CR-05 - Goals and Outcomes

Progress the jurisdiction has made in carrying out its strategic plan and its action plan. 91.520(a)
This could be an overview that includes major initiatives and highlights that were proposed and executed throughout the program year.

The Consolidated Annual Performance and Evaluation Report (CAPER) provides an evaluation of the Salt Lake County use of federal entitlement funds and its progress towards the housing and community development goals detailed in the Program Year (PY) 2025 Action Plan, the first year of the PY 2025-2029 Consolidated Plan. The Consolidated Plan is built on the following three key priorities:

- Priority 1: Improve Housing Stability
- Priority 2: Improve Economic Mobility
- Priority 3: Thriving Neighborhoods

These priorities guide Salt Lake County's implementation of formula grants received from the U.S. Department of Housing and Urban Development (HUD). These include the Community Development Block Grant (CDBG), HOME Investment Partnership Program (HOME), and Emergency Solutions Grant (ESG).

NOTE: Additional information will be added once the Consolidated Plan is approved by HUD along with other narrative information.

Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)
Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee's program year goals.

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Access to crisis assistance	Affordable Housing Homeless Non-Homeless Special Needs Non-Housing Community Development	CDBG: $ / ESG: $	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	0		0	0	
Access to crisis assistance	Affordable Housing Homeless Non-Homeless Special Needs Non-Housing Community Development	CDBG: $ / ESG: $	Public service activities for Low/Moderate Income Housing Benefit	Households Assisted	0	0	0.00%	0	0	0.00%

Access to crisis assistance	Affordable Housing Homeless Non-Homeless Special Needs Non-Housing Community Development	CDBG: $ / ESG: $	Homeless Person Overnight Shelter	Persons Assisted	0	0		0	0	
Administration of HOME, ESG and CDBG	Affordable Housing Homeless Non-Homeless Special Needs Non-Housing Community Development	CDBG: $ / HOME: $ / ESG: $14845	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	0	0.00%			
Administration of HOME, ESG and CDBG	Affordable Housing Homeless Non-Homeless Special Needs Non-Housing Community Development	CDBG: $ / HOME: $ / ESG: $14845	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit	Households Assisted	0	0	0.00%			

Administration of HOME, ESG and CDBG	Affordable Housing Homeless Non-Homeless Special Needs Non-Housing Community Development	CDBG: $ / HOME: $ / ESG: $14845	Other	Other	0	0	0.00%	0	0	0.00%
Economic stability	Affordable Housing Homeless Non-Homeless Special Needs	CDBG: $ / ESG: $	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	0		0	0	
Economic stability	Affordable Housing Homeless Non-Homeless Special Needs	CDBG: $ / ESG: $	Jobs created/retained	Jobs	0	0		0	0	0.00%
Economic stability	Affordable Housing Homeless Non-Homeless Special Needs	CDBG: $ / ESG: $	Businesses assisted	Businesses Assisted	0	0	0.00%			
Homeownership	Affordable Housing	CDBG: $ / HOME: $	Direct Financial Assistance to Homebuyers	Households Assisted	0	0	0.00%			0

Housing Rehabilitation & Accessibility	Affordable Housing	CDBG: $ / HOME: $ / ESG: $	Rental units rehabilitated	Household Housing Unit	0	0		0	0	0
Housing Rehabilitation & Accessibility	Affordable Housing	CDBG: $ / HOME: $ / ESG: $	Homeowner Housing Rehabilitated	Household Housing Unit	0	0	0.00%	0	0	0
Infrastructure	Non-Housing Community Development	CDBG: $ / HOME: $ / ESG: $	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit	Households Assisted	0	0	0.00%	0	0	0.00%
Public facilities	Non-Housing Community Development	CDBG: $ / HOME: $ / ESG: $	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	0		0	0	0.00%
Public facilities	Non-Housing Community Development	CDBG: $ / HOME: $ / ESG: $	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit	Households Assisted	0	0	0.00%			
Public facilities	Non-Housing Community Development	CDBG: $ / HOME: $ / ESG: $	Homeless Person Overnight Shelter	Persons Assisted	0	0		0	0	

Public facilities	Non-Housing Community Development	CDBG: $ / HOME: $ / ESG: $	Overnight/Emergency Shelter/Transitional Housing Beds added	Beds	0	0		0	0	
Rental Assistance	Homeless	HOME: $ / ESG: $	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	0	0	0.00%	0	0	0.00%
Rental Housing	Affordable Housing	CDBG: $100000 / HOME: $ / ESG: $	Rental units constructed	Household Housing Unit	307	8	0.00%	0	8	0.00%
Rental Housing	Affordable Housing	CDBG: $100000 / HOME: $ / ESG: $	Rental units rehabilitated	Household Housing Unit	46	0	0.00%	0	0	0.00%
Rental Housing	Affordable Housing	CDBG: $100000 / HOME: $ / ESG: $	Homeowner Housing Added	Household Housing Unit	0	0		0	0	
Rental Housing	Affordable Housing	CDBG: $100000 / HOME: $ / ESG: $	Homeowner Housing Rehabilitated	Household Housing Unit	0	0		0	0	

Rental Housing	Affordable Housing	CDBG: $100000 / HOME: $ / ESG: $	Housing for Homeless added	Household Housing Unit	0	0		0	0	
Rental Housing	Affordable Housing	CDBG: $100000 / HOME: $ / ESG: $	Housing for People with HIV/AIDS added	Household Housing Unit	0	0		0	0	
Stability and safety	Affordable Housing Homeless Non-Homeless Special Needs	CDBG: $ / HOME: $ / ESG: $	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	0	0	0	0	0.00%
Stability and safety	Affordable Housing Homeless Non-Homeless Special Needs	CDBG: $ / HOME: $ / ESG: $	Public service activities for Low/Moderate Income Housing Benefit	Households Assisted	0	0				
Stability and safety	Affordable Housing Homeless Non-Homeless Special Needs	CDBG: $ / HOME: $ / ESG: $	Homeless Person Overnight Shelter	Persons Assisted	0	0		0	0	

Table 1 - Accomplishments – Program Year & Strategic Plan to Date

Assess how the jurisdiction's use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.

During Program Year 2025–2026, Salt Lake County directed its HUD entitlement resources, with particular attention to CDBG, toward the goals and priority needs established in the 2025–2029 Consolidated Plan. The Plan organized investments around three core goals:

Improve Housing Stability (highest priority)

- Housing rehabilitation
- New development of affordable housing
- Rental rehabilitation
- Rental assistance

Improve Economic Mobility

- Small business / business development / microenterprise loans
- English as a Second Language (ESL) classes
- Supportive services

Thriving Neighborhoods

- Infrastructure improvements
- Public facility improvements
- Afterschool programs

CDBG funding was the primary tool used to advance the highest-priority Housing Stability activities. These efforts focused on emergency repairs and accessibility modifications for low-income households, preservation of existing affordable units, gap financing for new affordable rental and homeownership housing (especially for households below 50% AMI), and tenant-based rental assistance combined with rapid re-housing to prevent and reduce homelessness.

Additional CDBG resources supported Economic Mobility activities that reduced barriers to employment and self-sufficiency, as well as Thriving Neighborhoods projects that upgraded public facilities and infrastructure in low- and moderate-income areas and expanded afterschool opportunities for low-income youth.

Note: Specific performance data, outcomes, and examples of funded activities for PY 2025–2026 will be added once Salt Lake County's Annual Action Plan has been approved by HUD and accomplishment data have been entered into IDIS. At that time, this section will be updated to reflect actual expenditures, beneficiaries served, and measurable progress toward the Consolidated Plan goals.

CR-10 - Racial and Ethnic composition of families assisted

Describe the families assisted (including the racial and ethnic status of families assisted). 91.520(a)

	CDBG	HOME
White	0	0
Black or African American	0	0
Asian	0	0
American Indian or American Native	0	0
Native Hawaiian or Other Pacific Islander	0	0
Total	**0**	**0**
Hispanic	0	0
Not Hispanic	0	0

Describe the clients assisted (including the racial and/or ethnicity of clients assisted with ESG)

	HESG
American Indian, Alaska Native, or Indigenous	0
Asian or Asian American	0
Black, African American, or African	0
Hispanic/Latina/e/o	0
Middle Eastern or North African	0
Native Hawaiian or Pacific Islander	0
White	0
Multiracial	0
Client doesn't know	0
Client prefers not to answer	0
Data not collected	0
Total	0

Table 2 – Table of assistance to racial and ethnic populations by source of funds

Narrative

In Program Year 2025–2026, Salt Lake County strategically deployed its HUD entitlement funds to align with the priorities and objectives identified in the 2025–2029 Consolidated Plan. Particular emphasis was placed on the County’s highest-priority goal of Improve Housing Stability, while also advancing the goals of Improve Economic Mobility and Thriving Neighborhoods.

Investments under Improve Housing Stability focused on expanding and preserving affordable housing opportunities and preventing homelessness. These efforts included housing rehabilitation and emergency repairs for low-income homeowners and renters, gap financing for new affordable rental and homeownership units (with priority for households below 50% AMI), rental rehabilitation, and tenant-based rental assistance paired with rapid re-housing.

Beyond housing, entitlement funds also supported Economic Mobility activities such as small business and microenterprise assistance, English as a Second Language programs, and supportive services that help residents overcome barriers to self-sufficiency. Additional resources were directed toward Thriving Neighborhoods through public facility and infrastructure improvements in low- and moderate-income areas, as well as afterschool programs serving low-income youth.

Overall, Salt Lake County's use of entitlement funds in PY 2025–2026 reflects a deliberate alignment with the Consolidated Plan. By concentrating resources on high-priority activities, the County advanced its goals of increasing housing stability, expanding economic opportunity, and strengthening neighborhoods for low- and moderate-income residents.

Note: Specific performance data, outcomes, and examples of funded activities will be added once the Annual Action Plan has been approved by HUD. This narrative will be updated at that time to reflect actual results.

CR-15 - Resources and Investments 91.520(a)

Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	public - federal	5,337,304.05	TBD
HOME	public - federal	3,283,526.07	TBD
ESG	public - federal	211,166.00	TBD

Table 3 - Resources Made Available

Narrative

NOTE: Information will be updated once the Consolidated plan is approved by HUD. Resources made available includes annual allocation, program income, and prior year resources.

Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
Salt Lake County	100	100	All projects were located within Salt Lake County.

Table 4 – Identify the geographic distribution and location of investments

Narrative

In Program Year (PY) 2025–2026, Salt Lake County effectively utilized HUD entitlement funds including the Community Development Block Grant (CDBG), HOME Investment Partnerships (HOME), and Emergency Solutions Grant (ESG) to address critical housing and community development needs identified in the Consolidated Plan.

Community Development Block Grant (CDBG)

CDBG resources available in PY 2025–2026 included the annual grant allocation, recaptured prior year funds, and program income. These funds supported homeowner rehabilitation programs that allowed low- and moderate-income households to make essential health, safety, and accessibility repairs to preserve existing affordable housing stock. CDBG also supported public services and facility improvements that directly benefited vulnerable populations.

In Herriman, CDBG funds were used to improve a local community center. CDBGS funds were used to improve and strengthen key critical infrastructure such as the roof, kitchen, a new ADA ramp, lighting, flooring and other renovations. These improvements not only make the community center safer and more accessible but they also increase the long-term goal of servicing the community.

In Salt Lake, CDBG funds supported The Inn Between with new or continuing access to medical services. The funds specifically supported medical supportive housing for adults experiencing homelessness. The Inn Between is the only medical respite and end of life facility specifically for individuals experiencing homelessness. Without the use of these funds, individuals experiencing homelessness would not have access to these essential services.

HOME Investment Partnerships (HOME)
HOME resources were prioritized for both the development and preservation of affordable housing across the Consortium area. Investments included new construction, tenant-based rental assistance (TBRA), and homeowner rehabilitation.

In West Valley City, HOME funds supported homeowner rehabilitation for low-income households. This assistance addressed critical health and safety concerns, improved energy efficiency, and preserved the useful life of homes. By maintaining affordable housing stock, the County helped residents remain stably housed, avoid displacement, and preserve long-term affordability in an area facing rising housing costs.

Emergency Solutions Grant (ESG)
ESG resources available in PY 2025–2026 included the annual grant allocation, which was matched dollar-for-dollar by ESG subrecipients. These funds supported rapid rehousing and shelter operations.

Through ESG, Salt Lake County strengthened the regional homelessness response system by investing in both shelter operations and rapid rehousing. These activities directly supported individuals and families experiencing homelessness in South Salt Lake, Downtown Salt Lake City, and other high-need areas of the County. ESG resources helped residents secure immediate safety while also stabilizing in permanent housing.

Through these targeted investments, Salt Lake County maximized the impact of HUD resources by focusing on infrastructure improvements in low-income neighborhoods, facility upgrades for vulnerable populations, preservation and development of affordable housing, and expanded homelessness services. All expenditures were consistent with Consolidated Plan priorities. By coordinating HUD funds with state, local, and private resources, the County leveraged partnerships, ensured accountability through monitoring and oversight, and advanced its commitment to creating safe, healthy, and equitable communities for all residents.

Leveraging

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

In PY 2025–2026

Salt Lake County strategically leveraged federal resources in conjunction with state, local, and private investments to maximize the impact of HUD-funded activities. Each entitlement program was designed and administered in a way that attracted additional resources and strengthened partnerships, ensuring broader community impact than federal funding alone could provide.

CDBG:

CDBG resources were combined with local and private funds to support homeowner rehabilitation, public services, and facility improvements. Subrecipients often contributed additional operating funds, volunteer labor, and in-kind donations to expand the program's reach. These leveraged resources ensured that CDBG investments had a multiplier effect, particularly in housing rehabilitation and public facility projects.

HOME:

Salt Lake County met the statutory HOME match requirement through a combination of state and local housing trust funds, fee waivers, and other non-federal contributions. Nonprofit developers also contributed private financing and philanthropic dollars to complete affordable housing projects supported by HOME funds. In addition, Tenant-Based Rental Assistance (TBRA) leveraged supportive services funded by state and county behavioral health programs, providing wraparound stability for assisted households.

ESG:

ESG funds were matched dollar for dollar by participating subrecipients. Match contributions included private donations and volunteer hours. This requirement ensured that federal funds were directly supplemented, allowing ESG-assisted projects to expand shelter operations, rapid rehousing, and homelessness prevention activities beyond what HUD funding alone could support.

Additional Leveraged Resources:

Approximately $337,908.00 of Social Services Block Grant (SSBG) funds were leveraged with CDBG public service and ESG funds to provide services under the Community and Support Services Request for Applications (RFA).

Use of Publicly Owned Land and Property:

Urban County municipalities utilized publicly owned land to carry out several community development activities in PY 2025. In addition, city-owned facilities receiving rehabilitation support represented an important leveraging of existing community assets, extending the useful life of structures already in public ownership and ensuring their continued service to low- and moderate-income households.

Through these strategies, Salt Lake County ensured that federal entitlement funds not only advanced Consolidated Plan goals but also catalyzed broader community investments. The leveraging of SSBG, general funds, and other state, local, and private resources, combined with the strategic use of publicly owned assets, amplified the impact of HUD programs and contributed to the long-term sustainability of affordable housing and community development initiatives in the County.

Fiscal Year Summary – HOME Match	
1. Excess match from prior Federal fiscal year	0
2. Match contributed during current Federal fiscal year	200,000
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	200,000
4. Match liability for current Federal fiscal year	200,000
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	0

Table 5 – Fiscal Year Summary - HOME Match Report

Match Contribution for the Federal Fiscal Year								
Project No. or Other ID	**Date of Contribution**	**Cash (non-Federal sources)**	**Foregone Taxes, Fees, Charges**	**Appraised Land/Real Property**	**Required Infrastructure**	**Site Preparation, Construction Materials, Donated labor**	**Bond Financing**	**Total Match**

Table 6 – Match Contribution for the Federal Fiscal Year

HOME MBE/WBE report

Program Income – Enter the program amounts for the reporting period				
Balance on hand at begin-ning of reporting period $	**Amount received during reporting period $**	**Total amount expended during reporting period $**	**Amount expended for TBRA $**	**Balance on hand at end of reporting period $**
3,283,526.07	1,576,570.51	734,080.81	237,481.06	2,549,445.26

Table 7 – Program Income

Minority Business Enterprises and Women Business Enterprises – Indicate the number and dollar value of contracts for HOME projects completed during the reporting period						
	Total	**Minority Business Enterprises**				**White Non-Hispanic**
		Alaskan Native or American Indian	**Asian or Pacific Islander**	**Black Non-Hispanic**	**Hispanic**	
Contracts						
Dollar Amount	0	0	0	0	0	0
Number	0	0	0	0	0	0
Sub-Contracts						
Number	0	0	0	0	0	0
Dollar Amount	0	0	0	0	0	0

	Total	**Women Business Enterprises**	**Male**
Contracts			
Dollar Amount	0	0	0
Number	0	0	0
Sub-Contracts			
Number	0	0	0
Dollar Amount	0	0	0

Table 8 - Minority Business and Women Business Enterprises

Minority Owners of Rental Property – Indicate the number of HOME assisted rental property owners and the total amount of HOME funds in these rental properties assisted						
	Total	**Minority Property Owners**				**White Non-Hispanic**
		Alaskan Native or American Indian	**Asian or Pacific Islander**	**Black Non-Hispanic**	**Hispanic**	
Number	0	0	0	0	0	0
Dollar Amount	0	0	0	0	0	0

Table 9 – Minority Owners of Rental Property

Relocation and Real Property Acquisition – Indicate the number of persons displaced, the cost of relocation payments, the number of parcels acquired, and the cost of acquisition		
Parcels Acquired	0	0
Businesses Displaced	0	0
Nonprofit Organizations Displaced	0	0
Households Temporarily Relocated, not Displaced	0	0

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

Table 10 – Relocation and Real Property Acquisition

CR-20 - Affordable Housing 91.520(b)

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

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	0	0
Number of Non-Homeless households to be provided affordable housing units	185	TBD
Number of Special-Needs households to be provided affordable housing units	1021	TBD
Total	**1206**	**TBD**

Table 11 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	1021	TB0
Number of households supported through The Production of New Units	0	0
Number of households supported through Rehab of Existing Units	185	TBD
Number of households supported through Acquisition of Existing Units	0	TBD
Total	**1206**	**TBD**

Table 12 – Number of Households Supported

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

NOTE: Narrative to be completed after SLCO Consolidated Plan is approved with HUD.

Rental Assistance:. Narrative to be completed after SLCO Consolidated Plan is approved with HUD

Production of New Units: Narrative to be completed after SLCO Consolidated Plan is approved with HUD

Rehabilitation of Existing Units: Narrative to be completed after SLCO Consolidated Plan is approved with HUD

Acquisition of Existing Units: Narrative to be completed after SLCO Consolidated Plan is approved with HUD

Discuss how these outcomes will impact future annual action plans.

NOTE: Narrative to be completed after SLCO Consolidated Plan is approved with HUD

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

Number of Households Served	CDBG Actual	HOME Actual
Extremely Low-income	8	222
Low-income	0	59
Moderate-income	0	23
Total	**8**	304

Table 13 – Number of Households Served

Narrative Information

NOTE: Narrative to be completed after SLCO Consolidated Plan is approved with HUD

CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)

Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

Salt Lake County continues to participate in statewide efforts to improve services to those individuals and households experiencing homelessness. Salt Lake County participates in the Salt Lake Valley Coalition to End Homelessness (SLVCEH). SLVCEH provides training on, prioritizes projects for funding, & monitors Housing First practices. These practices set the basis for all resources, groups, and pathways in exiting homelessness to permanent housing. There is increased emphasis on resource coordination through Coordinated Entry (CES) & providers' use of Progressive Engagement. There has been an increase in housing navigator staff to connect clients with the right housing & strengthen relations with landlords. Housing plans are encouraged upon entry to the homeless resource centers, supported by increased availability of housing case management services, & supportive services are available as soon participants exit resource centers. This includes having treatment providers on site to conduct assessments for SUD & mental health treatment.

SLVCEH Steering Committee provides oversight of the CoC strategy & looks to Core Function Groups & CES Task Group for recommendations. Data is tracked in HMIS & reports show progress on System Performance Measures (SPM). CoC strategy uses landlord liaisons to prevent eviction as well as the Emergency Rental Assistance provided through ARPA. Liaisons offer support, funding for repairs or deposits, negotiations, & work with case managers to educate clients to maintain housing.

Addressing the emergency shelter and transitional housing needs of homeless persons

Our community continues to operate seven low barrier Homeless Resource Centers. They are designed to address the emergency shelter needs of those experiencing homelessness and provide options for connections to housing, employment, and health care. In addition to the emergency shelter options within the community, providers offer transitional housing options for youth, persons experiencing family violence, those involved in substance abuse treatment programs, and veterans. Programs provide targeted services for the populations they serve.

Our community has recognized the unique vulnerabilities of those sleeping in congregate shelters and on the streets. The providers and the COC's response to these needs have manifested in the addition of two need specific non-congregate shelters. The Medically Vulnerable People's (MVP) shelter operated in

Sandy provides temporary shelter (2 years maximum) to the most medically vulnerable individuals in the community. MVP is a collaborative operation between The Road Home and First Step House that priorities providing medical stability in tandem with housing focused case management for 165 individuals. In addition, The Road Home recently opened the Family Interim Non-Congregate Children's Housing (FINCH) facility. This shelter supports 70-80 families with the intent of quick moves into permanent housing. Lastly, the Gail Miller Resource Center, Geraldine E. King Women's Shelter, and Saint Vincent De Paul night by shelter have operated at their increased winter response capacity for the past two years due the increase in unsheltered homelessness in Salt Lake County.

Con't

The CoC leverages feedback from our community and SLVCEH groups in order to track, serve, and engage with those in emergency shelters. Service providers within the jurisdiction work to address the emergency shelter and transitional housing needs of homeless persons by: 1. Analyzing system performance by utilizing HMIS data on an on-going basis 2. Using reports, such as, HIC, PIT, and LSA reports to track length of time spent homeless and in shelters to better understand inflow and outflow capacity 3. Utilizing a Housing First model 4. Connecting clients to permanent housing as quickly as possible using programs such as RRH 5. Utilizing progressive engagement to ensure housing stability 6. Having staff dedicated to managing and maintaining landlord relationships 7. The front line, intake staff of agencies receive ongoing training on trauma informed care, motivational interviewing, and population specific training for the most vulnerable populations. 8. Clients have diversion/housing problem solving conversations prior to shelter entry to help persons avoid an emergency shelter stay if possible.

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

Our strategy to reduce first time homelessness includes comparing annual numbers to understand trends, strengthening our prevention & diversion programs, & sharing data on risk factors with partner systems such as State employment, mainstream resources, food pantries, housing authorities & others, so resources can be targeted to those at risk of homelessness. Working with partners, we've worked to leverage one-time and/or emergency response resources such as ARPA funding and Emergency Housing Vouchers to better serve our community.

Utah Community Action utilizes diversion services and has also administered emergency rental assistance in our community. Assessments of clients are used to determine service needs, and to utilize resources other than the emergency shelter when possible. Part of the assessment is a housing problem solving conversation that works to connect those presenting for services with family, friends, or landlord mediation to help them return to their previous housing situation if safe. The CoC coordinates with publicly funded institutions to ensure that individuals from systems of care such as foster care, health care, mental health care, or a correctional facility, are not discharged directly to the street. Within Salt Lake County, regular coordination occurs between Social Services (Youth Services, Behavioral Health, Adult & Aging Services), SLCO Jail, Criminal Justice Advisory Group, a working group which intersects with homelessness and criminal justice system, Health Department, and Housing and Community Development to identify necessary resources for those exiting systems of care. The CoC coordinates with education providers and liaisons to ensure that youth have the educational resources they need. Youth employment programs have been established to ensure youth have job skills and opportunities. The CoC hopes to prevent homelessness long before the first signs of homelessness by engaging with the community at a young age and setting future groups up for success. The CoC also coordinates with state WIA providers on job placement and training, and administration of TANF, SNAP, GA, & Medicaid. All CoC funded projects refer to WIA, and WIA services are offered at the resource centers. Homeless Youth providers refer to WIOA, which allows youth to continue their education, seek employment & gain skills. VA outreach programs for homeless veterans include referrals for employment.

Continued

Efforts have been recently expanded as DWS has begun to offer employment services onsite at various agencies and shelter sites. Local efforts to reduce first time homelessness include: Utilizing federal funding and other resources such as ARPA, Emergency Rental Assistance, Emergency Housing Voucher, and more, to both prevent households from becoming homeless, and/or quickly get them housed. YWCA provides domestic violence survivors with flexible financial assistance to help avoid homelessness by obtaining or maintaining housing, & other support services. Salt Lake County operates the Milestone Transitional Living Program (MTLP). This is a housing program designated for youth experiencing homelessness including those exiting foster care and other youth facilities. VA Supportive Services for Veteran Families (SSVF) helps people stay housed. Service providers reduce/eliminate barriers to services through the provision of supportive employment services. Landlord Tenant Mediation to prevent evictions & ensure tenants understand their rights. SLCO jail treatment program which aims to identify those at risk of homelessness & connect them with treatment. Access to detox beds & inpatient substance abuse treatment which provide immediate diversion from shelter.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that

individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

As part of the Coordinated Entry process, case managers work with households experiencing homelessness to maintain regular contact and support along their path towards self-sufficiency. Households are encouraged to rapidly resolve their homelessness on their own with relatively few resources provided initially or avoid entering homelessness altogether. As needed and as more barriers are identified, households work with case management to access additional resources at any point during their episode of homelessness.

The following are additional ways in which our CoC service providers help persons experiencing homelessness transition to housing and not return:

• Use of the SPDAT: As we continue our efforts to identify and implement a new assessment tool that accounts for racial disparities, we have shifted from the use of VI-SPDAT assessment, to the full SPDAT.

NOTE: The use of SPDAT is being phased out and will be replaced by the Homelessness Assessment Screening Tool (HAST)

• Collaboration: The CoC is working with other partners on a state-wide level to address other issues that impact individuals who are experiencing homelessness. Those partners, who have all shown a commitment to reducing the barriers to obtain and retain housing include: private and public state-wide funders, mental health providers, legislators, other elected officials and policy makers, those in criminal justice, health care providers, housing advocates and developers.

• Affordable Housing: The SLVCEH has identified a need for additional housing units, including an immediate need for increased units of permanent supportive housing. The CoC is also a part of a state-wide effort to increase the number of affordable housing units available, with a focus on reducing barriers, which will lead to the ability to house more individuals and families. The CoC helped inform legislation that led to one-time funding at the state level for deeply affordable housing. The CoC also provided letters of support for projects applying for those funds to establish deeply affordable units.

• The Coalition: The SLVCEH leverages multiple funding streams for efforts to quickly rehouse homeless individuals and families while minimizing the trauma and dislocation caused to homeless individuals, families, and communities, promotes access to and effective utilization of mainstream programs by homeless individuals and families, optimizes self-sufficiency among individuals and families experiencing homelessness, reinforces an overall system planning effort which includes all resources, stakeholders, and funding, and provides multiple opportunities for client and lived experience input and feedback.

CR-30 - Public Housing 91.220(h); 91.320(j)

Actions taken to address the needs of public housing

Salt Lake County provides support to Housing Connect, Salt Lake County's Housing Authority through an annual contribution. This contribution provides case management and housing stability services that otherwise could not be funded for my federal grants due to funding constraints.

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

Salt Lake County and Housing Connect provide opportunities to tenant residents to provide feedback and suggestions to enhance how management impacts residents. Housing Connect has resident advisory boards for select housing projects and for the overall organization. Housing case managers assess each client on an individual basis to determine the best course of action regarding the client's housing stability.

Clients who are interested in home ownership and ready to move forward with a new housing opportunity are referred to community partners who provide pre-purchase home counseling. There are multiple organizations within Salt Lake County that provide such counseling and other services relevant to homeownership for low-income families, such as down payment assistance, including Community Development Corporation of Utah and NeighborWorks Salt Lake. Salt Lake County encourages all its subrecipients to coordinate closely with the housing authorities to explore housing opportunities and maintain eligibility for affordable housing.

Actions taken to provide assistance to troubled PHAs

Salt Lake County works closely with the local housing authorities to provide support and align priorities to ensure funding is leveraged efficiently and services offered are not duplicative. The housing authorities are aggressively pursuing affordable housing development projects through County and low-income housing tax credit (LIHTC) funding.

CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)

Actions taken to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment. 91.220 (j); 91.320 (i)

Over the past several years, the issues of affordable housing and housing affordability have remained high priorities for the Utah Legislature, Salt Lake County policymakers, city officials, nonprofit advocates, developers, and the business community. Rapidly rising home prices and rents, combined with a limited supply of housing affordable to low- and moderate-income households, have continued to create significant challenges across the County.

The 2025–2029 Consolidated Plan identifies the most significant barrier to affordable housing development in much of unincorporated Salt Lake County and many of its cities as the shortage of land zoned to accommodate more affordable product types, particularly multifamily housing and “missing middle” housing. An analysis of zoning and land use prepared in support of the Consolidated Plan found that high-density development is incompatible with or infeasible in many areas of the unincorporated County. As a result, future growth will need to be absorbed through redevelopment of existing uses, expanding density in areas where it is already allowed, and creating additional mixed-use development opportunities. These strategies often require demolition, rezoning, or creative financing, all of which increase cost and uncertainty.

The plan further notes that for small, middle-housing developments at the neighborhood level, developers frequently need conditional use approval or a rezone. This process introduces uncertainty, additional time, and higher costs. Large portions of local communities remain off-limits for middle housing under current zoning. Parking requirements were also identified as an obstacle that can unnecessarily increase the cost of housing.

In response to these barriers, Salt Lake County and its member jurisdictions continued efforts during Program Year 2025–2026 to update zoning regulations and implement strategies that support a wider range of housing types. Several cities have worked to allow context-sensitive density increases and expand mixed-use development opportunities, particularly in employment centers and areas already designated for growth. These actions are consistent with resident preferences expressed during Moderate Income Housing Plan processes, which generally favored new housing in mixed-use and employment areas rather than in existing single-family neighborhoods or open space.

The County also continued work on modernizing its land-use regulations, including the ongoing comprehensive update of Title 19 (Zoning), with the goal of aligning the zoning code more closely with current housing needs and the goals of the Consolidated Plan. Local jurisdictions continued to evaluate and, in some cases, adopt or expand accessory dwelling unit (ADU) provisions and other measures intended to increase housing supply.

Despite these efforts, local opposition to higher-density housing and the high cost of land and development continue to present challenges. Progress on housing affordability remains closely tied to zoning reform that expands opportunities for a broader range of housing types at a variety of price points. Salt Lake County will continue to support member cities in removing regulatory barriers and implementing the housing strategies identified in the Consolidated Plan and their Moderate Income Housing Plans.

Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)

During PY 25-26, Salt Lake County- REFER to annual action plan- give some examples- align with Con. Plan

Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)

During the reporting period. Salt Lake County HCD has continued its efforts to reduce lead based paint hazards in housing units with federal funds. Lead based paint remains a significant concern in home built prior to 1978, and our program initiatives are designed to protect residents, especially children under the age of six from exposure to lead hazards.

Key actions taken:

- Coordination with Salt Lake County Lead Safe Program: Salt Lake County HCD operates a lead program funded through the Office of Lead Haard Control and Healthy Homes. HCD coordinates closely with this program, providing referra;s and collaborating on lead hazard identification, abatement, and resident education. This partnership ensures all residents have access to comprehensive resources and services to mitigate lead risks.
- Assessment and Identification: All housing units assisted with CDBG, HOME and other HUD hunded programs are evaluated for potentional lead based paint hazards. This includes visual assessments and risk assessments conducted by certified lead safe inspectors.
- Contractor and Staff Training: Contractors and staff involved in housing rehabilitation and construction are trained in lead safe work practices and HUD's safe housing rule.

Through combined efforts and partnerships. Salt Lake County HCD continues to prioritize the health and safety of its residents while ensuring compliance with HUD lead based paint regulations.

Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)

Salt Lake County HCD implementated a variety of strategies and programs aimed at reducing poverty and improving economic stabiltiy for families living at or below federal poverty levels. These efforts focus on providing access to affordable housing, employment and training resouces, and supportive servicves that address the root causes of poverty.

Key actions include:

- Affordable Housing: HCD invested CDBG, HOME and other federal resources to develop and preserve affordable rental and homeownership for low-income families. Programs included rental assistance, housing rehabilitation, development of permanent supportive housing for families facing long term economic challenges.
- Employment and Workforce Development: HCD partnered with local nonprofit organizations to connect households with job training and placement services. These initiatives are designed to improve potential earning, foster self-sufficiency, and reduce reliance on public assistance.
- Supportive Services and Case Management: CD supported programs that provide access to financial literacy education, transportation assistance, health services, and other resources that support long term economic stability.
- Community Partnerships and Collaboration: HCD works closely with local nonprofits, service providers, and community organizations to coordinate efforts to target poverty. By leveraging resources and aligning services, Salt Lake County ensures that households receive comprehensive support tailored to their unique circumstances.

Through this coordinated efforts, Salt Lake County continues to address the multifaceted challenges of poverty and empowering households to achieve economic self-sufficiency and improve overall quality of life for the community.

Actions taken to develop institutional structure. 91.220(k); 91.320(j)

The strategy that has worked in the past and continues today in overcoming gaps and solving problems is: (1) Get the right people around the table; (2) Using data, identify and quantify what are the problems (gaps) that need to be resolved; (3) Come to an agreement on what are the goals and outcomes expected; (4) Obtain buy in on those goals and outcomes from those who have the authority and power to make decisions for the organization or sector of the community they represent; (5) Ask a person or organization to lead the effort with responsibility and skills to keep focused on the goal and keep everyone apprised of progress toward meeting the goals and expectations.

Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)

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

- Increased coordination through the Salt Lake Continuum of Care and Salt Lake Valley Coalition to End Homelessness. Coordinating to improve coordinated entry to help individuals and families experiencing homelessness move through more effectively.

Identify actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice. 91.520(a)

CR-40 - Monitoring 91.220 and 91.230

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

Salt Lake County uses the application process to begin its annual monitoring of applicants. Each application is reviewed and subjected to a risk analysis of proposed activities. This is to ensure that each applicant agency and application meets a national objective and that the program's goals are aligned with the goals identified in Salt Lake County's Consolidated Plan. Subrecipients are required to attend a pre-application training to ensure they understand the programs eligibility and requirements.

Final funding determinations are made by the HOME Consortium and Urban County after applicants and the public have had the opportunity to provide comments. Salt Lake County Housing and Community Development staff review every subrecipient contract prior to execution to determine the level of risk the contract poses to the County. Staff then perform project monitoring during the program year to review eligibility files, backup fiscal documentation, agency level policies, and overall quality of services. This process ensures that all funded projects comply with regulatory and contractual requirements. For projects with an extended affordability period, compliance monitoring is performed annually.

Sub-recipients are required to attend a grant training prior to the start of the fiscal year to ensure agencies are aware of program requirements. This training allows Salt Lake County staff to reiterate Federal regulations, provide guidance on changes for the upcoming grant year, identify concerns noted in prior year monitoring visits, and confirm that agencies are aware of Salt Lake County expectations with regard to compliance and performance standards.

Salt Lake County operates all CDBG, HOME, and ESG grants on a reimbursement basis. This ensures that desk reviews, an important part of monitoring, can be completed before Federal funds are utilized for any program or project. A desk review was completed for every reimbursement request. This helps Salt Lake County staff to ensure that all requirements of the contract and federal regulations were actively being met prior to disbursing any funds or drawing funds from HUD's Integrated Disbursement and Information System (IDIS).

Through the use of a Risk Analysis, coupled with internal reporting mechanisms, Salt Lake County is able to determine which sub-recipients would benefit from a technical training session, and which agencies need to have an on-site monitoring visit. The agencies that score highest typically have a monitoring visit during the following program year. As per Federal regulations, select agencies from each program will be monitored on an annual basis.

Citizen Participation Plan 91.105(d); 91.115(d)

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

Salt Lake County actively solicits participation from public and private agencies that provide assisted housing, health services, and social services, including those focusing on services to children, elderly, and persons with disabilities, persons living with HIV/AIDS, their families, and the homeless. Participation is sought from public and private agencies that represent minority groups and organizations representing non-English speaking residents and limited English proficiency residents to promote dialogue on needs and program performance. Salt Lake County consults with community-based and regionally based organizations that represent protected class members and organizations that enforce fair housing laws when preparing both the AAP and the consolidated plan. The consultation process includes contacting regional agencies, adjacent units of general local government, and local government agencies. This includes local agencies with metropolitan-wide planning and transportation responsibilities, particularly for problems and solutions that go beyond a single jurisdiction.

Forms of Public Notice: All activities requiring public notice are placed on the Division of Housing and Community Development's web page at https://www.saltlakecounty.gov/regional-development/housing-community-development/Public-Notices-and-Comments/. Public notices can also be published as notices in the legal section of The Salt Lake Tribune and The Deseret News and posted on the Utah Public Notices website. Press releases are sent to the County's Public Information Officer for distribution to the local media. Notice is sent to organizations that have received funds or collaborated with HCD in the past, neighborhood organizations, community councils, citizen review committee members, and any other parties on our mailing list. The list includes but is not limited to: Units of local government; Public and private agencies that provide housing, health, and social services, including those that provide services to children, elderly, disabled, persons living with HIV/AIDS and the homeless; Public and private agencies.

CR-45 - CDBG 91.520(c)

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

Salt Lake County does not have any Brownfields Economic Development Initiatives at the moment.

Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?

No

[BEDI grantees] Describe accomplishments and program outcomes during the last year.

CR-50 - HOME 24 CFR 91.520(d)

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

Please list those projects that should have been inspected on-site this program year based upon the schedule in 24 CFR §92.504(d). Indicate which of these were inspected and a summary of issues that were detected during the inspection. For those that were not inspected, please indicate the reason and how you will remedy the situation.

The HUD of Opportunity

Date of Inspection: 10/3/2024

Date	Name	# of Units Inspected	Findings	Recommendations		
11/12/25	Spark Apartments	5	Salt Lake County reviewed SPARK!'s current Tenant Selection Criteria and while the policy addresses LIHTC (Section 42) and general screening requirements, the items listed below must be added or revised for the policy to be considered complete and compliant for HOME-assisted units.	• Add explicit HOME program applicability and identify HOME-assisted units (number, bedroom sizes, and fixed vs. floating designation, including replacement procedures) • Add HUD Equal Access Rule language, including sexual orientation, gender identity, source of income, LEP accommodations, live-in aides, assistance animals, and allowance for oral reasonable accommodation requests • Add a clear Section 504 reasonable accommodation process, including identification of a 504/RA contact and response/appeal procedures		

OMB Control No: 2506-0117 (exp. 09/30/2021)

				• Add a complete HOME-compliant VAWA section (HUD-5380/5381/5382/5383 forms, emergency transfer procedures, lease bifurcation, and confidentiality protections) • Revise criminal screening standards to remove non-HUD lifetime bans and discretionary exclusions (limit mandatory denials to HUD lifetime prohibitions only) • Revise rental history and credit screening to eliminate automatic denials (e.g., evictions, collections, lack of rental history) and require individualized review with mitigating circumstances • Clarify HOME income determination requirements using HUD Part 5 income rules and HOME annual recertification standards • Clarify minimum income requirements for voucher-assisted households (minimum income may apply only to the tenant-paid portion of rent) • Add HOME-specific waiting list procedures, including HOME unit tracking, written update/purge		

				process, and appeal rights • Add written denial notice and appeal procedures consistent with HOME requirements • Add federal eligibility verification requirements (citizenship/eligible immigration status declarations, SAVE system use, and SSN disclosure and verification rules) • Add HOME lease requirements, including one-year lease term for HOME units, required VAWA lease addendum, and removal of prohibited lease provisions • Add privacy, confidentiality, and recordkeeping requirements specific to HOME and VAWA • Reference compliance with HUD affirmative marketing requirements under 24 CFR 92.351(a)		
Sunrise Metro Apartments	11/25	6	• N/A	To align with VAWA best practices, Salt Lake County recommends a brief addendum or minor revision to page 9 of the Tenant Selection Policy. Specifically, the language could clearly outline management's responsibility to provide		

				the required HUD VAWA forms (including the VAWA Notice of Occupancy Rights and the Certification of Domestic Violence Status form) to all applicants upon denial, as well as to tenants at move-in and when eviction notices are issued. This clarification would help ensure consistent implementation and reinforce the policy's stated protections. •		
Cornell Street Apartments	11/5/25	2	• Add explicit HOME program applicability and identify HOME-assisted units (number, bedroom sizes, and fixed vs. floating designation, including replacement procedures) • Add HUD Equal Access Rule language specific to HOME, including LEP accommodations and allowance for oral reasonable accommodation requests • Update reasonable accommodation procedures to allow oral requests without requiring written forms or medical diagnoses • Add a HOME-compliant VAWA section (HUD-5380/5381/5382/5383 forms, emergency transfer procedures, lease bifurcation, and confidentiality protections) • Revise criminal screening to remove non-HUD lifetime bans (limit mandatory denials to sex	• Salt Lake County recommends revising the Tenant Selection Policy to promptly address the concerns identified.		

			offender lifetime registration and meth production in federally assisted housing only) • Revise rental and credit screening to eliminate automatic denials and require documented individualized review and mitigating circumstances • Clarify income determination requirements using HUD Part 5 income rules and HOME annual recertification standards • Clarify minimum income rules for voucher-assisted households (minimum income may apply only to the tenant-paid portion of rent) • Add HOME-specific waiting list procedures, including HOME unit tracking, written update/purge process, and appeal rights • Add written denial notice and appeal procedures consistent with HOME requirements • Add HOME lease requirements, including one-year lease term, required VAWA lease addendum, and removal of prohibited lease provisions • Add privacy, confidentiality, and recordkeeping requirements specific to HOME and VAWA • Reference compliance with HUD affirmative marketing requirements under 24 CFR 92.351(a) •			
Wendell Apartment s	11/5/25	2	• **Finding 1**-Interior door in north building always remained locked. It restricts free and unobstructed egress as required under life safety	• **Recommendation 1** - Immediate review and correction by the keycard/access control vendor is		

			standards. Door is unable to manually be opened through standard key card controls. • **Finding 2**- Salt Lake County reviewed the Tenant Selection Policy and while the policy is comprehensive for supportive housing, LIHTC, and Section 8/Shelter Plus Care programs, the items listed below must be added or revised for the policy to be considered complete and compliant for HOME-assisted units. • **Finding 3**-Salt Lake County conducted a review of two tenant files as part of the monitoring process. During the review, it was noted that certain items were missing from the files.	recommended to ensure the door complies with life safety requirements and applicable building and fire code standards. Verification testing should confirm the door is readily openable from the interior at all times and properly integrated with the fire alarm system. • **Recommendation 2-** Add explicit HOME program applicability and identify HOME-assisted units (number, bedroom sizes, and fixed vs. floating designation, including replacement procedures) • Add HUD Equal Access Rule language, including sexual orientation, gender identity, source of income, LEP accommodations, live-in aides, assistance animals, and allowance for oral reasonable accommodation requests • Add a clear Section 504 reasonable accommodation process, including identification of a 504/RA contact, response timelines, and appeal procedures • Add a complete HOME-compliant		

				VAWA section (HUD-5380/5381/5382/5383 forms, emergency transfer procedures, lease bifurcation, and confidentiality protections) • Clarify HOME income determination requirements using HUD Part 5 income rules and HOME-specific annual recertification standards (distinct from LIHTC and Section 8 rules) • Clarify HOME minimum income standards and confirm exemption for voucher-assisted households (minimum income may apply only to the tenant-paid portion of rent) • Revise criminal screening language to clearly limit mandatory denials to HUD lifetime prohibitions only for HOME units and document individualized review and mitigating circumstances • Add HOME-specific waiting list procedures, including HOME unit tracking, written update/purge process, and appeal rights • Add written denial notice and appeal procedures consistent with HOME requirements		

				(timelines and documentation) • Add HOME lease requirements, including one-year lease term for HOME units, required VAWA lease addendum, and removal of prohibited lease provisions • Add federal eligibility verification requirements for HOME (citizenship/eligible immigration declarations, SAVE system use, and SSN disclosure and verification rules) • Add HOME-specific privacy, confidentiality, and recordkeeping requirements, including documentation of HOME income determinations, unit designation (fixed/floating), denials, appeals, reasonable accommodations, and VAWA actions • Reference compliance with HUD affirmative marketing requirements under 24 CFR 92.351(a) • **Recommendation 3-**Salt Lake County encourages the responsible party to address the missing documentation promptly and to implement measures to prevent similar		

				oversights in the future. Please provide a plan for correcting these items or submit the missing items within the timeframe specified in this letter.		
Hub of Rental Housing	11/6/25	9	• Salt Lake County reviewed the Tenant Selection Policy and Marketing Plan and below is a summary of the feedback ○ Coordination Between HOME and LIHTC Requirements ○ Marketing Records ○ Nondiscriminati on and Accessibility documentation ○ Accessible Units (and Relocation Requirements ○ Tenants with Disabilities: ○ Tenants without Disabilities**:** ○ Reasonable Accommodation and Voluntary Transfers: ○ Relocation and Displacement (URA and Section 104(d) ○ Compliance Expectation ○ Rental Lease-Up/Waiting List ○ Section 8 Units ○ Evictions and Outstanding Balances	• Salt Lake County recommends revising the Tenant Selection Policy and Marketing Plan to address concerns promptly. These updates will ensure compliance with HUD HOME program requirements • Salt Lake County recommends that all current and future tenant files include a copy of written grievance policy and the fair housing notice. The County also recommends implementing a tracking system to ensure that missing inspection forms or incomplete documentation are addressed promptly.		

			o Collections and repossessions o Misdemeanor charges o VAWA requirements • Missing Grievance and Fair Housing Documentation			
The Aster Apartments	11/6/25	1	• Salt Lake County reviewed The Aster's current Tenant Selection Policy and while the policy addresses LIHTC and general fair housing requirements, it does not yet fully incorporate several HOME specific structural, eligibility, screening, VAWA, Section 504, and recording keeping requirements necessary for compliance with the HOME program.	• Add HUD Equal Access and Section 504 compliance language (RA process, coordinator, accessibility, LEP, source of income, live-in aides, assistance animals) • Define HOME unit structure (number of HOME units, fixed vs. floating, and replacement procedures) • Clarify income compliance requirements (HUD Part 5 income rules and annual recertifications) • Add privacy, confidentiality, and recordkeeping requirements (VAWA, disability, HOME records) •		
HI Grade Apartments	11/6/25	1	• **Finding 1-** During the file review for unit 206, Salt Lake County noted that the required inspection form was not included in the tenant file. • **Finding 2-** Based on Tenant Selection Criteria review, the	• **Recommendation 1-**During the file review, Salt Lake County noted that the required inspection form was not included in the tenant file.		

			policy contains several strong elements, particularly around application processing, and income verification. However, there are several areas that require revision to ensure full alignment with HUD and HOME program regulatory requirements	• **Recommendation 2-** Based on Tenant Selection Criteria review, the policy contains several strong elements, particularly around application processing, and income verification. However, there are several areas that require revision to ensure full alignment with HUD and HOME program regulatory requirements.		
Liberty Square	12/4/25	4	• Salt Lake County reviewed Liberty Square Properties' current Resident Selection Plan and while the policy addresses LIHTC (Section 42) requirements, there were items that must be added or revised for the policy to be considered complete and compliant for HOME-assisted units.	• bedroom sizes, and fixed vs. floating designation, including replacement procedures) • Add HUD Equal Access Rule language, including sexual orientation, gender identity, source of income, LEP accommodations, live-in aides, assistance animals, and allowance for oral reasonable accommodation requests • Add a clear Section 504 reasonable accommodation process, including identification of a 504/RA contact and response/appeal procedures • Add a complete HOME-compliant VAWA section (HUD-5380/5381/5382/538		

				3 forms, emergency transfer procedures, lease bifurcation, and confidentiality protections) • Revise criminal screening standards to remove blanket or discretionary denials and limit mandatory denials to HUD lifetime prohibitions only • Revise rental history and credit screening to eliminate automatic denials (e.g., prior evictions or collections) and require individualized review with mitigating circumstances • Clarify HOME income determination requirements using HUD Part 5 income rules and HOME annual recertification standards • Clarify minimum income requirements for voucher-assisted households (minimum income may apply only to the tenant-paid portion of rent) • Add HOME-specific waiting list procedures, including HOME unit tracking, written update/purge process, and appeal rights • Add written denial notice and appeal procedures consistent with		

				HOME requirements • Add federal eligibility verification requirements (citizenship/eligible immigration status declarations, SAVE system use, and SSN disclosure and verification rules) • Add HOME lease requirements, including one-year lease term for HOME units, required VAWA lease addendum, and removal of prohibited lease provisions • Add privacy, confidentiality, and recordkeeping requirements specific to HOME and VAWA • Reference compliance with HUD affirmative marketing requirements under 24 CFR 92.351(a)		

Kelly Benson Apartment s	12/3/25	7	• Salt Lake County reviewed the Tenant Selection Policy and Marketing Plan and below is a summary of the feedback
			  ○ Coordination Between HOME and LIHTC Requirements
			  ○ Marketing Records
			  ○ Nondiscriminati on and Accessibility documentation
			  ○ Accessible Units (and Relocation Requirements
				• Salt Lake County recommends revising the Tenant Selection Policy and Marketing Plan to address concerns promptly. These updates will ensure compliance with HUD HOME program requirements.
				• Salt Lake County recommends that all current and future tenant files include a copy of written grievance policy and		

			○ Tenants with Disabilities: ○ Tenants without Disabilities**:** ○ Reasonable Accommodation and Voluntary Transfers: ○ Relocation and Displacement (URA and Section 104(d) ○ Compliance Expectation ○ Rental Lease-Up/Waiting List ○ Section 8 Units ○ Evictions and Outstanding Balances	the fair housing notice. The County also recommends implementing a tracking system to ensure that missing inspection forms or incomplete documentation are addressed promptly.		
Lincoln Tower	12/3/25	6	• **Finding 1-** Salt Lake County reviewed Lincoln Tower Apartments' current Tenant Selection Plan against the Salt Lake County's HOME Tenant Selection Policy template. While the policy is comprehensive for Project-Based Section 8 and includes strong Fair Housing, Section 504, LEP, and VAWA language, the items listed below must be added or revised for the policy to be considered complete and compliant for HOME-assisted units. • **Finding 2 -** Salt Lake County reviewed four (4) tenant files and found the following items that need to be addressed: ○ HOME Lease Addendum ○ Copy of written grievance and appeal policy ○ Documentation confirming the	• Add explicit HOME program applicability and identify HOME-assisted units (number, bedroom sizes, and fixed vs. floating designation, including replacement procedures) • Clarify HOME income determination requirements using HUD Part 5 income rules and HOME-specific annual recertification standards (distinct from Section 8 rules where applicable) • Clarify HOME minimum income standards and confirm exemption for		

			client was informed of their Fair Housing Rights	voucher-assisted households (minimum income may apply only to the tenant-paid portion of rent) • Update criminal screening standards to clearly limit mandatory denials to HUD lifetime prohibitions only for HOME units (sex offender lifetime registration and meth production in federally assisted housing) • Revise rental history and credit screening to eliminate automatic denials and require documented individualized review and mitigating circumstances for HOME units • Add HOME-specific waiting list procedures, including HOME unit tracking, HOME/non-HOME unit assignment, written update/purge process, and appeal rights • Add written denial notice and appeal procedures specific to HOME requirements (timelines and documentation)		

				• Add HOME lease requirements, including one-year lease term for HOME units, required VAWA lease addendum, and removal of prohibited lease provisions • Add HOME-specific recordkeeping requirements, including documentation of HOME income determinations, unit designation (fixed/floating), denials, appeals, RA, and VAWA actions • Reference compliance with HUD affirmative marketing requirements under 24 CFR 92.351(a)		

Salt Lake County recognizes the importance of ensuring that all affordable rental housing assisted under the HOME program is safe, well-maintained, and in compliance with program requirements.

The County has a comprehensive plan to maintain compliance with 24 CFR 91.520(d). This plan includes a structured monitoring schedule for all HOME-assisted rental properties. Supporting documentation of these inspections and their outcomes are kept on file in order to maintain compliance with program requirements.

Salt Lake County remains committed to ensuring the quality and compliance of all HOME-assisted housing and will continue to strengthen its monitoring and oversight processes

Provide an assessment of the jurisdiction's affirmative marketing actions for HOME units. 24 CFR 91.520(e) and 24 CFR 92.351(a)

Salt Lake County's affirmative marketing actions for informing the public, project owners and potential tenants about Federal fair housing laws include staff members being proactive and providing information during one-on-one meetings with sub-recipients and during its annual contractor training to help increase awareness.

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

All homeowner rehabilitation activities served households of 80% AMI or below. All TBRA projects serve households under 60% AMI.

Describe other actions taken to foster and maintain affordable housing. 24 CFR 91.220(k) (STATES ONLY: Including the coordination of LIHTC with the development of affordable housing). 24 CFR 91.320(j)

Salt Lake County has faced significant challenges to increasing the affordable housing opportunities. Salt Lake County continues to see significant demand for owner and renter-occupied housing and the resulting impact on the supply of affordable housing. Salt Lake County utilized federal funding to expand housing opportunities for extremely low income households, as well as vulnerable and at-risk populations. These funds were leveraged with other community resources and efforts in the community, such as Low-Income Housing Tax Credits, Salt Lake County Housing Trust Fund, ERA2 funding, and State of Utah Olene Walker Trust Fund.

Salt Lake County used HOME funds to provide activities for rental rehabilitation, new development and single-family homeowner occupied rehabilitation. HOME funding is targeted at households earning 0% to 80% AMI. Salt Lake County continues to coordinate with partner agencies, stakeholders, and community leaders throughout the County to foster and maintain affordable housing.

CR-58 – Section 3

Identify the number of individuals assisted and the types of assistance provided

Total Labor Hours	CDBG	HOME	ESG	HOPWA	HTF
Total Number of Activities	0	0	0	0	0
Total Labor Hours		0			
Total Section 3 Worker Hours		0			
Total Targeted Section 3 Worker Hours		0			

Table 14 – Total Labor Hours

Qualitative Efforts - Number of Activities by Program	CDBG	HOME	ESG	HOPWA	HTF
Outreach efforts to generate job applicants who are Public Housing Targeted Workers					
Outreach efforts to generate job applicants who are Other Funding Targeted Workers.					
Direct, on-the job training (including apprenticeships).					
Indirect training such as arranging for, contracting for, or paying tuition for, off-site training.					
Technical assistance to help Section 3 workers compete for jobs (e.g., resume assistance, coaching).					
Outreach efforts to identify and secure bids from Section 3 business concerns.					
Technical assistance to help Section 3 business concerns understand and bid on contracts.					
Division of contracts into smaller jobs to facilitate participation by Section 3 business concerns.					
Provided or connected residents with assistance in seeking employment including: drafting resumes,preparing for interviews, finding job opportunities, connecting residents to job placement services.					
Held one or more job fairs.					
Provided or connected residents with supportive services that can provide direct services or referrals.					
Provided or connected residents with supportive services that provide one or more of the following: work readiness health screenings, interview clothing, uniforms, test fees, transportation.					
Assisted residents with finding child care.					
Assisted residents to apply for, or attend community college or a four year educational institution.					
Assisted residents to apply for, or attend vocational/technical training.					
Assisted residents to obtain financial literacy training and/or coaching.					
Bonding assistance, guaranties, or other efforts to support viable bids from Section 3 business concerns.					
Provided or connected residents with training on computer use or online technologies.					
Promoting the use of a business registry designed to create opportunities for disadvantaged and small businesses.					
Outreach, engagement, or referrals with the state one-stop system, as designed in Section 121(e)(2) of the Workforce Innovation and Opportunity Act.					

Other.					

Table 15 – Qualitative Efforts - Number of Activities by Program

Narrative

NOTE: Salt Lake County has collected information from ESG recipients. This information will be added once the Consolidate Plan is approved by HUD.

CR-60 - ESG 91.520(g) (ESG Recipients only)

ESG Supplement to the CAPER in *e-snaps*

For Paperwork Reduction Act

1. Recipient Information—All Recipients Complete

Basic Grant Information

Recipient Name	SALT LAKE COUNTY
Organizational DUNS Number	128055613
UEI	
EIN/TIN Number	876000316
Indentify the Field Office	DENVER
Identify CoC(s) in which the recipient or subrecipient(s) will provide ESG assistance	Salt Lake City & County CoC

ESG Contact Name

Prefix	Mrs.
First Name	Tallie
Middle Name	
Last Name	Beach
Suffix	
Title	Community Development Section Manager

ESG Contact Address

Street Address 1	2001 South State Street
Street Address 2	N3-500
City	Salt Lake City
State	UT

ZIP Code	-
Phone Number	3854684863
Extension	
Fax Number	
Email Address	Tabeach@saltlakecounty.gov

ESG Secondary Contact

Prefix	
First Name	Tanya
Last Name	Birks
Suffix	
Title	HCD Director
Phone Number	3854684901
Extension	
Email Address	tbirks@saltlakecounty.gov

2. Reporting Period—All Recipients Complete

Program Year Start Date	07/01/2025
Program Year End Date	06/30/2026

3a. Subrecipient Form – Complete one form for each subrecipient

Subrecipient or Contractor Name: The Road Home
City: Salt Lake City
State: UT
Zip Code: 84101, 1104
DUNS Number: 612496802
UEI:
Is subrecipient a victim services provider: N
Subrecipient Organization Type: Other Non-Profit Organization
ESG Subgrant or Contract Award Amount: 82,625.00

Subrecipient or Contractor Name: Volunteers of America, Utah
City: South Salt Lake
State: UT
Zip Code: 84115, 2520
DUNS Number: 931851265
UEI:
Is subrecipient a victim services provider: N
Subrecipient Organization Type: Other Non-Profit Organization
ESG Subgrant or Contract Award Amount: 128,541.00

Attachment

2024-2025 Cover

Mandatory Reports

Supplemental Reports

Public Notice and Comment Period