

# Housing Connect



## Annual PHA Plan

July 1, 2020—June 30, 2021

# Executive Summary

## Housing Connect

July 1, 2020—June 30, 2021

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) Home, Together: The Federal Strategic Plan to Prevent and End Homelessness.
- HUD's System Performance Measures.
- Salt Lake Valley Coalition to End Homelessness efforts.
- The State of Utah's Strategic Plan on Homelessness.
- Salt Lake County's The Future We Choose: A Partnership for greater Salt Lake.

### Agency Overview

The Salt Lake County Commissioners formed Housing Connect, formerly, the Housing Authority of the County of Salt Lake 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.

#### Housing Connect Board of Commissioners

**Jennifer Johnston, Chair**

**Mark Johnston, Vice Chair**

**Phil Bernal**

**Erin Litvack**

**Spencer Moffat**

**Christine Nguyen**

**Gwen White**

**Zions Bancorporation**

**Consultant**

**(ret.) Higher Education Administrator**

**Salt Lake County Government**

**Boyer Corp.**

**State of Utah**

**Resident Advisory Board**

Housing Connect's annual revenue exceeds \$39 million. Housing Connect staff includes 110 employees, with average job longevity of 7.5 years.

Our mission is to connect people and communities to quality affordable housing opportunities 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.

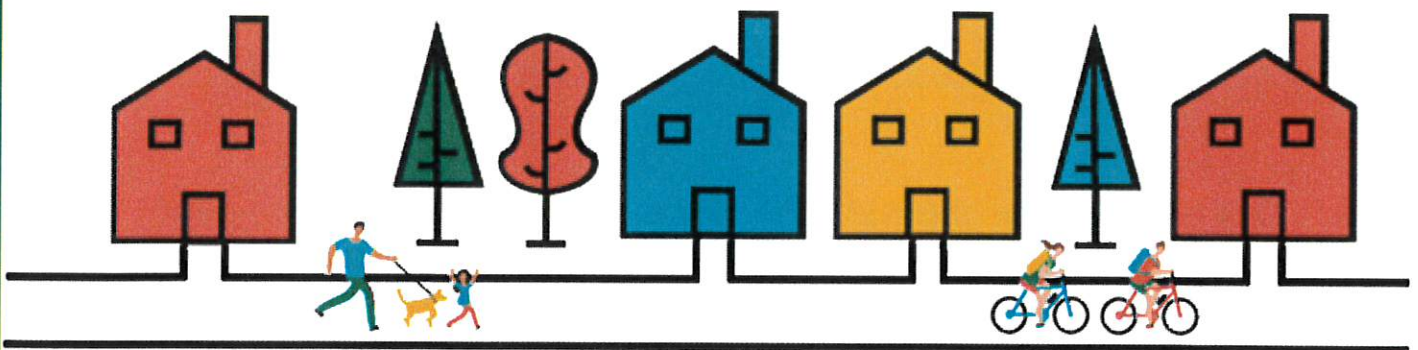
Housing Connect is an award-winning agency with numerous recognitions from the National Association of Housing and Redevelopment Officials (NAHRO), the Department of Housing and Urban Development, and others. Since the inception in 1990 of the performance measurements by HUD's Public Housing Assessment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

Housing Connect is a full service housing authority that assists low income individuals, families, elderly, and individuals with physical or mental disabilities. Housing Connect has constructed or acquired 584 public housing units serving over 1,300 individuals and families in Salt Lake County. Housing Connect 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.

Housing Connect also provides housing assistance to 2,751 households through the Section 8 Housing Choice Voucher program and 595 additional households through other rental assistance programs for a total of 3,346 households. These programs serve low income and special needs populations including Veterans, persons living with HIV/AIDS, youth aging out of foster care, non-elderly disabled, formerly homeless, and individuals with refugee status.

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

- 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.



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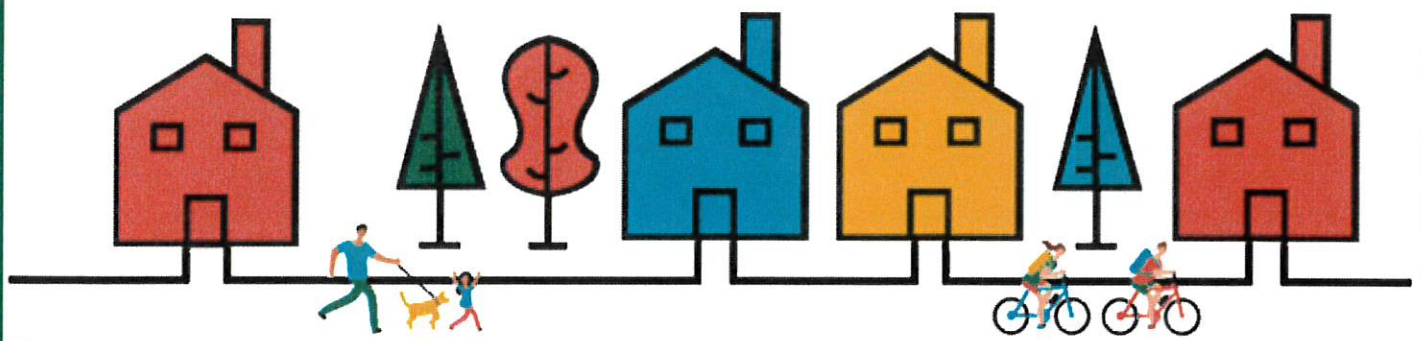
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Housing Connect UT003 FORM HUD-50075-HP



# 5-Year and Annual PHA Plan

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing

OMB No. 2577-0226  
Expires  
XX/XX/XXXX

**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.

<b>A.</b>	<b>PHA Information.</b>																														
A.1	<p>PHA Name: <u>Housing Connect</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, 2020</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>584</u> Number of Housing Choice Vouchers (HCVs) <u>2,751</u></p> <p>Total Combined <u>3,335</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%; border-collapse: collapse;"> <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:																	
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# 5-Year and Annual PHA Plan

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing

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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?</p> <p>Y N</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Statement of Housing Needs and Strategy for Addressing Housing Needs.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Financial Resources.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Rent Determination.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Homeownership Programs.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Safety and Crime Prevention.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Pet Policy.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Substantial Deviation.</p> <p><input checked="" type="checkbox"/> <input 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:</p> <p><b>Statement of Housing Needs and Strategy for Addressing Housing Needs.</b> 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. <u>24 CFR §903.7(a)(1)</u> 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. <u>24 CFR §903.7(a)(2)(ii)</u> and 24 CFR §903.12(b).</p> <p>See Attachment 1</p> <p><b>Deconcentration and Other Policies that Govern Eligibility, Selection and Admissions.</b> 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)</p> <p>See Public Housing Admissions and Continued Occupancy at <a href="http://www.housingconnect.org">www.housingconnect.org</a> for the Deconcentration Policy (chapter 4.) Regarding eligibility, selection, admission and unit assignment please see chapters 3, 4 &amp; 5.</p> <p>Tenant selection for Public Housing is based on income and date and time of the application. We do not have preferences however Housing Connect 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 Housing</p>

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Connect 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 the Section 8 program, an additional preference has been given for 25 Section 8 Housing Choice vouchers to be used for homeless individuals and families prioritized by the Coordinated Entry System. 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 separate waiting list is maintained for each property receiving project-based vouchers. The Project Based Voucher waiting lists each have specific preferences that include limiting preference to individuals referred by partnering organizations. These are outlined in the Section 8 Administrative plan, Chapter 17. A waitlist preference will be extended to individuals who previously resided in units owned by Housing Connect and were required to move under the Uniform Relocation Act due to use repurpose or a demolition/disposition activity. In regards to the RAD PBV conversion of the Highrise, a preference will be given for elderly families with the exception of ADA/504 units which will have an elderly/non-elderly disabled selection preference.

The waiting list for Section 8 had been closed since February 5, 2014 but recently re-opened on January 21, 2020. The waiting lists for both the County High Rise and Valley Fair Village opened effective July 20, 2015 and remain 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	1,592,728	General Operations PH
Public Housing Capital Fund	1,454,109	See CDF plan
Housing Choice Voucher Assistance	22,196,280	Rental Assistance
Resident Opportunity & Self Sufficiency	282,692	Family Self-Sufficiency/ROSS Public Housing
HOME/State/County Funding	4,012,676	Rental Assistance
HOPWA	499,170	Rental Assistance
Continuum of Care	3,742,626	Rental Assistance



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Temporary Assistance for Needy Families	50,000	Parent Education
Public Housing Dwelling Rent	1,730,000	General Operations PH
Management Income	1,850,997	General Administrative Operations
Other Dwelling Rent	1,285,698	Operations and Non-Subsidized Units
HCV Fraud Recovery	110,000	HCV Administrative Operations
Interest Income	120,944	General Administrative Operations
Other Revenue	807,230	General Administrative Operations
<b>TOTAL:</b>	<b>39,735,150</b>	

**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))

See Public Housing Admissions and Continued Occupancy Policies on Rent Determination. No changes in how rents are determined.

See Section 8 Administrative Plan, Chapter 6, Income and Subsidy Determinations. No changes in how rents are determined. Housing Connect has submitted a letter of interest to participate in the second cohort of the MTW Expansion that will evaluate alternative rent policies designed to increase resident self-sufficiency and reduce PHA administrative burdens. We intend to submit an application once it has been released. Participation in the demonstration will require changes to how rents are determined. For additional information [HUD.gov](http://HUD.gov) / [US Department of Housing and Urban Development](http://US Department of Housing and Urban Development)

**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)).

Housing Connect'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, home-ownership counseling and opportunities to become self-sufficient.

Housing Connect does have policies in place to operate the 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 but have not implemented it at this time.

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**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))

Housing Connect provides a comprehensive array of services. We have a contract with the Unified Police Department of Greater Salt Lake to provide additional on-site Community Policing at our Public Housing Communities.

Housing Connect ensures that all Public Housing residents, Section 8 Housing Choice Voucher program residents and Landlords, and other housing program residents 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))

Housing Connect will be updating the pet policy and pet deposits in compliance with regulation. See Public Housing Admissions and Continued Occupancy Policies at [www.housingconnect.org](http://www.housingconnect.org).

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

Housing Connect defines significant amendment or deviation/ modification to the Annual Plan as any change or additional provision adopted by Housing Connect 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))

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



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## B.2 New Activities.

(a) Does the PHA intend to undertake any new activities related to the following in the PHA's current Fiscal Year?

Y N

- ☒ Hope VI or Choice Neighborhoods.
- ☒ Mixed Finance Modernization or Development.
- ☒ Demolition and/or Disposition.
- ☒ Conversion of Public Housing to Tenant Based Assistance.
- ☒ Conversion of Public Housing to Project-Based Assistance under RAD.
- ☒ Project Based Vouchers.
- ☒ Units with Approved Vacancies for Modernization.
- ☒ Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).

(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.

### 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)

Housing Connect has completed modernizing UT003000004A-Academy Park located at 4605 South 4800 West, West Valley City. Many modernization elements were completed in 2019. Projects UT003000004C-Cyprus Park and UT003000004D-Kearns are anticipated to receive some modernization late 2019 through 2020. The remaining units comprised within our project sites (UT003000001-High Rise, UT003000002A-Valley Fair Village, UT003000003-Harmony Park, Union and Erin Meadows, UT003000004B-Sunset, UT003000004E-Granger and UT003000004F-Hunter Hollow are expected to be modernized as needed. Some of the modernization is anticipated to address ADA accessibility.

Housing Connect will use financing sources when available to supplement our modernization activities. Housing Connect continues to explore funding opportunities for its existing RAD projects, leveraging future portfolio opportunities under the Rental Assistance Demonstration, the Special Application Center, or other potential financing structures not presently known as of submission of Housing Connect'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

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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))

Housing Connect has applied for and received approval for Disposition of Project Number UT003000005 (AMP 5 -Scattered Site properties). The application proposed a targeted completion for disposition by the end of 2020. 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.

Project UT003000005 (AMP 5 consists of 127 units in a scattered site configuration)

Scattered Sites: (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, 741,743,745,746,747,763,1056,1072,1085,1090,1100,1106,1112,1116,1125,1136,1153,1161,1171,1178,1184,1188,119 4,1197,1200,1203,1265,1266,1267,1268,1271,1275,1279,1282,1338,1344,1352,1358,1441,1456,1476,1477,1478,147 9,1481,1483,1500,1508,1516,1521,1525,1531,1537,1547,1556,1565,1585,1808,1835,1843,1854,1864,1880,1883,188 6,1887,1890,1894,1895,1902,1915,1936,1951,1958,1964,1987,1995,2008,2025,2044,2056,2059,2063,2106,2108,211 2,2115,2116,2118,2119,2120,2122,2123,2124,2125,2126,2127,2128,2129,2130,2131,2135,2138,2141.)

**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(i))

Housing Connect will evaluate the need and feasibility for conversion to Tenant Based Assistance and likely by way of Section 18 or Section 22:

1 Highrise	UT003000001	149	4% tax credit awarded
2 Valley Fair Village	UT003000002A	100	met obsolescence, apply for vouchers
3 Sunset	UT003000004B	24	met obsolescence, apply for vouchers
4 Harmony Park	UT003000003	20	apply for 4% tax credits
5 Union	UT003000003	30	apply for 4% tax credits
6 Erin Meadows	UT003000003	34	apply for 4% tax credits
7 Granger	UT003000004E	24	apply for 4% tax credits

**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 2019-23](#)

Housing Connect was a successful applicant in the Rental Assistance Demonstration (RAD). Housing Connect was issued commitments to enter into a Housing Assistance Payment Contract (CHAP) with respect to the following projects and will evaluate the feasibility and most suitable conversion for each of the following properties:

1	Highrise	UT003000001	149
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# 5-Year and Annual PHA Plan

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2	Valley Fair Village	UT003000002A	100
3	Sunset	UT003000004B	24
4	Harmony Park	UT0030000003	20
5	Union	UT0030000003	30
6	Erin Meadows	UT0030000003	34
7	Granger	UT003000004E	24
8	Hunter Hollow	UT003000004F	20
9	Academy Park	UT003000004A	24
10	Cyprus	UT003000000C	28
11	Kearns	UT003000000D	32

Housing Connect will convert to Project Based Vouchers and/or Project Based Rental Assistance under the guidelines of PIH Notice 2019-23 REV-4 and any successor Notices. Upon conversion to Project Based Vouchers and/or Project Based Rental Assistance, Housing Connect will adopt the resident rights, participation, waiting list and grievance procedures listed in the respective sections and PIH Notices available at time of conversion. Housing Connect will also adopt site based waiting lists; with respect to the Highrise, Housing Connect will adopt a selection preference for elderly households with the exception of ADA/504 units which will have an elderly/non-elderly disabled selection preference. Additionally, Housing Connect certifies that it is currently compliant with all fair housing and civil rights requirements, including those imposed by any remedial orders or agreements, namely the 2003 voluntary compliance agreement (504 audit).

RAD was designed by HUD to assist in addressing the capital needs of public housing by providing housing authorities including Housing Connect with access to private sources of capital to repair and preserve its affordable housing assets. The following Projects are anticipated to utilize the following pathways:

1. Anticipated to convert via straight RAD conversion model and close in 2020
  - a. Academy Park UT003000004A
  - b. Cyprus Park UT003000004C
  - c. Kearns UT003000004D
2. Anticipated to convert via 9% tax credits which have been applied for and allocated
  - a. Hunter Hollow UT003000004F
3. Anticipated to convert via 4% tax credits which have been applied for and allocated
  - a. Highrise UT0030000001
4. Anticipated to be evaluated for demolition
  - a. Valley Fair Village UT003000002A
  - b. Sunset Gardens UT003000004B

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	<p>Please note that upon conversion, the Authority's Capital Fund Budget will be reduced by the pro rata share of Public Housing Developments converted as part of the Demonstration, and that Housing Connect may also borrow funds to address their capital needs.</p> <p><b>Project-Based Vouchers.</b> 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.</p> <p>Housing Connect's Board of Commissioners has approved policies allowing Housing Connect 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, 10 RAD-Project-Based Vouchers and 28 Project-Based Vouchers from Public Housing disposition. Housing Connect would also like to exercise its 10% option under HOTMA to provide an additional 226 project-based vouchers. (Housing Connect's 25 VASH project-based vouchers, 10 RAD-Project-Based Vouchers and 28 Project Based Vouchers from Public Housing disposition are excluded from the 10% or 20% cap.)</p> <p>Housing Connect signed a PBV AHAP for 25 vouchers for the new construction of the 5<sup>th</sup> East Apartments and 40 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. Housing Connect plans to release additional RFPs to project base vouchers.</p> <p><b>Units with Approved Vacancies for Modernization.</b> <i>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).</i></p> <p>Housing Connect 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.</p> <p>Westlake, a 10 unit property, was converted through the RAD program in the past and has been remodeled and received its occupancy permit November 2019.</p> <p><b>Other Capital Grant Programs</b> (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).</p> <p>Based on guidance from The Housing Opportunity Through Modernization Act of 2016 (HOTMA), Housing Connect 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)</p>
<p><b>B.3</b></p>	<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>2015-2020 Agency Goals</p> <p>Goal 1: Maximize a High Performing HUD Subsidized Housing Program (Public Housing and Housing Choice Voucher.)</p> <ul style="list-style-type: none"> <li>● Received High Performer status in Housing Choice Voucher program with 100% SEMAP score.</li> <li>● Received High Performer status in Public Housing program at 90%.</li> </ul>

## 5-Year and Annual PHA Plan

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- 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).

Goal 2: Increase Affordable Housing units by 300.

- The Hub of Opportunity, 157 units (146 residential units & 11 commercial units) is currently under construction, with an estimated delivery date of Spring 2020. 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
  - HOME Fund Compliance Training
  - RAD Conversion Training
  - 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

Goal 3: Increase Affordable Housing in the 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 Midvale, Millcreek, Taylorsville and Sandy. Attended Council of Government meetings.

Goal 4: Increase Affordable Rental Subsidies by 450 units.

- 14 HOPWA Vouchers from Salt Lake City began 7/1/2019
- 22 Denver Street Project based vouchers became available in August 2019.
- 25 - Project Based Vouchers from Salt Lake County Behavioral Health for 5th East - anticipated to be awarded before 6/30/2020
- 70 Mainstream vouchers began 1/1/20
- 10 VASH to begin 2/1/20
- Application for 75 FUP Vouchers pending award 4/1/20
- Application for 15 COC Vouchers pending award 4/1/20

Goal 5: Continue to diversify funding.



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	<ul style="list-style-type: none"> <li>Applied for new funding opportunities as they have been available to diversify funding sources and expand/create programming as it fits within our needs and mission.</li> <li>From 2018 to 2019, Non-HUD funding increased from \$11.6 million to \$13.5 million coinciding with an increase from 30.8% of total funding in 2018 to 32.8% of total funding in 2019.</li> </ul> <p>Goal 6: Continue to provide supportive services to assure residents are able to maintain housing and improve well-being.</p> <ul style="list-style-type: none"> <li>The Family Self-Sufficiency (FSS) program served 210 participants with 19 participants successfully completing FSS, together receiving \$116,979 in escrow while 9 participants successfully transitioned off housing assistance. FSS had 2 participants purchase homes and are working with 2 other families on track to purchase homes in the next year.</li> <li>The Parents as Teachers (PAT) program, an evidenced based early childhood intervention curriculum served 35 families and 50 children. 80% 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.</li> <li>Grace Mary Manor and Kelly Benson have onsite nurse care managers at least one day a week at each site providing crucial medical services to Permanent Supportive Housing tenants.</li> <li>Resident Opportunities and Self Sufficiency (ROSS) programs served 171 participants.</li> </ul>
<b>B.4.</b>	<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  <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>(b) If yes, please describe:</p>
	<b>Other Document and/or Certification Requirements.</b>
<b>C.1</b>	<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, Certification of Compliance with PHA Plans and Related Regulations</u>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
<b>C.2</b>	<p><b>Civil Rights Certification.</b></p> <p><u>Form 50077-ST-HCV-HP, Certification of Compliance with PHA Plans and Related Regulations</u>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>

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<b>C.3</b>	<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  <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>
<b>C.4</b>	<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>
<b>D</b>	<p><b>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>
<b>D.1</b>	<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>The Housing Authority of the County of Salt Lake's Five Year Plan for the Fiscal years beginning July 1, 2015, through June 30, 2020, was approved May 21, 2015.</p>

# **Attachment 1:**

## **Statement of Housing Needs**





## 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 over 121,000 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 dba Housing Connect 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. Since 2011, the number of households in Salt Lake County had increased more than the number of units built. The community received a positive sign in 2018, when the number of new units was greater than the number of new households, indicating that we will begin to see the housing gap closing.<sup>6</sup> 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>7</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 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,

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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> American Community Survey 2013-2017

<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> The Year in Charts, Utah's Housing Market 2018

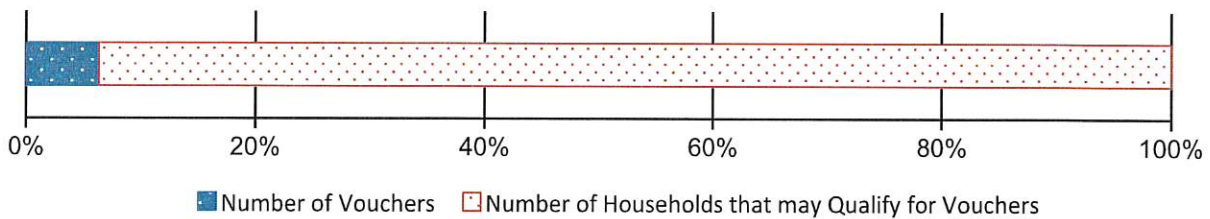
<sup>7</sup> US Department of Housing and Urban Development (HUD) has issued several definitions for high opportunity areas. This statement references the FHFA's Duty to Serve definition which identifies a high opportunity area as either an area designated by HUD as "Difficult Development Area" where 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%.

rental vacancy rates in the Greater Salt Lake Area reached 2.6%, while 5% is generally considered a balanced market.<sup>8</sup>

### NEED FOR AFFORDABLE HOUSING OPTIONS

For the select few low-income households who are fortunate enough to secure a Housing Choice 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 Housing Choice vouchers.<sup>9</sup> Meanwhile, there are over 78,000 who would likely qualify for assistance. The Housing Choice Voucher waitlist for Housing Connect was closed on February 5, 2014. The wait for a housing voucher had reached over 7 years at that time. As of November 2019, there are still 476 households on the Housing Choice Voucher waitlist, and the waitlist remains closed. Housing Connect does have plans to open the waiting list on January 21, 2020. Housing Connect operates 2,671 Housing Choice Vouchers and an additional 495 vouchers through federal, state and local partnerships. There is a need for additional rental subsidies to support low-income households, and Housing Connect seeks all opportunities to offer additional Housing Choice 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, 21% 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. Housing Connect operates 285 Project Based Vouchers and an additional 25 units set aside through new developments and community partnerships. Throughout the next couple of years, Housing Connect anticipates adding at least 93 additional set asides. 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 low-income families, the elderly, and persons with disabilities. Units come in all sizes and types, from single family homes to high rise apartments. Housing Connect operates 584 Public Housing units. Like Housing Choice Vouchers, these units are also in high demand. The waitlist for Public Housing units was

<sup>8</sup> James Wood, Dejan Eskic, D.j. Benway, "What Rapidly Rising Prices Mean for Housing Affordability" (Gardner Business Review, 2018), 9-10

<sup>9</sup> James Wood, Dejan Eskic, D.j. Benway, "What Rapidly Rising Prices Mean for Housing Affordability" (Gardner Business Review, 2018), 30

also closed in February 2014. It has since reopened on April 10, 2017. There are 2,497 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 voluntary programs to provide housing authorities with the tools to transition public housing units out of public housing while maintaining the incredibly valuable affordable units within the community. Rental Assistance Demonstration (RAD) is one of those tools. RAD provides 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 Housing Choice Voucher contracts so that the rent will continue to be affordable for residents. In 2018, Housing Connect submitted five applications for this new program and is assessing the viability of RAD. In addition, Housing Connect 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 Housing Connect 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, Housing Connect identifies very-low (50% of AMI) and extremely-low (30% of AMI) income households as a vulnerable population.

Area Median Income for a Family of 4		
Area Median Income	50% of AMI	30% of AMI
\$82,700	\$41,350	\$24,810

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.

A Family of	With annual earnings of	Can afford a monthly rent of	In Salt Lake County, their apartment will cost	Cost Burden
10	11	12		

<sup>10</sup> 2019 HUD Income Extremely Low Income Limits Salt Lake County Annual Income

<sup>11</sup> Monthly Affordable Housing Guideline (30% of Monthly Income)

<sup>12</sup> FY 2020 Salt Lake County Fair Market Rate (FMR)



1	\$17,400	\$435	Studio - \$790	\$355
2	\$19,850	\$496	One Bedroom - \$964	\$468
3	\$22,350	\$559	Two Bedroom - \$1176	\$617
4	\$25,750	\$644	Three Bedroom - \$1649	\$1005

Housing Connect targets affordable housing resources toward those most in need in the community. The average annual income of Housing Choice Voucher holders is \$13,936 and the average annual income of Public Housing residents is \$13,882. Of the residents served by Housing Connect 81% have Extremely Low Income, earning less than 30% of AMI. An additional 15% are Very Low Income, with income falling below 50% of AMI.<sup>13</sup> In addition, Housing Connect considers the Vulnerable Populations outlined in the Salt Lake County Analysis of Impediments when considering changes to affordable housing options.

### Homeless Households

Housing Connect 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, Housing Connect 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

Housing Connect also identifies three protected classes who have been identified as Vulnerable Populations in the Salt Lake County Analysis of Impediments (2014)<sup>14</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 Housing Choice Voucher 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 Housing Choice 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 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

<sup>13</sup> HACSL database, December 2018 Data for HCV & HCV Waitlist and PH & PH waitlist residents

<sup>14</sup> Statistics included below regarding the vulnerable populations are from the "Salt Lake County: Analysis of Impediments," (2014) unless otherwise cited.

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>15</sup> demographic projections show a state-wide increase in the elderly population, incurring a new demand for housing suitable for aging residents.<sup>16</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 Kerns. 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>15</sup> US Census 2010

<sup>16</sup> "Growing SLC: A Five Year Housing Plan 2018-2022," (2017), 36

# Other Documents

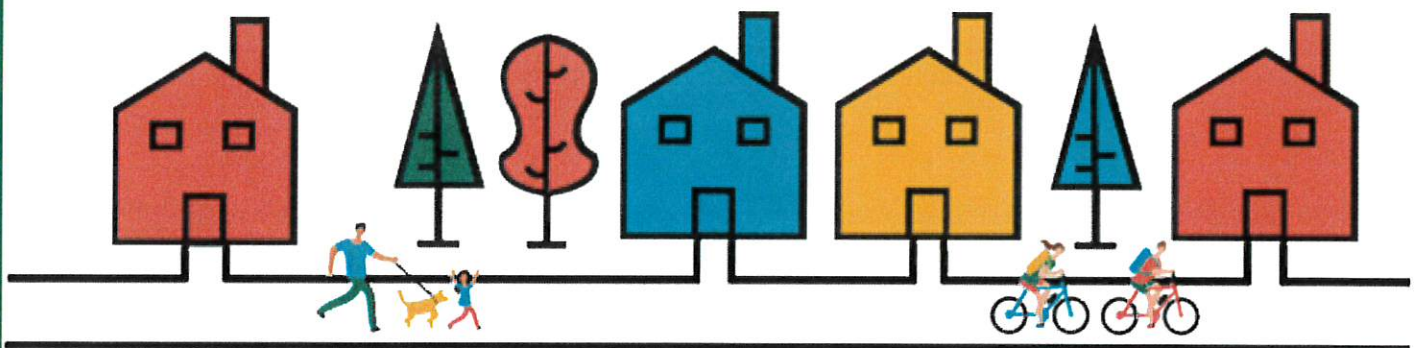
## Housing Connect

July 1, 2020—June 30, 2021

C.1/C.2 HUD 50077 ST HCV HP

C.3 RAB COMMENTS/MINUTES/APPROVAL

C.4 HUD 50077 STATE OR LOCAL OFFICIALS





**Certifications of Compliance with  
PHA Plans and Related Regulations  
(Standard, Troubled, HCV-Only, and  
High Performer PHAs)**

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
OMB No. 2577-0226  
Expires 02/29/2016

**PHA Certifications of Compliance with the PHA Plan and Related Regulations including  
Required Civil Rights Certifications**

*Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the \_\_\_ 5-Year and/or X Annual PHA Plan for the PHA fiscal year beginning July 1, 2018, hereinafter referred to as "the Plan", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:*

1. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located.
2. The Plan contains a certification by the appropriate State or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments to Fair Housing Choice, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan.
3. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Resident Advisory Board or Boards in developing the Plan, including any changes or revisions to the policies and programs identified in the Plan before they were implemented, and considered the recommendations of the RAB (24 CFR 903.13). The PHA has included in the Plan submission a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the manner in which the Plan addresses these recommendations.
4. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment.
5. The PHA certifies that it will carry out the Plan in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990.
6. The PHA will affirmatively further fair housing by examining their programs or proposed programs, identifying any impediments to fair housing choice within those programs, addressing those impediments in a reasonable fashion in view of the resources available and work with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and by maintaining records reflecting these analyses and actions.
7. For PHA Plans that includes a policy for site based waiting lists:
  - The PHA regularly submits required data to HUD's 50058 PIC/IMS Module in an accurate, complete and timely manner (as specified in PIH Notice 2010-25);
  - The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site;
  - Adoption of a site-based waiting list would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
  - The PHA shall take reasonable measures to assure that such a waiting list is consistent with affirmatively furthering fair housing;
  - The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR part 903.7(c)(1).
8. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
9. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
10. The PHA will comply with the requirements of section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.
11. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.

12. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
13. The PHA will provide the responsible entity or HUD any documentation that the responsible entity or HUD needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58 or Part 50, respectively.
14. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under Section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
15. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
16. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act, the Residential Lead-Based Paint Hazard Reduction Act of 1992, and 24 CFR Part 35.
17. The PHA will comply with the policies, guidelines, and requirements of OMB Circular No. A-87 (Cost Principles for State, Local and Indian Tribal Governments), 2 CFR Part 225, and 24 CFR Part 85 (Administrative Requirements for Grants and Cooperative Agreements to State, Local and Federally Recognized Indian Tribal Governments).
18. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the regulations and included in its Plan.
19. All attachments to the Plan have been and will continue to be available at all times and all locations that the PHA Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its PHA Plan and will continue to be made available at least at the primary business office of the PHA.
22. The PHA certifies that it is in compliance with applicable Federal statutory and regulatory requirements, including the Declaration of Trust(s).

Housing Authority of the County of Salt Lake  
(dba Housing Connect)

PHA Name

UT003

PHA Number/HA Code

☒ Annual PHA Plan for Fiscal Year 2020-21

☐ 5-Year PHA Plan for Fiscal Years 20\_\_ - 20\_\_

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802).

Name of Authorized Official

Jennifer R. Johnston

Title

Chair, Housing Connect Board of Commissioners

Signature



Date

August 19, 2020

The Mission of the RAB is to represent the interests of the residents receiving rent assistance from Housing Connect. The goal is to assist Housing Connect staff and Board of Commissioners to maintain and improve the quality of life for all residents.

The Mission of Housing Connect is to provide and develop quality affordable housing opportunities for individuals and families while promoting self-sufficiency, empowerment, and neighborhood revitalization.



## **Housing Connect Resident Advisory Board Meeting Minutes August 12, 2020**

### Board Members Present:

Mary Ann Ericksen – Chair  
Kathy Larsen – Vice Chair  
Carl Schettler  
Royal Miller  
Daniel Hacking

### Housing Connect Staff Present:

Braidee Kolendrianos  
Russell Opatz  
Lori Pacheco

### Board Members Excused:

Laura Allred – Treasurer  
Jamie Ramos  
Gwen White

### Welcome

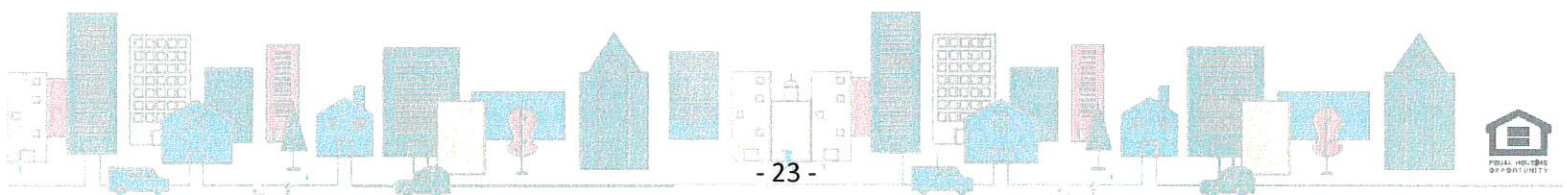
Mary Ann welcomed RAB Members and Housing Connect Staff.

### Reading of the RAB Mission

Braidee read the Resident Advisory Board Mission.

### Housing Connect Update

Lori reviewed the Public Housing Lease update with the RAB members including two changes: residents may have guests for a total of 3 nights and basketball hoops, bounces, or other large playground equipment is not allowed. Lori asked the RAB if they had any questions. Dan asked if a resident was aware another resident was breaking the 3 day guest policy, should they contact Property Management. Lori said yes. Royal motioned to approve the changes. Kathy seconded the motion. Board approval was unanimous.





Lori reviewed the updates to the Public Housing Occupancy Policy. She clarified it is a 400+ page document of policies for consistency in operation. Lori reviewed the updates included on the memo provided to RAB members. Lori asked for questions, there were none. Royal motioned to approved the changes. Mary Ann seconded the motion. Board approval was unanimous.

#### Update Bylaws

Braidee reviewed the changes including allowing meetings and votes to be held virtually. Dan motioned to approve the changes to the bylaws. Royal seconded the motion. Board approval was unanimous.

#### Annual Plan

Braidee reminded RAB members they were mailed the changes to the Annual Plan. Royal motioned to approval the changes. Mary Ann seconded the motion. Board approval was unanimous.

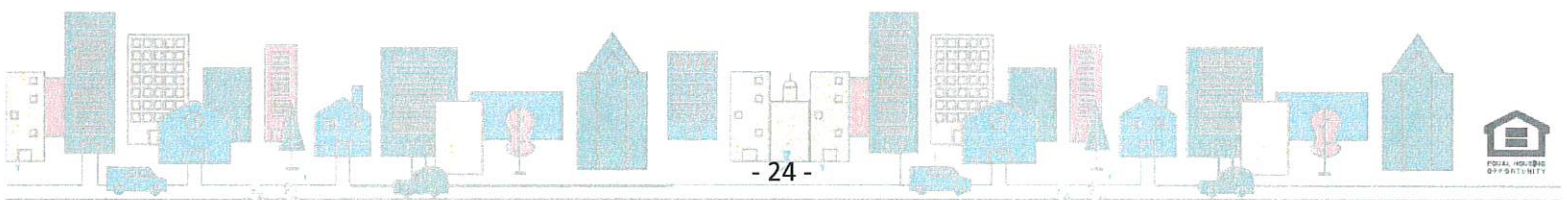
#### Other Business

The RAB discussed when to meet next and decided on October 14, 2020. We will vet whether to hold it virtually or in person as the meeting gets closer.

#### Next Meeting

The next meeting will be held on Wednesday, October 14, 2020.

Royal motioned to adjourn, Mary Ann seconded the motion.



**Certification by State or Local  
Official of PHA Plans Consistency  
with the Consolidated Plan or  
State Consolidated Plan  
(All PHAs)**

U. S Department of Housing and Urban Development  
Office of Public and Indian Housing  
OMB No. 2577-0226  
Expires 2/29/2016

**Certification by State or Local Official of PHA Plans  
Consistency with the Consolidated Plan or State Consolidated Plan**

I, Michael R. Gallegos, the Director of Housing and Community Development, Salt Lake Co.  
*Official's Name* *Official's Title*

certify that the Annual PHA Plan of the

Housing Authority of the County of Salt Lake (doing business as Housing Connect)

is consistent with the Consolidated Plan or State Consolidated Plan and the Analysis of

Impediments (AI) to Fair Housing Choice of the Salt Lake County  
*Local Jurisdiction Name*

pursuant to 24 CFR Part 91.

Provide a description of how the PHA Plan is consistent with the Consolidated Plan or State Consolidated Plan and the AI.

Housing Connect has met the development goals for the special needs populations in support of the CP and has more units planned for the next year. The collaboration goals have been instrumental to expand needed supportive services for the special populations benefitting from housing. Expanding affordable housing opportunities to areas of the county where access to jobs and transportation is in demand will demonstrate a measurement of success for those families seeking increased economic opportunities.

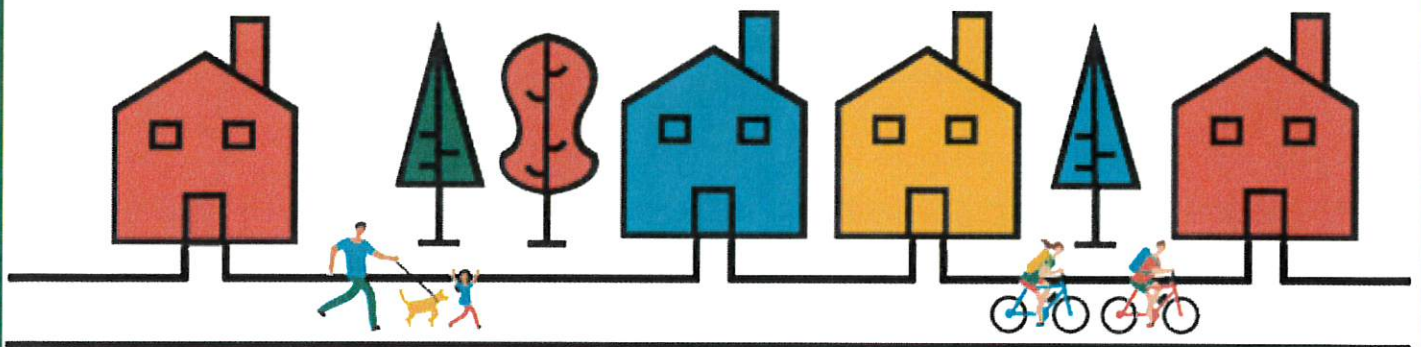
I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official	Title
Michael R. Gallegos	Director, Housing and Community Development Salt Lake County
Signature	Date
Michael Gallegos Digitally signed by Michael Gallegos Date: 2020.08.25 15:43:41 -06'00'	

# Public Hearing Minutes

## Housing Connect

July 1, 2020—June 30, 2021





**MINUTES OF THE HOUSING CONNECT ANNUAL PHA PLAN  
PUBLIC HEARING**

**Friday, August 7, 2020, 10:00 a.m.  
Housing Connect Board Room**

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**HOUSING CONNECT:**

Janice Kimball – Chief Executive Officer  
Marni Timmerman – 504 Coordinator  
Dan Pincock – Executive Administrator

**PUBLIC:**

(none)

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**1. MEETING COMMENCEMENT**

The Public Hearing for Housing Connect's Annual PHA Plan commenced at 10:00 a.m. In order to protect the public and Housing Connect staff, the meeting was held virtually.

**2. IN ATTENDANCE – Housing Connect**

Housing Connect Chief Executive Officer Janice Kimball, 504 Coordinator Marni Timmerman, and Executive Administrator Dan Pincock were in attendance.

**3. COMMENTS/INPUT**

No member of the public attended the hearing. Housing Connect did not receive any written or other comments about the Plan from the public.

Respectfully submitted,

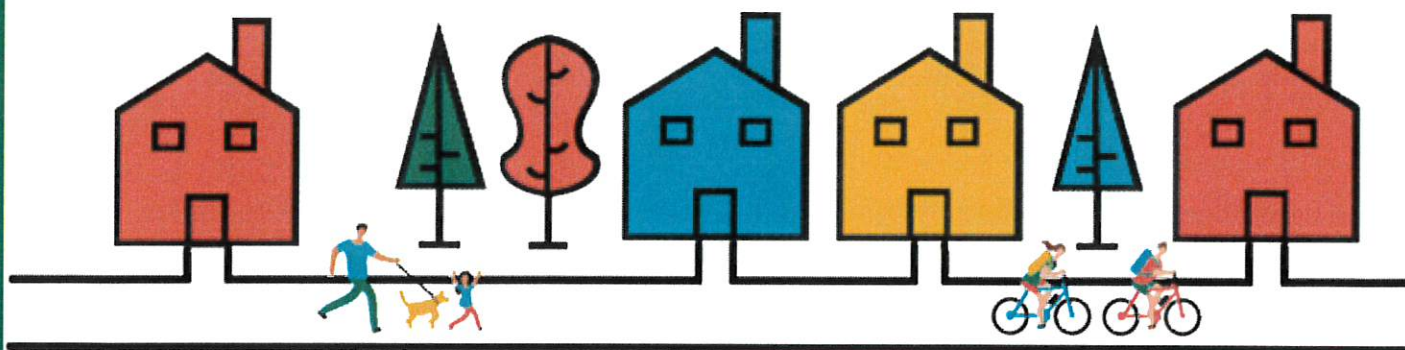
Dan Pincock  
Executive Administrator



# Adoption of PHA Plan by Board

## Housing Connect

July 1, 2020—June 30, 2021





## RESOLUTION #1013

### 2020-2021 ANNUAL PUBLIC HOUSING AGENCY (PHA) PLAN

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WHEREAS, Housing Connect has approved the 2020-2021 annual agency plan; and

WHEREAS, a public hearing was held in order to obtain public comments, and the Resident Advisory Board has approved the 2020-2021 annual agency plan:

NOW, THEREFORE, Be It Resolved by the Commissioners of Housing Connect as follows:

Section 1. That the 2020-2021 annual agency plan be approved;

Section 2. That this resolution become effective for Housing Connect from July 1, 2020 to June 30, 2021.

Dated this 19<sup>th</sup> day of August, 2020.

  
\_\_\_\_\_  
Jennifer Johnston, Chair

  
\_\_\_\_\_  
Janice Kimball, Chief Executive Officer