

SALT LAKE CITY
2005-06 ACTION PLAN

***Community Development Block Grant
HOME Investment Partnerships
American Dream Downpayment Initiative
Housing Opportunities for Persons With AIDS
Emergency Shelter Grant***



Department of Community Development
Housing and Neighborhood Development Division

Salt Lake City, Utah
DUNS # 07-295-7822

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ACKNOWLEDGEMENTS

Mayor

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City Council

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District Two	Van Turner
District Three	K. Eric Jergensen
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RESOURCES

This section describes the resources expected to be available to address priority needs and specific objectives identified in the Salt Lake City 2005-2010 Consolidated Plan.

A. Federal Resources

HUD resources available to Salt Lake City for 2005-06 are:

Federal funds and related program funds available for 2005-06	Amounts
• Community Development Block Grant (CDBG) – 31 st Year	4,649,907
• HOME Investment Partnerships Act – 14 th Year	1,373,848
• Emergency Shelter Grant (ESG) – 16 th Year	178,884
• Housing Opportunities for Persons With AIDS (HOPWA) – 5 th Year	354,000
• Reallocated CDBG funds from prior years	378,138
• Reallocated HOME funds from prior years	14,015
• Reallocated ESG funds from prior years	234
• Reallocated HOPWA funds from prior years	68,687
• American Dream Downpayment Initiative (ADDI) – 3 rd Year	54,792
Total HUD Grant Funds Allocated:	\$7,072,505

Other federal resources available include, but are not limited to:

Housing Choice Vouchers, Public Housing Operating Funds, Supportive Housing Rental Assistance, Housing Search Assistance Program, Housing Authority Capital Fund program, ROSS Grant Self Sufficiency, Social Services Block Grant, Continuum of Care grants (Shelter Plus Care and Supportive Housing Programs), Community Services Block Grant, Comprehensive Grant Program, Homeland Security Agency grants, Economic Development Administration grant, Health & Human Services Refugee Youth and Family Consortium grant, Department of Education grant, and various U. S. Department of Justice grants including Local Law Enforcement Block Grant, Office of Community Policing, Drug Free Communities, and Methamphetamine Initiative. The City also administers the Department of Justice Weed and Seed program site, which includes three neighborhoods in the CDBG target area.

B. Other Resources

1. Salt Lake City Resources

Salt Lake City utilizes a variety of funding sources and tools to accomplish housing and community development goals outlined in the Consolidated Plan:

- City resources available for housing include the Salt Lake City **Housing Trust Fund**, which has a balance of \$2.682 million. The **RDA Housing Trust Fund** has a balance of \$650,987. These funds will continue to provide assistance to developers to facilitate the rehabilitation or construction of affordable housing units.

- The City's **General Fund** includes operational funding for programs and projects that are complementary to community development programs such as crime prevention, parks, recreation and public facilities.
- The City's **Capital Improvements Program (CIP) Fund** will be utilized for infrastructure improvements that meet the needs of City residents. This fund is used for physical facilities such as streets, parks, and public buildings by using City General Funds, through a prioritization process. The CIP is a comprehensive schedule of capital projects planned for completion in future years and includes acquisition, construction, and improvement or expansion of public facilities. Funds are typically spent on such improvements as park renovations, ADA ramps and corner repairs, traffic calming, playground safety and ADA compliance, local street reconstruction, street lighting, traffic signal upgrades, and pedestrian/bike path development.
- In addition to the CIP Fund that utilizes General Fund revenues, the City's five **Enterprise Funds** propose improvements in their physical facilities, which will benefit residents in 2005-06. These funds are: Airport, Golf, Water, Sewer and Storm Water.
- The City **Redevelopment Agency (RDA)** has designated eight project areas, all of which are located entirely in the CDBG-income eligible areas. The RDA offers some grants for improvements to structures in these projects areas. It also offers various kinds of loan programs in one or more project areas to encourage business, environmental and housing renovation, conversion and acquisition.
- On occasion, the City enters into debt financing through the **Municipal Building Authority** to construct new facilities. One major facility recently opened is the Pioneer Precinct police building located on the City's westside, which is a CDBG eligible area.
- The City also administers the **Small Business Revolving Loan Fund** that makes loans up to \$100,000 to businesses currently located in Salt Lake City to foster commercial and industrial diversity by enhancing business opportunities, providing employment, and promoting neighborhood revitalization. The fund has a current balance of \$1.3 million available to assist small businesses throughout the City. The City is a funding partner of the Utah Microenterprise Loan Fund which also assists small businesses located in Salt Lake City.
- Another program operated by the City is the **Neighborhood Matching Grant** Program funded by the General Fund. This program provides up to \$5,000 in matching funds to citizen groups for neighborhood improvement projects. The groups must match the grant funds on a dollar-for-dollar basis with cash, volunteer labor, materials, professional services or a combination of sources. Projects must provide permanent, physical improvements to neighborhoods, be located on public property and be approved by the local community council. Funds can be used for projects such as tree plantings, community gardens and decorative streetlights. During 2005-06, \$352,000 is available for these community-initiated projects.

2. *Private Resources*

In order to stretch federal resources to the maximum extent possible, subgrantees conduct fund-raising activities, and apply for and obtain other funds from other sources such as private foundations and corporations. Nonprofit agencies that receive funds provide appropriate match for HOME and ESG grants. The City also partners with many of these foundations, corporations and private donors for community development. The City participates in a bank pool that helps finance affordable housing development. Salt Lake City will continue to identify other sources of funding to accomplish the goals and objectives identified in the Consolidated Plan.

3. *Utah State Resources*

State resources used within Salt Lake City for community development, housing and homeless needs include the State Homeless Trust Fund, the Olene Walker Housing Trust Fund, the Utah Housing Corporation, Utah Commission on Criminal and Juvenile Justice, Office of Crime Victim Reparations, Department of Public Safety, Project Safe Neighborhood, Community and Economic Development and the State Critical Needs Housing Fund. In addition, state Class C road funds will be used to reconstruct portions of city streets.

C. HOME Match Requirements

The match requirements for all subgrantees will be accomplished by leveraging federal funds with donations made by various local foundations and organizations. Each applicant was required to describe the source of the required match in their application for funding.

D. ESG Match Requirements

Emergency Shelter Grant subgrantees are required by contract to provide an additional amount equal to the ESG allotment (1 to 1 match) from in-house sources or private contributions as the required match for the grant.

Subgrantee	Amount	Source of Match
CCS - Marillac House	\$5,000	Private foundation grant & Diocese funds
CCS - St. Mary's Home for Men	5,000	Private foundation grant & contributions
CCS – Weigand Resource Center	5,000	United Way grant
Salt Lake Community Action Program	15,000	Client fees, churches, in-house funds
Odyssey House	7,000	Private foundation grant
The Road Home	90,000	Private grant
Utah Alcoholism Foundation	5,000	Private foundations & Episcopal Diocese
Valley Mental Health	20,000	Private Valley Foundation grant
YWCA	27,118	United Way grant

ACTIVITIES

A. GRANT FUNDED ACTIVITIES FOR 2005-06

Each project proposed for 2005-06 is described in Appendix C, in the following order: CDBG, HOME and ADDI, HOPWA and ESG. Summaries are provided in the following sections.

B. SUMMARY OF PRIORITIES AND OBJECTIVES ADDRESSED

The 2005-2010 Consolidated Plan establishes four priority needs categories:

- Housing
- Homeless and Homeless Prevention
- Public Service
- Community Development

Each priority will be addressed by one or more of the five HUD grants received by Salt Lake City: CDBG, HOME, ADDI, HOPWA, and ESG. All housing, homeless, public service and community development goals use 2005-2006 funding allocations for the Community Development Block Grant, Home Investment Partnerships, Emergency Shelter Grant, Housing Opportunities for Persons with AIDS, and American Dream Downpayment Initiative programs. Any decrease in funding will negatively impact Salt Lake City's ability to reach these goals and the goals will be modified each year based on the funding provided by the federal government.

1. *Housing Goals*

- H-1 Use CDBG funds to provide emergency home repairs to 1,250 households over five years.
- H-2 Use CDBG and HOME funds to rehabilitate 555 homeowner or rental housing units over five years.
- H-3 Use CDBG, HOME and ADDI funds to provide 200 grants to eligible first time homebuyers over five years.
- H-4 Use HOME and CDBG to construct or rehabilitate 160 homes for first time homebuyers over five years.
- H-5 Use HOPWA funds to provide long-term rental assistance, short-term emergency rental/mortgage assistance, deposits and utility assistance for 200 persons with HIV/AIDS and/or their families over five years.
- H-6 Use CDBG funds to encourage the development of affordable rental housing.

CDBG

Housing Activities to be funded in 2005-06	Amount	Objective
Housing and Neighborhood Development (HAND) – Housing rehabilitation loans	\$38,514	H-2
HAND Housing administration	561,486	H-2,H-3 H-4
ASSIST – Emergency Home Repair Program	350,000	H-1
Neighborhood Housing Services - Revolving Loan Fund	100,000	H-2
Community Development Corp. – Administrative support	70,000	H-2,H-3
Community Development Corp. – Property acquisition & rehab.	75,000	H-2
LifeCare (SHHIP) – Critical Home Repair Project	76,000	H-1
HAND - Housing Match Fund – Project development	75,000	H-6

HOME

Housing Activities to be funded in 2005-06	Amount	Objective
Neighborhood Housing Services – CHDO – Housing development	\$370,479	H-4
HAND – Housing rehabilitation programs	570,000	H-2, H-3, H-4
Community Development Corp. – Own in Salt Lake first-time home buyer assistance	135,000	H-3
Utah Nonprofit Housing Corp. – Rio Grande renovation	30,000	H-2

ADDI

Housing Activities to be funded in 2005-06	Amount	Objective
Housing Authority of Salt Lake City – homebuyer assistance	\$14,792	H-3
Neighborhood Housing Services - homebuyer assistance	25,000	H-3
HAND - homebuyer assistance	15,000	H-3

HOPWA

Housing Activities to be funded in 2005-06	Amount	Objective
Housing Authority of Salt Lake City – Rental assistance & admin.	\$146,467	H-5
Robert Willey Apartments – Rental assistance	19,500	H-5
West Valley Housing Authority – Rental assistance & admin.	30,600	H-5
Multi-Ethnic Development Corp. – Housing assistance & admin.	5,000	H-5
Housing Authority of SL County – Rental assistance & admin.	38,500	H-5
Kenyon Consulting – Consulting for HOPWA 3-county area	7,000	H-5

2. Homeless and Homeless Prevention Goals

- HL-1 Allocate all ESG funds to programs that provide services to the homeless population and/or homeless prevention programs that will assist 5,000 persons over five years.
- HL-2 Allocate HOPWA funds to assist 625 persons with HIV/AIDS from becoming homeless over five years.
- HL-3 Use HOME funds to assist up to 350 households with tenant-based rental assistance over five years to help prevent homelessness.

ESG

Homeless Activities to be funded in 2005-06	Amount	Objective
Catholic Community Services – Marillac House – operational support	\$5,000	HL-1
Catholic Community Services – St. Mary’s Home for Men – operational support	5,000	HL-1
Catholic Community Services – Weigand Resource Center – operational support	5,000	HL-1
Community Action Program – Emergency Housing Assistance – homeless prevention	15,000	HL-1
Odyssey House – Women & Children’s Program – operational support	7,000	HL-1
The Road Home – operational support	90,000	HL-1
Utah Alcoholism Foundation – essential services (case management)	5,000	HL-1
Valley Mental Health – Safe Haven – operational support	20,000	HL-1
YWCA – Residential Self-Sufficiency Program – operational support	27,118	HL-1

HOPWA

Homeless Activities to be funded in 2005-06	Amount	Objective
Community Action Program – Housing assistance & administration	\$150,000	HL-2

HOME

Homeless Activities to be funded in 2005-06	Amount	Objective
Salt Lake Community Action Program – TBRA	\$70,000	HL-3
The Road Home – TBRA	75,000	HL-3

3. **Public Service Goals**

PS-1 Allocate 15% of our CDBG to public service programs that provide services targeted to low-income persons. This includes programs which deal with counseling, crime prevention, home security programs, high-risk poverty-level children, minor home repairs, food banks and pantries, community gardens, abused children, educational programs, community health centers, substance abuse programs, victims of domestic violence, and homeless and homeless prevention. **A portion of these funds will assist non-profit organizations that provide homeless and homeless prevention programs as well as housing programs.**

PS-2 Provide assistance with supportive services that are directly related to housing issues and operating costs for housing that will serve 750 persons with HIV/AIDS and/or their families over five years.

CDBG

Public Service Activities to be funded in 2005-06	Amount	Objective
Boys & Girls Club - Youth With A Voice – administrative support	\$15,000	PS-1
Boys and Girls Club – Capital West - administrative support	30,000	PS-1
Community Action Program – NW Emergency Food Pantry - admin.	25,000	PS-1
Community Action Program– Tenant Maintenance Project - admin.	11,000	PS-1
Community Health Centers – administrative support	90,000	PS-1
Community Services Council – Utah Food Bank – semi-tractor	7,486	PS-1
Crossroads Urban Center – Emergency Food Pantry - admin.	16,000	PS-1
English Skills Learning Center – administrative support	5,000	PS-1
Family Support Center – Crisis Nursery - administrative support	10,000	PS-1
Guadalupe Center – Early Learning Center – administrative support	45,000	PS-1
Kostopoulos Dream Foundation – Summer Camp – admin. support	5,000	PS-1
Legal Aid Society of Salt Lake – administrative support	10,000	PS-1
Literacy Action Center – administrative support	2,000	PS-1
People Helping People – administrative support	5,000	PS-1
Rape Recovery Center – Crisis Intervention Services – admin.	35,000	PS-1
Salt Lake City Police– Crime Prevention programs	40,000	PS-1
Salt Lake City Police – Mobile Neighborhood Watch	5,000	PS-1
Somali Community Development – administrative support	5,000	PS-1
Valley Mental Health – administrative support	10,000	PS-1
Wasatch Community Gardens – Youth & Community Gardens – administrative support	5,000	PS-1
YWCA – Crisis Shelter - administrative support	35,000	PS-1
Community Action Program – Housing Outreach Rental Program	30,000	PS-1
Utah Nonprofit Housing Corporation – Administrative support	25,000	PS-1
Catholic Community Services – Weigand Resource Center – operations	45,000	PS-1
Donated Dental – administrative support	30,000	PS-1
The Road Home – Community Shelter for homeless individuals & families – administrative support	126,000	PS-1
Wasatch Homeless Health Care – 4 th St. Clinic admin. support	20,000	PS-1
YMCA – After school and summer enrichment program – admin.	10,000	PS-1

HOPWA

Public Service Activities to be funded in 2005-06	Amount	Objective
Utah AIDS Foundation – Support services and administration	\$15,000	PS-2

4. **Community Development Goals**

- CD-1 Design five street projects in eligible areas over five years.
- CD-2 Construct five street improvement projects, including but not limited to median islands, landscaping, irrigation, sidewalk, curb, gutter, and street reconstruction over five years.
- CD-3 Construct 250 physically accessible street corner ramps throughout the City in eligible areas over five years.
- CD-4 Replace 30,000 square feet of cracked and displaced sidewalk in eligible areas over five years.
- CD-5 Construct ADA improvement projects to five City parks, parkways or trails in eligible areas, to include but not limited to curb cuts, ramps and sidewalks over five years.
- CD-6 Make ADA facility improvements to five City parks and parkways in eligible areas, to provide accessibility to playgrounds and restrooms as defined by ADA over five years.
- CD-7 Improve ten parks in eligible areas, including but not limited to automatic irrigation systems, soccer fields, security lighting, tree planting, skateboard areas, landscaping, playground equipment, baseball and softball diamonds, and tennis courts over five years.
- CD-8 Five planning projects in eligible areas, to include but not limited to the preparation of community master plans and national historic nominations over five years.
- CD-9 Two art projects in eligible City parks, facilities or neighborhoods, such as decorative pavements, railings, sculptures, fountains, murals and other works of art.
- CD-10 Twenty-five building improvements over five years for facilities that provide public services to low income and limited clientele clients. Projects will be selected on an as-needed basis and will vary in nature from rehabilitation, conversion, repairs, carpeting, and equipment to accessibility projects.

CDBG

Comm. Development Activities to be funded in 2005-06	Amount	Objective
Redwood Dr. / Dale St. street reconstruction, design only	\$56,000	CD-1
Fremont/Remington Way street reconstruction	372,000	CD-2
ADA physical access ramps – citywide in eligible areas	304,558	CD-3
Sidewalk replacement – citywide in eligible areas	300,000	CD-4
ADA park improvements in eligible parks	100,000	CD-5
Jordan River trail security lighting (2100 South to 1800 South)	125,000	CD-7
Riverside Park – streetscape	71,500	CD-7
Skate park design at Rosewood Park	45,000	CD-7
Van Ness playground	80,000	CD-6
Baseball facilities at Sherwood Park	14,500	CD-7
TreeUtah tree planting	5,000	CD-7
Liberty Wells Community street lights – design & engineering (conditional on formation of SID)	190,000	CD-1
Percent for Art program	6,000	CD-2

Comm. Development Activities to be funded in 2005-06	Amount	Objective
CDBG Contingency (capital)	\$25,000	CD-2, CD-7
Boys & Girls Club – Capitol West exterior paint	15,000	CD-10
Centro Civico Mexicano – Kitchen & bath renovation	36,100	CD-10
CAP Matheson Head Start – windows	107,400	CD-10
Catholic Community Services – Park lot renovation at admin. offices	9,900	CD-10
Comm. Services Council – Utah Food Bank – electrical generator	62,982	CD-10
HAND – Emergency Repair Fund	10,000	CD-10
Neighborhood House – Driveway/dock rehabilitation, waste interceptor	17,300	CD-10
Salvation Army – Kitchen equipment, interior rehab, dock rehab.	60,000	CD-10
Utah Alcoholism Foundation – Treatment center sink, sanitizer, carpet	27,723	CD-10
Volunteers of America – Adult Detox Center – HVAC, laundry room rehab, fire sprinkler system, windows & security doors, washer/dryer	118,000	CD-10
Odyssey House – Boiler & windows facility improvements	59,400	CD-10
Sara Daft Home – Exterior improvements	8,000	CD-10
Utah Alcoholism Foundation – Douglas Street facility improvements	3,400	CD-10
Utah Alcoholism Foundation – I Street facility improvements	16,975	CD-10
Utah Alcoholism Foundation – Tenth East facility bath rehab	5,500	CD-10
Catholic Comm. Services - St. Vincent de Paul – Kitchen equipment	19,600	CD-10

6. Administration Expenses

These expenses are for City staff salaries, benefits, supplies, equipment, and overhead related to administering the five HUD grants.

Administration Activities to be funded in 2005-06	Grant	Amount
HAND HOPWA program administration	HOPWA	\$10,620
HAND HOME grant administration	HOME	137,384
SLC Neighborhood Self-Help Grant – community council support	CDBG	10,000
CDBG grant administration	CDBG	702,721

C. Proposed Activities Meeting Priority Needs

1. Community Development Block Grant (CDBG)

The City will receive \$4,649,907 in CDBG funds for fiscal year 2005-06, a 5% decrease from 2004-05. Reallocated CDBG funds of \$378,138 will be brought forward and used for projects during the 31st Year. For 2005-06, the City will allocate 100% of its CDBG funds for the low- and moderate-income benefit.

During the public application phase, the City advertised for applications and encouraged faith-based organizations to apply. The City received 105 applications requesting a total of \$11,307,796 in CDBG funds, which included five applications from faith-based organizations. An Open House was held January 10, 2005 where residents of the City reviewed displays by the various CDBG applicants and voted their preferences for projects. The Community Development Advisory Committee, an appointed citizen committee, reviewed the applications individually and collectively using a ranking process, reviewed the Open House rankings, and recommended total or partial funding for 65 projects. The Mayor reviewed the applications and CDAC's recommendations and made his own recommendations for funding 75 projects to the City Council. The Council held a public hearing on March 15, 2005 where 52 residents and applicants expressed their views. The Council then reviewed the applications at two work sessions and voted unanimously to approve the 72 funded projects as outlined elsewhere in this report, with all five faith-based applications receiving funding. These projects reflect City Council priorities: maximizing the 15% allotment going toward public services; funding construction of street projects that have been designed in the past using CDBG funds; funding park projects; and promoting housing development.

Consolidated Plan Priorities

The CDBG projects were allocated into the following Consolidated Plan priorities:

Consolidated Plan Categories	Amount Allocated	Percent of Total
Housing Activities	\$1,346,000	26.8%
Homeless Activities	0	0
Public Services	697,486	13.9
Community Development Activities	2,271,838	45.1
Administration Activities	712,721	14.2
Total	5,028,045	100

Approved CDBG projects are meeting the four of five housing goals of first time homebuyer assistance, emergency home repairs, rehabilitating housing units for existing owners and rehabilitating homes for first time homebuyers and managing housing units.

The City is allocating the 15% maximum of the grant award (\$697,486) toward public service projects, **some of which serve homeless and housing priorities as well.**

Approved CDBG projects are accomplishing the community development goals outlined in the Consolidated Plan: street and sidewalk improvements, park improvements and development, and building improvements for nonprofits who serve low/moderate income clients.

These allocations meet high priority needs as identified in the 2005-2010 Consolidated Plan of homeowner assistance, neighborhood facilities, parks and recreation facilities, street and sidewalk improvements, handicapped services, crime awareness, youth centers and services.

2. HOME Investment Partnerships

Salt Lake City will receive \$1,373,848 in HOME funds for fiscal year 2005-2006 and will reallocate \$14,015 from previous years for a total of \$1,387,863 in available HOME funding. Salt Lake City received a total of eight applications from six organizations, totaling \$2,008,635.

All requests for funding were reviewed by the Housing Trust Fund Advisory Board on December 9, 2004. The recommendations for funding made by the Board were forwarded to the Mayor and the City Council for their consideration. Evaluation criteria used by the Board included past performance, housing development and management experience, timeliness relative to drawing down approved funds from previous years, and the number of people proposed to be assisted by each program.

The Salt Lake City Council approved funding for the following projects/programs:

HOME Funded Projects

ORGANIZATION/ CONPLAN GOAL	PROJECT/PROGRAM	AMOUNT FUNDED	PROPOSED OUTPUTS	PROPOSED OUTCOMES
Community Action Program HL-3	Tenant based rental assistance	\$70,000	30 households	Provide housing security and improve living condition
Community Development Corporation H-3	Down payment assistance	\$135,000	75 households	Increase home ownership opportunity
Neighborhood Housing Services H-4	Property acquisition & affordable housing development	\$370,479	150 households	Neighborhood revitalization and improve City's housing stock
Salt Lake City Housing & Neighborhood Development H-2, H-3, H-4	Housing rehab, and First Time Homebuyer Assistance	\$570,000	110 rehabs 30 FTHB	Increase home ownership opportunity and improve housing stock
The Road Home HL-3	Tenant based rental assistance	\$75,000	30-35 households	Provide housing security and improve living condition
Utah Nonprofit Housing Corporation H-2	Renovation of the Rio Grande SRO project	\$30,000	49 rental units	Preserve existing low- income housing stock

Fifteen percent of HOME funds the city receives will be set aside for Community Housing Development Corporations (CHDO). Salt Lake Neighborhood Housing Services and Utah Nonprofit Housing Corporation are both certified with Salt Lake City as CHDO organizations and both organizations applied for 2005-2006 funding. The fifteen percent CHDO requirement for 2005-2006 for Salt Lake City is \$206,077 and was awarded to **Salt Lake Neighborhood Housing Services** to target and acquire boarded and vacant properties in their west side target areas and develop them into affordable housing for those earning 80% of area median income or less.

The match requirements for all subgrantees will be accomplished by leveraging federal funds with donations made by various local foundations and organizations. Each applicant was required to describe the source of the required match in their application for funding.

The Salt Lake City Council determined last year that difficult economic and employment conditions in Salt Lake City warranted the utilization of HOME funds for tenant-based rental assistance in an effort to reduce the number of families who currently are, or may become, homeless due to loss of employment or prohibitive medical expenses. Through the use of tenant-based rental assistance funds, families can be moved out of the city's homeless shelter and into permanent housing with continued support until permanent federal subsidies can be obtained. Tenant-based rental assistance can reduce the length of time a family spends in the homeless shelter by 18-24 months and will ensure they pay no more than 30% of their income for rent. Families threatened with the loss of housing will also be able to benefit from a tenant-based rental assistance program if potential homelessness is prevented.

The Salt Lake City Council approved \$75,000 in funding for **The Road Home**, the local homeless shelter, and \$70,000 in funding for the **Community Action Program (CAP)** for tenant-based rental assistance from the City's 2005-2006 HOME allocation. Funding will only be approved for use in housing projects containing three or more units that are licensed by Salt Lake City in order to ensure decent, safe and sanitary housing conditions exist for those utilizing these funds. It is anticipated the \$145,000 awarded to The Road Home and CAP will provide rental housing assistance to approximately 65 households. Supportive services including tenant/landlord mediation, tenant maintenance training, and money management workshops, will be provided to each family through other funding sources to leverage the tenant-based rental assistance funds and to ensure the families utilizing those funds experience the highest level of success possible. Subrecipients receiving Salt Lake City HOME funds for tenant-based rental assistance will be required to track their clients to verify eligibility and ensure appropriate case management support is offered and utilized in order to adequately facilitate all clients in their move toward self-reliance.

The **Community Development Corporation** and **Salt Lake City Housing and Neighborhood Development Division** were awarded funding for down payment assistance programs and closing costs for first time home buyers. **Housing and Neighborhood Development** was also awarded funding for their housing rehabilitation and financial services programs.

Utah Nonprofit Housing Corporation was awarded funding for exterior renovation of the Rio Grande SRO project and to update carpeting and interior furnishings. The Rio Grande is an affordable housing project containing 49 units of transitional housing for individuals with incomes at 45% or area median income or lower and many whose incomes are 20% of the area median income.

3. **American Dream Downpayment Initiative (ADDI)**

Salt Lake City will receive \$54,792 for FY 2005-06 in ADDI funds. Salt Lake City received a total of four applications from four organizations, totaling \$265,000. All requests for funding were reviewed by the Housing Trust Fund Advisory Board on December 9, 2004. The recommendations for funding made by the Board were forwarded to the Mayor and the City Council for their consideration. Since the ADDI program is a new program and historical information on number of people served and how well organizations utilize approved funding is not yet available, the Board based their funding recommendations on the number of people proposed to be assisted by each organization and which programs would assist those clients with the greatest need for housing.

Salt Lake City communicated with local community council groups, nonprofit and for profit organizations, and housing organizations through mailings and community council meetings to ensure adequate outreach and educational efforts relative to the new ADDI program. Special emphasis was placed on ensuring that outreach efforts were geared toward residents and tenants of public and manufactured housing projects as well as families being assisted by public housing agencies. Training will be held for all subrecipients of ADDI funds to educate them on the ADDI program requirements. Subrecipients who are awarded ADDI funds will be required to maintain detailed records demonstrating recipient income and documentation that each recipient qualifies as a first time home buyer as well as the suitability of families receiving ADDI assistance to undertake and maintain the responsibilities associated with homeownership such as educational programs and housing counseling.

Consolidated Plan Priorities

The Salt Lake City Council approved funding for the following projects/programs:

ORGANIZATION/ CONPLAN GOAL	PROJECT/PROGRAM	AMOUNT FUNDED	PROPOSED OUTPUTS	PROPOSED OUTCOMES
Housing Authority of Salt Lake City H-3	Down payment assistance and housing rehabilitation	\$14,792	1-2 households	Increase home ownership opportunity and improve housing stock
Neighborhood Housing Services H-3	Down payment assistance and first mortgage interest subsidies	\$25,000	10-12 households	Increase home ownership opportunity
Salt Lake City Housing and Neighborhood Development H-3	Down payment assistance	\$15,000	3 households	Increase home ownership opportunity

4. **Emergency Shelter Grant (ESG)**

Salt Lake City will receive \$178,884 in Emergency Shelter Grant funds for fiscal year 2005-06 a slight decrease from 2004-05. The City will carry forward an additional \$234, for a total of \$179,118. The City received nine applications requesting a total of \$200,000, including three from faith-based organizations. A citizen committee, the Community Development Advisory Committee, reviewed the applications individually and collectively using a ranking process and recommended total or partial funding for all nine projects. The Mayor then reviewed the

applications and CDAC's recommendations and made his own recommendations for the nine applications to the City Council. The Council held a public hearing where residents and applicants expressed their views. The Council then reviewed the applications at two work sessions and voted unanimously to approve nine projects as outlined elsewhere in this report, which included all three projects sponsored by faith-based organizations.

Homeless Activities to be funded in 2005-06	Amount	Objective
Catholic Community Services – Marillac House – operational support	5,000	HL-1
Catholic Community Services – St. Mary's Home for Men – operational support	5,000	HL-1
Catholic Community Services – Weigand Resource Center – operational support	5,000	HL-1
Community Action Program – Emergency Housing Assistance – homeless prevention	15,000	HL-1
Odyssey House – Women & Children's Program – operational support	7,000	HL-1
The Road Home – operational support	90,000	HL-1
Utah Alcoholism Foundation – essential services (case management)	5,000	HL-1
Valley Mental Health – Safe Haven – operational support	20,000	HL-1
YWCA – Residential Self-Sufficiency Program – operational support	27,118	HL-1
TOTAL	\$179,118	

5. Housing Opportunities for Persons With AIDS

Salt Lake City Corporation will receive \$354,000 in HOPWA funds for the fiscal year 2005-2006. These funds have been allocated to Salt Lake City to provide service in the Salt Lake City MSA. This includes all of Salt Lake, Summit and Tooele Counties. This is the fifth year Salt Lake City has received funding and the second year for this specific area. In July 2004, applications were solicited through a developed mailing list of organizations that provide housing and supportive service assistance to persons living with HIV/AIDS and their families within the Metropolitan Statistical Area (MSA).

The City received nine applications, requesting a total of \$532,148. The Housing Trust Fund Advisory Board and a combined committee consisting of a sub group of the Statewide HIV/AIDS Housing Steering Committee and members from of the Entitlement Entities in Salt Lake County and the major Cities in the two new Counties reviewed the applications. They evaluated the projects' proposed objectives, past performance and grant compliance; and compared them with the goals and objectives outlined in the 2001 Utah HIV/AIDS Housing Plan and the City's Consolidated Plan. These two committees then gave their funding recommendations and comments to the Mayor. The Mayor reviewed the goals from the Consolidated Plan and the priorities listed in the 2001 Utah HIV/AIDS Housing Plan; recommendations received from other Entities within the MSA, and after evaluating the applications, made his recommendations to the City Council. The Council held a public hearing where residents and applicants from the tri-county area had an opportunity to express their views. The Council then reviewed the applications and voted to approve the nine (9) projects outlined in this report.

The following activities have been funded for FY 2005-06 with **Salt Lake City MSA HOPWA funds**: Long-term Rental Assistance that includes both Tenant Based and Project Based Rental Assistance; Short term rent/mortgage and utility (STMRU) assistance, Supportive Services and a housing coordinator/resource developer.

1. Housing Authority of Salt Lake City (Housing goal H-5)
25 Tenant-based Rental Assistance (Section 8 HOPWA look-a-like TBRA Vouchers). All HOPWA Voucher households are immediately placed on the Housing Authority's Section 8 waiting list.
2. Housing Authority of Salt Lake County (Housing goal H-5)
10 Tenant-based Rental Assistance (Section 8 HOPWA look-a-like TBRA Vouchers). All HOPWA Voucher households are immediately placed on the Housing Authority's Section 8 waiting list. This program has committed to provide the HOPWA vouchers to persons coming out of prison/jail, as they are available to assist in meeting this priority need.
3. West Valley City Housing Authority (Housing goal H-5)
7 Tenant-based Rental Assistance (Section 8 HOPWA look-a-like TBRA Vouchers). All HOPWA Voucher households are immediately placed on the Housing Authority's Section 8 waiting list. This program has also committed to provide the HOPWA vouchers to persons coming out of prison/jail, as they are available to assist in meeting this priority need.
4. Robert A. Willey Apartments (Housing goal H-5)
4 Project-based Rental Assistance units. This project has the ability to provide housing to persons that are not residents but that are income eligible and have HIV disease or AIDS.
5. Multi-Ethnic Development Corporation – Wendell Apartments (Housing goal H-5)
3 Project-based Rental Assistance for studio apartments and one (1) unit at the Second West Apartments. This project also has the ability to provide housing to persons that are not residents but that are income eligible and have HIV disease or AIDS.
6. Kenyon Consulting, Inc. (Housing goal H-5)
HOPWA housing coordinator and resource identification and housing development (to identify new developers to expand available housing options).
7. Utah AIDS Foundation (Public Services goal PS-2)
Housing related Case Management for 150 PLWH/A clients to assist clients maintain their housing and stay in medical care.
8. Salt Lake Community Action Program (Homeless goal HL-3)
Direct housing assistance for 75 clients through STMURU to prevent homelessness and tenant based rental assistance for an additional 75 clients. They also provide Supportive Services to get into housing until they are able to access a HOPWA Voucher through the Housing Authorities. Another 150 clients will receive referral to services or housing information during 2005-06.
9. Housing and Neighborhood Development Division
Administrative funds to administer and monitor the HOPWA program.

The City will not exceed the three percent (3%) of the HUD grant amount for administration of the grant program and will only allow sponsor agencies receiving funds an amount up to seven percent (7%) of their grant allocation for administration. We will also ensure the Short Term

Mortgage/Rental and Utility Assistance does not exceed the allowable 21 weeks of assistance as defined in the regulations.

HOPWA Planning

As of November 2004, there were 1,865 persons living with HIV/AIDS (PLWH/A) in Utah. The number of new cases and the number of AIDS deaths are declining as the number of PLWH/A continues to increase as people are living longer with the disease. As of November 2004, there were 83 new HIV infections and 59 new AIDS cases reported during the year. This is a seven percent increase over the prior year.

The 2001 Utah HIV/AIDS Housing Plan conducted a needs assessment that included a review of the relevant population, housing and epidemiological data; a consumer housing survey; and meetings with people living with HIV/AIDS, health care, housing and service providers and other key stakeholders, including members of the HIV/AIDS Housing Steering Committee. Based on the information gathered during these activities, critical issues were identified. One of the critical issues identified was the need for more permanent housing options affordable to renters with very low incomes. Transitional housing assistance and/or temporary housing options were also identified as a great need. People in need of transitional assistance include families, those who are homeless and/or have multiple service needs, and those leaving extended care programs.

The Statewide Coordinated Statement of Need (SCSN) identified emerging needs by population. These were listed as women, communities of color, rural communities and out-of-care Persons living with HIV/AIDS (PLWH/A). Housing, often with supportive services, outreach to improve access for the homeless, substance abuse treatment, nutritional counseling and personal care, was identified as one of the four most urgent needs for the PLWH/A out of care. Housing assistance was ranked sixth and case management was ranked ninth among the 10 most needed supportive services in the SCSN. It is well documented that PLWH/A are at particular risk for homelessness. A recent housing survey conducted in Utah by AIDS Housing of Washington indicates that half of all respondents have a history of homelessness and 41% are considered at-risk of homelessness. Access to available services is compromised by limited transportation services since not all service providers are accessible through public transportation lines. Case management for PLWH/A is among the most used services, as documented by service utilization records and nearly 40% of the Needs Assessment respondents. There are only a few specially trained case managers offering services to PLWH/A. This is crucial since lack of knowledge of services was repeatedly cited as a major barrier by clients attempting to access care. The gap is most notably apparent for case management services that are culturally and linguistically specific.

Access to Supportive Services is essential for all people living with HIV/AIDS. With the number of cases increasing by seven percent each year, there could be an additional 98 diagnosed individuals each year that will be in need of supportive services. By providing more opportunities for tenant based rental assistance, short-term mortgage/rent and utility assistance, and supportive services Salt Lake City hopes to help meet this need.

Three (3) Housing Authorities were funded to provide Tenant Based Rental Assistance Programs and two (2) agencies received funding for Project Based Rental Assistance. One (1) agency received funded to provide Short Term Rent/Mortgage and Utility Assistance and

Supportive Services that includes emergency housing and assistance with initial rent and/or deposits for housing. One (1) agency received funding to provide Supportive Services, case management and one (1) agency received funding to provide Technical Assistance and Resource Identification to assist in the coordination of housing issues for the MSA. Salt Lake City Housing & Neighborhood Development received an allocation of 3% of the grant to administer the HOPWA Program.

The City continues to be an active member of the HIV/AIDS Housing Steering Committee. This committee has representatives from all areas of service for this special population. These include management from the Utah Department of Health, Bureau of Communicable Disease Control, HIV Treatment & Care Program (Ryan White funding agency), the State HOPWA representative, housing authorities, case management providers, medical clinic personnel, homeless service providers, the International Rescue Committee (IRC), consumer advocate agencies as well as consumers. The Utah HIV/AIDS Housing Plan continues to be a guide for goals and objectives for the HOPWA Program. The housing plan is in the process of updating the goals and objectives. This is being accomplished through a partnership between AIDS Housing of Washington and the State Department of Health. We continue to address the critical issues identified statewide and make recommendations for ways to address each of the issues.

The City's HOPWA Coordinator continues as a member of the Utah Ryan White Title II HIV Treatment and Care Planning Committee. This committee provides advice and recommendations to create a plan for a comprehensive, client-centered continuum of care for people affected by HIV disease. This committee conducts an Annual Needs Assessment for the state that identifies service needs, gaps in service, establishes service standards and protocols and assesses the effectiveness of current services provided to consumers. The needs assessment also identifies all funding sources available for programs that provide services to consumers. This committee advises the Utah Department of Health (DOH) Treatment and Care Program on resource allocation issues for the Ryan White Title II Programs and they make budgetary recommendations for review and approval. A member of the Department of Health also sits on one of the committees that review the HOPWA applications and make funding recommendations to the Mayor. The purpose of this partnership is to keep all services for HIV/AIDS Clients from being duplicated within the scarce financial resources available for services.

The agencies that have received funding for this fiscal year will again address three of the six critical issues identified in the Statewide Housing Plan. These areas are Housing Needs, Supportive Services and Barriers to Housing Stability. Salt Lake City plans to use the HOPWA funds to increase the number of housing vouchers available to HIV/AIDS clients both long term (TBRA and PBRA) as well as short term emergency assistance. In the past three years, we have achieved a better working relationship between the case management agencies and housing providers, which provides consistency for clients. We hope to continue providing better supportive services for clients, and to eliminate some of the barriers to housing stability. We will be addressing housing goals listed in our 2005-2010 Consolidated Plan that will address providing housing, homeless prevention and public services for clients living with HIV/AIDS. We also plan to provide housing identified in the DOH Needs Assessment Report as a needed service for clients living with HIV/AIDS.

The HOPWA funds are allocated to the three major Housing Authorities in the MSA. We are still hoping to have the Tooele Housing Authority apply for TBRA, however since the vouchers for the Section 8 look-a-like program, currently in place are portable, clients could find a unit in either Summit or Tooele County to rent and use the voucher from the other three agencies.

The majority of persons that receive testing come to Salt Lake County. There are several reasons for this. The main reason is that Salt Lake County is where the majority of medical and case management services are located. There is a good public transportation system to access the needed services and it has a large population with many locations providing testing. This helps provide the confidentiality individuals seeking testing require. It also helps mitigate their fear of being stigmatized when they use services to attend appointments to HIV-specific service providers. The number of reported cases of persons living with HIV/AIDS is 10 for Tooele County and 20 for Summit County. Part of the reason for the small numbers is that cases are reported in the county where the testing is done and not in the county where individuals reside.

Salt Lake City as the Entitlement Agency is always seeking input from the local jurisdictions not only to ensure they have knowledge of the program and services available but also to make sure all clients in need are being served to the best of our ability.

For the three Housing Authorities that provide Tenant Based Rental Assistance, Salt Lake City's goal, is to provide assistance in the form of 62 housing vouchers for the tri-county area. Through the project-based facilities, our goal is to provide assistance for four units at the Robert Willey Apartments, three studio apartments at the Wendell Apartments and one unit at the Second West Apartments. The agency that provides Short Term Mortgage/Rental and Utility Assistance plans to provide housing assistance to 75 clients and provide an additional 75 clients with TBRA. They will also provide housing information and referrals to approximately 150 clients. The Supportive Services/case management will assist 100 persons with HIV/AIDS and their families with housing related issues to help keep them in housing as well as in medical care and the Agency providing information referral and housing development will be working with developers to continue to have other housing opportunities available for persons living with HIV/AIDS.

The City will also have the Housing Coordinator attend the Continuum of Care meetings and the Homeless Coordinating Council to represent issues related to HIV/AIDS clients and their families and to enhance the coordination of all agencies in the MSA. The Housing Coordinator continues to work with the listing of all the units in the State that have units set aside as affordable units. This is a great resource for all agencies that provide housing for the special needs populations as well as the very low-income households in the MSA as well as the State. This list is on the Utah DOH, Bureau of Communicable Disease Control website for easier access to any agency or person in need of housing statewide.

Confidentiality

The Statewide HIV/AIDS Housing meetings are a forum to discuss the need and the requirements for client confidentiality. The US Department of HUD, the City and State all require policies to protect a clients' right to privacy. Each agency that works with clients and families that are living with HIV/AIDS have this policy and are very cognizant of this requirement. We have set up a structure for all referrals to ensure client confidentiality. All proper releases are obtained before any information is released from the doctor to a case manager and then from a doctor or case manager to a housing provider. A client identifier is used for reporting purposes.

Community Action Program (CAP) is the referring agency for most of the housing within the MSA as well as the southern part of the State. The Case Management agencies generally refer all persons living with HIV/AIDS who are seeking housing to CAP. The case manager provides a release of information from the client so the housing specialist at Community Action Program is able to assist the client. CAP works very closely with all the Housing Authorities and is aware of all vouchers available. They also work with many other property owners that provide affordable housing and are able to place clients in housing when vouchers are unavailable. This agency also receives the STMURU funding to help clients stay in housing that are at risk of becoming homeless. CAP has the ability to house clients in motels if necessary or refers them to appropriate shelters or other programs as appropriate. The client signs an additional release of information to allow CAP to assist with appropriate services. All client information is carefully protected.

Confidentiality is a critical part of serving any special needs population. All agencies receiving HOPWA funds as well as all agencies that participate on the Statewide HIV/AIDS Housing Committee ensure the confidentiality of the name of every individual assisted under HOPWA as well as any other information regarding individuals receiving assistance.

OUTCOME MEASUREMENT TARGET ANALYSIS: To Provide Safe, Decent, Affordable Housing while Improving Availability, Accessibility and Affordability.

Expected Outputs:

Salt Lake City expects to improve the availability and accessibility of safe, decent, affordable housing for persons living with HIV/AIDS. We will target the three critical issues identified in the Utah HIV/AIDS Housing Plan. To do this, we will work with the Utah HIV/AIDS Housing Steering committee to direct the limited amount of HOPWA funds available to both the MSA and the State primarily for housing assistance in the form of Long-term Rental Assistance Vouchers (Section 8 look-a-like HOPWA Vouchers), STMURU (to retain their housing) and Support Services (to assist PLWH/A who are currently in need of housing).

We will continue working with the Utah Department of Health HIV Prevention Program and HIV/AIDS Treatment and Care Program to use their Ryan White funding to provide the needed supportive services and case management. The City will provide limited supportive services and case management services with the goal of continued work with clients in need of housing or at risk of losing their house to eliminate the barriers to housing stability and to keep PLWH/A in stable housing and medical care.

We currently have 285 units of housing in the MSA that are dedicated for persons living with HIV/AIDS. Of the 285, 67 are Long-term Rental Assistance and 176 are units supported with STMURU and Supportive Services, 25 are Shelter Plus Care through the Housing Authority of Salt Lake City and 17 are non-HOPWA funded set-aside units dedicated as affordable housing in tax credit projects.

There is still an unmet need of 200 units that are needed for PLWH/A that are at risk of being homeless or are currently homeless. In order to address the goal of four new units each year or 12 over the next five years, the City will need to have increased funding. If the City receives level funding, we will not be able to increase the number of housing units available in the MSA through the HOPWA program unless we reduce other services instead, we will have to adjust the goals downward. The City as the recipient for the HOPWA funds for the MSA, the State and the Utah HIV/AIDS Housing Steering Committee and its partners will continue to look for new

and innovative ways of providing additional housing units and services for PLWH/A. The Utah HIV/AIDS Housing Plan is scheduled for update during 2005-2006. The State and the City are very committed to continue to investigate and identify new opportunities and partnerships for the development of new housing assistance resources for the HIV/AIDS community. We will continue to update the goals and address any barriers that are identified during the next five years.

EXPENDITURE LIMITS

1. CDBG

Administrative Cap

For planning and administration activities, the City will allocate \$712,721 or 14.1% of the grant award, which is less than the 20% limit.

Public Service Cap

The City will allocate the maximum 15% of the grant award, (\$697,486) for Public Service activities, which results in 13.9% of the total CDBG funds (grant and recaptured funds) available.

2. HOME

Administrative Cap

The City will allocate \$137,384, which is 10% of the grant award for 2005-06 for administration of the HOME grant.

CHDO Set-aside

Fifteen percent of HOME funds the city receives will be set aside for Community Housing Development Corporations (CHDO). Salt Lake Neighborhood Housing Services and Utah Nonprofit Housing Corporation are both certified with Salt Lake City as CHDO organizations and both organizations applied for 2005-2006 funding. The fifteen percent CHDO requirement for 2005-2006 for Salt Lake City is \$206,077 and was awarded to **Salt Lake Neighborhood Housing Services** to target and acquire boarded and vacant properties in their west side target areas and develop them into affordable housing for those earning 80% of area median income or less.

3. ESG

The funded activities are allocated into the appropriate ESG categories as follows:

ESG Categories	Limit	Allocated
Essential Services	30% of grant, or \$53,665	\$5,000
Operations	No limit	150,118
Operations – Salaries	10% of grant, or \$17,888	9,000
Homeless prevention	30% of grant, or \$53,665	15,000

4. HOPWA

Administrative Cap

The City will not exceed the three percent (3%) of the grant amount, which is \$10,620, for administration of the grant program.

Project Sponsor Administrative Cap

The City will only allow sponsor agencies receiving funds an amount up to seven percent (7%) of their grant allocation for administration.

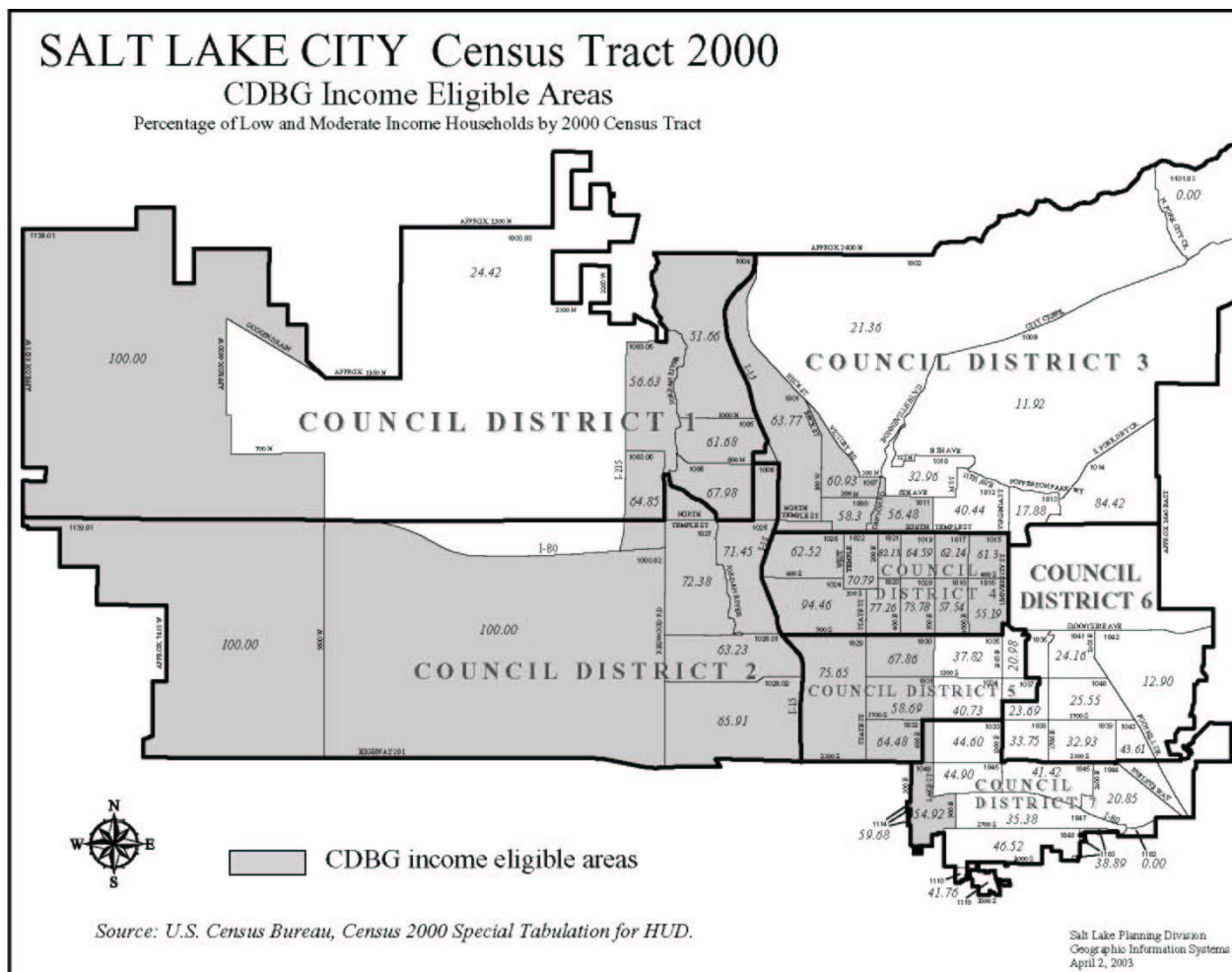
Short Term Assistance Time Cap

We will also ensure the Short Term Mortgage/Rental and Utility Assistance does not exceed the allowable 21 weeks of assistance as defined in the regulations.

GEOGRAPHIC DISTRIBUTION

The City will allocate HOME and ADDI, CDBG and ESG grant funds to eligible residents of Salt Lake City, subject to funding provided by the federal government. Any decrease in funding will negatively impact Salt Lake City’s ability to reach these goals and the goals will be modified every year.

The 2000 Census was used to identify those census tracts with 51% or higher households with low and moderate income levels. The geographic targeting of CDBG funds is indicated on the map below, with the shaded area indicating the income-eligible area of the City where community development activities, like park and street improvements are directed. In addition, many public service programs, like food pantries, serve populations on a citywide basis. The target areas also include those with higher minority populations. Although there are specific target areas, funds may be used in all of the eligible areas as determined by the census data.



A. Minority Concentration

The census tracts with the largest minority concentration are noted below with the accompanying federal grant funded activities proposed for 2005-06:

Census Tract	Percent Nonwhite	Percent Hispanic	2005-06 Activities
1027	42	46	HAND, CDC, NHS and ASSIST provide rehab and homebuyer assistance programs Sidewalk replacement and ramps Baseball facilities at Sherwood Park
1026	46	45	HAND, CDC, NHS and ASSIST provide rehab and homebuyer assistance programs Sidewalk replacement and ramps
1006	38	45	HAND, CDC, NHS and ASSIST provide rehab and homebuyer assistance programs Sidewalk replacement and ramps
1028.01	43	43	HAND, CDC, NHS and ASSIST provide rehab and homebuyer assistance programs Fremont/Remington Way street reconstruction Redwood Dr. / Dale Street design project Sidewalk replacement and ramps
1024	36	42	HAND, CDC and ASSIST provide rehab and homebuyer assistance programs Sidewalk replacement and ramps
1005	25	42	HAND, CDC, NHS and ASSIST provide rehab and homebuyer assistance programs Riverside Park streetscape project Sidewalk replacement and ramps
1003.06	44	39	HAND, CDC, NHS and ASSIST provide rehab and homebuyer assistance programs Sidewalk replacement and ramps
1003.05	40	38	HAND, CDC, NHS and ASSIST provide rehab and homebuyer assistance programs Sidewalk replacement and ramps
1001	33	36	HAND, CDC, NHS and ASSIST provide rehab and homebuyer assistance programs Sidewalk replacement and ramps
1020	33	34	HAND, CDC and ASSIST provide rehab and homebuyer assistance programs Van Ness Park Playground Sidewalk replacement and ramps
1029	39	32	HAND, CDC and ASSIST provide rehab and homebuyer assistance programs Sidewalk replacement and ramps
1004	23	27	HAND, CDC, NHS and ASSIST provide rehab and homebuyer assistance programs Skate park design at Rosewood Park Sidewalk replacement and ramps
1028.02	47	25	HAND, CDC, NHS and ASSIST provide rehab and homebuyer assistance programs Jordan River trail security lighting project Sidewalk replacement and ramps
1023	29	29	HAND, CDC and ASSIST provide rehab and homebuyer assistance programs Sidewalk replacement and ramps
1030	26	29	HAND, CDC and ASSIST provide rehab and homebuyer assistance programs Street light design project Sidewalk replacement and ramps
1007	18	23	HAND, CDC and ASSIST provide rehab and homebuyer assistance

Census Tract	Percent Nonwhite	Percent Hispanic	2005-06 Activities
			programs Sidewalk replacement and ramps
1031	22	21	HAND, CDC and ASSIST provide rehab and homebuyer assistance programs Street light design project Sidewalk replacement and ramps
1032	19	18	Street light design project Sidewalk replacement and ramps

B. HOPWA

The HOPWA funds are allocated to the three major Housing Authorities in the MSA. We are still hoping to have the Tooele Housing Authority apply for TBRA, however since the vouchers for the Section 8 look-a-like program, currently in place are portable, clients could find a unit in either Summit or Tooele County to rent and use the voucher from the other three agencies.

The majority of persons that receive testing come to Salt Lake County. There are several reasons for this. The main reason is that Salt Lake County is where the majority of medical and case management services are located. There is a good public transportation system to access the needed services and it has a large population with many locations providing testing. This helps provide the confidentiality individuals seeking testing require. It also helps mitigate their fear of being stigmatized when they use services to attend appointments to HIV-specific service providers. The number of reported cases of persons living with HIV/AIDS is 10 for Tooele County and 20 for Summit County. Part of the reason for the small numbers is that cases are reported in the county where the testing is done and not in the county where individuals reside.

Salt Lake City as the Entitlement Agency is always seeking input from the local jurisdictions not only to ensure they have knowledge of the program and services available but also to make sure all clients in need are being served to the best of our ability.

See HOPWA MSA map in Appendix B.

HOMELESS AND OTHER SPECIAL NEEDS ACTIVITIES

A. Homeless Prevention Activities

Homeless prevention activities to be undertaken in 2005-06 include the following:

Homeless Prevention Activities to be funded in 2005-06	Grant	Amount	Objective
Community Action Program – Emergency Housing Assistance – homeless prevention	ESG	15,000	HL-1
Community Action Program – Housing assistance & administration	HOPWA	150,000	HL-2
Salt Lake Community Action Program – TBRA	HOME	70,000	HL-3
The Road Home – TBRA	HOME	75,000	HL-3

B. Homeless Shelter, Housing and Supportive Services Activities

The following activities will be undertaken in 2005-06 to support homeless shelters, transitional housing or supportive services for homeless persons:

Homeless Shelter, Housing and Supportive Services Activities to be funded in 2005-06	Grant	Amount	Objective
Catholic Community Services – Marillac House – operational support	ESG	5,000	HL-1
Catholic Community Services – St. Mary’s Home for Men – operational support	ESG	5,000	HL-1
Catholic Community Services – Weigand Resource Center – operational support	ESG	5,000	HL-1
Odyssey House – Women & Children’s Program – operational support	ESG	7,000	HL-1
The Road Home – operational support	ESG	90,000	HL-1
Utah Alcoholism Foundation – essential services (case management)	ESG	5,000	HL-1
Valley Mental Health – Safe Haven – operational support	ESG	20,000	HL-1
YWCA – Residential Self-Sufficiency Program – operational support	ESG	27,118	HL-1

C. Supportive Housing Activities

The following activities are proposed for 2005-06 that address the needs of special needs populations (elderly, frail elderly, persons with disabilities, persons with HIV/AIDS, persons with substance abuse problems).

Supportive Housing Activities to be funded in 2005-06	Grant	Amount	Objective
ASSIST – Emergency Home Repair Program	CDBG	350,000	H-1
LifeCare (SHHIP) – Critical Home Repair Project	CDBG	76,000	H-1
Utah Nonprofit Housing Corporation – Administrative support	CDBG	25,000	PS-1
Utah Alcoholism Foundation – Treatment center sink, sanitizer, carpet	CDBG	27,723	CD-10
Volunteers of America – Adult Detox Center – HVAC, laundry room rehab, fire sprinkler system, windows & security doors,	CDBG	118,000	CD-10

washer/dryer			
Odyssey House – Boiler & windows facility improvements	CDBG	59,400	CD-10
Sara Daft Home – Exterior improvements	CDBG	8,000	CD-10
Utah Alcoholism Foundation – Douglas Street facility improvements	CDBG	3,400	CD-10
Utah Alcoholism Foundation – I Street facility improvements	CDBG	16,975	CD-10
Utah Alcoholism Foundation – Tenth East facility bath rehab	CDBG	5,500	CD-10

OTHER ACTIONS

A. Fostering and maintaining affordable housing

Salt Lake City adopted a Housing Plan in April 2000 that addresses affordable housing. The plan noted the need for 3,444 additional housing units for people living at 80% of median income (currently \$4,092 per month for a family of four), 7,157 additional units for people at 50% of median income (currently \$2,558 for a family of four), and 15,176 additional housing units for people living at 30% of median income (currently \$1,533 for a family of four). The plan indicated it was not realistic for the City to set a goal to develop 25,777 new affordable units over the five year period of the Consolidated Plan. The plan set a goal for the City to promote a percentage of the total is developed each year.

The City adopted a series of policy statements and strategies in the Community Housing Plan to encourage affordable housing throughout the City. Action steps are outlined in such issues as:

- Increasing opportunities for affordable housing;
- Reviewing potential barriers, including City policies and ordinances, to affordable development;
- Reviewing the impact of zoning changes on affordable housing stock;
- Maximize the housing rehabilitation revolving loan fund;
- Work with nonprofits and HUD tenant associations to preserve the privately-owned HUD assisted and/or insured multi-family housing units for low-income elderly and disabled tenants;
- Identifying potential sites for multifamily development;
- Investigate permanent funding source for the Housing Trust Fund;
- Investigate and support new construction technologies that provide more effective and energy efficient residential buildings.

The Housing Plan also addresses mixed use developments. One action the City is taking is to review its first transit-oriented development (TOD) ordinance that would create overlay zones along light rail corridors where the density is increased for mixed-use developments that incorporate multifamily housing units above the first floor retail. Parking and setback requirements are also changed to encourage development closer to the street. Fourth South Street is the first anticipated zone for this development ordinance.

Salt Lake City is in the process of updating the *Salt Lake City Community Housing Plan*. The City will use information provided from these resources to complete the housing plan update and to establish realistic goals and implementation strategies to address its housing needs. The information gathered from this process helped the City establish appropriate housing goals for the *Five Year Consolidated Plan 2005-2010*. The funds Salt Lake City will receive from the CDBG, HOME, and the ADDI programs will contribute to the City's ability to accomplish these goals.

During 2003 the Salt Lake City Council chose housing as one of their major priorities for the year. Briefings and a large public hearing were held in which input on the city's housing needs was provided by housing advocates, housing developers, nonprofit organizations and citizens. Two committees were created as a means to help the City address its housing needs: 1) the Housing Preservation Committee, which will work to rehabilitate and preserve the City's existing affordable housing; and 2) the Housing Coordination Committee which will work to coordinate

the efforts of the City Administration, the City Council, the Redevelopment Agency and the Housing Authority of Salt Lake City to ensure a comprehensive approach in addressing the City's housing needs.

The **Housing Trust Fund** was established in 2000 as a resource to leverage City funds with other sources to develop affordable housing. It currently has a balance of \$2.65 million. The RDA Housing Trust Fund has a balance of \$650,987. Within the last year, seven multifamily projects have been assisted with a total contribution of \$2.1 million from all City sources, including Housing Trust Fund and RDA funds. These projects will contain 300 affordable housing units and come to fruition in the latter part of 2005 and early 2006.

The retention of older dwelling units in the City is a high priority of the Housing Plan. CDBG funds will be used for the rehabilitation of single family dwellings in eligible areas of the City, through such agencies as ASSIST, LifeCare, Neighborhood Housing Services (NHS) and the Salt Lake City Housing and Neighborhood Development (HAND) Division.

HOME and ADDI funds will be used by HAND, Neighborhood Housing Services (NHS), and the Community Development Corporation (CDC) to provide first time home buyer financial assistance to eligible households to enable them to move into affordable housing. CDC will also use HOME funds to acquire and develop smaller multi-family dwelling units.

B. Public Housing Improvements and Resident Initiatives

The City has a representative on the Family Self-Sufficiency Council that meets to coordinate self-sufficiency programs in all public housing authorities in the county.

The Housing Authority of Salt Lake City is a recipient of funds through the City Weed and Seed grant to reduce crime and drug-related activity in and around public housing properties located in the Weed and Seed area. One objective of the program is to increase coordination and cooperation among Housing Authority security patrols, resident mobile watches and the Enforcement Coordinator, with the goal of reducing crime and drug related activity in and around our public housing properties that are in the Weed & Seed areas. The Housing Authority is responsible for 166 public housing units throughout the Weed & Seed site. Through enhanced security patrols, community interaction and trainings, Special Emphasis funds will enable the Housing Authority to maintain a low incidence of crime on their properties (currently, 1.3% of property, person, offenses against society and traffic offenses occur on site). Moreover, these funds will enable the patrol officers to police one to two block radiuses around the public housing units. The effort will essentially cover one-third of the Weed & Seed area and begin to reduce crime around public housing units.

The Housing Authority of Salt Lake City is also a recipient of City-administered HOPWA funds to assist HIV/AIDS clients. The Housing Authority will receive ADDI funds to provide first-time homebuyer assistance to its clients who are moving to home ownership.

C. Evaluating and Reducing Lead-Based Paint Hazards

Salt Lake City's Housing Division has sent all of our rehab specialists to training to be certified in lead related fields. Two specialists are certified with the State of Utah as Lead Supervisors.

Two others are certified as Lead Risk Assessors. In addition, we have encouraged all contractors who bid for work with the Housing Division to become certified as Lead Supervisors. At the present time, all of our contractors have taken the supervisor class and all but one is certified with the State of Utah as Lead Supervisors. This contractor is working to complete the certifications. One of our staff has taken an active role in expanding the pool of workers and subcontractors who are certified in lead safe work practices.

Salt Lake City's Housing Division continues to stress proper treatment of lead hazards in all our projects. The Division has continued its training efforts as a means to accomplish this goal. All rehab and first time home buyer staff members attended and passed an approved course on Lead Project Design. We hired an additional staff member during 2004 who has completed his training and other requirements to become a certified lead risk assessor. Our existing staff members attended refresher training courses and renewed their state certificates. We also worked with the County Lead Safe Coalition to ensure that our contractors renewed their certificates in a timely manner

During 2004, the Housing Division continued its participation with Salt Lake County in the Salt Lake County Lead Safe Coalition. Salt Lake County applied for and received a lead demonstration grant. This grant will enable the coalition to continue its lead efforts beyond the initial three year period of our Lead Hazard Reduction Grant.

The Lead Safe Coalition meets monthly to discuss technical issues, outreach programs and project status. We also meet quarterly with Bob Ford and the Utah Lead Work Group. The purpose of this group is to keep members up to date on State regulations and enforcement efforts and to share knowledge within the group to help us improve our work on lead projects.

During 2004, the Housing Division granted \$14,435 to complete interim controls on residential housing units. The County lead coalition granted an additional \$25,492.00. The Housing Division's amount is reduced from the prior year due to changes in our policies that require the home owner to pay a larger share of the lead related work.

D. Reducing the Number of Poverty Level Families

Actions to reduce the number of poverty level families must include a variety of components to move beyond the treating of symptoms to addressing the issues that place or keep people in poverty. CDBG funds will be used to support subsidized housing, food and health care programs, literacy and employment mentoring programs to address the symptoms of poverty. HOME funds will be used to provide assistance to tenants to prevent homelessness and to provide transitional housing. The City will cooperate with other partners to develop long-term measures to address the income, job skills, training and supportive services needed to rise above poverty and stay there.

The City operates a Small Business Revolving Loan Fund that provides funds to facilitate the development and expansion of small businesses, with the intent to generate or retain employment for low-and moderate-income persons and to maintain healthy and vital neighborhoods. The Utah Microenterprise Loan Fund uses funds provided by Salt Lake City to assist small businesses located in the City.

The City also supports efforts to train low-income persons in personal financial issues and budgeting, and home-owning skills. The City supports efforts to provide a ‘safety net’ for those persons who experience financial difficulties due to accidents or sickness through emergency rent and utility assistance.

E. Developing Institutional Structure

Salt Lake City has organized its housing and grants management functions in the **Department of Community Development**. The Housing and Neighborhood Development (HAND) Division administers the first-time homebuyer program and provides funds for housing rehabilitation. The Division administers CDBG, ESG, HOME, ADDI and HOPWA funds, and monitors the performance of subgrantees receiving these funds. An environmental planner in the Planning Division provides environmental reviews for all HUD-funded proposed projects, including those undertaken by the Housing Authority of Salt Lake City and nonprofit agencies who receive Continuum of Care grants (Supportive Housing Program, Shelter Plus Care and SRO). Two grant writers in the Department of Management Services assist other departments and agencies in writing grants. The Housing and Zoning Enforcement Section enforces the housing and zoning ordinances by making inspections with regard to unsightly, substandard or dangerous conditions. The Division of Building Services and Licensing issues building permits and business licenses, and makes inspections on new building construction and rehabilitation projects. The Planning Division prepares neighborhood plans, zoning ordinances and administers planning and zoning change requests. Division Directors meet weekly to coordinate the work of the Department. City staff receives periodic training and monitoring visits from HUD staff in Denver, Colorado to ensure compliance with all laws and regulations for federal grant programs.

The City participates on the **Long Range Planning Committee** and the **Salt Lake County Homeless Coordinating Council** to plan and coordinate homeless services and housing throughout the county. The Long-Range Planning Committee consists of representatives from each municipality in the County who meet monthly to increase the quantity of transitional and permanent housing throughout the County and not concentrated in one section of Salt Lake City. The Council consists of over 30 homeless service providers who address common problems, identify service gaps and resources, and promote increased awareness of homeless issues.

City staff has met with local HUD staff to review Section 109 compliance review requirements to document fair housing and equal opportunity activities undertaken by Salt Lake City. This will assist the City in meeting its obligations under the requirements of the federal grants.

F. Enhancing Coordination Between Public and Private Housing and Social Services Agencies

The City participates in the **Salt Lake County Homeless Coordinating Council** to coordinate agencies resources and activities. The Council, which is composed of service providers such as The Road Home, Volunteers of America, Salvation Army, Salt Lake Community Action Program, Catholic Community Services, and Wasatch Homeless Health Care, meets monthly to address common problems and issues, identify service gaps, generate needed services and ensure agencies meet federal requirements. The Council is the applicant for the Continuum of Care

grants, which come to agencies within the County. The Coordinating Council is assisting in the development of the 10 year Homeless Plan to eliminate chronic homelessness and the development of a statewide Homeless Management Information System.

The City participates on the **Long-Range Planning Committee** that is composed of elected officials or their representatives from every municipality within Salt Lake County. The committee meets monthly to plan and coordinate resources devoted to transition homeless persons to permanent housing. The committee tries to spread services throughout the county to avoid concentrated and impacted areas. The Committee has agreed to be the lead agency in developing the ten year plan to end chronic homelessness for all jurisdictions located in Salt Lake County. The Committee attended a Salt Lake Council of Governments meeting where all of the jurisdictions represented voted to support the development of the plan.

The **Salt Lake County Council of Governments** helps coordinate the grant activities of the entitlement municipalities in the County through the sponsoring of a quarterly grants coordination meeting.

The City participates in the **Utah HIV/AIDS Housing Steering Committee**, whose mission is to create and maintain affordable housing opportunities for people living with HIV/AIDS. The committee is composed of persons living with HIV/AIDS, health care representatives, social service and housing providers, government representatives and others. It is housed in the State Department of Health and also operates as a subcommittee to the Olene Walker Housing Trust Fund Board.

The City also participates in the **Utah Housing Coalition**, which seeks to promote affordable housing strategies and tracks state and federal housing legislation.

The **Housing Authority of Salt Lake City** has a board that is appointed by the Salt Lake City Mayor and Council. The board is responsible for policymaking, funding, liability and management issues. The City and the Housing Authority cooperate together and with other partners to secure funding and develop housing for low-income and special populations. A recent example of this partnership is the Valor House, a housing development for veterans located on the Veterans Administration hospital campus with funding from Salt Lake City, the Veterans Administration, the State of Utah and private donations.

G. Assisting Public Housing

The **Housing Authority of Salt Lake City** is considered by HUD to be a “high performing” agency. Specific interaction and coordination between the City and the Housing Authority take place as follows:

1. City staff attends Board meetings, Board retreats, and coordinates closely with the Housing Authority on the City’s housing plans and goals. The Housing Authority includes some of the City’s housing goals into the five year plan for the Housing Authority and two non-profit arms: the Housing Development Corporation (HDC) and the Housing Assistance Management Enterprise (HAME). The Housing Authority coordinates closely with the City when a new project is planned. In the conceptual phase the Authority calls the City to see if this is in an area where they want a problem addressed, if the concept is good and to see if the City has funding available for the

- project. The Housing Authority attends meetings called by Salt Lake City to discuss topics such as expiring Section 8 contracts and city-wide housing priorities.
2. The Housing Authority submits an official annual (and 5 year) Agency Plan to HUD and the City responds with information for the plan and coordination on any issues that arise out of public hearings. This plan is required by HUD and involves only the federally funded projects. It does not include the non-profit units of the Housing Authority.
 3. The City coordinates with the Authority and funds several projects that are in operation or are being developed:
 - a. Transitional housing such as Valor House, Valor Apartments (both for homeless veterans), mixed income projects such as Jefferson School Phase I and II and various other projects where the City has loaned money to acquire or construct projects for low-income, mixed-income and special needs populations. These complexes are always fully leased at 95+%.
 - b. Specific, recent examples of money loaned or granted to the Housing Authority for projects by Salt Lake City include:
 1. Valor House – 58 units in a clinical SRO design for homeless veterans in an existing building on the Veterans Administration campus. This project came on line in March 2002 and is 95% leased. The City loaned \$180,000 (0% deferred) to this project.
 2. Jefferson School Phase I, \$850,000 toward the purchase of land. This is an 84 unit apartment complex located at 1074 West Temple. 40% of the units are affordable under the tax-credit program with 5 units set aside for special needs populations. This complex came on line in March 2002 after the Olympic Winter Games and is 95% leased.
 3. The City loaned \$720,000 from the Housing Trust Fund for the purchase and rehabilitation of the Cambridge Cove Apartments (72 units), a mixed income community in May 2002.
 4. The Housing Authority will construct Jefferson School Phase II, a 60 unit (36 affordable) mixed income development with \$700,000 in a low interest loan from the RDA Housing Trust Fund. Construction will begin in 2004.
 5. The RDA loaned \$700,000 in May 2004 to help acquire land and build a new apartment complex that will provide 100 units of supported permanent housing for the chronic homeless. Construction will begin in 2005.
 - c. Salt Lake City remains the Housing Authority's strongest funding partner for all of its projects.
 4. Salt Lake City returns over \$100,000 of public housing PILOT (Payment In Lieu Of Taxes) annually which is used in the operation of the Authority's transitional housing projects.
 5. The Housing Authority continues to aggressively look for existing properties to acquire and rehabilitate. Decisions on these properties are on a case by case basis and the City is often a funding source for these acquisitions.

H. Actions to Affirmatively Further Fair Housing

Salt Lake City's Analysis of Impediments identifies the following impediments to fair housing choice: limited English language ability among immigrants and minorities, lack of knowledge of fair housing laws by landlords and tenants, lack of knowledge of fair housing rights among immigrants and minorities, and lack of affordable housing in areas of minority concentration.

The City will continue to work to overcome these impediments to fair housing choice. To address the language barriers and lack of knowledge of fair housing rights among immigrants and minorities, the City will make available brochures explaining fair housing rights in the languages of its largest minority and immigrant populations including Spanish, Tongan, and Vietnamese.

To promote knowledge of fair housing laws among landlords and tenants, the City will support and participate in the annual Education Conference & Trade Show sponsored by the Utah Fair Housing Forum and Utah Apartment Association. This is an excellent opportunity for individuals, apartment owners, and property managers to learn about Federal Fair Housing Laws. The City will also sponsor a booth at the Utah Issues Annual Conference on Poverty at which it will distribute fair housing information and respond to questions.

To provide affordable housing in areas of minority concentration, the City will use its Housing Trust Fund to promote the development of mixed-income housing. Through its First Time Homebuyer Program using both HOME and ADDI funds, the City will also work to make home ownership a reality for immigrants, minorities and women.

To affirmatively further fair housing, the City will also continue to appoint a representative to serve on the Utah Fair Housing Forum, and to work with HUD's Office of Fair Housing & Equal Opportunity and the Utah Antidiscrimination and Labor Division.

The City will also initiate development, under the Leadership of Salt Lake County, of an updated Analysis of Impediments to Fair Housing Choice to be completed in 2005, to accompany the development of the 2005-2010 Consolidated Plan. The AI has not been finalized at the time of preparation of the Action Plan.

To commemorate the anniversary of the passage of the federal Fair Housing Act in 1978, the Mayor of Salt Lake City proclaims each April as "Fair Housing Month," and reaffirms the City's commitment to provide equal access to housing to all residents without regard to race, color, religion, sex, disability, sexual orientation, familial status, national origin or source of income.

I. Section 3 Actions

Salt Lake City utilizes the following methods to meet the Section 3 requirements:

- Section 3 covered Housing and Capital Improvements projects incorporate the "Section 3 clause" in their respective bid manuals.
- The clause is discussed with participants at the pre-bid and the pre-construction conferences.
- In addition, participants are reminded of their obligation towards the Department of Workforce Services under the Federal Contractor Job Listing Program. Employers with government contracts (including sub-contractors) of \$10,000.00 or more must list job openings with the Department of Workforce Services.
- Contractors must fulfill their obligations to utilize Section 3 business concerns by developing and implementing an affirmative action plan.

J. Outcome Measurements

In response to HUD's requirement to begin to addressing performance measures in a structured outcome-based methodology, the City required all applicants for 31st Year (2005-06) grant funds to include measures and outcomes with their applications, within the overall objectives of the Consolidated Plan. As this is a new effort on the part of both City and many applicants, we encountered a wide variety of responses. Some applicants have been so focused on outputs that they have a difficult time envisioning the outcome from a client or community perspective. City staff helped some applicants identify outcomes for their proposed projects. We will continue to require future applicants to provide information about outcomes and use this information throughout the review process. We will incorporate what ever agreed-upon standards and measures are developed by HUD into our grant programs and fine tune them as we go to arrive at a workable system of outcome measures.

PROGRAM SPECIFIC REQUIREMENTS

A. COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG)

Allocated projects for 2005-06	\$5,028,045
CDBG grant	\$4,649,907
Re-allocated funds from prior years	378,138
Total funds available	5,028,045

B. HOME INVESTMENT PARTNERSHIPS PROGRAM (HOME)

2005-2006 HOME Allocation - Salt Lake City will receive \$1,373,848 in HOME funds for fiscal year 2005-2006 and will reallocate \$14,015 from previous years for a total of \$1,387,863 in available HOME funding. Salt Lake City received a total of eight applications from six organizations, totaling \$2,008,635.

Salt Lake City's *Five Year Consolidated Plan 2005-2010* and the *Salt Lake City Community Housing Plan* both identify a great need for affordable housing. In order for the City to meet its affordable housing goals, the CDBG, HOME and ADDI programs must be leveraged with other funding sources. Therefore, Salt Lake City leverages the federal funds it receives with several sources including the Redevelopment Agency of Salt Lake City, the City's Housing Trust Fund, partnerships with organizations such as the State of Utah's Olene Walker Housing Loan Fund, the Enterprise Foundation, the Utah Housing Corporation, and the Utah Community Reinvestment Corporation. Private foundations also provide funding to many of the nonprofit organizations utilizing the City's federal funds. Those organizations include the Eccles Foundation, LDS Church Foundation, OC Tanner Foundation, United Way, the Episcopal Diocese and many others. Salt Lake City also partners with many local financial institutions including Key Bank, Wells Fargo Bank, Zions Bank, Bank One and American Express Centurion Bank to help leverage the federal grant programs. The amount of leverage funding varies from project to project and year to year.

Through the utilization of federal funds leveraged with private funds, Salt Lake City and its subgrantees are able to provide tenant based rental assistance, acquire property for affordable housing development, construct new housing or rehabilitate existing housing, and provide housing opportunities to low-income residents by offering low interest mortgage rates and down payment and closing cost assistance to first time home buyers.

The Salt Lake City Council approved 2005-2006 HOME funding for the following projects/programs:

ORGANIZATION	PROJECT/PROGRAM	AMOUNT FUNDED	PROPOSED OUTPUTS	PROPOSED OUTCOMES
Community Action Program	Tenant based rental assistance	\$70,000	30 households	Provide housing security and improve living condition
Community	Down payment assistance	\$135,000	75 households	Increase home

Development Corporation				ownership opportunity
Neighborhood Housing Services	Property acquisition & affordable housing development	\$370,479	150 households	Neighborhood revitalization and improve City's housing stock
Salt Lake City Housing & Neighborhood Develop.	Housing rehab, and First Time Homebuyer Assistance	\$570,000	110 rehabs 30 FTHB	Increase home ownership opportunity and improve housing stock
The Road Home	Tenant based rental assistance	\$75,000	30-35 households	Provide housing security and improve living condition
Utah Nonprofit Housing Corporation	Renovation of the Rio Grande SRO project	\$30,000	49 rental units	Preserve existing low-income housing stock

The Salt Lake City Council approved \$75,000 in funding for The Road Home, the local homeless shelter, and \$70,000 in funding for the Community Action Program (CAP) for tenant-based rental assistance from the City's 2005-2006 HOME allocation. Funding will only be approved for use in housing projects containing three or more units that are licensed by Salt Lake City in order to ensure decent, safe and sanitary housing conditions exist for those utilizing these funds. It is anticipated the \$145,000 awarded to The Road Home and CAP will provide rental housing assistance to approximately 60-65 households. Supportive services including tenant/landlord mediation, tenant maintenance training, and money management workshops, will be provided to each family through other funding sources to leverage the tenant-based rental assistance funds and to ensure the families utilizing those funds experience the highest level of success possible. Subrecipients receiving Salt Lake City HOME funds for tenant-based rental assistance will be required to track their clients to verify eligibility and ensure appropriate case management support is offered and utilized in order to adequately facilitate all clients in their move toward self-reliance.

The Community Development Corporation and Salt Lake City's Housing and Neighborhood Development Division were awarded funding for down payment assistance programs and closing costs for first time home buyers. Housing and Neighborhood Development was also awarded funding for their housing rehabilitation and financial services programs.

Utah Nonprofit Housing Corporation was awarded funding for exterior renovation of the Rio Grande SRO project and to update carpeting and interior furnishings. The Rio Grande is an affordable housing project containing 49 units of transitional housing for individuals with incomes at 45% or area median income or lower and many whose incomes are 20% of the area median income.

Guidelines for Resale - First time home buyers will qualify for first mortgage financing to cover acquisition and rehabilitation costs. Any balance above the maximum price affordable by the buyer becomes a deferred payment loan at zero percent interest as long as the buyer lives in the property. Should the first time home buyer vacate or sell the property, the remaining balance due on the first mortgage and deferred payment loan will be due. At the time of a sale during the fifteen year affordability period, a new fair market appraisal will be required to set the sale price and new loan amount for the next first time purchaser. See Appendix A.

Continued Affordability : A first time home buyer participating in HOME and ADDI programs must live in the property for fifteen (15) years to meet HOME requirements, or the property must be sold to a low/moderate-income family that will use the property as its principal place of residence, except in case of foreclosure on the original property. For the subsequent buyer, the principal, interest, taxes and insurance cannot exceed 30% of gross income for a family whose income is less than 80% of the area median income as determined by HUD. Should the first time home buyer not adhere to the first time home buyer Agreement, the property will revert back to Salt Lake City Corporation as per the Agreement and Quit Claim Deed. Salt Lake City Corporation will then place a proper subsequent buyer in the property.

The remaining years of the required period of affordability must be met by the new family. If this subsequent buyer of the first time home buyer assisted unit is also assisted with HOME funds to make the unit affordable, the period of affordability will begin anew.

To ensure that subsequent purchasers of a property assisted by HOME funds are low income individuals or families, Salt Lake City will record the deed at loan closing which will provide notice to the City of an impending sale. The deed will also provide a first right of refusal to Salt Lake City in any potential sale. The first time home buyer Agreement also outlines the responsibilities of the first time home buyer regarding continued affordability.

The City has prepared an informative brochure, entitled *Purchase and Resale Guidelines for First Time Homeownership* for all recipients of HOME and ADDI funds, that contains the requirements regarding the affordability period, resale provisions and mortgage limits for first-time homebuyers to ensure all recipients are informed of the regulations governing the funds they may receive through the HOME and ADDI programs.

Tenant Based Rental Assistance - The Salt Lake City Council determined last year that difficult economic and employment conditions in Salt Lake City warranted the utilization of HOME funds for tenant-based rental assistance in an effort to reduce the number of families who currently are, or may become homeless due to loss of employment or prohibitive medical expenses. Through the use of tenant-based rental assistance funds, families can be moved out of the City's homeless shelter and into permanent housing with continued support until permanent federal subsidies can be obtained. Tenant-based rental assistance can reduce the length of time a family spends in the homeless shelter by 18-24 months and will ensure they pay no more than 30% of their income for rent. Families threatened with the loss of housing will also be able to benefit from a tenant-based rental assistance program if potential homelessness is prevented.

Policy to Affirmatively Market Fair Housing - Salt Lake City requires all subgrantees to document their efforts to affirmatively market fair housing in order to qualify for federal funding from the City. Salt Lake City monitors and completes on-site inspections on all HOME projects with 1-4 units every three years, projects with 5-25 units every two years, and projects with 26+ units annually in order to ensure all federal regulations and city requirements are being met.

Minority Outreach - Salt Lake City provides information on its federal grant programs to many nonprofit organizations including, but not limited to, Asian Association of Utah, Community Action Program, Utah State Division of Aging Services, Housing Authority of Salt Lake City, Centro Civico Mexicano, Centro de la Familia, Somali Community Development Group, English Skills Learning Center, Indian Walk-In Center, NAACP, Multi-Cultural Legal Center, Intermountain Minority Contractors and Business Associates, South Pacific Island Association,

and Utah State Offices of Asian and Black Affairs, to ensure adequate outreach relative to its minority populations which are scattered throughout the City.

Salt Lake City follows the policies outlined in its *EEO Affirmative Action Plans* to ensure outreach to minority- and women-owned businesses in all contracts entered into that facilitate its federal assistance programs.

Project Review by Citizen Volunteer Board - All requests for HOME funds were reviewed by the Housing Trust Fund Advisory Board, a citizen volunteer board, on December 9, 2004. The recommendations for funding made by the Board were forwarded to the Mayor and the City Council for their consideration. Evaluation criteria used by the Board included past performance, housing development and management experience, timeliness relative to drawing down approved funds from previous years, and the number of people proposed to be assisted by each program.

CHDO Requirements - Fifteen percent of HOME funds the city receives will be set aside for Community Housing Development Corporations (CHDO). Salt Lake Neighborhood Housing Services and Utah Nonprofit Housing Corporation are both certified with Salt Lake City as CHDO organizations and both organizations applied for 2005-2006 funding. The fifteen percent CHDO requirement for 2005-2006 for Salt Lake City is \$206,077 and was awarded to Salt Lake Neighborhood Housing Services to target and acquire boarded and vacant properties in their west side target areas and develop them into affordable housing for those earning 80% of area median income or less.

Match Requirements - The match requirements for all subgrantees will be accomplished by leveraging federal funds with donations made by various local foundations and organizations. Each applicant was required to describe the source of the required match in their application for funding.

C. AMERICAN DREAM DOWNPAYMENT INITIATIVE (ADDI)

2005-2006 ADDI Allocation - Salt Lake City will receive \$54,792 for FY 2005-06 in ADDI funds. Salt Lake City received a total of four applications from four organizations, totaling \$265,000.

The Salt Lake City Council approved funding for the following projects/programs:

ORGANIZATION	PROJECT/PROGRAM	AMOUNT FUNDED	PROPOSED OUTPUTS	PROPOSED OUTCOMES
Housing Authority of Salt Lake City	Down payment assistance and housing rehabilitation	\$14,792	1-2 households	Increase home ownership opportunity and improve housing stock
Neighborhood Housing Services	Down payment assistance and first mortgage interest subsidies	\$25,000	10-12 households	Increase home ownership opportunity
Salt Lake City Housing and Neighborhood Development	Down payment assistance	\$15,000	3 households	Increase home ownership opportunity

Project Review by Citizen Volunteer Board - All requests for funding were reviewed by the Housing Trust Fund Advisory Board, a citizen volunteer board, on December 9, 2004. The recommendations for funding made by the Board were forwarded to the Mayor and the City Council for their consideration. Since the ADDI program is a new program and historical information on number of people served and how well organizations utilize approved funding is not yet available, the Board based their funding recommendations on the number of people proposed to be assisted by each organization and which programs would assist those clients with the greatest need for housing.

Outreach Efforts - Salt Lake City communicated with local community council groups, nonprofit and for profit organizations, and housing organizations through mailings and community council meetings to ensure adequate outreach and educational efforts relative to the new ADDI program. Special emphasis was placed on ensuring that outreach efforts were geared toward residents and tenants of public and manufactured housing projects as well as families being assisted by public housing agencies. Training will be held for all subrecipients of ADDI funds to educate them on the ADDI program requirements.

Minority Outreach - Salt Lake City provides information on its federal grant programs to many nonprofit organizations including, but not limited to, the Asian Association of Utah, Community Action Program, Utah State Division of Aging Services, Housing Authority of Salt Lake City, Centro Civico Mexicano, Centro de la Familia, Somali Community Development Group, English Skills Learning Center, Indian Walk-In Center, NAACP, Multi-Cultural Legal Center, Intermountain Minority Contractors and Business Associates, South Pacific Island Association, and Utah State Offices of Asian and Black Affairs, to ensure adequate outreach relative to its minority populations which are scattered throughout the City.

Salt Lake City follows the policies outlined in its *EEO Affirmative Action Plans* to ensure outreach to minority- and women-owned businesses in all contracts entered into that facilitate its federal assistance programs.

During the past several years, Salt Lake City has assisted approximately 13-18 minority households each year with home ownership and anticipates assisting approximately the same number each year over the next five years.

Suitability of Families Receiving ADDI Funds - Subrecipients who are awarded ADDI funds are required to maintain detailed records demonstrating recipient income and documentation that each recipient/family qualifies as a first time home buyer. Subgrantees must ensure the suitability of those who receive ADDI assistance by requiring that all clients attend home owner education/counseling programs to ensure they understand the responsibilities associated with undertaking and maintaining homeownership.

HOUSING GOALS

HOME and ADDI funds will be used to further the goals outlined in the Salt Lake City *Five Year Consolidated Plan 2005-2010* to increase the rate of home ownership within the City for residents whose incomes are within the established eligible limits.

In 2003, the Salt Lake City Council chose housing as one of their major priorities. Briefings and a large public hearing were held in which input on the city's housing needs was provided by housing advocates, housing developers, nonprofit and for profit organizations and citizens. Two committees were created as a means to help the City address its housing needs: 1) the

Housing Preservation Committee, whose goal is to rehabilitate and preserve the City's existing affordable housing; and 2) the Housing Coordination Committee whose goal is to coordinate the efforts of the City Administration, the City Council, the Redevelopment Agency and the Housing Authority of Salt Lake City to ensure a comprehensive approach in addressing the City's housing needs.

HOUSING PLAN

Salt Lake City is in the process of updating the *Salt Lake City Community Housing Plan of 2000*. The City will use information provided from meetings held by the Housing Coordination and Housing Preservation committees to establish new housing policies and set realistic goals and implementation strategies to address its housing needs. The information gathered from the City Council meetings, the housing preservation and housing coordination meetings, local housing developers and organizations, and input from the City's General Needs Hearing held in January 2005, helped the City establish its housing goals for the *Five Year Consolidated Plan 2005-2010*. The funds Salt Lake City will receive from the CDBG, HOME, and ADDI programs will contribute to the City's ability to address its housing needs. Any future cuts, however, to these vital programs will have a significant, negative impact on the City's ability to meet its new goals to address the housing needs of its residents most in need of these services.

MONITORING

1. The process of monitoring covers several areas for Salt Lake City. The areas include the application process, the contract period when funds have been awarded and the period of affordability or any required period of use.

The Division of Housing and Neighborhood Development (HAND) follows an extensive process of accepting applications for all federally funded projects each year. The applications for 2005-2006 were reviewed in September to ensure they met the required eligibility criteria for the appropriate program. The applicants are required to address how their program or project helps the City further the goals listed in the Consolidated Plan. By including this as a requirement, it helps keep the non-profit agencies aware of the goals that have been developed through the consolidated planning process.

2. The Director of Housing and Neighborhood Development sets goals and outlines the expectations for the year for each employee. The Grant Financial Administrator is responsible for the monitoring of agencies that receive funding. Through this goal setting process, possible issues are identified such as prior year compliance, possible information from Mayor's office, identifying new agencies, changes in regulations, etc. These goals are reviewed on a semi-annual basis and modified as needed to ensure the City is being effective in monitoring the performance of the Subgrantees, Subrecipients and/or Sponsors.
3. Prior to the beginning of the fiscal year, HAND will invite all agencies that received funding to attend a training session. At training, the agencies will receive information about compliance with the national objectives and eligibility requirements of each program. Methods of collecting required information from program participants are also covered. Federal, State and Local regulations, Reports, required Match if applicable, the requirement for the Environmental Review, Confidentiality of client information, Goals listed in the Consolidated Plan, Audit requirements as well as Policies and Procedures are covered during this training. A handbook is distributed containing all pertinent information and required forms. This year a checklist has been prepared of all required information to help agencies provide information and reports timely.

To ensure continued compliance with the regulations, a deed restriction is used for projects that receive building improvements over \$25,000 to ensure the facility is used for the appropriate number of years according to the regulations for each program. This deed is recorded against the property with the Salt Lake County Records Office. For the Tenant Based Rental Assistance programs, agencies only place clients in apartment complexes that have three or more units. All complexes with three or more units are required to have a City business license and are inspected every three years for compliance with the City's Housing Code. This ensures residents are only placed in decent, safe, and sanitary housing units.

The Integrated Disbursement and Information System (IDIS) is managed in the Division of Housing and Neighborhood Development. This system is another check and balance to assist with program eligibility requirements. When projects are set up in the system, if they do not meet one of the eligible activities, they cannot be entered into the system. This system's main purpose however is to track the funding of the grants. All projects

are set up and funded on this system, which then allows the City to drawdown funds for reimbursement. About six months into the fiscal year, the IDIS System Administrator starts tracking the CDBG timeliness report to ensure compliance with not only the regulatory requirement of having 1.5 times the annual grant amount unspent by May 1 but also the request from the Denver Field Office of spending down to 1.25 of the grant amount by May 1.

4. This year Salt Lake City will review five of the 14 HOME funded multi-family rental projects. A list is maintained of the HOME projects and the required review period to ensure all reviews are completed according to the regulatory requirements. For each multi-family housing project, the review includes an on-site inspection to determine compliance with housing codes, tenant selection process, affirmative marketing, income of clients as well as all requirements included in the contract between SLC and the Subrecipient.

At the end of each fiscal year, we will receive the final Quarterly Report from each of the Sub-grantees/Sponsors/Subrecipients. This report will enable the city to review the actual results of the activity and compare it with the number of clients anticipated. The report also provides narrative on why agencies did or did not meet their goals. Many address barriers they found as well as the innovative ideas used to exceed their goals. This information will be input into the IDIS system.

5. The City has incorporated the Risk Analysis concept developed by HUD to evaluate and monitor each program participant for all the grant programs. After the programs are funded, the program financial administrator will use this process for each Sub-grantee/Sponsor/Subrecipient. The areas reviewed include financial, physical, management, satisfaction and services. This determines the initial review schedule for the year and determines how many will be reviewed on-site and how many will receive desk reviews.

During the contract period, all payment requests will receive a desk review prior to reimbursement. This review ensures all expenses are eligible and are covered in the contract scope and budget and that all program requirements have been met and are commensurate with the work completed. We verify that all environmental reviews are complete and that all required forms and reports are submitted. Compliance with labor requirements if applicable will be verified. A review is made of each entity's audited financial statement or financial compilation on an annual basis. If there are any findings or concerns, we will include them in the risk assessment and during the next scheduled on-site monitoring review if required.

APPENDIX A - PURCHASE AND RESALE GUIDELINES FOR FIRST TIME HOMEOWNERSHIP

To be considered affordable and remain affordable housing must meet the following requirements:

1. Initial Purchase Price - The initial appraised value (after rehabilitation if applicable) cannot exceed HUD's 203 (b) mortgage limits including high cost adjustment, which for the Salt Lake area as of April 28, 2004 is:

<u>Unit Size</u>			
<u>One-family</u>	<u>Two-family</u>	<u>Three-family</u>	<u>Four-family</u>
\$232,750	\$262,150	\$318,500	\$367,500

2. Eligible Homebuyers - The unit must be available for initial purchase only to first time homebuyers including displaced homemakers and single parents who may have once owned a home with a spouse, and are income eligible.

3. Principal Residence - The unit **must** be the principal residence of an owner whose family qualifies as a low-income family at the time of the purchase. A low-income family is defined as having an income no greater than 80% of the MSA median, adjusted for family size.

4. Resale - First Time Homebuyers (FTH) will qualify for 1st mortgage financing to cover acquisition and rehabilitation costs. Any balance above the maximum price affordable by the buyers becomes a Deferred Payment Loan (DPL) at zero percent interest as long as the buyer lives in the property. Should the FTH vacate or sell the property, the remaining balance due on the 1st mortgage and DPL will be due. At the time of a sale during the fifteen year affordability period, a new fair market appraisal will be required to set the sale price and new loan amount for the next first time purchaser.

5. Continued Affordability - A FTH must live in the property for fifteen (15) years to meet HOME requirements, or the property must be sold to a low/moderate income family that will use the property as its principal place of residence, except in case of foreclosure on the original property. For the subsequent buyer, the PITI cannot exceed 30% of gross income for a family whose income is less than 75% of the SMSA median income as determined by HUD with adjustments for smaller and larger families. Should the FTH not adhere to the FTH Agreement, the property will revert back to Salt Lake City Corp. as per the Agreement and Quit Claim Deed. Salt Lake City Corp. will then place the proper subsequent buyer in the property.

The new family must meet the remaining years of the required period of affordability. If this subsequent buyer of the FTH assisted unit is also assisted with HOME funds to make the unit affordable, the period of affordability will begin anew.

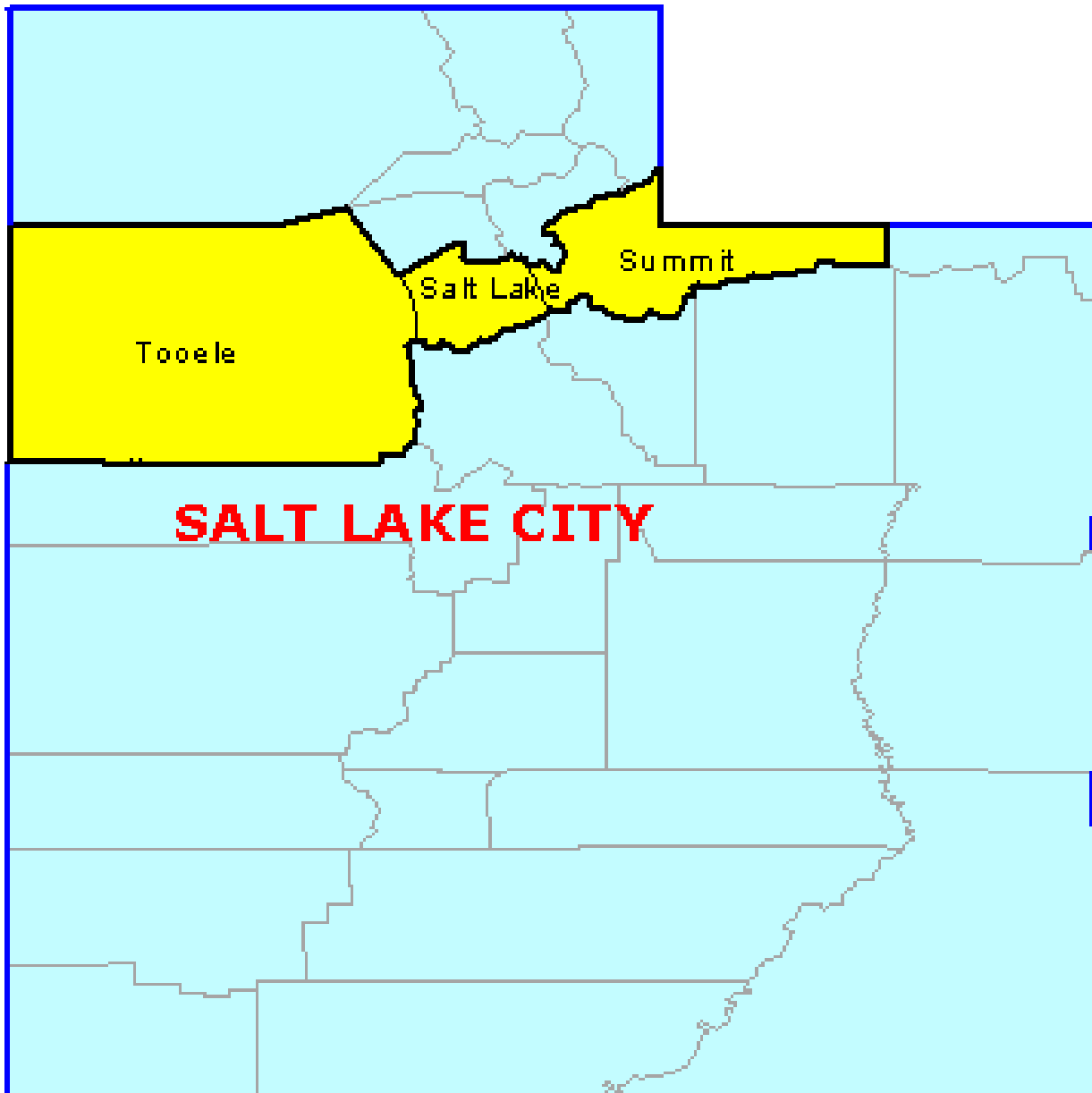
To ensure that subsequent purchasers of a property assisted by HOME funds are low-income individuals or families, Salt Lake City will record the deed at loan closing which will provide notice to the City of an impending sale. The deed will also provide a first right of refusal over any potential sale to Salt Lake City. The FTH Agreement also outlines the responsibilities of the FTH regarding continued affordability.

6. Appraisal of Property/Fair Price and Return to Initial Buyer - A certified "after rehabilitation" appraisal, based on market and assessed value will be done at the time of initial purchase. This will establish a "fair" price for the FTH. If the FTH wishes to sell the property before the end of the period of affordability, a current certified appraisal will be obtained.

7. Assistance - Homebuyer assistance will be provided by the City in the form of interest bearing, non-interest bearing, or deferred payment loans, or grants to be used as down payment assistance, rehabilitation, closing costs, second mortgages or some combination of these.

APPENDIX B - HOPWA MSA Service Area Map

Utah



APPENDIX C – Project Descriptions for 2005-06 Program Year

Appendix C contains detailed information about each project proposed to be funded by HUD funds during the 2005-06 program year. There are 73 separate projects listed in this section, in the following order: CDBG, HOME, ADDI, HOPWA and ESG.