



2024-2025 Annual Action Plan

Salt Lake County HOME Consortium
Salt Lake Urban County

Executive Summary PY24 (2024 - 2025) Year Five of the Five-Year Consolidated Plan

- Community Development Block Grant (CDBG)
- Social Services Block Grant (SSBG)
- Emergency Solutions Grant (ESG)
- HOME Investment Partnership (HOME)

Executive Summary

AP-05 Executive Summary - 91.200(c), 91.220(b)

1. Introduction

This document contains the fifth-year action plan of the Five-Year Plan for the Salt Lake County Consortium. It describes the allocation of CDBG, HOME and ESG funds for program year 2024 (July 2024 through June 2025). The U.S. Department of Housing and Urban Development requires any community that receives an allocation of the following grants to complete a Consolidated Plan.

- Community Development Block Grant (CDBG)
- HOME Investment Partnership Grant Funds
- Emergency Solutions Grant (ESG)

This Annual Action Plan reviews the needs of Salt Lake County and details how the Salt Lake County Consortium has allocated CDBG, HOME, and ESG funding to meet some of those needs.

URBAN COUNTY

Salt Lake Urban County includes unincorporated Salt Lake County and the cities of Alta, Bluffdale, Brighton, Cottonwood Heights, Draper, Herriman, Millcreek, Holladay, Midvale, Murray, Riverton and South Salt Lake, the townships of Kearns, Magna, Copperton, White City, and Emigration.

SALT LAKE COUNTY CONSORTIUM

The Salt Lake County Consortium includes the Urban County and the cities of West Jordan, Sandy, South Jordan, Taylorsville, Herriman, and West Valley. Included as part of the Salt Lake County Consortium Consolidated Plan are the Action Plans of Salt Lake County, Sandy City, South Jordan City, City of Taylorsville, West Valley City, Herriman, and West Jordan City.

ACTION PLAN

These action plans identify how approximately five and a half million dollars of Community Development Block Grant (CDBG), HOME Investment Partnership Program and Emergency Solutions Grant (ESG) funds will be spent. It also references continuing activities that have been funded with supplemental allocations of CDBG and ESG grants that were authorized by the Coronavirus Aid, Relief, and Economic Security (CARES) Act, Public Law 116-136, to prevent, prepare for, and respond to the

coronavirus pandemic (COVID-19). Salt Lake County is the lead agency for the Urban County and the Consortium and will disperse the funds to Urban County cities and Consortium HOME program cities, respectively, as well as service providers for projects identified in the One-Year Action Plan.

2. Summarize the objectives and outcomes identified in the Plan

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

The objective of the Salt Lake County Consortium Consolidated Plan is to identify the greatest needs in Salt Lake County through a public process and with public input, including input received from a variety of agencies and organizations. Through the review and the analysis of the needs, the priorities for the next five years were established (see strategic section) and goals were developed. The strategic needs and goals were used to help decide how CDBG, HOME, and ESG funds will be allocated to mitigate some of those needs from July 1, 2024, to June 30, 2025.

The Strategic goals in the County's consolidated plan for 2020-2024 state that funding will be focused on the following:

Housing: Provide housing options for individuals and families that give opportunities to acquire, preserve, and improve housing.

- Housing Rehabilitation: Improving existing housing stock to preserve housing for targeted populations.
- Rental Housing: Affordable housing development that increases the number of housing units for eligible individuals and families.
- Homeownership: Financial opportunities for individuals and families to access homeownership.
- Rental Assistance: Temporary financial assistance with supportive services focused on housing stability.

Neighborhood/Community Improvements: Provide improvements to increase safety, livability, and functionality.

- Infrastructure: Improvements to streets, sidewalks, lighting, and water systems to increase safety, health, and livability.
- Public Facilities: Improvement to parks, senior citizen centers, and public and private facilities to increase safety, health, and usability.

Crisis Services: Provide access to emergency services for low-income and vulnerable populations experiencing crisis.

- Provide support for low-income and vulnerable populations with housing need;
- Provide support for low-income and vulnerable populations who are at risk of losing their housing.
- Provide case management assistance to help individuals facing a crisis secure stable housing.
- Provide case management assistance to connect individuals in crisis with resources to ensure their safety and stability.

HOME funds along with Lead Hazard Control funds continue to be leveraged with the Healthy Homes and Weatherization grant, the Healthy Homes Production Grants, and an extension of the Green and Healthy Homes Initiative (GHHI) American Rescue Plan Act (State and County) grants to partner with the Weatherization program, Assist Inc., Taylorsville, and West Valley City over the next year.

Home Improvement Program: The Salt Lake Housing and Community Development (HCD) office supports the GHHI, and its objective is to retrofit occupied housing units in Salt Lake County to make homes healthy and safe, reduce asthma triggers, minimize trips and falls, and improve energy efficiency. HCD takes a comprehensive approach to these activities by focusing on housing-related hazards in a coordinated fashion. This year HCD is estimating assisting approximately 24 households.

Rental Housing: HCD's HOME Rental Housing program provides opportunities to create and retain affordable rental units for low-income households and persons with special needs. HCD has committed to help finance the development and construction of approximately 64 rental units. The 64 units will be rented to households at or below 60% of the area median income, and 5 units will be designated HOME-ASSISTED units. These units will serve those with special needs, such as homelessness, individuals with disabilities, the elderly, and other critical population segments.

Tenant-Based Rental Assistance (TBRA): HCD's TBRA program allows individual grantees to develop community-specific programs to serve homeless households, at risk of becoming homeless, and to help increase self-sufficiency. It is anticipated that an estimated 194 households will receive short-term rental assistance through TBRA.

3. Evaluation of past performance

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

As Salt Lake County enters the fifth year of the five-year strategic plan, it is important to recognize that the COVID-19 pandemic had a significant disruptive impact on the priority needs of the community which were originally established in 2019 and 2020. The following provides a summary of the original five-year goals and the performance to date, offered in context with

new and emerging needs and priorities which were identified in the citizen participation process for the PY24 Action Plan that is described in the next section.

1. Housing Rehabilitation & Accessibility.

- a. Goal:** Over the next five years 1,250 households will receive assistance. Funding will be provided to cover the cost of renovation, rehabilitation to improve the existing housing stock, and retrofitting housing units to make them more accessible. The program will include the GHHI and the Lead Safe Housing partnership which provides neighborhood revitalization and healthy communities by making homes more energy efficient and eliminating health hazards for families.
- b. Progress years one through three of Consolidated Plan to date:** The original plan estimated 250 household units would be assisted for housing rehab and accessibility activities. We have exceeded this goal, as 311 households were assisted in PY20 & PY21, and an additional 24 were assisted in PY22, and it is anticipated that 10 households will be assisted at the end of PY23 for a total of 335 households anticipated to be served by June 2024.
- c. Factors that influenced PY24 activity priorities:** Housing continues to be the highest need identified in the community needs assessments, and housing rehab and accessibility activities received heavy weighting in the application scoring process.

2. Rental Housing.

- a. Goal:** HOME will be provided to help finance the development and construction of at least 15 affordable housing developments over the next five years and to finance the preservation and retrofitting of 5 affordable rental housing projects.
- b. Progress years one through four of Consolidated Plan to date:** The original plan estimated 353 household units would be constructed. We are on track to exceed this goal, as 208 units were completed in PY20 & PY21, and an additional 353 are estimated to be assisted before the end of PY23, for a total of 561 units anticipated to be completed by June 2024.
- c. Factors that influenced PY24 activity priorities:** Housing continues to be the highest need identified in the community needs assessments, and rental housing received heavy weighting in the application scoring process.

3. Rental Assistance.

- a. Goal:** Grant funds will be provided to the Road Home \$300,000 HOME, Housing Connect \$250,000, estimated to assist 200 households
- b. Progress years one through four of Consolidated Plan to date:** The original plan estimated 100 households would be assisted. We have significantly exceeded this goal, as 421 households were assisted in PY20 & PY21, an additional 184 households were served in PY22, and an estimated 103 households will be served at the end of PY23, for a total of 708 households anticipated to be assisted by June 2024. This has been possible largely due to

the supplemental ESG-CV and CDBG-CV (COVID) funds that were allocated to Salt Lake County due to the COVID-19 pandemic.

- c. **Factors that influenced PY24 activity priorities:** Housing continues to be the highest need identified in the community needs assessments, and rental assistance received heavy weighting in the application scoring process.

4. Homeownership.

- a. **Goal:** CDBG funds were allocated to International Rescue Committee and to Community Development Corporation of Utah to administer down payment assistance programs, it is estimated that 30 households will receive down payment assistance
- b. **Progress years one through four of Consolidated Plan to date:** The original plan estimated 30 households would be assisted. We have significantly exceeded this goal, as 38 households were assisted in PY20 & PY21, and an additional 28 households were assisted at the end of PY22. In PY23, this project was not prioritized due to the low housing inventory and high-interest rates. As a result, zero households were assisted.
- c. **Factors that influenced PY24 activity priorities:** Housing continues to be the highest need identified in the community needs assessments; however, homeownership activities are primarily carried out through Down Payment Assistance (DPA) activities. The current housing market has made it increasingly difficult for LMI households to qualify for homeownership due to both the price of housing and skyrocketing interest rates. The impact of the DPA programs has been that the amount of down payment assistance necessary to help low-income households qualify to purchase a home has increased to a point that very few households can be helped with Salt Lake County's limited funds. As a result, DPA programs have not been prioritized for PY24.

5. Infrastructure.

- a. **Goal:** Over the next five years is estimated that 10 infrastructure projects will be funded and completed
- b. **Progress years one through four of Consolidated Plan to-date:** Infrastructure projects are challenging to translate from the plan goal to the reporting metric, since the plan references the number of anticipated projects, and the unit of measure in the HUD system for the performance metric is the number of households served. 60,840 persons in LMI households have been served to date based on census data, and an additional 396 persons are anticipated to be served by June 2024.
- c. **Factors that influenced PY24 activity priorities:** Housing continues to be the highest need identified in community needs assessments; however, it is also recognized that one of the core purposes of the Community Development Block grant is to provide flexibility for local

jurisdictions to design and implement strategies tailored to their own needs and priorities. For that reason, approximately half of the CDBG funds that are available for non-public service activities are committed to activities that are prioritized by the participating jurisdictions of the Urban County. Four infrastructure activities, sidewalk improvements, multi-use paths, and safety and access improvements, have been identified for PY24.

6. Public Facilities.

- a. Goal:** CDBG funds will fund an estimated 30 public facility improvement projects over the next five years, which could include park improvements
- b. Progress years one through four of Consolidated Plan to date:** Public facility improvement projects are also challenging to translate from the plan goal to the reporting metric, since the plan references the number of anticipated projects, and the unit of measure in the HUD system for the performance metric is the number of persons assisted. 6,128 persons have been served to-date, and an additional 342 persons are anticipated to be served by June 2024.
- c. Factors that influenced PY24 activity priorities:** Since housing was identified as the top priority for PY24, public facility improvements for non-profit agencies that address housing needs were prioritized.

7. Access to Crisis Assistance.

- a. Goal:** CDBG funds will provide supportive services to at least 30 agencies over the next five years to provide case management
- b. Progress years one through four of Consolidated Plan to-date:** This is another goal that is challenging to translate from the plan goal to the reporting metric since the plan references the number of anticipated agencies to be supported, and the unit of measure in the HUD system for the performance metric is the number of persons assisted. However, 3,626 persons have been served to date, and an additional 709 persons are anticipated to be served by June 2024.
- c. Factors that influenced PY24 activity priorities:** Case management and supportive services are recognized to be critical to both housing stability and economic mobility.

8. Stability and Safety.

- a. Goal:** CDBG funds will be provided to at least 30 agencies over the five years to assist households to help increase their housing stability and safety
- b. Progress years one through four of Consolidated Plan to-date:** This is another goal that is challenging to translate from the plan goal to the reporting metric since the plan references the number of anticipated agencies to be supported, and the unit of measure in the HUD system for the performance metric is both the number of persons assisted and the number of households assisted. 9,413 persons and 3,675 separately identified households have been served to date, and an additional 1859 persons are anticipated to be served by June 2024.

- c. **Factors that influenced PY24 activity priorities:** Case management and supportive services are recognized to be critical to stability and safety.

9. **Economic Stability.**

- a. **Goal:** It is estimated at least 10 businesses will receive assistance, counseling short-term loans
- b. **Progress years one through three of Consolidated Plan to-date:** There have not been any businesses assisted with short-term loans as of 2023.
- c. **Factors that influenced PY24 activity priorities:** The COVID-19 pandemic resulted in a historic amount of alternate funds that were made available to businesses for this purpose. This activity was not prioritized during the first four years of this five-year plan, due to the availability of other resources. Economic mobility was prioritized in PY24, however Salt Lake County did not receive any applications for Economic Development.

10. Seniors (55+), DV Survivors, families, unsheltered families, immigrants & refugees, medically frail homeless, severely rent-burdened, homeless youth, and those with long-term disabilities will be prioritized.

4. **Summary of Citizen Participation Process and Consultation Process**

Summary from citizen participation section of plan.

The 2020-2024 five-year plan was informed by a community needs assessment which was conducted in the latter part of 2019 by Salt Lake County Housing and Community Development, to gain a better understanding of the community needs of low-to moderate-income households in Salt Lake County, Utah. The purpose was to help use Community Development Block Grant (CDBG), Emergency Solutions Grant (ESG), and HOME Investment Partnership Program (HOME) grant funding for organizations whose programs and projects could best address the needs of low-to moderate-income households in Salt Lake County, Utah. The needs assessment was completed in a multi-step process which included: Literature review of prior needs assessments; Coordination and guidance from the Housing and Community Development (HCD) Director and Program Managers; Public Comment Process; Internal stakeholder meeting with Salt Lake County; Follow up by Housing and Community Development to the internal stakeholder meeting. In particular, the Public Comment Process on the above list greatly informed the finalized identification of needs. The Public Comment period was administered through two in-person meetings held on December 12, 2019, as well as an option to submit written comments through January 2020. Prior to the public comment period a draft copy of the Needs Assessment was posted on the Housing and Community Development web site, a legal notice was run in the Salt Lake Tribune and Deseret News on September 8, 2019, and email reminders were sent to community organizations. Public response was representative of a range of community organizations and individuals. In total, 27 organizations and 2 private citizens engaged in the public comment process. The identified highest needs of low-to-moderate income households in Salt Lake County, Utah, are provided below. These

needs were incorporated into the Request for Proposals (RFP) processes for Salt Lake County for the Community Development Block Grant (CDBG), the Emergency Solutions Grant (ESG) and the Home Investment Partnership Program (HOME) grant funding:

Safe, affordable and accessible homeownership and rental opportunities; Crisis shelters and housing for special needs populations; Supportive services to assist with housing stability and housing access; Job readiness/knowledge of work supports; Post - secondary and adult learning opportunities; Financial education and legal resources to increase income; Access to emergency food resources; Safe and healthy families and communities; services to prevent and address substance abuse, child and elder abuse, domestic violence and criminal behavior; Access to legal services and information resources.

Low-opportunity areas are places that lack access to quality jobs and education, and have higher rates of poverty, housing instability and labor market engagement. Low-opportunity areas in Salt Lake County include Kearns, Magna, Midvale, Murray, and South Salt Lake City. Combined, 231 individuals from these areas took the public survey, with participants from Kearns making up 45% of total responders.

Due to the impact of the COVID-19 pandemic, the formal annual needs assessments were replaced with ongoing collaboration with funding partners, service providers, and citizen feedback to identify and respond to continually emerging and evolving needs. The original needs identified in the 2019 assessment have been present in 2020 through 2023; however, it has been evident that specific populations have experienced a higher degree of vulnerability and less access to resources. The priorities for funding in PY24 were based off of surveys conducted at provider convenings and community services expos in 2022 and 2023, which identified that Seniors (55+), DV Survivors, families, unsheltered families, immigrants & refugees, medically frail homeless, severely rent-burdened, homeless youth, and those with long-term disabilities have more barriers to accessing community services.

The Request for Application (RFA) training workshops were conducted in person for the 2024-2025 program year. The training was also recorded and made available online to anyone that was not available to participate in person. At the completion of the review of applications by the HOME Consortium Housing Committee, the Community & Economic Development Advisory Council (CEDAC), and the Community & Support Services Advisory Council (CSSAC), the citizen committee recommendations were published. The public notice advised of the Public Comment Period from April 3rd through May 4th, 2024. *(A hybrid Public Hearing will be conducted on May 2nd, 2024. Applicants will be notified of the final award decisions following the 30-day public comment period, and this summary will be updated at that time.)*

The Citizen Participation Plan was updated on May 7, 2020, to facilitate Virtual Public Hearings, because of COVID-19, and to incorporate the utilization of waivers granted under the CARES Act.

5. Summary of public comments

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

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

Salt Lake County accepts all comments and views. A summary will be attached following the public comment period.

7. Summary

Salt Lake County Division of Housing and Community Development (HCD) supports housing, housing stability, and the economic mobility of individuals and families. Low-income earners face obstacles of ever-increasing rents, food insecurity, access to health care, and access to opportunities e.g. living wage jobs and economic mobility. In response to these challenges, Salt Lake County intends to prioritize available resources for targeted activities that increase or sustain affordable housing inventory, increase housing stability, or contribute to economic mobility.

The Division of Housing and Community Development administers multiple grant opportunities from various funding sources. For purposes of the Request for Applications for CDBG, ESG, and SSBG funds, activities have been prioritized based on populations served. Seniors (55+), Domestic Violence Survivors, families, unsheltered families, immigrant & refugees, medically frail homeless, severely rent burdened, homeless youth, and those with long-term disabilities have been prioritized. For HOME funds, the priorities for 2024-2025 include preservation of rental housing and development of new rental housing, development and construction of affordable rental housing units, prevention of homelessness through short-term rental assistance tied into case management, and homeowner occupied rehabilitation.

