

# HOUSING AUTHORITY OF THE COUNTY OF SALT LAKE



The Housing Authority of the County of Salt Lake, in partnership with the Vecino Group opened this five-story, multi-family community that consists of 80 total units and also provides on-site supportive services for tenants. The property has a unit mix of 20 market rate units, 5 units for those who are chronically homeless, 9 units for those diagnosed with severe mental health disorders, and 9 units for those with long term mobility disabilities.

## ANNUAL PHA PLAN

**JULY 1, 2019–JUNE 30, 2020**



# EXECUTIVE SUMMARY

## Housing Authority of the County of Salt Lake

July 1, 2019—June 30, 2020

Our Agency Plan sets goals and objectives that work towards fulfilling our mission and improving the lives of the people we serve. This comprehensive approach is consistent with and supports:

- Department of Housing and Urban Development's (HUD) strategic plan and initiative to end veteran, chronic, and family and youth homelessness.
- HUD's System Performance Measures.
- Salt Lake County's Collective Impact on Homelessness Initiative and plan to end chronic homelessness.
- State of Utah's Systematic Approach for Solutions to Homelessness.
- Salt Lake County's The Future We Choose: A Partnership for greater Salt Lake.

### Agency Overview

The Salt Lake County Commissioners formed the Housing Authority of the County of Salt Lake (HACSL) in 1970. We are a tax-exempt, municipal corporation, governed by a seven-member Board nominated by the Salt Lake County Mayor and confirmed by the County Commission. Board members serve a four-year term. Our funding comes primarily from rents we collect and subsidies from the federal government.

#### HACSL Board of Commissioners

**Jennifer Johnston, Chair**  
**Mark Johnston, Vice Chair**  
**Phil Bernal**  
**Roderic Land**  
**Erin Litvack**  
**Spencer Moffat**  
**Gwen White**

**Zions Bancorporation**  
**Consultant**  
**(ret.) Higher Education Administrator**  
**Special Assistant to the President of SLCC**  
**Salt Lake County Government**  
**Boyer Corp**  
**Resident Advisory Board**

The Housing Authority's annual revenue exceeds \$33 million. The Housing Authority staff includes 110 employees, with average job longevity of 7 years.

Our mission is to provide and develop quality affordable housing opportunities for individuals and families while promoting self-sufficiency and neighborhood revitalization. The health and wellbeing of our residents and neighborhoods are at the core of our work. Our staff and programs are grounded in these fundamental beliefs and values:

- We believe that housing is a basic right and a foundation for success in life. All of us benefit when our citizens have a safe place to call home.
- While housing is a foundation, it is not enough to simply have a roof over one's head. We provide our residents with excellent programs for their individual growth and welfare.
- We create communities that are safe and peaceful. Our residents are part of their neighborhood and society as a whole. We are proud of the communities we help create and the housing we build and manage.



- We believe that people should be able to choose the housing that best meets their individual needs, and that those needs evolve and change. We work hard to appreciate and support our residents throughout the evolution of their life circumstances.
- We deserve the public's support and confidence for the resources they entrust in our agency. We understand that resources are finite and that our programs and services must be energy efficient, sustainable and economically viable.
- We respect and celebrate the whole person, whether resident or employee. Our work culture responds to individual needs and the benefit of the whole. We are fair. We listen to everyone associated with our efforts.

HACSL is an award-winning agency with numerous recognitions from the National Association of Housing and Redevelopment Officials (NAHRO), the Department of Housing and Urban Development, and others. Since the inception in 1990 of the performance measurements by HUD's Public Housing Assessment System (PHAS), HACSL has received High Performer status for 27 years and every year in SEMAP.

HACSL is a full service housing authority that assists low income individuals, families, elderly, and individuals with physical or mental disabilities. HACSL has constructed or acquired 612 public housing units serving over 1,300 individuals and families in Salt Lake County. HACSL additionally owns and operates 442 Tax Credit Properties serving special needs populations that face many barriers to housing such as being formerly homeless, older adults with disabilities and individuals with refugee status.

HACSL also provides housing assistance to 2,544 households through the Section 8 Housing Choice Voucher program and 595 additional households through other rental assistance programs for a total of 3,139 households. These programs serve low income and special needs populations including Veterans, HIV/AIDS, youth aging out of foster care, non-elderly disabled, formerly homeless, and individuals with refugee status.

#### **2015-2020 Agency Goals:**

- Stabilize overall portfolio of assets for the agency and establish a long-term plan for asset management.
- Maximize High Performing HUD Subsidized Housing Programs (Public Housing and Section 8.)
- Increase Affordable Housing units by 300.
- Work with communities in Salt Lake County to address their affordable housing needs, particularly the southern part of the county.
- Increase Affordable Rental Subsidies by 450 units.
- Continue to diversify funding.
- Continue to provide supportive services to assure residents are able to maintain housing and improve well-being.

#### **2019 Agency Goals:**

- Complete construction of an additional 156 units.
- Continue repositioning strategy for public housing assets through disposition and Rental Assistance Demonstration applications.
- Complete program evaluation of programming offered to youth and families. Identify opportunities to enhance the spectrum of services available across all housing programs.
- Examine opportunities to apply for the Moving to Work (MTW) program as the opportunity becomes available.

**2019 Agency Goals (cont.):**

- Improve technology through implementation of a new online wait list management system, mobile HQS inspections and preventative maintenance module.
- Strengthen agency development through appropriate training and/or contracting for training.
- Make self-care a priority. Work with managers on promoting a culture of self-care.



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# HUD 50075 HP

Housing Authority of the County of Salt Lake

July 1, 2019—June 30, 2020



|  |   |  |
|--|---|--|
| <b>Streamlined Annual<br/>PHA Plan</b><br><i>(High Performer PHAs)</i> | <b>U.S. Department of Housing and Urban Development</b><br><b>Office of Public and Indian Housing</b> | <b>OMB No. 2577-0226</b><br><b>Expires: 02/29/2016</b> |
|--|---|--|

**Purpose.** The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families

**Applicability.** Form HUD-50075-HP is to be completed annually by **High Performing PHAs**. PHAs that meet the definition of a Standard PHA, Troubled PHA, HCV-Only PHA, Small PHA, or Qualified PHA do not need to submit this form.

**Definitions.**

- (1) **High-Performer PHA** – A PHA that owns or manages more than 550 combined public housing units and housing choice vouchers, and was designated as a high performer on both of the most recent Public Housing Assessment System (PHAS) and Section Eight Management Assessment Program (SEMAP) assessments.
- (2) **Small PHA** - A PHA that is not designated as PHAS or SEMAP troubled, or at risk of being designated as troubled, and that owns or manages less than 250 public housing units and any number of vouchers where the total combined units exceeds 550.
- (3) **Housing Choice Voucher (HCV) Only PHA** - A PHA that administers more than 550 HCVs, was not designated as troubled in its most recent SEMAP assessment, and does not own or manage public housing.
- (4) **Standard PHA** - A PHA that owns or manages 250 or more public housing units and any number of vouchers where the total combined units exceeds 550, and that was designated as a standard performer in the most recent PHAS or SEMAP assessments.
- (5) **Troubled PHA** - A PHA that achieves an overall PHAS or SEMAP score of less than 60 percent.
- (6) **Qualified PHA** - A PHA with 550 or fewer public housing dwelling units and/or housing choice vouchers combined, and is not PHAS or SEMAP troubled.

| A.                 | PHA Information.   |                             |                                 |                              |     |  |                    |          |                             |                                 |                              |  |    |     |           |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
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| A.1                | <p>PHA Name: <u>Housing Authority of the County of Salt Lake</u>      PHA Code: <u>UT003</u></p> <p>PHA Type: <input type="checkbox"/> Small <input checked="" type="checkbox"/> High Performer</p> <p>PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>July 1, 2019</u></p> <p>PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above)</p> <p>Number of Public Housing (PH) Units <u>612</u>      Number of Housing Choice Vouchers (HCVs) <u>2,544</u></p> <p>Total Combined <u>3,156</u></p> <p>PHA Plan Submission Type: <input checked="" type="checkbox"/> Annual Submission      <input type="checkbox"/> Revised Annual Submission</p> <p><b>Availability of Information.</b> In addition to the items listed in this form, PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. Additionally, the PHA must provide information on how the public may reasonably obtain additional information of the PHA policies contained in the standard Annual Plan, but excluded from their streamlined submissions. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official website. PHAs are also encouraged to provide each resident council a copy of their PHA Plans.</p> <p><input type="checkbox"/> <b>PHA Consortia:</b> (Check box if submitting a Joint PHA Plan and complete table below)</p> <table border="1" style="width: 100%;"> <thead> <tr> <th rowspan="2">Participating PHAs</th> <th rowspan="2">PHA Code</th> <th rowspan="2">Program(s) in the Consortia</th> <th rowspan="2">Program(s) not in the Consortia</th> <th colspan="2">No. of Units in Each Program</th> </tr> <tr> <th>PH</th> <th>HCV</th> </tr> </thead> <tbody> <tr> <td>Lead PHA:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table> |                             |                                 |                              |     |  | Participating PHAs | PHA Code | Program(s) in the Consortia | Program(s) not in the Consortia | No. of Units in Each Program |  | PH | HCV | Lead PHA: |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Participating PHAs | PHA Code   | Program(s) in the Consortia | Program(s) not in the Consortia | No. of Units in Each Program |     |  |                    |          |                             |                                 |                              |  |    |     |           |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|                    |  |                             |                                 | PH                           | HCV |  |                    |          |                             |                                 |                              |  |    |     |           |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Lead PHA:          |  |                             |                                 |                              |     |  |                    |          |                             |                                 |                              |  |    |     |           |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
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| <b>B.</b>  | <b>Annual Plan Elements</b>  |
| <b>B.1</b> | <p><b>Revision of PHA Plan Elements.</b></p> <p>(a) Have the following PHA Plan elements been revised by the PHA since its last <b>Annual PHA Plan</b> submission?<br/>Y N</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Statement of Housing Needs and Strategy for Addressing Housing Needs.<br/> <input checked="" type="checkbox"/> <input type="checkbox"/> Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.<br/> <input checked="" type="checkbox"/> <input type="checkbox"/> Financial Resources.<br/> <input checked="" type="checkbox"/> <input type="checkbox"/> Rent Determination.<br/> <input type="checkbox"/> <input checked="" type="checkbox"/> Homeownership Programs.<br/> <input type="checkbox"/> <input checked="" type="checkbox"/> Safety and Crime Prevention.<br/> <input type="checkbox"/> <input checked="" type="checkbox"/> Pet Policy.<br/> <input type="checkbox"/> <input checked="" type="checkbox"/> Substantial Deviation.<br/> <input type="checkbox"/> <input checked="" type="checkbox"/> Significant Amendment/Modification</p> <p>(b) The PHA must submit its Deconcentration Policy for Field Office Review.</p> <p>(c) If the PHA answered yes for any element, describe the revisions for each element below:<br/> Please see Attachment 1, B.1 Revision of Plan Elements for all updates.</p>   |
| <b>B.2</b> | <p><b>New Activities.</b></p> <p>(a) Does the PHA intend to undertake any new activities related to the following in the PHA's current Fiscal Year?<br/>Y N</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Hope VI or Choice Neighborhoods.<br/> <input type="checkbox"/> <input checked="" type="checkbox"/> Mixed Finance Modernization or Development.<br/> <input checked="" type="checkbox"/> <input type="checkbox"/> Demolition and/or Disposition.<br/> <input type="checkbox"/> <input checked="" type="checkbox"/> Conversion of Public Housing to Tenant Based Assistance.<br/> <input checked="" type="checkbox"/> <input type="checkbox"/> Conversion of Public Housing to Project-Based Assistance under RAD.<br/> <input checked="" type="checkbox"/> <input type="checkbox"/> Project Based Vouchers.<br/> <input type="checkbox"/> <input checked="" type="checkbox"/> Units with Approved Vacancies for Modernization.<br/> <input type="checkbox"/> <input checked="" type="checkbox"/> Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).</p> <p>(b) If any of these activities are planned for the current Fiscal Year, describe the activities. For new demolition activities, describe any public housing development or portion thereof, owned by the PHA for which the PHA has applied or will apply for demolition and/or disposition approval under section 18 of the 1937 Act under the separate demolition/disposition approval process. If using Project-Based Vouchers (PBVs), provide the projected number of project based units and general locations, and describe how project basing would be consistent with the PHA Plan.</p> <p>Please see Attachment 2, B.2 New Activities for updates.</p> |
| <b>B.3</b> | <p><b>Progress Report.</b></p> <p>Provide a description of the PHA's progress in meeting its Mission and Goals described in the PHA 5-Year Plan.</p> <p>Please see Attachment 3, B.3 Progress Report for updates.</p>  |



|   |  |
|---|--|
| B.4.  | <p><b>Most Recent Fiscal Year Audit.</b></p> <p>(a) Were there any findings in the most recent FY Audit?</p> <p>Y   N<br/> <input type="checkbox"/> <input type="checkbox"/></p> <p>(b) If yes, please describe:</p>   |
| <p><b>Other Document and/or Certification Requirements.</b></p>   |  |
| C.1   | <p><b>Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan</b></p> <p><u>Form 50077-ST-HCV-HP</u>, <i>Certification of Compliance with PHA Plans and Related Regulations</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>   |
| C.2   | <p><b>Civil Rights Certification.</b></p> <p><u>Form 50077-ST-HCV-HP</u>, <i>Certification of Compliance with PHA Plans and Related Regulations</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>   |
| C.3   | <p><b>Resident Advisory Board (RAB) Comments.</b></p> <p>(a) Did the RAB(s) provide comments to the PHA Plan?</p> <p>Y   N<br/> <input type="checkbox"/> <input type="checkbox"/></p> <p>If yes, comments must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.</p> <p>See Other Documents, RAB Minutes for analysis of the RAB recommendations.</p> |
| C.4   | <p><b>Certification by State or Local Officials.</b></p> <p><u>Form HUD 50077-SL</u>, <i>Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>  |
| <p><b>D      Statement of Capital Improvements.</b> Required in all years for all PHAs completing this form that administer public housing and receive funding from the Capital Fund Program (CFP).</p> |  |
| D.1   | <p><b>Capital Improvements.</b> Include a reference here to the most recent HUD-approved 5-Year Action Plan (HUD-50075.2) and the date that it was approved by HUD.</p> <p>See attached HUD Form 50075.2 from original submission.</p> <p>The Housing Authority of the County of Salt Lake's Five Year and Annual Plan for the Fiscal years beginning July 1, 2015, through June 30, 2020, was approved May 21, 2015.</p>  |

# Instructions for Preparation of Form HUD-50075-HP

## Annual Plan for High Performing PHAs

### A. PHA Information. All PHAs must complete this section.

- A.1 Include the full PHA Name, PHA Code, PHA Type, PHA Fiscal Year Beginning (MM/YYYY), PHA Inventory, Number of Public Housing Units and or Housing Choice Vouchers (HCVs), PHA Plan Submission Type, and the Availability of Information, specific location(s) of all information relevant to the public hearing and proposed PHA Plan. (24 CFR §903.23(4)(e))

PHA Consortia: Check box if submitting a Joint PHA Plan and complete the table. (24 CFR §943.128(a))

### B. Annual Plan.

#### B.1 Revision of PHA Plan Elements. PHAs must:

Identify specifically which plan elements listed below that have been revised by the PHA. To specify which elements have been revised, mark the "yes" box. If an element has not been revised, mark "no."

☐ **Statement of Housing Needs and Strategy for Addressing Housing Needs.** Provide a statement addressing the housing needs of low-income, very low-income and extremely low-income families and a brief description of the PHA's strategy for addressing the housing needs of families who reside in the jurisdiction served by the PHA. The statement must identify the housing needs of (i) families with incomes below 30 percent of area median income (extremely low-income), (ii) elderly families and families with disabilities, and (iii) households of various races and ethnic groups residing in the jurisdiction or on the waiting list based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location. For years in which the PHA's 5-Year PHA Plan is also due, this information must be included only to the extent it pertains to the housing needs of families that are on the PHA's public housing and Section 8 tenant-based assistance waiting lists. (24 CFR §903.7(a)(1) and 24 CFR §903.12(b)). Provide a description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. For years in which the PHA's 5-Year PHA Plan is also due, this information must be included only to the extent it pertains to the housing needs of families that are on the PHA's public housing and Section 8 tenant-based assistance waiting lists. (24 CFR §903.7(a)(2)(ii) and 24 CFR §903.12(b)).

☐ **Deconcentration and Other Policies that Govern Eligibility, Selection and Admissions.** Describe the PHA's admissions policy for deconcentration of poverty and income mixing of lower-income families in public housing. The Deconcentration Policy must describe the PHA's policy for bringing higher income tenants into lower income developments and lower income tenants into higher income developments. The deconcentration requirements apply to general occupancy and family public housing developments. Refer to 24 CFR §903.2(b)(2) for developments not subject to deconcentration of poverty and income mixing requirements. (24 CFR §903.7(b)) Describe the PHA's procedures for maintaining waiting lists for admission to public housing and address any site-based waiting lists. (24 CFR §903.7(b)) A statement of the PHA's policies that govern resident or tenant eligibility, selection and admission including admission preferences for both public housing and HCV. (24 CFR §903.7(b)) Describe the unit assignment policies for public housing. (24 CFR §903.7(b))

☐ **Financial Resources.** A statement of financial resources, including a listing by general categories, of the PHA's anticipated resources, such as PHA operating, capital and other anticipated Federal resources available to the PHA, as well as tenant rents and other income available to support public housing or tenant-based assistance. The statement also should include the non-Federal sources of funds supporting each Federal program, and state the planned use for the resources. (24 CFR §903.7(c))

☐ **Rent Determination.** A statement of the policies of the PHA governing rents charged for public housing and HCV dwelling units, including applicable public housing flat rents, minimum rents, voucher family rent contributions, and payment standard policies. (24 CFR §903.7(d))

☐ **Homeownership Programs.** A description of any homeownership programs (including project number and unit count) administered by the agency or for which the PHA has applied or will apply for approval. For years in which the PHA's 5-Year PHA Plan is also due, this information must be included only to the extent that the PHA participates in homeownership programs under section 8(y) of the 1937 Act. (24 CFR §903.7(k) and 24 CFR §903.12(b)).

☐ **Safety and Crime Prevention (VAWA).** A description of: 1) Any activities, services, or programs provided or offered by an agency, either directly or in partnership with other service providers, to child or adult victims of domestic violence, dating violence, sexual assault, or stalking; 2) Any activities, services, or programs provided or offered by a PHA that helps child and adult victims of domestic violence, dating violence, sexual assault, or stalking, to obtain or maintain housing; and 3) Any activities, services, or programs provided or offered by a public housing agency to prevent domestic violence, dating violence, sexual assault, and stalking, or to enhance victim safety in assisted families. (24 CFR §903.7(m)(5))

☐ **Pet Policy.** Describe the PHA's policies and requirements pertaining to the ownership of pets in public housing. (24 CFR §903.7(n))

☐ **Substantial Deviation.** PHA must provide its criteria for determining a "substantial deviation" to its 5-Year Plan. (24 CFR §903.7(r)(2)(i))

☐ **Significant Amendment/Modification.** PHA must provide its criteria for determining a "Significant Amendment or Modification" to its 5-Year and Annual Plan. Should the PHA fail to define 'significant amendment/modification', HUD will consider the following to be 'significant amendments or modifications': a) changes to rent or admissions policies or organization of the waiting list; b) additions of non-emergency public housing CFP work items (items not included in the current CFP Annual Statement or CFP 5-Year Action Plan); or c) any change with regard to demolition or disposition, designation, homeownership programs or conversion activities. See guidance on HUD's website at: Notice PIH 1999-51. (24 CFR §903.7(r)(2)(ii))

If any boxes are marked "yes", describe the revision(s) to those element(s) in the space provided.

PHAs must submit a Deconcentration Policy for Field Office review. For additional guidance on what a PHA must do to deconcentrate poverty in its development and comply with fair housing requirements, see 24 CFR 903.2. (24 CFR §903.23(b))



**B.2 New Activities.** If the PHA intends to undertake any new activities related to these elements or discretionary policies in the current Fiscal Year, mark “yes” for those elements, and describe the activities to be undertaken in the space provided. If the PHA does not plan to undertake these activities, mark “no.”

☐ **Hope VI.** 1) A description of any housing (including project name, number (if known) and unit count) for which the PHA will apply for HOPE VI; and 2) A timetable for the submission of applications or proposals. The application and approval process for Hope VI is a separate process. See guidance on HUD’s website at: <http://www.hud.gov/offices/pih/programs/ph/hope6/index.cfm>. (Notice PIH 2010-30)

☐ **Mixed Finance Modernization or Development.** 1) A description of any housing (including name, project number (if known) and unit count) for which the PHA will apply for Mixed Finance Modernization or Development; and 2) A timetable for the submission of applications or proposals. The application and approval process for Mixed Finance Modernization or Development is a separate process. See guidance on HUD’s website at: <http://www.hud.gov/offices/pih/programs/ph/hope6/index.cfm>. (Notice PIH 2010-30)

☐ **Demolition and/or Disposition.** Describe any public housing projects owned by the PHA and subject to ACCs (including name, project number and unit numbers [or addresses]), and the number of affected units along with their sizes and accessibility features) for which the PHA will apply or is currently pending for demolition or disposition; and (2) A timetable for the demolition or disposition. This statement must be submitted to the extent that approved and/or pending demolition and/or disposition has changed. The application and approval process for demolition and/or disposition is a separate process. See guidance on HUD’s website at: [http://www.hud.gov/offices/pih/centers/sac/demo\\_dispo/index.cfm](http://www.hud.gov/offices/pih/centers/sac/demo_dispo/index.cfm). (24 CFR §903.7(h))

☐ **Conversion of Public Housing.** Describe any public housing building(s) (including project number and unit count) owned by the PHA that the PHA is required to convert or plans to voluntarily convert to tenant-based assistance; 2) An analysis of the projects or buildings required to be converted; and 3) A statement of the amount of assistance received to be used for rental assistance or other housing assistance in connection with such conversion. See guidance on HUD’s website at: <http://www.hud.gov/offices/pih/centers/sac/conversion.cfm>. (24 CFR §903.7(i))

☐ **Project-Based Vouchers.** Describe any plans to use HCVs for new project-based vouchers. (24 CFR §983.57(b)(1)) If using project-based vouchers, provide the projected number of project-based units and general locations, and describe how project-basing would be consistent with the PHA Plan.

☐ **Other Capital Grant Programs** (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).

**B.3 Progress Report.** For all Annual Plans following submission of the first Annual Plan, a PHA must include a brief statement of the PHA’s progress in meeting the mission and goals described in the 5-Year PHA Plan. (24 CFR §903.7(r)(1))

**B.4 Most Recent Fiscal Year Audit.** If the results of the most recent fiscal year audit for the PHA included any findings, mark “yes” and describe those findings in the space provided. (24 CFR §903.7(p))

#### C. Other Document and/or Certification Requirements

**C.1 Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan.** Provide a certification that the following plan elements have been revised, provided to the RAB for comment before implementation, approved by the PHA board, and made available for review and inspection by the public. This requirement is satisfied by completing and submitting form HUD-50077 SM-HP.

**C.2 Civil Rights Certification.** Form HUD-50077 SM-HP, *PHA Certifications of Compliance with the PHA Plans and Related Regulation*, must be submitted by the PHA as an electronic attachment to the PHA Plan. This includes all certifications relating to Civil Rights and related regulations. A PHA will be considered in compliance with the AFFH Certification if: it can document that it examines its programs and proposed programs to identify any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with the local jurisdiction to implement any of the jurisdiction’s initiatives to affirmatively further fair housing; and assures that the annual plan is consistent with any applicable Consolidated Plan for its jurisdiction. (24 CFR §903.7(o))

**C.3 Resident Advisory Board (RAB) comments.** If the RAB provided comments to the annual plan, mark “yes,” submit the comments as an attachment to the Plan and describe the analysis of the comments and the PHA’s decision made on these recommendations. (24 CFR §903.13(c), 24 CFR §903.19)

**C.4 Certification by State or Local Officials.** Form HUD-50077-SL, *Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan*, must be submitted by the PHA as an electronic attachment to the PHA Plan. (24 CFR §903.15)

**D. Statement of Capital Improvements.** PHAs that receive funding from the Capital Fund Program (CFP) must complete this section. (24 CFR 903.7 (g))

**D.1 Capital Improvements.** In order to comply with this requirement, the PHA must reference the most recent HUD approved Capital Fund 5 Year Action Plan. PHAs can reference the form by including the following language in Section C. 8.0 of the PHA Plan Template: “See HUD Form 50075.2 approved by HUD on XX/XX/XXXX.”

This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced the 5-Year and Annual PHA Plan. The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA’s operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA’s mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families.

Public reporting burden for this information collection is estimated to average 16.64 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

**Privacy Act Notice.** The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality.

# ATTACHMENT 1

## B.1 Revision of Plan Elements

July 1, 2019—June 30, 2020



**Statement of Housing Needs and Strategy for Addressing Housing Needs.** Provide a statement addressing the housing needs of low-income, very low-income and extremely low-income families and a brief description of the PHA's strategy for addressing the housing needs of families who reside in the jurisdiction served by the PHA. The statement must identify the housing needs of (i) families with incomes below 30 percent of area median income (extremely low-income), (ii) elderly families and families with disabilities, and (iii) households of various races and ethnic groups residing in the jurisdiction or on the waiting list based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location. For years in which the PHA's 5-Year PHA Plan is also due, this information must be included only to the extent it pertains to the housing needs of families that are on the PHA's public housing and Section 8 tenant-based assistance waiting lists. [24 CFR §903.7\(a\)\(1\)](#) and [24 CFR §903.12\(b\)](#). Provide a description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. For years in which the PHA's 5-Year PHA Plan is also due, this information must be included only to the extent it pertains to the housing needs of families that are on the PHA's public housing and Section 8 tenant-based assistance waiting lists. [24 CFR §903.7\(a\)\(2\)\(ii\)](#) and [24 CFR §903.12\(b\)](#).

## INTRODUCTION

The State of Utah, and Salt Lake County in particular, face an affordable housing crisis. Since 2010, Utah has led the country in population growth as a result of high birth rates and employment opportunities. This growth generated an increased demand for housing. Housing development has always been limited on the Wasatch Front due to the geographic constraints of the Oquirrh Mountains and Great Salt Lake to the west and the Wasatch Mountains to the east. The growing demand for additional housing coupled with the geographic limitations is causing building costs and home values to increase beyond most households' means.<sup>1</sup>

There are nearly 120,000 renters in Salt Lake County and two-thirds of those renters are classified as low-income, with income below 80% of Area Median Income.<sup>2</sup> This population is disproportionately impacted by the housing shortage. This report will explore the compounding factors contributing to the housing crisis in more detail and demonstrate how the Housing Authority of the County of Salt Lake plans to address the need for low-income residents of Salt Lake County.

## AFFORDABLE HOUSING GAP

The affordable housing gap in Salt Lake County is significant and disproportionately impacts the households with the lowest incomes. This gap is the difference between the number of households in need of housing and the number of units that are affordable and available for rent.<sup>3</sup> For households earning 50% or more of the Area Median Income (AMI), there is sufficient affordable housing. For households below 50% of AMI, however, there is a 45,130 unit deficit.<sup>4</sup> This means that for every 100 households with income below 50% of AMI, there are only 54 affordable units available. For households below 30% of AMI, the situation is even worse, with only 20 of every 100 units qualifying as affordable.<sup>5</sup>

In addition to the current housing gap, Salt Lake County is growing more rapidly than housing units are being built. In the recent Garner Business Review article, "What Rapidly Rising Prices Mean for Housing Affordability", James Wood et. al provide a comprehensive summary of the compounding factors that have resulted in fewer units being developed. Because demand for commercial and residential development is high, the cost for labor and supplies has also increased. In addition, the need for skilled laborers has increased as more developments are underway. Although this is a benefit for the workers, it also results in higher per unit costs for developments, restricting the number of units that can be set aside for low-income households. Additionally, land is expensive. Land in high opportunity areas<sup>6</sup>, where poverty rates are low and school performance is high, is even more expensive. Many communities have zoning laws that restrict the use of land to prevent multi-family developments. Developers interested in

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<sup>1</sup> James Wood, Dejan Eskic, D.J. Benway, "What Rapidly Rising Prices Mean for Housing Affordability"(Gardner Business Review, 2018) 17-18

<sup>2</sup> HUD CHAs 2011-2015

<sup>3</sup> The US Department of Housing and Urban Development (HUD) considers housing affordable when no more than 30% of the household income is allocated towards rent/mortgage.

<sup>4</sup> US Department of Housing and Urban Development Comprehensive Housing Affordability Strategy, 2011-2015

<sup>5</sup> State of Utah Affordable Housing Assessment (2017)

<sup>6</sup> US Department of Housing and Urban Development (HUD) has issued several definitions for high opportunity areas. This statement references the FHFA's Duty to Serve definition which identifies a high opportunity area as either an area designated by HUD as "Difficult Development Area" where development costs are high compared to AMI, or an area designated by the state or local Qualified Allocation Plan as a high opportunity area. To qualify under either definition, poverty rates must fall below 10%.



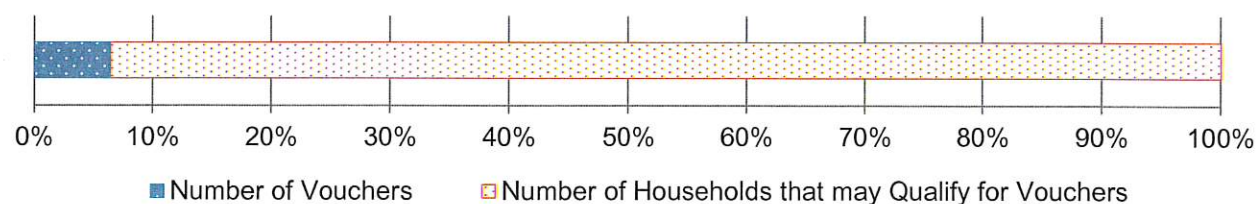
providing affordable housing are outbid by high end apartment developers or are prevented from building due to NIMBYism (Not in my backyard).

While these compounding factors remain the case, the housing gap will continue to grow. Salt Lake County will continue to face low vacancy rates and an extremely competitive housing market. As of 2017, rental vacancy rates in the Greater Salt Lake Area reached 2.6%, while 5% is generally considered a balanced market.<sup>7</sup>

### NEED FOR AFFORDABLE HOUSING OPTIONS

For the select few low-income households who are fortunate enough to secure a Section 8 voucher in Salt Lake County, housing is affordable. However, the demand for housing vouchers greatly outpaces the supply. Across the three housing authorities serving Salt Lake County, there are 5,349 Section 8 vouchers.<sup>8</sup> Meanwhile, there are over 78,000 who would likely qualify for assistance. The Section 8 waitlist for the Housing Authority of the County of Salt Lake was closed on February 5, 2014. The wait for a housing voucher had reached over 7 years at that time. As of December 2018, there are still 845 households on the Section 8 waitlist, and the waitlist remains closed. The Housing Authority of the County of Salt Lake operates 2,544 Section 8 Vouchers and an additional 490 vouchers through federal, state and local partnerships. There is a need for additional rental subsidies to support low-income households, and the Housing Authority of the County of Salt Lake seeks all opportunities to offer additional Section 8 and other rental assistance vouchers.

### Section 8 Vouchers in Salt Lake County



### Need for Units Designated for Low-Income Households

Even among those who receive a rental subsidy, access to quality, affordable housing is limited by low vacancy rates. Low vacancy rates indicate that when a household is looking for an apartment, there are few to choose from. The landlord has a pool of applicants from which to select their next tenant. When vacancy rates are low, landlords often charge additional fees during the application phase such as application fees, holding fees, and larger deposits. For low-income households, these fees can be significant obstacles that prevent them from applying. Any additional barriers to housing that a household may have such as poor credit, history of eviction, debt owed to landlords, or criminal history, most of which disproportionately impact low-income renters, make securing a home even harder. After being issued a voucher, 22% of households are never able to secure a unit and lease up.

Project Based Vouchers and other structures that allow units to be set aside for low-income households help to secure units for households with the highest barriers to housing. The Housing Authority of the County of Salt Lake operates 285 Project Based Vouchers and an additional 25 units set aside through new developments and community partnerships. Additional sustainable units need to be set aside for households with the highest barriers to housing in order to put affordable housing in reach for all households in our community.

### Public Housing

The traditional HUD model of Public Housing is used in communities to address the challenge of finding and securing units. Public Housing was established to provide decent and safe rental housing for eligible

<sup>7</sup> James Wood, Dejan Eskic, D.J. Benway, "What Rapidly Rising Prices Mean for Housing Affordability" (Gardner Business Review, 2018), 9-10

<sup>8</sup> James Wood, Dejan Eskic, D.J. Benway, "What Rapidly Rising Prices Mean for Housing Affordability" (Gardner Business Review, 2018), 30



low-income families, the elderly, and persons with disabilities. Units come in all sizes and types, from single family homes to high rise apartments. The Housing Authority of the County of Salt Lake operates 612 Public Housing units. Like Section 8 Vouchers, these units are also in high demand. The waitlist for Public Housing units was also closed in February 2014. It has since reopened for 2, 3, and 4 bedroom units on April 10, 2017. There are 5,891 households on the list.

Public Housing has become increasingly difficult to sustain over the past 15 years. The capital needs to sustain the aging units continue to increase while the resources to maintain them decrease. There is a long term pattern of underfunding Public Housing, which continues to leave significant capital needs unmet. Current funding has decreased by over \$200,000 over the past 15 years while Public Housing units continue to age and capital needs continue to grow. Although we work on preserving the critically needed housing stock provided by Public Housing, our capital needs dramatically exceed available funding. In 2017, the Housing Authority contracted Green Physical Needs Assessment (GPNA) which provided a comprehensive evaluation of the current and future needs of the agency's Public Housing over 20 years. This study identified over \$40 million in capital needs that will need to be completed over the next 20 years. Based on current Capital Funds received, it would take over 57 years to address those needs.

The Department of Housing and Urban Development (HUD) recognizes the challenges with sustainability of Public Housing. To address this, HUD has introduced a voluntary program, Rental Assistance Demonstration (RAD), to provide housing authorities with access to funding to make needed improvements to the properties. The RAD program is also a way for housing authorities to convert their public housing units to Section 8 contracts so that the rent will continue to be affordable for residents. In 2018, The Housing Authority of the County of Salt Lake submitted five applications for this new program and is assessing the viability of RAD. In addition, The Housing Authority of the County of Salt Lake submitted an application to dispose of 127 units of scattered site Public Housing. There is a need for a long-term sustainability plan to maintain Public Housing.

## **VULNERABLE POPULATIONS**

Defining the vulnerable populations as they relate to affordable housing can be difficult because the reasons and characteristics of vulnerability are so varied. It is also critical, however, to identify the populations who need to be considered when affordable housing decisions are made. This section will outline those groups that the Housing Authority of the County of Salt Lake considers when making decisions related to affordable housing.

### **Low-Income Households**

The affordable housing gap disproportionately impacts low-income households. The Housing Gap becomes apparent when households earn less than 50% of Area Median Income (AMI). Therefore, the Housing Authority of the County of Salt Lake identifies very-low (50% of AMI) and extremely-low (30% of AMI) income households as a vulnerable population.

HUD defines Cost Burden as a household paying more than 30% of gross income to rent/mortgage. If a household is paying over 50% of gross income to rent/mortgage, HUD

considers this to be a Severe Cost Burden. Renters earning less than 50% of AMI experience severe cost burden at an alarming rate. In Salt Lake County, a renter earning less than 50% of AMI has a 25% chance of being severely cost burdened. At 30% of AMI, 67% of households pay more than 50% of their income toward rent. The chart below demonstrates the impact of cost burden on a household earning 30% of AMI in Salt Lake County.

| <b>Area Median Income for a Family of 4</b> |                   |                   |
|---|-------------------|-------------------|
| <b>Area Median Income</b>                   | <b>50% of AMI</b> | <b>30% of AMI</b> |
| \$80,000                                    | \$40,000          | \$25,100          |

| A Family of | With annual earnings of <sup>9</sup> | Can afford a monthly rent of <sup>10</sup> | In Salt Lake County, their apartment will cost <sup>11</sup> | Cost Burden |
|-------------|--------------------------------------|--|--|-------------|
| 1           | \$16,800                             | \$420                                      | Studio - \$708   | \$288       |
| 2           | \$19,200                             | \$480                                      | One Bedroom - \$870  | \$390       |
| 3           | \$21,600                             | \$540                                      | Two Bedroom - \$1075   | \$535       |
| 4           | \$25,100                             | \$628                                      | Three Bedroom - \$1518                                       | \$890       |

The Housing Authority of the County of Salt Lake targets affordable housing resources toward those most in need in the community. The average annual income of Section 8 Voucher holders is \$13,913 and the average annual income of Public Housing residents is \$14,013. Of the residents served by the Housing Authority of the County of Salt Lake 84% have Extremely Low Income, earning less than 30% of AMI. An additional 14% are Very Low Income, with income falling below 50% of AMI.<sup>12</sup> In addition, HACSL considers the Vulnerable Populations outlined in the Salt Lake County Analysis of Impediments when considering changes to affordable housing options.

### Homeless Households

The Housing Authority of the County of Salt Lake supports the U.S. Department of Housing and Urban Development's (HUD) efforts to end homelessness, and identifies homeless households as a vulnerable population. In support of HUD's goal to end homelessness, the Housing Authority of the County of Salt Lake seeks opportunities to end homelessness among specific populations of homeless households including chronically homeless individuals and families, homeless families, youth and children, and homeless veterans.

### Protected Classes

The Housing Authority of the County of Salt Lake also identifies three protected classes who have been identified as Vulnerable Populations in the Salt Lake County Analysis of Impediments (2014)<sup>13</sup>.

#### Large Family Sizes

Although familial status is a protected class, discrimination against families looking for rental units is still a major concern. Familial status is the second highest reported class of discrimination in Utah. In Salt Lake County, large households, those with five or more family members represent 14% of all rental households. This population is disproportionately renters and they face unique challenges in securing a rental unit. A routine examination of the five bedroom units available on the open market in Salt Lake County shows that such large units are scarce and often priced above Section 8 payment standards. Additionally, large families with children seek out rental units that are in safe areas with good school districts, meaning that this population has area-specific housing preferences that result in increased competition and higher prices on the open market.

The scarcity and competition large households face in securing a housing unit often means that unit availability dictates where the family will live instead of other factors such as quality of life, proximity to work and schools, or neighborhood safety. This is especially true of families with Section 8 vouchers. The restrictions placed on families requiring 5+ bedroom units is illustrated by the uneven population distribution of large families. Less than 10% of large renter families live in South Jordan, Riverton, Herriman, Bluffdale, and Draper, despite over 15% of the Salt Lake County population residing in these areas. Large renter families are underrepresented in these areas as a product of rental unit scarcity and landlords reluctant to rent to families with lots of children. On the contrary, nearly half of all large family renters live in Salt Lake City, West Valley Central, South Salt Lake, and Taylorsville, while only 38.67% of the county's population resides in these areas. The overrepresentation of large renter families in these

<sup>9</sup> 2018 HUD Income Extremely Low Income Limits Salt Lake County Annual Income

<sup>10</sup> Monthly Affordable Housing Guideline (30% of Monthly Income)

<sup>11</sup> FY 2019 Salt Lake County Fair Market Rate (FMR)

<sup>12</sup> HACSL database, December 2018 Data for S8 & S8 Waitlist and PH & PH waitlist residents

<sup>13</sup> Statistics included below regarding the vulnerable populations are from the "Salt Lake County: Analysis of Impediments," (2014) unless otherwise cited.



areas is a product of how the distribution of rental units restricts the options of large families. Additionally, large families have an increased risk of severe cost burden at 37%, as opposed to 25% of all households. This population faces disproportionate barriers to housing and is more vulnerable to increased market competition.

### **Disabled and Elderly**

Like many metropolitan areas, Salt Lake County faces an oncoming demographic shift as the baby boomer generation enters retirement. Although Salt Lake City is comprised of a smaller percent of seniors than the national average, 10% seniors compared to 15.6% nationwide,<sup>14</sup> demographic projections show a state-wide increase in the elderly population, incurring a new demand for housing suitable for aging residents.<sup>15</sup> The historically low elderly population means that Salt Lake City has a shortage of housing conducive to the latter stages of life, which will be required if elderly population increases as the projections show. The principles of Life Cycle Housing acknowledge that people have different housing needs at different stages of their lives. The lack of housing for an aging population means that many elderly residents will face the difficult decision of either contending with housing that doesn't fit their needs or uprooting themselves from their community to seek out more suitable housing.

One of the most common housing needs among the elderly is a unit conducive to mobility limitations. The required mobility accommodation can range from a unit without stairs to a Type A unit, suitable for a wheelchair. The 2010 census shows that 8% of the Salt Lake County population is disabled; however, seniors experience disabilities at a much higher rate, comprising 37% of all people with a disability. There are an estimated 5600 renters with ambulatory disabilities in Salt Lake County, contributing to a demand for units specially outfitted to meet Type A accessibility standards for wheelchair access. While the Fair Housing Act standard is sufficient for many renters, there is an additional need for Type A standard units, and the demand far outstrips the supply. It is projected that 1800 residents of Salt Lake County require a wheelchair, while the supply of units that can accommodate a wheelchair has largely remained stagnant since 2003. Currently there are estimated 285 Type A units in Salt Lake County and their geographic distribution is severely limited. Half of all Type A units are in Salt Lake city, and the remaining units are concentrated around South Salt Lake, Murray, Midvale, West Valley Central, Taylorsville, and Kearns. The inadequate distribution of Type A units restricts the ability of the elderly to age in place and limits their options for fair housing. Currently, 2,800 disabled residents are severely cost burdened, very low-income, and receiving no rental assistance.

### **Minority Households**

Salt Lake County is undergoing rapid population expansion and 75% of the population growth since 2010 is due to increase in minority populations. Minority growth in Salt Lake County has been trending upwards since 2000. In the ten years since the 2000 census, Salt Lake County increased 15%, while the minority population increased by 56% with the Hispanic minority growing the most at 64.8%. The growing minority population is disproportionately distributed in lower opportunity areas such as Kearns, Magna, Midvale, Salt Lake City River District, South Salt Lake, Taylorsville, and West Valley Central. These areas hold 35% of the total population, but 58% of the minority population.

The increasingly competitive housing market is more likely to benefit white households and hinder minority households. Only 29.6% of white households in Salt Lake County rent. The high rates of homeownership among white households means this population will benefit from increased home equity as the housing market rises. However, minorities rent at higher rates than whites with 52.4% of minority households renting housing units. Among renters, minorities are more likely to experience severe cost burden than whites. Only 19.8% of white renters are severely cost burdened, as compared to 32.4% of minority renters. Therefore, minorities will bear the brunt of rising rental prices as demand outpaces supply and an increasingly competitive rental market squeezes low-income minorities out of high opportunity areas.

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<sup>14</sup> US Census 2010

<sup>15</sup> "Growing SLC: A Five Year Housing Plan 2018-2022," (2017), 36

**Deconcentration and Other Policies that Govern Eligibility, Selection and Admissions.** Describe the PHA's admissions policy for deconcentration of poverty and income mixing of lower-income families in public housing. The Deconcentration Policy must describe the PHA's policy for bringing higher income tenants into lower income developments and lower income tenants into higher income developments. The deconcentration requirements apply to general occupancy and family public housing developments. Refer to 24 CFR §903.2(b)(2) for developments not subject to deconcentration of poverty and income mixing requirements. [24 CFR §903.7\(b\)](#) Describe the PHA's procedures for maintaining waiting lists for admission to public housing and address any site-based waiting lists. [24 CFR §903.7\(b\)](#) A statement of the PHA's policies that govern resident or tenant eligibility, selection and admission including admission preferences for both public housing and HCV. ([24 CFR §903.7\(b\)](#)) Describe the unit assignment policies for public housing. [24 CFR §903.7\(b\)](#)

See Public Housing Admissions and Continued Occupancy at [www.hacsl.org](http://www.hacsl.org) for the Deconcentration Policy.

Tenant selection for Public Housing is based on income and date and time of the application. We do not have preferences however the Housing Authority does maintain site-based waiting lists for Public Housing County High Rise and Valley Fair Village. No changes to family sites are being considered at this time. A relocation preference will be extended to individuals who previously resided in units owned by HACSL and were required to move under the Uniform Relocation Act due to use repurpose or a demolition/disposition activity.

Tenant selection for the Section 8 Tenant-Based Rental Assistance is based on income and the date and time of application. A separate waiting list is maintained for each property receiving Project-Based Vouchers. A preference was established for 5 households annually that are on permanent supportive housing programs that no longer need supportive services to transition to Section 8 program. Preference has been given for tenant relocation associated with RAD and PBV-VASH units. See Section 8 Administrative Policies for details. Regarding eligibility, selection and admissions, see Chapters 3, 4 and 5. A waitlist preference will be extended to individuals who previously resided in units owned by HACSL and were required to move under the Uniform Relocation Act due to use repurpose or a demolition/disposition activity.

The waiting list for Section 8 has been closed since February 5, 2014. The waiting lists for both the County High Rise and Valley Fair Village opened effective July 20, 2015 and remains open at this time. The waiting list for Public Housing opened April 10, 2017 and remains open at this time.

**Financial Resources.** A statement of financial resources, including a listing by general categories, of the PHA's anticipated resources, such as PHA operating, capital and other anticipated Federal resources available to the PHA, as well as tenant rents and other income available to support public housing or tenant-based assistance. The statement also should include the non-Federal sources of funds supporting each Federal program, and state the planned use for the resources. ([24 CFR §903.7\(c\)](#))

| Source                                  | Amount            | Planned Use                                   |
|---|-------------------|---|
| Public Housing Operating Fund           | 1,490,093         | General Operations PH                         |
| Public Housing Capital Fund             | 1,278,781         | See CDF plan                                  |
| Section 8 Tenant-Based Assistance       | 20,914,660        | Rental Assistance                             |
| Resident Opportunity & Self-Sufficiency | 282,600           | Family Self-Sufficiency / ROSS Public Housing |
| HOME/ State/ County Funding             | 4,063,481         | Rental Assistance                             |
| HOPWA                                   | 384,999           | Rental Assistance                             |
| Continuum of Care                       | 3,167,102         | Rental Assistance                             |
| Public Housing Dwelling Rental          | 1,691,000         | General Operations PH                         |
| Management Income                       | 2,032,397         | General Administrative Operations             |
| Other Dwelling Rent                     | 1,375,880         | Operations of Non-Subsidized Units            |
| Section 8 Fraud Recovery                | 71,000            | Section 8 Administrative Operations           |
| Interest Income                         | 75,820            | General Administrative Operations             |
| Other                                   | 278,067           | General Administrative Operations             |
| <b>TOTAL:</b>                           | <b>37,105,880</b> |   |



Based on guidance from The Housing Opportunity Through Modernization Act of 2016 (HOTMA), HACSL would like to reserve the right to transfer up to 20 percent of our Operating Funds to our Capitol Funds.

**Rent Determination.** A statement of the policies of the PHA governing rents charged for public housing and HCV dwelling units, including applicable public housing flat rents, minimum rents, voucher family rent contributions, and payment standard policies. ([24 CFR §903.7\(d\)](#))

The Housing Opportunity through Modernization Act of 2016 (HOTMA) was signed into law July 29, 2016. One of the statutory amendments made by HOTMA adds an income limit to the Public Housing program. HUD Issued its Notice of Implementation of Public Housing Income Limits on July 26, 2018. HACSL will amend its Admissions and Continued Occupancy Policy (ACOP) to include a policy regarding income limits that exceed the Very Low-Income limit for the family size times a factor of 2.4.

See Section 8 Administrative Plan, Chapter 6, Income and Subsidy Determinations. No changes in how rents are determined

**Homeownership Programs.** A description of any homeownership programs (including project number and unit count) administered by the agency or for which the PHA has applied or will apply for approval. For years in which the PHA's 5-Year PHA Plan is also due, this information must be included only to the extent that the PHA participates in homeownership programs under section 8(y) of the 1937 Act. ([24 CFR §903.7\(k\)](#) and [24 CFR §903.12\(b\)](#)).

HACSL's Resident Services Department offers programs to housing authority residents that encourage and promote self-sufficiency and upward mobility. The programs, Family Self-Sufficiency Program (FSS), and ROSS Service Coordinator Program provide opportunities for employment counseling, homeownership counseling and opportunities to become self-sufficient.

Currently HACSL does not operate its homeownership option to assist a family residing in a home purchased and owned by one or more members of the family in conjunction with the HCV program as we do not have the capacity to operate a successful program as defined by HUD regulations.

HACSL does have plans to vet opportunities to offer this program with Public Housing single family homes and will proceed with initial steps of possible implementation.

**Safety and Crime Prevention (VAWA).** A description of: 1) Any activities, services, or programs provided or offered by an agency, either directly or in partnership with other service providers, to child or adult victims of domestic violence, dating violence, sexual assault, or stalking; 2) Any activities, services, or programs provided or offered by a PHA that helps child and adult victims of domestic violence, dating violence, sexual assault, or stalking, to obtain or maintain housing; and 3) Any activities, services, or programs provided or offered by a public housing agency to prevent domestic violence, dating violence, sexual assault, and stalking, or to enhance victim safety in assisted families. ([24 CFR §903.7\(m\)\(5\)](#))

The Housing Authority of the County of Salt Lake provides a comprehensive array of services. We have a contract with the Salt Lake County Sheriff's Department to provide additional on-site Community Policing at our Public Housing Communities. We provide on-site drug prevention services to youth ages 5-17.

The Housing Authority ensures that all its Public Housing residents, Section 8 Housing Choice Voucher program residents and Landlords are notified about their rights and of their obligation under VAWA. We offer many choices regarding housing options such as moving, removal of the perpetrator and providing referrals to an outside agency that can offer help to the families. It is our policy to maintain the highest standard of confidentiality while making every opportunity available to victims so that they may feel safe and maintain housing.

**Pet Policy.** Describe the PHA's policies and requirements pertaining to the ownership of pets in public housing. ([24 CFR §903.7\(n\)](#))

See Public Housing Admissions and Continued Occupancy Policies at [www.hacsl.org](http://www.hacsl.org). No changes are proposed this year

**Substantial Deviation.** PHA must provide its criteria for determining a "substantial deviation" to its 5-Year Plan. ([24 CFR §903.7\(r\)\(2\)\(i\)](#))

HACSL defines significant amendment or deviation/ modification to the Annual Plan as any change or additional provision adopted by HACSL that may impact the final outcome identified in the Annual Plan.

Also the Substantial Deviation definition of the PHA Plan will exclude the following Items:

- a. Changes to the Capital Fund Budget produced as a result of each approved RAD or Disposition Conversion, regardless of whether the proposed conversion will include use of additional Capital Funds;
- b. Changes to the construction and rehabilitation plan for each approved RAD conversion;
- c. Changes to the financing structure for each approved RAD or Disposition conversion;
- d. Changes to the Relocation Plan and processes for each approved RAD or Disposition conversion.
- e. The decision to convert to either Project Based Rental Assistance or Project Based Voucher Assistance

**Significant Amendment/Modification.** PHA must provide its criteria for determining a "Significant Amendment or Modification" to its 5-Year and Annual Plan. Should the PHA fail to define 'significant amendment/modification', HUD will consider the following to be 'significant amendments or modifications': a) changes to rent or admissions policies or organization of the waiting list; b) additions of non-emergency public housing CFP work items (items not included in the current CFP Annual Statement or CFP 5-Year Action Plan); or c) any change with regard to demolition or disposition, designation, homeownership programs or conversion activities. See guidance on HUD's website at: [Notice PIH 1999-51. \(24 CFR §903.7\(r\)\(2\)\(ii\)\)](#)

HACSL defines significant amendment or deviation/ modification to the Annual Plan as any change or additional provision adopted by HACSL that may impact the final outcome identified in the Annual Plan.



# ATTACHMENT 2

## B.2 New Activities

July 1, 2019—June 30, 2020

## **B.2 New Activities:**

**Hope VI.** 1) A description of any housing (including project name, number (if known) and unit count) for which the PHA will apply for HOPE VI; and 2) A timetable for the submission of applications or proposals. The application and approval process for Hope VI is a separate process. See guidance on HUD's website at: <http://www.hud.gov/offices/pih/programs/ph/hope6/index.cfm>. (Notice PIH 2010-30)

N/A

**Mixed Finance Modernization or Development.** 1) A description of any housing (including name, project number (if known) and unit count) for which the PHA will apply for Mixed Finance Modernization or Development; and 2) A timetable for the submission of applications or proposals. The application and approval process for Mixed Finance Modernization or Development is a separate process. See guidance on HUD's website at: <http://www.hud.gov/offices/pih/programs/ph/hope6/index.cfm>. (Notice PIH 2010-30)

Mixed Finance, Modernization or Development: Generally, all modernization work and labor will be performed by the HACSL Force Account. HACSL is currently modernizing our 24 unit Academy Park community (UT003000004) located at 4605 South 4800 West, West Valley City. Our goal is to complete modernization at Academy Park in early 2019. Other units across our project sites (UT003000001, UT003000002, UT003000003, UT003000004, and UT003000005) will be modernized as needed including ADA accessibility.

HACSL will use financing sources when available to supplement our modernization activities, as HACSL explores funding opportunities for its existing RAD project, or leveraging future portfolio opportunities under the Rental Assistance Demonstration, the Special Application Center, or other HUD programs that are currently unknown at the time of submission of HACSL's PHA Plan.

**Demolition and/or Disposition.** Describe any public housing projects owned by the PHA and subject to ACCs (including name, project number and unit numbers [or addresses]), and the number of affected units along with their sizes and accessibility features) for which the PHA will apply or is currently pending for demolition or disposition; and (2) A timetable for the demolition or disposition. This statement must be submitted to the extent that approved and/or pending demolition and/or disposition has changed. The application and approval process for demolition and/or disposition is a separate process. See guidance on HUD's website at: [http://www.hud.gov/offices/pih/centers/sac/demo\\_dispo/index.cfm](http://www.hud.gov/offices/pih/centers/sac/demo_dispo/index.cfm). (24 CFR §903.7(h))

The Housing Authority of the County of Salt Lake (HACSL) has applied for Disposition for Project Number UT003000005 (AMP 5 -Scattered Site properties). The application proposes a targeted completion for disposition by the end of 2019. The Project includes 13 – one bedroom units; 27 – two bedroom units; 74 – three bedroom units; 11 – four bedroom units; 2 – five bedroom units. One fully accessible unit is contained within the portfolio of units.

Scattered Sites UT003000005 - 127 units (Unit #s:682,683,684,685,686,687,688,689,690,691,693,695,697, 700,703,720,723,726,728,730,733,734,735,736,737,739,740,741,743,745,746,747,763,1056,1072,1085,1090, 1100,1106,1112,1116,1125,1136,1153,1161,1171,1178,1184,1188,1194,1197,1200,1203,1265,1266,1267,1268,127 1,1275,1279,1282,1338,1344,1352,1358,1441,1456,1476,1477,1478,1479,1481,1483,1500,1508,1516,1521,1525, 1531,1537,1547,1556,1565,1585,1808,1835,1843,1854,1864,1880,1883,1886,1887,1890,1894,1895,1902,1915, 1936,1951,1958,1964,1987,1995,2008,2025,2044,2056,2059,2063,2106,2108,2112,2115,2116,2118,2119,2120, 2122,2123,2124,2125,2126,2127,2128,2129,2130,2131,2135,2138,2141.)

**Conversion of Public Housing to Tenant Based Assistance.** Describe any public housing building(s) (including project number and unit count) owned by the PHA that the PHA is required to convert or plans to voluntarily convert to tenant-based assistance; 2) An analysis of the projects or buildings required to be converted; and 3) A statement of the amount of assistance received to be used for rental assistance or other housing assistance in connection with such conversion. See guidance on HUD's website at: <http://www.hud.gov/offices/pih/centers/sac/conversion.cfm>. (24 CFR §903.7(j))

HACSL will evaluate the need and feasibility for conversion to Tenant Based Assistance for the following projects:

High Rise UT003000001 - 149 units

Valley Fair Village UT003000002 – 100 units



Sunset UT003000003 - 24 units  
Harmony Park UT003000003 – 20 units  
Union UT003000003 – 30 units  
Erin Meadows – UT003000003 – 34 units  
Granger UT003000004 - 24 units  
Hunter Hollow UT003000004 - 20 units  
Academy Park UT003000004 – 24 units  
Cyprus Park UT003000004 – 28 units  
Kearns UT003000004 – 32 units

**Conversion of Public Housing to Project-Based Assistance under RAD.** Describe any public housing building(s) (including project number and unit count) owned by the PHA that the PHA plans to voluntarily convert to project-based assistance under RAD. See additional guidance on HUD's website at: [Notice PIH 2012-32](#)

HACSL has been issued Commitments to Enter into a Housing Assistance Payment Contract (CHAP) to the following projects:

High Rise UT003000001 - 149 units  
Valley Fair Village UT003000002 – 100 units  
Sunset UT003000003 - 24 units  
Harmony Park UT003000003 – 20 units  
Union UT003000003 – 30 units  
Erin Meadows – UT003000003 – 34 units  
Granger UT003000004 - 24 units  
Hunter Hollow UT003000004 - 20 units  
Academy Park UT003000004 – 24 units  
Cyprus Park UT003000004 – 28 units  
Kearns UT003000004 – 32 units

Through the RAD process the Housing Authority will evaluate the feasibility and most suitable conversion for each property.

**Project-Based Vouchers.** Describe any plans to use HCVs for new project-based vouchers. ([24 CFR §983.57\(b\)\(1\)](#)) If using project-based vouchers, provide the projected number of project-based units and general locations, and describe how project-basing would be consistent with the PHA Plan.

HACSL's Board of Commissioners has approved policies allowing HACSL to project-base up to 20% of the program or up to 452 vouchers. To date, 195 vouchers have been project-based. This does not include 25 VASH project-based vouchers and 10 RAD-Project-Based Vouchers. HACSL would also like to exercise it's 10% option under HOTMA to provide an additional 226 project-based vouchers. (HACSL's 25 VASH project-based vouchers and 10 RAD-Project-Based Vouchers are excluded from the 10% or 20% cap.)

HACSL will sign a PBV AHAP for 25 vouchers for the new construction of the 5<sup>th</sup> East Apartments and 20 vouchers for 426 S. Apartments in partnership with First Step House. The intent of these vouchers will be to serve homeless individuals who are disabled and have a high usage of community services. HACSL plans to release additional RFPs to project base vouchers.

**Units with Approved Vacancies for Modernization.** *The PHA must include a statement related to units with approved vacancies that are undergoing modernization in accordance with [24 CFR §990.145\(a\)\(1\)](#).*

HACSL requests and receives approval from the local field office prior to placing any unit(s) into modernization status. Requests are made when force account work has started or when a contract for modernization work has been awarded.

Westlake, a 10 unit property, was converted through the RAD program in the past and will be remodeled in the coming fiscal year.

**Other Capital Grant Programs** (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).

Based on guidance from The Housing Opportunity Through Modernization Act of 2016 (HOTMA), HACSL would like to reserve the right to transfer up to 20 percent of our Operating Funds to our Capital Funds. (See B.1 Financial Resources)



# ATTACHMENT 3

## B.3 Progress Report

July 1, 2019—June 30, 2020

## **B.3 Progress Report:**

**Progress Report.** For all Annual Plans following submission of the first Annual Plan, a PHA must include a brief statement of the PHA's progress in meeting the mission and goals described in the 5-Year PHA Plan. ([24 CFR §903.7\(r\)\(1\)](#))

### **2015-2020 Agency Goals**

#### **Maximize a High Performing HUD Subsidized Housing Program (Public Housing and Section 8.)**

- Received High Performer status in Section 8 program with 100% SEMAP score.
- Received High Performer status in Public Housing program at 90%.
- Designated as a High Performer for the Capital Fund program.
- Updated preventative maintenance procedures to follow REAC evaluation criteria. This will focus on sites, building exteriors, systems, common areas and units as consistent with HUD guidance as outlined in the Uniform Physical Conditions Standards (UPCS).

#### **Increase Affordable Housing units by 300.**

- Bodhi, HACSL's newest property, brought 80 new units online in early 2018. All 80 units have been leased.
- The Hub of Opportunity (156 units) is currently under construction, with an estimated delivery date of late 2019. The project is funded by 4% Private Activity Bonds, 9% Low Income Housing Tax Credits and New Market Tax Credits.
- Staff received or will receive the following training:
  - Tax Credit Compliance
  - Utah Apartment Association Education Conference
  - Fair Housing
  - Rent Calculation
  - Customer Service in Public Housing and Housing Choice Voucher
  - Housing Quality Standards
  - Housing Choice Voucher Executive Management
  - UPCS (REAC Inspection)
  - Boiler/Chiller
  - UPCS-V Demonstration Training

#### **Increase Affordable Housing in southern area of Salt Lake County.**

- Have identified several areas in the southern area of Salt Lake County that are projected to experience significant growth over the next decade. We have also identified leadership that we intend to meet with to discuss the importance of increasing affordable housing in their areas.
- Met with leadership in Draper, Herriman, Kearns, Magna, Midvale, Millcreek, Sandy, South Jordan, South Salt Lake, Taylorsville, West Jordan and West Valley City to discuss affordable housing opportunities.

#### **Increase Affordable Rental Subsidies by 450 units.**

- The Housing Authority has increased Affordable Rental Subsidies by 136 units.
  - Section 8 has increased housing rental assistance by 50 new Mainstream Vouchers.
  - Supportive Housing was awarded an additional \$100,000 in housing support for the State Hospital Outplacement Program.
  - Supportive Housing was awarded \$1.3 million funding for Gateway to Housing in order to support 90 households.

#### **Continue to diversify funding.**

- Closed and converted 10 units under RAD Westlake, (AMP 4).
- Applied for new funding opportunities as they have been available to diversify budget sources and expand/create programming as it fits within our need and mission.



- From 2016 to 2017, Non-HUD funding increased from \$11.4 million to \$11.9 million but decreased from 32% to 31% of total agency revenue due to an increase of \$1.6 million in Housing Choice Voucher funding

**Continue to provide supportive services to assure residents are able to maintain housing and improve well-being.**

- The Family Self-Sufficiency (FSS) program served 219 participants with 22 participants successfully completing FSS, together receiving \$154,816 in escrow while 9 participants successfully transitioned off housing assistance.
- The Parents as Teachers (PAT) program, an evidenced based early childhood intervention curriculum served 35 families and 51 children. 75% of youth enrolled in PAT tested on target for Kindergarten on the Ages and Stages screening. Youth below target were referred to outside agencies for early intervention services
- Include Medical services provided to GMM and KBA
- Resident Opportunities and Self Sufficiency (ROSS) programs served 162 participants.

**2018 Agency Goals**

**Examine opportunities to reposition public housing assets including rehabilitation, redevelopment and disposition.**

- HACSL submitted a disposition application for Asset Management Project (AMP) 5 (Scattered Sites).
- HACSL was issued CHAPs (Commitments to Enter into a Housing Assistance Payment Contract) for AMPs 1, 2, 3, and 4.

**Create a proposal to rebrand HACSL to better communicate the agency's mission and clearly define the purposes and relationship of the two entities (HACSL and Housing Opportunities Inc.).**

- HACSL entered under contract to complete the agency rebrand in May 2017. May-November 2017: the organization completed a community assessment, interviewing internal and external stakeholders to learn more about the organization. December - January: HACSL is exploring renaming options, and is developing an agency vision.

**Develop internal infrastructure plan to accommodate growth necessary to succeed in meeting the 5 year strategic goals, including human resources, technology and core competencies.**

- We have implemented a new payroll and benefits system, a new telephone system, and completed an office space configuration to accommodate growth in staffing and programs. We have also set up Wi-Fi in the main office to accommodate the needs of all that use the office space. We are working on specific software modules to meet strategic goals such as the inspection module and reasonable accommodation module.

**Examine opportunities to apply for the Moving to Work (MTW) program**

- Staff attended HUD webinars on upcoming MTW activities

**Improve information technology**

- A job/employment online application was implemented.

# OTHER DOCUMENTS

Housing Authority of the County of Salt Lake

July 1, 2019—June 30, 2020



# PUBLIC HEARING MINUTES

Housing Authority of the County of Salt Lake

July 1, 2019—June 30, 2020

# ADOPTION OF PLAN

Housing Authority of the County of Salt Lake

July 1, 2019—June 30, 2020