the program every time we participate in an event or have opportunities to communicate with community. Any of our rehabilitation projects that qualify for county lead funding are referred to the county to apply for the county lead grant. If the project doesn’t qualify for county funding, the city will grant up to \$5,000 to cover the additional costs thus completing any lead related work that needs to be accomplished. We continue to find that many homeowners are still resistant to the concept of paying additional money to remediate lead dangers.

We do outreach in an ongoing manner, using mailings to households in our target areas, as well as participate at community open houses, community festivals and fairs. Staff always makes lead a major point for discussion in our initial meetings with homeowners. We are working with Salt Lake County to develop projects to address lead issues in cases where elevated blood lead levels have been found.

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

In a strategic effort to reduce the number of households living in poverty and prevent households at risk of moving 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 as improving housing affordability, school-readiness of young children, employment skills of at-risk adults, access to transportation for low-income households, and access to fresh foods for food-insecure families. Efforts were focused 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 program year supported the City's anti-poverty strategy through the following efforts:

- Provided job training for vulnerable populations
- Provided early childhood education to limit the effects of intergenerational poverty
- Provided essential supportive services for vulnerable populations
- Provided housing rehabilitation for low-income homeowners
- Expanded affordable housing opportunities
- Provided healthy foods for low-income individuals and families
- Improved neighborhood/commercial infrastructure in concentrated areas of poverty, although these efforts take several years to come to fruition

Actions taken to develop institutional structure:

As outlined in the 2015-2019 Consolidated Plan, Salt Lake City has taken a coordinated and strategic shift in allocating federal entitlement funds to place a stronger emphasis on community needs, goals, objectives and outcomes. This includes the following efforts to strengthen and develop institutional structure:

- Geographically targeted funding to racial and ethnic concentrated areas of poverty, with focus on the Central City/Central Ninth and Poplar Grove local target areas, to increase access to opportunity within these neighborhoods. During this program year the City was able to allocate over \$1.97 million of funding to infrastructure projects, economic development activities, and housing programming within this geographical target area.
- Increased coordination between housing and supportive service providers to reduce/eliminate duplicative efforts, encourage partnerships, increase transparency, and standardize processes.

- Strengthened support for 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.
- Supported housing efforts that connect residents with supportive services and programs that improve self-sufficiency.
- Provided technical assistance to agencies implementing projects with CDBG, ESG, HOME, and/or HOPWA funding to ensure compliance and support of program objectives. Technical assistance was provided to each agency that had not received funding from Salt Lake City in the past few years, or any agency that requested it to assist in strengthening their programs and the knowledge of staff members.
- Supported employee training and certifications to expand the internal knowledge base on HUD programs, as well as housing and community development best practices.

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

Salt Lake City recognizes the importance of coordination between supportive service and housing providers in meeting priority needs. Stakeholders have continued to work towards developing and implementing a streamlined and effective delivery system to include the following efforts:

- Increased coordination through the Salt Lake Continuum of Care and Homeless Coordinating Committee
- Coordinated assessments to help individuals and families experiencing homeless move through the system faster.
- Coordinate diversion and homeless prevention resources to reduce new entries into homelessness.
- Monthly “housing triage” meetings that provide a format for developing a housing plan for homeless individuals and families with the most urgent housing needs.

In addition, Housing and Neighborhood Development has continued to explore opportunities to use its Housing Trust Fund monies as match for acquisition, rehabilitation and new construction of transitional and permanent housing projects proposed by local housing development agencies to provide affordable and special needs housing.

Salt Lake City has numerous affordable housing units available for low income families and seniors and has continued to encourage new developments. The City has explored opportunities to participate with the Housing Authority, private developers, and non-profit agencies in the construction of affordable housing and supportive and special needs housing. The City has also continued to collaborate with the providers of homeless services, neighborhood residents and business owners to create an environment where a mix of residents with different income levels and persons with special needs can live, work, and flourish together.

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

During the 2016-17 program year, Salt Lake City addressed impediments as identified in the most recent Analysis of Impediments. In addition, the City began to address impediments as identified through the 2015-2019 Consolidated Plan planning process. Efforts and achievements are as follows:

Action: Affordable Housing Activities

Impediments Addressed:

- Housing Discrimination and Disparate Treatment
- Housing Affordable to Households at 50% AMI and Below
- Unfair Lending Practices
- Racial and Ethnic Segregation
- Access to Opportunity
- Rental Housing for Large Families
- Housing for Disabled Persons

Summary: Salt Lake City utilized CDBG and HOME funding to provide direct financial assistance and rehabilitation loans to low and moderate-income homebuyers and homeowners; down payment grants; emergency repair and accessibility modification grants; and rental assistance to eligible households. Assistance allowed eligible households to purchase or rehabilitate housing and provided an alternative to traditional bank loans. In addition, assistance provided essential health, safety and welfare improvements for existing homeowners, and provided rental assistance for extremely low-income households.

Action: Housing Supportive Services and Special Needs Housing

Impediment Addressed:

- Housing Discrimination and Disparate Treatment
- Housing Affordable to Households at 50% AMI and Below
- Housing for Disabled Persons

Summary: HAND continued to allocate HUD funds to provide emergency shelter for homeless persons; tenant-based rental assistance to transition homeless, special needs, and other at-risk populations into permanent housing; transitional housing and supportive services for homeless single women; residential substance abuse treatment and case management to homeless mothers and therapeutic intervention to their children; residential substance abuse treatment to chronically homeless men; emergency shelter, case management and supportive services to chronically homeless individuals with severe and persistent mental illness; and tenant-based and project-based rental assistance, housing information and

referral services, short-term rent, mortgage and utility assistance, and permanent housing placement assistance, and case management to persons with HIV/AIDS.

Action: Public Services to Expand Opportunity

Impediment Addressed:

- Expand Opportunity

Summary: Public service activities were utilized to expand opportunity with focus on racial and ethnic concentrated areas of poverty. Activities included support for after school programs that serve at risk youth, food banks that assist food insecure households, and programs that provide vocational opportunities for disabled adults, among others.

Action: Growing SLC: A Five Year Plan

Impediments addressed:

- Unfair Lending Practices
- Racial and Ethnic Segregation
- Access to Opportunity
- Housing Affordable to Households at 50% AMI and Below
- Rental Housing for Large Families
- Housing for Disabled Persons

Summary: Beginning in 2013, HAND began an extensive data-gathering initiative with its partners to inform the 2015-19 Consolidated Plan. That effort has culminated in the drafting of a new housing master plan that will span 5 years and aims to shift the way the City addresses all aspects of the housing market: from overall supply to concentrations of poverty and pathways out of homelessness. Special focus is given to households earning less than 40% AMI, specifically, targeting extremely low-income (ELI) renter households. ELI households are disproportionately racial and ethnic minority, disabled, and single parent households. In addition, the initiative is supporting housing development in high opportunity areas, housing for large families, homeownership for racial and ethnic minorities, and accessibility modifications for households with disabilities.

Action: House 20

Impediment Addressed:

- Housing Affordable to Households at 50% AMI and Below
- Housing for Disabled Persons

Summary: As part of Salt Lake City's 6-Point Homeless Strategy, the City committed to provide housing for the top 20 users of homeless services in order to diminish the resources directed toward these chronically homeless individuals. The effort resulted in 15 individuals successfully being placed in housing, and the Road Home is actively working with 7 other individuals to help them succeed in the program and transition out of the homelessness.

Action: Leverage Public Land for Affordable Housing Development

Impediment Addressed:

- Housing Affordable to Households at 50% AMI and Below
- Housing for Disabled Persons

Summary: Salt Lake City is expanding affordable housing options available to protected classes through the utilization and leveraging of city-owned land. The City has been working toward redeveloping large city-owned parcels. Two of those are detailed below:

- Violin School Commons: Violin School Commons, is designed to include 65 permanent supportive housing units, 183 mixed-income units, ground floor commercial space, and a new parking structure that will serve the development. Seventy-four of the residential units will be located in the Northwest Pipeline Building as part of its adaptive reuse. The Northwest Pipeline Building is recognized on the National Register of Historic Place.
- 400 South TOD will include:
 - 124 innovative micro-unit apartments ranging from 325-392 square feet. 40 units will be reserved for households earning 40% or less of the area median income (AMI).
 - 288 mixed income units (Studios, 1,2,, 3-bedroom). 72 units will be restricted to 60% AMI.
 - A 30,000 square foot Business Incubator.
 - Over 20,000 square feet of ground floor commercial and retail space anchored by an international food hall and marketplace programmed by Spice Kitchen.

Action: Salt Lake City Housing Trust Fund

Impediments Addressed:

- Racial and Ethnic Segregation
- Access to Opportunity
- Housing Affordable to Households at 50% AMI and Below
- Rental Housing for Large Families
- Housing for Disabled Persons

Summary: The Housing Trust Fund provides financial assistance to support the development and preservation of affordable and special needs housing in Salt Lake City. 2016-17 activities supported the construction of multifamily

housing with set-asides for the chronically homeless and persons with disabilities. In addition, activities supported the construction of a residential treatment center for persons with substance abuse disorders. The Housing Trust Fund also provided funding to provide tenant-based rental assistance and leverage funds for case management for a hard to serve segment of chronically homeless individuals. This was part of the ongoing House 20 effort.

Action: Multilingual Program Outreach

Impediments Addressed:

- Language Barriers

Summary: HAND continued to make its programs and activities 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. HAND's most frequent contacts with limited English proficient persons have been with those who speak Spanish. HAND has bilingual staff members who are fluent in English and Spanish, its website lists the telephone number of a bilingual staff member for Spanish-speaking persons to call to obtain information about its housing programs, and it provides written Spanish translations of applications and loan and mortgage documents for its First-Time Home Buyer and Housing Rehabilitation programs. HAND also offers to provide oral interpreters to persons applying for First-Time Homebuyer and Housing Rehabilitation loans who speak languages other than English or Spanish. HAND additionally requires its sub-grantees to comply with Title VI requirements including limited English proficiency to assure that non-English speaking persons have access to their programs.

Action: Fair Housing Enforcement

Impediment Addressed:

- Housing Discrimination and Disparate Treatment

Summary: The Disability Law Center (DLC) and the Utah Antidiscrimination and Labor Division are actively processing complaints and performing paired testing efforts. The DLC is the HUD designated FHIP for the State of Utah. The Fair Housing Program assists individuals who have experienced discrimination, conducts fair housing testing, and engages in education and outreach efforts. This program addresses discrimination in all protected classes, state wide. Since receiving the current HUD PHIP grant in July of 2012, DLC has conducted 181 fair housing tests in Salt Lake City. The 181 tests resulted in 11 administrative complaints against Salt Lake City properties. These complaints have alleged discrimination based on disability (6), race/national origin (2), disability/race (1), national origin (1) and race (1). Six (6) complaints resulted in favorable outcomes for the client, four (4) complaints resulted in unfavorable outcomes for clients, one (1) complaint was withdrawn at the client's request, and one (1) complaint is still pending.

HAND staff look forward to utilizing this data and the City’s relationship with DLC to help implement various components of its new Housing Master Plan and while developing the Affirmatively Furthering Fair Housing report in 2019.

Action: Zoning Amendments

Impediments Addressed:

- Racial and Ethnic Segregation
- Access to Opportunity
- Housing Affordable to Households at 50% AMI and Below
- Rental Housing for Large Families
- Housing for Disabled Persons
- Zoning and Land Use Restrictions

Summary: Salt Lake City continues to promote the development of affordable housing for low-income households, including protected classes, through zoning amendments. For example, the Accessory Dwelling Unit, Transit Station Area Zoning District, and Impact Fee Exemption ordinances encourage the development of affordable housing. Impact fee exemptions are offered at a sliding scale reduction depending on the affordability level of the unit, with reductions as high as 100%. Accessory dwelling units can expand housing choice in low poverty areas. Transit-oriented developments provide persons with physical disabilities with 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.

Action: Salt Lake City Landlord/Tenant Program

Impediment Addressed:

- Fair Housing Knowledge

Summary: The Landlord/Tenant Initiative (also known as the Good Landlord Program) provides training regarding best management practices, fair housing law, and city ordinance requirements.

Action: Local Opportunity Index

Impediment Addressed:

- Regional Fair Housing Coordination

Summary: In 2014, the Bureau of Economic and Business Research completed a study identifying impediments to fair housing on a regional scale. The *Regional Analysis to Fair Housing Choice: Salt Lake County* provides information not only on discrimination issues, but also on access to opportunity. That report relied on 2010 and 2013 Census and ACS data. To update that information, the City commissioned a new assessment focused on neighborhoods within Salt Lake. It will be used to drive future local and federal investments that breakdown disparities in opportunity.

Action: Utah Fair Housing Forum

Impediment Addressed:

- Regional Fair Housing Coordination

Summary: Salt Lake City continued to be a member of the Utah Fair Housing Forum, which includes representatives from HUD's Regional Office of Fair Housing and Equal Opportunity, the Utah Antidiscrimination and Labor Division, the Disability Law Center, entitlement cities, and fair housing advocacy groups. The forum serves as a platform to share information and coordinate efforts relating to fair housing.

Action: Fair Housing Month

Impediment Addressed:

- Fair Housing Knowledge

Summary: Mayor Biskupski continued to commemorate the anniversary of the passage of the federal Fair Housing Act of 1968 by proclaiming April as Fair Housing Month in Salt Lake City and reaffirming the City's commitment to support Federal and State fair housing laws.

Action: Subgrantee Fair Housing Training

Impediment Addressed:

- Fair Housing Knowledge

Summary: HAND continued to provide fair housing information and training at its annual workshop for CDBG, ESG, HOME, and HOPWA sub-grantees to help them increase the awareness of their clients—many of whom are minorities, immigrants, refugees, single parents, persons with disabilities, and tenants—about fair housing laws. HAND also distributed fair housing information at outreach activities during the year including neighborhood fairs and community council meetings.

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

Impediment Addressed:

- Access to Opportunity

Summary: Salt Lake City allocated funding in CDBG funds to construct sidewalk accessibility ramps in compliance with ADA requirements. CDBG allocations also included funding for deteriorated sidewalk reconstruction and for strategic park improvements in Poplar Grove. Projects were largely targeted toward Salt Lake City's two racial/ethnic concentrated areas of poverty.

The City has also continued to fund significant park improvements on the Three Creek Confluence project in the Glendale neighborhood, along with improved pedestrian accessibility and cyclist safety improvements.

Action: Fair Housing Citizen Outreach

Impediment Addressed:

- Fair Housing Knowledge

Summary: HAND integrated fair housing education with all affordable housing materials, educational curriculum, and its programs and services increasing opportunities to affirmatively further fair housing. HAND continued to maintain a fair housing page on its website providing links to the Utah Antidiscrimination and Labor Division Fair Housing website and HUD's Housing Discrimination and Complaints website. All calls received by HAND looking for information or wanting to file a discrimination complaint were referred to the Disability Law Center.

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

To ensure compliance from the start of a project or program, the Housing and Neighborhood Development (HAND) Division uses the application process to start the monitoring process of all agencies. Each application must go through an extensive review process that includes a risk analysis of proposed activities and ensures that each applicant meets a national objective and that the organizational goals are aligned with the goals identified in the City's Consolidated Plan.

Once the applications pass the initial review, each application is taken through an extensive public process, with the final funding decisions being made by our City Council. At that time, contracts are drawn up that identify governing regulations, scope of work, budgets and any other Federal requirements and local requirements of the grant. Once fully executed contracts are in place, HAND's Capital Planning staff are responsible for monitoring the agencies through the life of the contract. The agencies are monitored for compliance with the program regulations as well as the content found in the City contracts.

To ensure Sub-grantees are aware of program requirements, each agency that was awarded funds received an invitation to attend a grant training seminar. This seminar allows HAND staff to reiterate Federal regulations, provide guidance on changes for the upcoming grant year, identify Federal funding concerns, and review expectations of the agencies. The City encourages at least one attendee from each agency come to the training. Each person attending the training seminar receives a handbook that contains important information including contacts, website links, timelines, and a list of documents that are required to be submitted to the City annually. Agencies that were unable to attend do have the ability to receive training documents if they contact the City.

The City operates all CDBG, ESG, HOME and HOPWA grants on a reimbursement basis. This ensures that desk reviews, an important part of monitoring, can be completed before Federal funds are utilized for any program or project. A desk review was completed for every reimbursement request. This allowed HAND staff to ensure that all requirements of the contract and federal regulations were actively being met prior to disbursing any funds or drawing funds from HUD's Integrated Disbursement and Information System (IDIS). The IDIS system also helps assist with program/project eligibility requirements, track spending rates and report performance measurements.

During the program year, the HAND staff works together to ensure Federal regulations are followed. This ensures consistent communication between staff and agencies and reduces confusion. 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 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 a Landlord may self certify that the unit meets City Housing Code. Outside of the City's incorporated boundaries, agencies must follow local housing ordinances. In each instance, a Housing Quality Standard Inspection form must be in the client's file in addition to any local government required inspection. All inspections and housing standards must be met prior to the clients moving into their units.

Through the use of a Risk Analysis, coupled with reporting mechanisms, the Division Director and HAND staff are able to determine which agencies would benefit from a technical training session, and which agencies need to have an on-site monitoring visit. The agencies that score highest typically have a monitoring visit during the following program year. As per Federal regulations, select agencies from each program (CDBG, ESG, HOME & HOPWA) are monitored on an annual basis.

Because it is a HAND policy that each reimbursement request receives a desk review prior to funds being disbursed, it is a straightforward process to monitor compliance throughout the term of the contract. In addition to desk reviews, tailored guidance is given throughout the year via telephone and email conversations. Many of the agencies receiving funding were for programs that have received grant funds over a long period of time, and had no substantial changes to their programs. As such, the City focused its efforts on new agencies needing technical assistance, and working with veteran agencies on their performance measurements to ensure better data quality for outcomes.

The 2015-19 Consolidated Plan is the first time the City targeted funding to address specific needs within the community. As such, there were several new programs centered around early childhood education to prepare children to enter public school systems on par with their peers, job training for adults to improve long term earning potential, and façade improvement programs to spur investment and strategic redevelopment in the target areas identified in the plan. Each of these agencies received additional technical assistance to ensure regulatory compliance.

The on-site technical assistance and monitoring visits for CDBG, ESG, HOME, and HOPWA all went well. The technical assistance visits were critical so that new agencies understand the full requirements of the grant programs; this was especially helpful for construction projects funded through the CDBG program. During the City's 2016-17 monitoring visit of ASSIST (detailed below), the City identified three issues that needed correction. The City will be following up with an onsite visit within the calendar year to ensure that progress continues to make on compliance.

Over the course of the program year, Salt Lake City enlisted the assistance of the Region VIII HUD offices to help address several issues that ultimately affected several local municipalities. The issues revolved around how ASSIST, Inc (a CDBG Subgrantee), budgeted for hard costs, soft costs and administrative expenses within their agency. The questions came

about as a result of a monitoring visit in a neighboring municipality, however, we took it as an opportunity to address this issue regionally. In the past, ASSIST would allocate costs to grantees based upon a budget and anticipated spread of hard cost funding. Ultimately this practice resulted in municipalities not bearing their fair share of program costs. Working with Region VIII, Salt Lake County, Taylorsville, West Jordan, South Jordan, West Valley and Sandy City, we were able to devise a solution that works best to appropriately allocate soft cost & administrative funding based upon actuals as opposed to projections. This action enabled the program to more fully comply with federal regulations and ensure that costs are eligible, reasonable, and accurate.

Each building improvement project received also additional technical assistance from HAND's Section 3/Labor Compliance staff person. Arranging a technical assistance visit specifically for labor is critical so that projects do not go over budget or past the contracted timeline. During these meetings performance measurements were also discussed so agencies would be better prepared to report beneficiary data throughout the funding year.

Technical assistance and monitoring visits revealed that in general, our agencies have well documented processes and are quick to contact the City when questions arise. Minor deficiencies were identified and agencies have worked quickly to adjust processes as necessary and move forward with stronger programs. These monitoring efforts were done in such a manner that HAND staff went on site to meet staff, review processes and make recommendations. This is done to assist the agency with meeting the Federal requirements. Any findings or concerns are included in the next risk assessment and are addressed at the next scheduled on-site monitoring review.

Technical Assistance provided by HUD throughout the program year included (1) guidance on working through the issues identified with ASSIST and (2) Public Service Building Improvement cost allocations.

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

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

The City encourages citizens to become active in their communities, providing feedback to the City about how their neighborhoods could be improved, how funding should be prioritized, and address safety concerns.

Community Development General Needs Hearing:

On October 27, 2015, 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 individuals attended the hearing. 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; increased opportunity within concentrated areas of poverty; the need for more affordable transportation options throughout the city. Information gathered at the public hearing was utilized to prioritize needs within the community.

City Council Public Hearing:

The Salt Lake City Council held a public hearing on March 15, 2016 to accept comment on proposed activities to be supported with CDBG, ESG, HOME, and HOPWA funding during funding year 2016-17. The City Council accepted public input from those who attended the public hearing and through written comments for those unable to attend in person. The City Council made its final funding decisions following review of the recommendations made by the citizen review boards and the Mayor, as well as the public hearing comments.

Funding recommendations by the citizen review boards, the Mayor and the Council took into account the ability of the applicants to meet the needs of the low and moderate income residents of the City, the amount of funds available for each of the federal grant programs, and the ability of proposed activities to meet the goals and objectives outlined in the City's 2015-2019 Consolidated Plan.

Limited English Proficiency Outreach and Community Invitation:

In an effort to broaden public participation and provide outreach to non-English speaking and very low-income residents in the preparation and development of these Plans and Reports, requests for public input were made at the Utah Housing Coalition and the Long Range Planning Committee meetings. The Utah Housing Coalition is a state-wide organization created to address affordable housing issues comprised of members from local governments, lending institutions, housing developers, faith-based organizations, housing advocates, real estate entities, public housing authorities, and community service organizations. The Long Range Planning Committee is a county-wide organization created to address the County's homeless issues and responsible for implementing the ten year plan to end chronic homelessness.

Notices are sent out on the Housing and Neighborhood Development's public distribution list, as well as posted on various City website pages, sent out as press releases through the Mayor's Office and physically posted in the Sorenson Unity Center (which is dedicated to a united approach with community partners and is located in the heart of the CDBG eligible area).

Citizens are notified of accessible parking spaces and building entrances. They are also made aware that reasonable accommodations for individuals with disabilities or those in need of language interpretation services can be provided if 48 hours notice is given by contacting Housing and Neighborhood Development, and a TDD service number is available for the hearing impaired.

Performance reports provided to the public:

The Consolidated Annual Performance and Evaluation Report (CAPER) for 2016-17 was made available for public review and comment from September 8 - September 22, 2016. Copies were located at Salt Lake City Corporation, 451 South State Street, in the Office of Community Affairs (Room 345) and in Housing and Neighborhood Development (Room 445) as well as posted on the City's official web site. A copy was also placed for public review at the Salt Lake City Public Library, Main Branch, located at 210 East 400 South in Salt Lake City.

The following IDIS reports (Appendix B) were made available for public review at the offices of Housing and Neighborhood Development, located at 451 South State Street, room 445:

- Summary of Accomplishments Report (C04PR23)
- Summary of Consolidated Plan Projects for Report Year 2016 (C04PR06)
- CDBG Financial Summary Report (C04PR26)
- CDBG Summary of Activities (C04PR03)
- CDBG Performance Measures Report (C04PR83)
- HOME Housing Performance Report (Grantee/PJ) (C04PR85)

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

This CAPER report closes out the second year of a five year consolidated plan period. As the City has reviewed its approved plan and associated goals and objectives. It is clear that the goals and objectives of the plan are still relevant and should not be changed at this time.

One change the City is continuing to evaluate is the expansion of the City’s economic development impact. Currently, the City uses CDBG funding to assist in a façade program within a specific geographical target area. To further facilitate economic development growth in these two RCAP/ECAP areas, the City may look to expand the economic development activities to include Microenterprise Assistance. This option may be explored as the success for the façade program reaches a penetration rate that indicates that the program has been successful. While this option may never happen, the City is open to the opportunity knowing that it will strengthen small businesses in this economically depressed area.

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

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

Each year, Salt Lake City arranges to do a file review and a physical onsite inspection of affordable rental housing. The property visited is determined by the HOME regulations in terms of affordability period and the funds invested in each property. For the 2016-2017 year, the City was required to conduct on-site inspections of three properties. The City conducted an assessment three six properties, listed below. The on-site inspection and monitoring included a review of how residents are selected, affirmative marketing plans, accessibility, lease agreements; client files for income certification, visual inspections, as well a review of the interior and exterior physical conditions, maintenance and upkeep of the premises.

Typically a minimum of ten percent of the files were monitored and inspected for each project. The properties that were monitored and inspected are as follows:

- Lowell Apartments 746 South 200 East
- Jefferson School Apartments 1099 South West Temple
- Jacob Apartments 303 East 600 South

The primary purpose of reviewing the tenant files was to ensure that both the tenant and property owner sign all required documents and to verify that income certifications are being done annually. Lease agreements were reviewed for compliance with HOME requirements, to ensure that tenants are income-eligible, and that income is properly documented. Finally, the City looks to ensure that rents being charged do not exceed program guidelines.

City staff also reviewed Fair Housing Marketing Plans that include all efforts for outreach with other nonprofit organizations, housing authorities and social service agencies to fill vacancies. Because the housing projects may serve special populations, the majority of prospective tenants are referred by agencies that provide case management for their clientele. Contact with referring agencies is done on a regular basis, or whenever a unit/apartment becomes vacant. On-site signage is also used for advertising and City staff ensures that signs include the Fair Housing and Equal Opportunity logos.

The primary purpose of doing an on-site inspection is to ensure that the physical property, including the buildings and rental units, are maintained according to Salt Lake City Residential Building Code and that the property is free of

hazards. All of this is in an effort to ensure that those residents living on these premises are housed in a clean, safe and decent living environment.

The City sends monitoring results within sixty days of the audit to the project owner. If issues arise that need to be addressed, the apartment owner is provided up to 120 days to bring the units into compliance. The length of time is dependent upon the severity of the issues identified. The City requires that the property owner submit a letter indicating that all findings have been addressed with proof of work completed. This may be in the form of maintenance work orders, invoices, payments, etc.

Utah Nonprofit Housing Corporation (UNPHC)

UNPHC owns and manages the following properties: Lowell Apartments and Jacob Apartments. All properties have access to the same computer programs and forms are uniform at each property. As in years past, UNPHC holds training meetings on a regular basis for their property managers. They also ensure that appropriate personnel attend federal award training to ensure compliance throughout their properties.

Lowell Tenant Files:

This property has eighty-one units. Of these units, nine fixed units include HOME funding. A total of nine files were randomly selected to be monitored and reviewed for consistency and accuracy with four of the files exhibiting compliance issues. One unit appeared to have misreported annual income for the time period 2010-2016. This file was also missing a 30 day notice of rent increases for 2011 and 2015. Another unit was missing a 30 day rent notice. After discussions with both the property manager and the compliance officer at UNPHC, Salt Lake staff were satisfied that corrective action for these units has been taken where possible, however, over the past several monitoring visits to Lowell, there seems to be a pattern of missing or incomplete documentation in the client files. These issues are related to staff inexperience and inconsistency. The new property management is maintaining files properly and efficiently. Going forward, Salt Lake City requested UNPHC to provide clear policies and procedures regarding file maintenance and compliance checks. This guide will be used at any future monitoring visits.

Lowell On-Site Inspection:

This building was inspected by Salt Lake City Housing & Neighborhood Development staff and a Building Enforcement officer. Physical inspections were completed on nine units and all common areas, with no significant deficiencies found.

Jacob Tenant Files:

Tenant files appeared to be complete and accurate. This property has twelve units, all of which are fixed and HOME funded. Four files were randomly selected to be monitored and reviewed for consistency and accuracy.

Jacob On-Site Inspection:

This building was inspected by Salt Lake City Housing & Neighborhood Development staff and a Building Enforcement officer. Physical inspections were completed on four units and all common areas. Civil Enforcement identified 9 issues on a Notice of Deficiencies report on May 30, 2017. UNPHC responded to these issues on July 5 and a final inspection to verify all issues had been addressed was completed in July 2017. All deficiencies have all been addressed. This property has completed its final year in its HOME term of affordability. While building deficiencies may be ongoing due to the age of the building, Civil Enforcement will continue to monitor this property to local code.

Jefferson School Apartments Tenant Files:

Tenant files appeared to be accurate and complete. This property has eighty-six units. Of these units, five fixed units include HOME funding. Five files were reviewed and determined to be compliant.

Jefferson School Apartments On-Site Inspection:

This building was inspected by Salt Lake City Housing & Neighborhood Development staff and a Building Enforcement officer. Physical inspections were completed on five units and all common areas, with no significant deficiencies found.

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

The City's affirmative marketing actions for informing the public, project owners and potential tenants about Federal fair housing laws include the following:

Salt Lake City is a member of the Utah Fair Housing Forum through which it coordinates activities with HUD's Regional Office of Fair Housing and Equal Opportunity and the Utah Antidiscrimination and Labor Division. To promote knowledge of fair housing laws among landlords and tenants, the City also supports and participates in the annual Education Conference and Trade Show sponsored by the Utah Fair Housing Forum and Utah Apartment Association. This is been an excellent opportunity for individuals, realtors, apartment owners, property managers, landlords and tenants to learn about Federal Fair Housing Laws.

The City's Housing and Neighborhood Development Division continues to be proactive in affirmative marketing actions by providing information and training at its annual workshop for sub-recipients to help them increase the awareness of their clients—many of whom are immigrants, minorities, and tenants—about fair housing laws.

Housing and Neighborhood Development's website also includes a fair housing page with a link to HUD's Housing Discrimination and Complaints website. This link provides citizens with the ability to file fair housing discrimination complaints on-line.

In recent months, Salt Lake City has been actively working with the local field office to remain updated on the Assessment of Fair Housing process. To date, this has included reviewing mapping data, evaluating AFH guidebook, and discussing the AFH community participation process.

Refer to IDIS reports to describe the amount and use of program income for projects, including the number of projects and owner and tenant characteristics.

In program year 16-17, Salt Lake City brought in a total of \$453,737 in Program Income. To date, \$724,326 (including \$270,588.51 on hand from the end of the 15-16) has been drawn from Salt Lake City HOME Program Income funds to support a total of fourteen projects. These projects include:

- New Development of Affordable Housing – .03% (1 project)
- Rehabilitation of Existing Housing .10% (1 project)
- First Time Homebuyer Assistance 72% (9 projects)
- Tenant Based Rental Assistance 28% (3 projects)

Owner and Tenant Characteristics

Of the eight projects funded, .03 % were new development, .10% were rehabilitation of existing housing, and 72% were first time homebuyer assistance. All activities served (or in the case of new development, marketed toward) households of 80% AMI or below. Three tenant-based rental assistance projects (or 28% of PI funded projects) were funded in part with HOME PI funds served homeless individuals at 0-30% AMI or below.

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

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

Salt Lake City utilized HOME funds to provide a wide range of activities including acquisition and rehabilitation/construction of affordable housing for homeownership, rehabilitation of existing homes, and providing direct rental assistance to low-income residents. HOME funding is targeted to households earning 0% to 80% AMI. In 2016-17, 90% of the funding went directly to create or preserve affordable housing, or provide rental assistance.

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

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

Table 14 – HOPWA Number of Households Served

Number of Households Served Through:	One-year Goal	Actual
Short-term rent, mortgage, and utility assistance payments	25	128
Tenant-based rental assistance	30	36
Units provided in transitional housing facilities developed, leased, or operated with HOPWA funds	3	3
Units provided in permanent housing facilities developed, leased, or operated with HOPWA funds	0	0
Total	58	167

Salt Lake City was able to advance each one-year goal under HOPWA funds beyond the initial expectations.

Salt Lake City provided STRMU/PHP assistance and case management to 128 low-income households/individuals who are HIV+ with an income less than 80% of AMI. These households and individuals assisted are in danger of losing their housing and/or are formerly homeless who do not qualify for rapid-rehousing funding. All of these households came through referrals from Clinic1A, Utah Aids Foundation, or other community partners. HOPWA applicants demonstrated that they were at-risk of homelessness or were homeless and did not have necessary alternative resources to overcome their housing crises. These funds targeted households with income less than 80% of AMI with at least one member reporting positive for HIV. Utah CAP, program administrator of the STRMU funds, has improved its coordination process with key HIV assistance agencies and is now able to provide services to a larger number of HIV clients.

The Housing Authority of Salt Lake County, administrator of TBRA funds, were able to assist 36 households, continuing to provide necessary housing rental assistance to current households, and expand the tenant based rental assistance program for people with HIV/AIDS and their families.

Salt Lake City, HOPWA partners and the State of Utah have worked to ensure that HOPWA clients are assisted with wrap around services. This year, HOPWA clients started to be input into HMIS for data tracking, service history and

analysis. Additionally, the community has committed to using the VI-SPDAT pre-screen survey, which helps prioritize access and services based upon medical vulnerability.

HOPWA partners continue to use client centered, holistic approach to providing case management through agencies such as Utah Aids Foundation, and Utah Community Action. Other partners include Clinic 1A, and Fourth Street Clinic. Those providing supportive services also help ensure that the clients are accessing proper housing services through the Housing Authority of the County of Salt Lake as well as Utah Community Action.

In the City HOPWA program, we are finding that there is not much movement off of a HOPWA voucher onto a more permanent housing voucher such as a housing choice voucher. So, on the occasion that a HOPWA voucher does become available in Utah, case managers work diligently to identify clients whose housing was unstable or non-existent, and providing appropriate wrap around services.

RECIPIENT INFORMATION

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

ESG CONTACT INFORMATION

Name: Melissa Jensen
 Position: Director Housing and Neighborhood Development
 Address: 451 South State Street, Rm 406, Salt Lake City, UT 84111
 Phone Number: 801-535-7966
 Email Address: Melissa.Jensen@slcgov.com

SECONDARY ESG CONTACT INFORMATION

Name: Jennifer Schumann
 Position: Capital Planning Manager
 Address: 451 South State Street, Rm 445, Salt Lake City, UT 84111
 Phone Number: 801-535-7276
 Email Address: Jennifer.Schumann@slcgov.com

PROGRAM YEAR

July 1, 2016 – June 30, 2017

SUBGRANTEES THAT RECEIVED AN ESG AWARD

NAME	CITY	STATE	ZIP CODE	DUNS	DV PROVIDER	ORGANIZATION TYPE	AWARD AMOUNT
CCS - Weigand Center	Salt Lake	Utah	84102	931158772	N	Faith Based Non-Profit Agency	\$20,000
Community Action Program	Salt Lake	Utah	84101	144483377	N	Non-Profit Agency	\$22,000
Salt Lake City	Salt Lake	Utah	84111	72957822	N	Unit of Govt	\$18,666
The Road Home	Salt Lake	Utah	84101	613496802	N	Non-Profit Agency	\$87,198
The Road Home	Salt Lake	Utah	84101	613496802	N	Non-Profit Agency	\$68,065
Volunteers of America	Salt Lake	Utah	84115	931851265	N	Non-Profit Agency	\$50,000
YWCA of Utah	Salt Lake	Utah	84111	730008047	Y	Non-Profit Agency	\$26,050

CR-65 ESG PERSONS ASSISTED

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

IDENTIFY PERSONS SERVED UTILIZING EMERGENCY SOLUTIONS GRANT FUNDING

PERSONS SERVED

Type of Person Served	Output Number of Persons
Adults	5494
Children	491
Don't Know/ Refused/ Other	1
Missing Information	0
Total	5986

PERSONS SERVED BY GENDER FOR ALL ACTIVITIES

Gender	Output Number of Persons
Male	3903
Female	2046
Transgender	22
Don't Know/ Refused/ Other	5
Missing Information	10
Total	5986

PERSONS SERVED BY AGE FOR ALL ACTIVITIES

Age	Output Number of Persons
Under 18	491
18 years – 24 years	693
25 years and over	4801
Don't Know/ Refused/ Other	1
Missing Information	
Total	5986

PERSONS SERVED BY RACE

Race	ESG
White	4150
Black or African American	741
Asian	93
American Indian or American Native	421
Native Hawaiian or Other Pacific Islander	91
Multiple Races	282
Don't Know/Refused	44
Information Missing	164
Total	5986
Hispanic	1385
Not Hispanic	4442

SHELTER UTILITZATION

Shelter Utilization	Output Number of Bed Nights
New Units – Rehabbed	0
New Units – Conversion	0
Number of Bed Nights Available	442,820
Number of Bed Nights Provided	369,537
Capacity Utilization	83.45%

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

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

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

CR-75 ESG EXPENDITURES

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

CDBG E

ESG EXPENDITURES FOR HOMELESS PREVENTION ACTIVITIES

Activity	2012-13	2013-14	2014-15	2015-16	2016-17
Rental Assistance	\$11,700	\$6,440	\$4,560	\$67,980	\$22,000
Housing Relocation & Stabilization Services: Financial Assistance	0	0	0	0	0
Housing Relocation & Stabilization Services: Services	\$2,300	\$4,560	\$5,593	0	0
Homeless Prevention	0	0	0	0	0
Total	\$14,000	\$11,000	\$10,153	\$67,980	\$22,000

ESG EXPENDITURES FOR RAPID RE-HOUSING ACTIVITIES

Activity	2012-13	2013-14	2014-15	2015-16	2016-17
Rental Assistance	\$61,493	\$66,850	\$92,929	87,695	\$87,198
Housing Relocation & Stabilization Services: Financial Assistance	0	0	0	0	0
Housing Relocation & Stabilization Services: Services	\$24,994	\$28,650	0	0	0
Homeless Prevention	0	0	0	0	0
Total	\$86,487	\$95,500	\$92,929	\$87,695	\$87,198

ESG EXPENDITURES FOR EMERGENCY SHELTER

Activity	2012-13	2013-14	2014-15	2015-16	2016-17
Essential Services	0	0	0	0	0
Operations	\$163,748	\$113,923	\$143,323	\$143,323	\$164,115
Renovation	0	0	0	0	0
Major Rehab	0	0	0	0	0
Conversion	0	0	0	0	0
Total	\$163,748	\$113,923	\$143,323	\$143,323	\$164,115

OTHER GRANT EXPENDITURES

Activity	2012-13	2013-14	2014-15	2015-16	2016-17
HMIS	0	0	0	0	0
Administration	0	\$17,536	\$17,537	\$17,537	\$18,666
Street Outreach	0	0	0	\$11,132	0
Total	0	\$17,536	\$17,537	\$28,669	\$18,666

TOTAL ESG GRANT FUNDS EXPENDED

Total Funds Expended	2012-13	2013-14	2014-15	2015-16	2016-17
\$773,653	\$264,235	\$237,959	\$263,942	\$327,667	\$290,866

ESG MATCH SOURCE

Funding Source	2012-13	2013-14	2014-15	2015-16	2016-17
Other Non-ESG HUD Funds	0	\$18,923	0	0	0
Other Federal Funds	0	\$139,500	\$103,082	\$73,678	\$109,198
State Government	\$9,000	0	0		0
Local Government	0	\$71,120	\$20,000	\$20,000	0
Private Funds	\$352,169	\$5,880	\$100,323	\$200,000	\$138,065
Other	0	\$5,147	\$23,474	\$47,000	0
Fees	0	0	0	0	\$26,050
Program Income	0	0	\$7,517	0	0
Total Match Amount	\$361,169	\$240,570	\$254,396	\$340,678	\$273,313

TOTAL AMOUNT OF FUNDS EXPENDED ON ESG ACTIVITIES

Total Funds Expended	2012-13	2013-14	2014-15	2015-16	2016-17
\$1,629,788	\$625,404	\$478,529	\$525,855	\$650,781	\$564,179