

City Council Update



**FUNDING
OUR FUTURE**

Greater Housing Opportunities

Year 1 Update (April 1-Jun 30 2020)

What's New?

Housing and Neighborhood Development (HAND) continues to monitor the community-based programs listed below. Our community partners work diligently to deploy their available funds into the community. These are ongoing programs and HAND will continue to monitor and report until the funds have been fully expended. Several programs have already expended all of their funds. The majority of these agreements are set to expire December 31, 2020, with Utah Community Action's Incentivized Rent Program expiring June 30, 2021.

Updates:

Program	Program Description	What Has Happened	Outcomes	Total Budget
House 20 (managed by The Road Home)	The House 20 Program serves single men and women experiencing homelessness who have frequent interactions with emergency services and homeless service providers.	House 20 is an ongoing program that started in FY 2014/15. 15 participants received housing location, deposit and application fee assistance, rental assistance and housing case management. All funding has been expended.	Total Individuals Served: 42 All funding was expended and this funding agreement expired on October 31, 2019	\$125,000
Shared Housing Program (managed by The Road Home)	The Shared Housing Program provides landlord services, case management, roommate matching, and incentives for risk mitigation for individuals who are at or below 40% AMI and currently homeless.	The Road Home is currently administering the program. They are working to incorporate Shared Housing as a conversation that occurs at Diversion and continues as part of their Rapid Resolution and Housing Problem Solving discussions in shelter. The Road Home's funding agreement has been extended to December 31, 2020 to allow them more time to fully expend all of their funding.	Individuals Housed: 3 Individuals Matched with Roommate: 2 Landlords agreeing to participate in program: 3	\$100,000
Land Discounts & Financing	Provide gap financing, loans and other incentives to include affordable units in mixed housing developments. Target development for household at 0-60% AMI through the City's Housing Trust Fund.	Three housing projects received funding from the Housing Trust Fund. Lincoln Towers, a 95-unit affordable housing senior project. Centro Civico Mexicano another senior housing project with a total number of 61 units, 49 of which will be affordable. The Denver Street project will be converted from 12 to 22 units of permanent supportive housing for the severely mentally ill. All funding has been expended.	Total Number of Units: 178 Total Number of Affordable Units: 166	\$2,100,000

Updates:

Program	Program Description	What Has Happened	Outcomes	Total Budget
Rent Assistance (managed by Alliance House, Asian Association of Utah, Odyssey House, Utah Community Action, Valley Behavioral Health)	This program is designed as a homelessness prevention program that assists residents with overcoming a temporary financial crisis while simultaneously providing supportive services that ensure that participants are better prepared for future financial hardships.	There are a total of 5 community partners under contract to manage this program. Our community partners have been able to provide emergency rental assistance to qualified individuals, which is especially needed due to the COVID pandemic. Alliance House, Asian Association, Odyssey House, and Valley Behavioral Health's funding agreements have been extended to December 31, 2020 to allow them more time to fully expend all of their funding.	Individuals/households given rental assistance: 31 Alliance House: 2 Asian Association of Utah: 4 Odyssey House: 12 Utah Community Action: 8 Valley Behavioral Health: 5	\$656,250
Service Model Program for Most Vulnerable Populations (managed by Utah Community Action)	Funding gaps exist, which leave certain populations vulnerable and in need of assistance with housing. This program is intended to target families and individuals who are not eligible to receive rental assistance through any alternative funding streams.	Utah Community Action (UCA) continues to run the McKinney-Vento Housing Program. They have provided emergency rental assistance for 8 families and are providing case management services for an additional 2 families. VOA continues to run the Assertive Community Treatment (ACT) Team, which provides flexible treatment and support to those with serious mental illness. They continue to operate the Denver Street Apartments, which is housing for individuals living with serious mental illness. They were at or near full capacity (22 residents) for the entire quarter.	McKinney-Vento Number of Households Assisted into Housing: 8 ACT Team Number of Individuals Assisted in Housing: 12	\$218,750
Community Land Trust	Salt Lake City's Community Land Trust is a program that reduces the cost of home ownership significantly, decreasing the purchase price of a home by removing the land cost from the total mortgage price. Homes that are in the Community Land Trust are perpetually affordable as market conditions change.	To date there are nine properties in the Community Land Trust.	The parcels in the Community Land Trust were already owned by the City, as such Funding Our Future funding was unable to support these transactions.	\$250,000
Down Payment Assistance (managed by Community Development Corporation of Utah)	In FY 2018/19 a special incentive was offered to caregivers, law enforcement, first responders, 9-1-1 dispatchers, and educators working in Salt Lake City to purchase a home within city limits. The program is designed so that households at or below 80% Area Median Income (AMI) can receive down payment assistance.	Community Development Corporation of Utah (CDCU) is currently administering this program. The AMI was increased to 100%, but CDCU has not been able to assist any Community Heroes with down payment assistance. They will continue to advertise and promote this program. Their contract has been extended to December 31, 2020 for them to expend all of their funding.	Down Payment Assistance Provided: \$0 Households served: 0	\$100,000
Fee Waiver Program for Affordable Housing Developers	Waive City fees related to development in exchange for the inclusion of affordable housing in mixed-income developments.	It was decided by City Council and the Administration that this program would not be funded, and the funds would be re-allocated by City Council.	This line item was removed.	\$320,000

Updates:

Program	Program Description	What Has Happened	Outcomes	Total Budget
Community Development Grant Coordinator	Fund additional administrative costs for Housing and Neighborhood Development (HAND) staff to create and manage City-funded programs.	This was funded by HAND payroll savings, not Funding Our Future.	This critical position oversees the administration of HAND's Funding Our Future allocation. This includes all aspects of the program including application, contracting, reporting, and processing payments.	\$175,000
Additional Planner	Hire one new planning position to manage the impacts related to overall infrastructure upgrades.	An additional Planning position was filled in 2019 to address increases in workload and free up capacity to address housing related zoning issues. The Planning Division has worked on and will continue to work on housing related zoning changes (SROs, RMF-30, affordable housing overlay, Adaptive reuse ordinance).	Transmitted, waiting for City Council action: SROs, RMF-30 Overlay, Fire code updates, this removes a barrier in the fire code that requires an aerial access road for buildings over thirty feet in height. In development: Affordable Housing Overlay and Adaptive Reuse Ordinance.	\$101,161
Census Coordinator	Hire a new census coordinator to prepare for 2020 Census and help gain an accurate count. Census data determines federal affordable housing and community development funding to the City.	Coordinator position was filled in 2019. Adjustments were made to 2020 Census outreach strategies due to COVID. Coordinator focused on digital outreach through social media and hosting virtual community town halls for hard-to-count demographics. Coordinated two town hall for Westside and Spanish speaking residents. In June 2020, focused on in-person outreach at food pantries/mask distribution drive thru-events. Also coordinated a Response Rate Challenge with West Valley, Provo, Orem, Salt Lake County, and Utah County to encourage higher participation.	Developed bilingual website and focused on direct community outreach to increase awareness of the upcoming Non-Response Follow Up Operation (NRFU) which is when census takers start visiting households who haven't completed the census yet. Continue to ensure residents understand the process and avoid scams. New census deadline is October 31, 2020 (which was extended from August 15th).	\$80,000
Total				\$4,226,161

City Council Update



**FUNDING
OUR FUTURE**

Greater Housing Opportunities

Year 2 Quarter 4 Update (April 1-Jun 30 2020)

What's New?

As of June 30, 2020, all of the community partners were under contract for each of the programs listed below. They are working diligently to deploy their available funds into the community. Due to the COVID pandemic, some agencies have encountered difficulties; however, they have been able to continue providing services to qualifying members of our community. Funding Our Future funding has been key in assisting some of the community's most vulnerable during this difficult time. These are ongoing programs and Housing and Neighborhood Development (HAND) will continue to monitor and report until the funds have been fully expended. The Funding Agreements for these programs are in effect through June 30, 2021.

Program Updates:

Program	Program Description	What Has Happened	Outcomes	Next Steps	Total Budget
House 20 (managed by The Road Home)	Serves single men and women experiencing homelessness that have high interactions with emergency services and homeless service providers. Individuals appropriate for this program also have disabling conditions and other challenges that have resulted in high barriers to accessing permanent housing. Case management and supportive services continue once a person is housed and stabilized.	The Road Home continues to run the House 20 program. The program continues to assist individuals with housing location assistance, deposit, application fees and rental assistance, and housing case management services.	Total unduplicated participants in Q4: 2 Total participants: 19	The Road Home will continue to serve this highly vulnerable population with housing assistance and case management services.	\$250,000
Shared Housing (managed by The Road Home)	The Shared Housing Program provides landlord services, case management, roommate matching, and incentives for risk mitigation for individuals who are at or below 40% AMI and currently homeless.	The Road Home went under contract on March 4, 2020. They are currently expending all of their FY 2018/19 Shared Housing funding. Their FY 2018/19 contract expires on December 31, 2020. Once all of the FY 2018/19 funding is expended, they will start spending down FY 2019/20.	Total number of individuals placed in shared housing: 0 Total number of landlords agreeing to participate in Shared Housing Program: 3	HAND will continue to work with The Road Home to assist them in spending down their funds.	\$100,000
Community Land Trust	The Community Land Trust (CLT) seeks to make home ownership perpetually affordable regardless of market conditions. This is due to the fact that the land is owned by the land trust as opposed to the home owner. The CLT removes land cost which decreases the purchase price and thereby reduces the cost of the total mortgage price.	HAND is currently looking for parcels/properties to acquire to place in the Community Land Trust.	Total new parcels placed in Community Land Trust: 0	Currently HAND has placed 9 properties into the CLT.	\$500,000

Program Updates:

Program	Program Description	What Has Happened	Outcomes	Next Steps	Total Budget
Emergency Rent Assistance (managed by IRC)	Emergency rental assistance to be provided to refugees and new Americans by the International Rescue Committee (IRC). Up to 6 months full or partial rent will be provided with proof of a "financial shock". In most cases, clients will receive one month of assistance.	IRC went under contract on May 6, 2020. They have assisted the most vulnerable in Salt Lake City with rental assistance. This funding has been especially timely with a large number of their clients unable to pay their housing costs due to the COVID pandemic.	Total rental assistance granted: \$11,558.00 Number of households granted rental assistance: 13	IRC will continue to assist the most vulnerable in the Salt Lake City community continuing to assist those with jobs loss, furlough, or financial strains due to COVID.	\$15,000
Rent Assistance (managed by YWCA Utah)	This program is intended to target families and individuals who are not eligible to receive rental assistance through any alternative funding streams. This Emergency Rent Assistance program would be a continuation of YWCA's current Transitional Housing Program. YWCA would receive 6 months rental assistance for 36 units at their Kathleen Robison Huntsman Apartments or 12 months assistance for 18 units.	YWCA went under contract on February 11, 2020. YWCA has been able to place 3 families in their transitional housing. These families have also begun the process of stabilization as they have pursued economic empowerment services to enhance their ability to build independence. The stresses of COVID have impacted the functioning of these families and added challenges to their efforts to make progress toward stabilization and well-being.	Number of households continuing to be housed: 3 Number of children receiving services from The Children's Advocacy and Intervention Program: 9	YWCA will continue to run their transitional housing program. Due to COVID, families have had additional challenges in stabilizing, but YWCA will continue to offer high quality program support. They have made many adaptations to ensure participants have access to services and support they need in this time of distancing and stress.	\$60,000
Landlord Tenant Mediation Program (managed by Utah Community Action)	This program will assist with client costs to help individuals stay in their units and avoid eviction. Program will provide financial resources to avoid eviction, and where necessary, provide a mediator to assist clients through an eviction process. In all cases, case management will be provided.	UCA went under contract on February 7, 2020. UCA provided landlord/tenant services to income-eligible households. COVID has exacerbated the housing crisis.	Number of households assisted into housing: 3 Number of households that avoided eviction orders: 3	UCA will continue to assist those in Salt Lake City with assistance so that individuals can remain in their units and avoid eviction.	\$300,000
Landlord Assurance (managed by Housing Authority of Salt Lake City)	Implementation of Landlord Assurance Program that would mitigate perceived risks related to renting to low-income clients. Agency will recruit eligible landlords, provide tenant financial assistance, landlord financial assistance, and provide tenant education. Households served will be at or below 60% AMI.	Housing Authority of Salt Lake City went under contract on May 7, 2020. To date they have not expended any funds, however, are ready to deploy their program. It was necessary to complete a contract amendment for this grant and upon record of the amendment, the Housing Authority will roll out their program.	Total financial assistance granted: \$0	Housing Authority of Salt Lake is ready to deploy this program and start advertising.	\$350,000
Down Payment Assistance (managed by NeighborWorks)	This program would continue and expand current down payment program. Providing down payment assistance to any qualified homebuyers or below 80% AMI. Down payment will be an interest-free loan, forgiven after the homeowner has lived in the home for five years.	NeighborWorks went under contract on February 13, 2020. They assisted 1 household with down payment assistance in the amount of \$15,000.	Total down payment assistance expended: \$15,000	NeighborWorks awarded funding to assist 3 qualifying borrowers with down payment assistance. They provided assistance to 1 household and have allocated the additional funding to 2 additional homebuyers.	\$45,000

Program Updates:

Program	Program Description	What Has Happened	Outcomes	Next Steps	Total Budget
Down Payment Assistance (managed by Community Development Corporation of Utah)	Down Payment Assistance Program offering up to \$14,000 in down payment assistance to first-time low to moderate income home buyers. Homebuyers will be at or below 100% of Area Median Income (AMI). Down payment will be an interest-free loan, forgiven after the homeowner has lived in the home for five years.	CDCU went under contract on February 13, 2020. They are in the process of advertising the availability of these down payment assistance funds. They anticipate expending all of the funding and assisting at least 5 additional families, depending on the amount of each award.	Total down payment assistance granted: \$26,700 Number of households granted down payment assistance: 2	CDCU will continue to promote and advertise this program. With new HUD income guidelines in place, CDCU will continue to deploy funds to income qualifying families for down payment assistance.	\$133,000
Down Payment Assistance (managed by IRC)	Down Payment Assistance Program by International Rescue Committee (IRC) is offering \$5,000 to \$15,000 in down payment assistance to low to moderate income families. Priority will be given to households with refugees and immigrant backgrounds.	International Rescue Committee went under contract on May 6, 2020. Despite not providing any down payment assistance this quarter, IRC had 8 interested and motivated refugee participants eager to become homeowners by attending IRC's Home Purchase Workshop.	Total down payment assistance granted: \$0 Individuals Completed Home Purchase Workshop: 8	IRC has a steady pipeline of home buyers and new clients who seek home ownership. IRC anticipates an increase in home purchases next quarter.	\$122,000
Housing Case Management Program (managed by First Step House)	This Emergency Rent Assistance Program will offer short-term rental assistance, deposit assistance, application fee assistance and case management services for First Step House (FSH) clients that do not meet HUD's definition of homelessness. FSH will provide case management and continue to look to increase employment skills so households can stabilize.	First Step House went under contract on March 4, 2020. They are implementing this funding to assist their clients with application fees, deposit assistance, rent assistance and case management. Due to COVID, First Step House was unable to utilize as much funding towards rental and deposit assistance because of the stay at home order and clients staying enrolled in the program longer. However, they saw the need for funds begin to pick up towards the end of the quarter.	Households granted short-term rental assistance: 3 Households granted deposit assistance: 2 Households granted rental application fee assistance: 8 Number of clients granted case management services: 12 Other services provided by grant: 17	First Step House will continue to provide housing and case management services to their clients. They will continue to build relationships with landlords to increase housing options for their clients.	\$385,000
Rent Assistance: Targeted Populations (managed by Alliance House)	Rental Assistance Program for homeless or at risk of becoming homeless adults with severe and persistent mental illness (SPMI). Agency will identify community based housing opportunities, assist with application, deposit and rent costs. Agency will provide wrap around case management and look to find an appropriate permanent housing voucher.	Alliance House went under contract on March 13, 2020. They are currently expending all of their FY 2018/19 funding. Their FY 2018/19 contract expires on December 31, 2020. Once all of the FY 2018/19 funding is expended, they will start spending down FY 2019/20.	Total number of individuals placed in housing: 0	Alliance House will continue to assist their members into housing and continue offering case management services.	\$40,000
Intensive Case Management (ICM) Team (managed by VOA Utah)	Continue to build out an a community-based case management team that provides intensive case management after women from the Volunteers of America (VOA) Geraldine Homeless Resource Center become housed. Program will increase number of case managers and support staff available. Request includes all operational support for this expanded team.	VOA went under contract on March 4, 2020. Their work this quarter remained slow due do COVID. However, they were able to house 4 chronically homeless individuals.	Total number of individuals housed: 4 Total number of individuals receiving case management services: 11	VOA and HAND will continue to work together in implementing this program. They are hopeful that as the community opens up they will be able to house many more individuals.	\$100,000

Program Updates:

Program	Program Description	What Has Happened	Outcomes	Next Steps	Total Budget
Community Development Grant Coordinator	Fund administrative costs for HAND staff to create and manage Funding Our Future (FOF) Housing programs.	Coordinator oversees programs that have funds appropriated by FOF. This position was funded by HAND payroll savings.	This critical position oversees the administration of HAND's FOF allocation. This includes all aspects of the program including application, contracting, reporting, and processing payments.	This position continues in the same capacity.	\$99,408
Additional Planner	Hire one new planning position to manage the impacts related to overall infrastructure upgrades.	An additional Planning position helps to address increases in workload and free up capacity to address housing related zoning issues.	The Planning Division has worked on and will continue to work on housing related zoning changes (SROs, RMF-30, affordable housing overlay, Adaptive reuse ordinance). Transmitted, waiting for City Council action: SROs, RMF-30 Overlay, Fire code updates (this removes a barrier in the fire code that requires an aerial access road for buildings over 30 feet in height).	Planner continues in the same capacity. In development: Affordable Housing Overlay and Adaptive Reuse Ordinance.	\$107,333
Census Coordinator	Hire a census coordinator to prepare for 2020 Census and help gain an accurate count. Census data determines federal affordable housing and community development funding to the City.	Census Coordinator position was filled in 2019. The 2020 Census started March 12th, up until that point efforts focused on preparing for in-person community outreach.	Developed bilingual website & materials to address Hard-to-Count populations. Adjustments were made to 2020 Census outreach strategies due to COVID. Coordinator focused on digital outreach through social media and hosting virtual community town halls for hard-to-count demographics. Coordinated two town halls for Westside and Spanish speaking residents. In June 2020, focused on in-person outreach at food pantries/mask distribution drive thru-events. Also coordinated a Response Rate Challenge with West Valley, Provo, Orem, Salt Lake County, and Utah County to encourage higher participation.	Coordinator focused on direct community outreach to increase awareness of the upcoming Non-Response Follow Up Operation (NRFU) which is when census takers start visiting households who haven't completed the census yet. Continue to ensure residents understand the process and avoid scams. New census deadline is October 31, 2020 (which was extended from August 15th).	\$80,000
Land Discounts & Financing	Provide low cost financial assistance to incentivize development and preservation of affordable housing within SLC. Requests for funding shall be presented to Housing Trust Fund Board for recommendation and approval by RDA Board of Directors. Funding shall be provided as gap financing to cover difference between total development costs and amount that can be secured from other funding sources.	RDA and CAN/HAND developed a plan for administering funds. Working within the legislative intent provided by City Council and RDA Board, plan includes administrative policies and procedures for 1) applicant eligibility, 2) project eligibility, 3) eligible uses of funding, 4) project prioritization, 5) income limits and affordability period requirements, 6) loan terms and conditions, 7) funding priorities, 8) evaluation and approval process, and 9) monitoring and compliance.	The RDA has developed program materials, including an application form and handbook. An additional \$2.59 million of Funding Our Future dollars was allocated by the City Council to the Housing Development Trust Fund in June 2020 for the FY 2020/21 budget.	This money will be advertised for affordable housing projects through a competitive NOFA process in July 2020 in order to correspond with the State Low Income Housing Tax Credits timeline, which many of these projects may also apply for.	\$2,590,000
Total					\$5,276,741