

<b>Streamlined Annual PHA Plan</b> <i>(High Performer PHAs)</i>	<b>U.S. Department of Housing and Urban Development</b> <b>Office of Public and Indian Housing</b>	<b>OMB No. 2577-0226</b> <b>Expires: 02/29/2016</b>
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**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.													
A.1	<b>PHA Name:</b> <u>Housing Authority of the County of Salt Lake</u> <b>PHA Code:</b> <u>UT003</u> <b>PHA Type:</b> <input type="checkbox"/> Small <input checked="" type="checkbox"/> High Performer <b>PHA Plan for Fiscal Year Beginning:</b> (MM/YYYY): <u>July 1, 2018</u> <b>PHA Inventory</b> (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above) <b>Number of Public Housing (PH) Units</b> <u>612</u> <b>Number of Housing Choice Vouchers (HCVs)</b> <u>2493</u> <b>Total Combined</b> <u>3095</u> <b>PHA Plan Submission Type:</b> <input type="checkbox"/> Annual Submission <input checked="" type="checkbox"/> Revised Annual Submission												
	<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.												
	<input type="checkbox"/> <b>PHA Consortia:</b> (Check box if submitting a Joint PHA Plan and complete table below)												
	<b>Participating PHAs</b>	<b>PHA Code</b>	<b>Program(s) in the Consortia</b>	<b>Program(s) not in the Consortia</b>	<b>No. of Units in Each Program</b> <table border="1"> <tr> <th>PH</th> <th>HCV</th> </tr> <tr> <td>Lead PHA:</td> <td></td> </tr> <tr> <td></td> <td></td> </tr> <tr> <td></td> <td></td> </tr> </table>	PH	HCV	Lead PHA:					
	PH	HCV											
Lead PHA:													

<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? Y N</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Statement of Housing Needs and Strategy for Addressing Housing Needs.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> <b>Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.</b></p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Financial Resources.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Rent Determination.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Homeownership Programs.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Safety and Crime Prevention.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Pet Policy.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> <b>Substantial Deviation.</b></p> <p><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: Please see Attachment 1, B.1 Revision of Plan Elements for all updates (highlighted.)</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? Y N</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Hope VI or Choice Neighborhoods.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Mixed Finance Modernization or Development.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> <b>Demolition and/or Disposition.</b></p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Conversion of Public Housing to Tenant Based Assistance.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> <b>Conversion of Public Housing to Project-Based Assistance under RAD.</b></p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> <b>Project Based Vouchers.</b></p> <p><input type="checkbox"/> <input type="checkbox"/> Units with Approved Vacancies for Modernization.</p> <p><input checked="" type="checkbox"/> <input 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 (highlighted.)</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 from original submission.</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  <input type="checkbox"/> <input checked="" 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>Form 50077-ST-HCV-HP, <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>Form 50077-ST-HCV-HP, <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  <input checked="" 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>Form HUD 50077-SL, <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>
D	<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>
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(j))

☐ **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.”

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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.

## **B.1 Revision of Plan Elements:**

**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 housing needs of low-income individuals in Salt Lake County, Utah remain substantial. There is a shortage of 20,675 affordable, available rental housing units for households earning below 30% of AMI<sup>i</sup>. In their five year Consolidated Plan, the Salt Lake County Consortium highlighted this significant need, setting a goal to build 700 units and provide 300 households with rental subsidy.

Even among those who receive rental subsidy, quality, affordable housing is limited. Low vacancy rates in Salt Lake County have increased rental prices and demand for units, limiting the housing opportunities available to those who receive a Section 8 voucher. As our Public Housing ages there are significant needs for building modernization and improvement that remain unfunded. Public Housing programs have also received considerable decrease in the amount of federal funding in recent years. Although the Housing Authority of the County of Salt Lake has made progress in housing chronically homeless, there is still a need for housing for the homeless as well as housing for many non-homeless, low-income households that cannot afford the high cost of housing. For households with serious and persistent mental illness and those who are high users of mental health services, affordable housing provides critical stability. Additional affordable housing is necessary to meet this need. Low-income individuals, including those who are homeless and those with mental illness often have poor credit and a history of criminal activity and/or evictions, making it difficult to qualify for a unit.

The following points will be addressed in this section:

1. Affordable Housing in Salt Lake County
2. Affordable Housing options for households with limited income
3. Need for additional affordable housing options
4. Long-term viability of public housing
5. Special populations

### **1. Affordability of Housing in Salt Lake County**

The 2010 U.S. Census estimates that 110,713 individuals in Salt Lake County live at or below the federal poverty level. For these individuals, options for safe and affordable housing are severely limited; housing is considered affordable when no more than 30% of the household income is allocated towards rent/mortgage.<sup>ii</sup> The following chart indicates that households living at or below the poverty level face a wide gap between the 30% affordability index and the actual cost of fair market rent in Salt Lake County.

Family Size	2017 HUD Income Extremely Low Income Limits Salt Lake County Annual Income	Monthly Affordable Housing Guideline (30% of Monthly Income)	FY 2018 Salt Lake County Fair Market Rate (FMR)	Monthly Difference
1	\$15,850	\$396	Studio Apartment - \$667	\$271
2	\$18,100	\$453	One Bedroom Apartment - \$834	\$381
3	\$20,420	\$511	Two Bedroom Apartment - \$1035	\$524
4	\$24,600	\$615	Three Bedroom Apartment - \$1475	\$860

## 2. Affordable Housing Options for Households with Limited Incomes

Households with limited incomes in Salt Lake County can qualify for rental assistance subsidized by the U. S. Department of Housing and Urban Development. The two main programs available are Section 8 and Public Housing. Households pay 30% of their gross income in these programs towards rent, and the remainder is subsidized by the federal government.

The Housing Authority of the County of Salt Lake administers 2,493 Section 8 Vouchers. The average household receiving assistance through HACSL's Section 8 program has an average annual income of \$13,178.

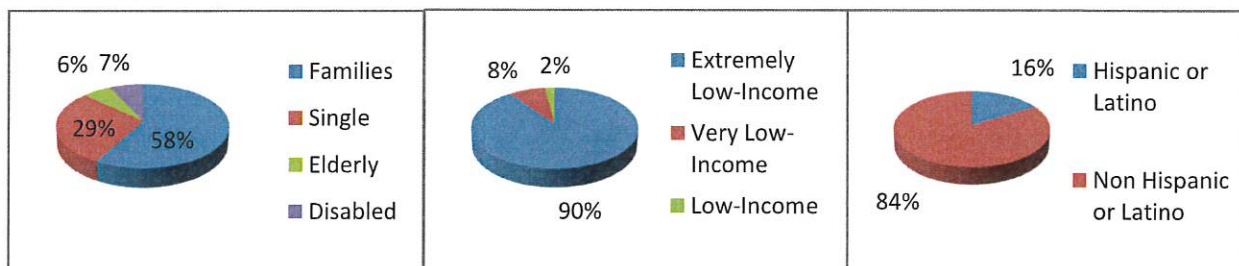
The Housing Authority of the County of Salt Lake owns 612 units of Public Housing. The average household living in HACSL Public Housing has an annual income of \$13,325. Of these 612 units of Public Housing, 249 are designated for Mixed Populations, which include senior citizens and non-elderly individuals with disabilities. The average household annual income for this population living in HACSL Public Housing is \$11,488.<sup>iii</sup>

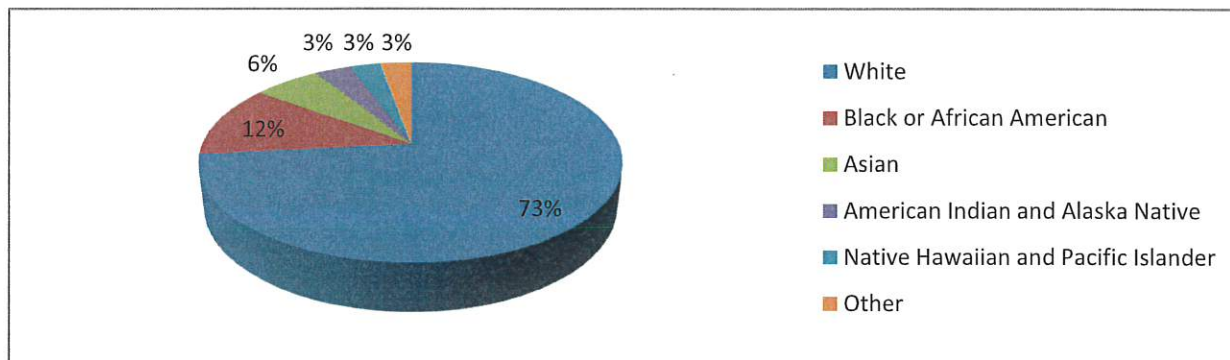
## 3. Need for Additional Affordable Housing Options

The solution to the large gap between income and fair market housing is affordable housing options for low- income households. However, according to a recent study by Jim Wood there is an estimated 43,000 unit shortfall in the number of affordable housing units available for families at or below 80% of AMI in Salt Lake County.

The demand for subsidized housing options for households with limited incomes in Salt Lake County significantly outpaces the current supply. Rental vacancy rates in the Greater Salt Lake Area have reached 2.6%, while 5% is generally considered a balanced market. These factors result in a competitive market, where affordable housing is difficult to find. HACSL's Public Housing and Section 8 waitlists were closed on February 5, 2014. As of December 2017 there are still 1,373 households on the Section 8 waitlist, and this waitlist remains closed. The Public Housing waitlist reopened for 2, 3, and 4 bedroom units on April 10, 2017 and now includes 7,761 households.

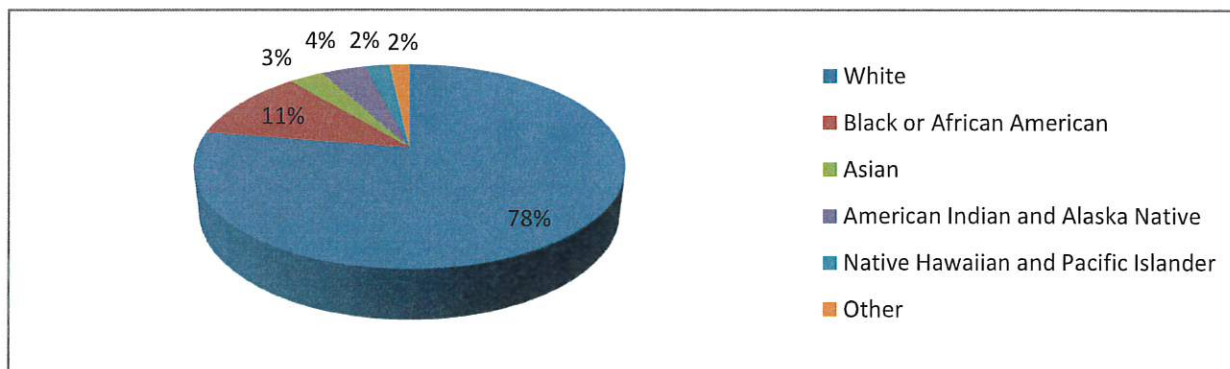
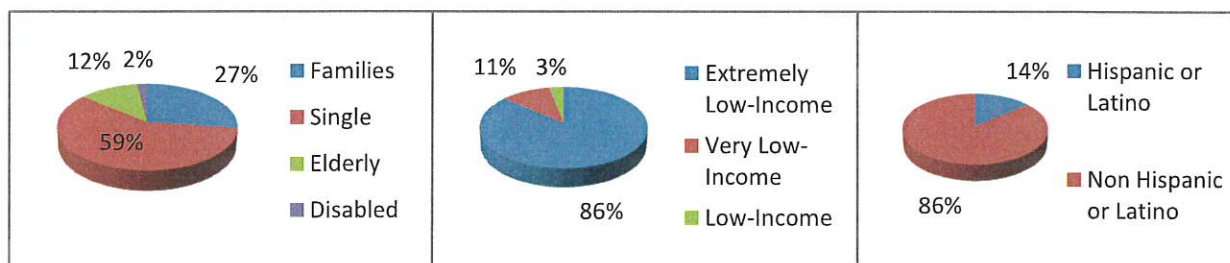
### SECTION 8 WAITLIST





The average amount of time that these households have spent on the waiting list is 2,271 days or 6.2 years. The next available units in the Section 8 Program will be provided to households that have been on the waiting list since June 2012.

#### PUBLIC HOUSING WAITLIST

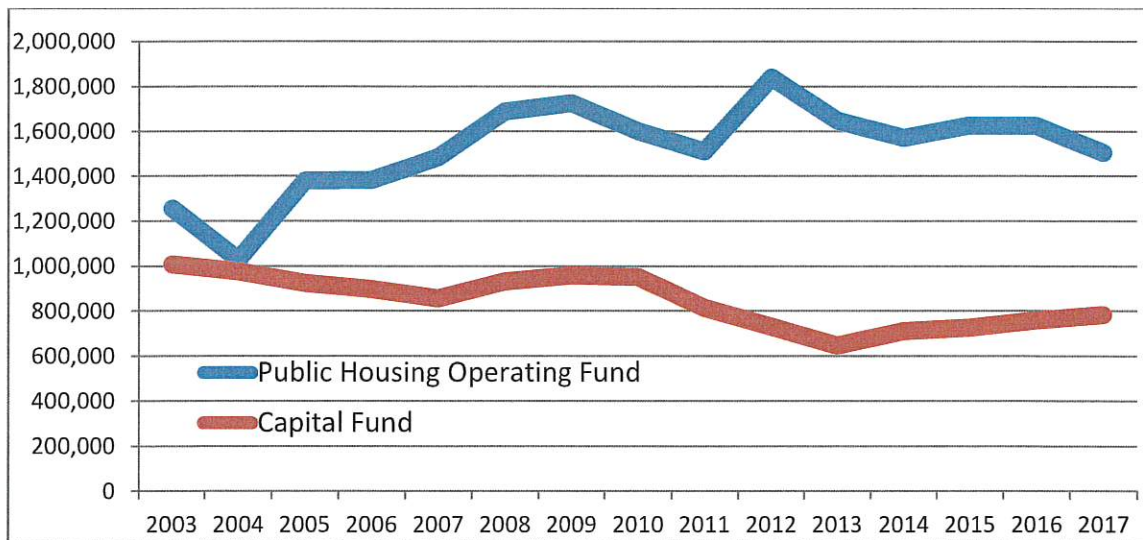


The average amount of time that these households have spent on the waiting list is 629 days or 1.72 years. The next available 2 Bedroom units in the Public Housing Program will be provided to households that have been on the waiting list since May 2012.

#### 4. Long-Term Viability of Public Housing

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. The Housing Authority recently transitioned ten Public Housing units to the Rental Assistance Demonstration program and disposed of four dispersed units reducing its inventory from a total of 626 Public Housing units to 612.

- In 2012 the Housing Authority received \$730,154 to manage and maintain property. This is \$191,387 less than the previous year to manage and maintain properties.
- In 2013 the Housing Authority received \$647,334. \$82,820 less than 2013.
- In 2014 the Housing Authority received \$711,802. This is a \$64,468 increase from 2013.
- In 2015, the Housing Authority received \$727,058. This is an increase of \$15,256 from 2014.
- In 2016, the Housing Authority received \$758,926.
- In 2017, the Housing Authority received \$784,703 to manage and plan for capital improvements. Although there is has been an increase in Capital Funds over the past 4 years, the long term pattern of underfunding continues to leave significant capital needs unmet. As demonstrated in the graph below, current funding has decreased by over \$200,000 over the past 15 years while Public Housing units continue to age and capital needs grow.



The majority of Capital Fund activities planned for 2018 will include replacing roofs, paving parking lots, and repairing rain gutters. Based on current cost estimates, HACSL anticipates replacing two roofs at Sunset Gardens, and all roofs at Hunter Hollow, Academy Park, and Valley Fair Village. Parking lots at Harmony Park, Union Plaza, Sunset Gardens, Hunter Hollow, and Granger are scheduled to be resurfaced. Rain gutters for Valley Fair Village and Harmony Park will be replaced. In addition, Valley Fair Village will receive concrete work to repair sidewalks and the County High Rise is scheduled to receive a new boiler, have new carpet installed, security cameras installed, and five units will receive new kitchen cabinets.

While we continue to work on preserving critically needed housing stock, 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 information is presented in the table below.

PUBLIC HOUSING CAPITAL NEEDS					
Property	Number of Units	Immediate Needs	1 Year	2-5 Years	6-20 Years
High Rise	149	\$7,104.00	\$446,971.65	\$958,765.86	\$3,784,598.35
Valley Fair Village	100	\$0.00	\$647,224.20	\$1,898,852.95	\$2,490,894.71
East	108	\$56,521.20	\$513,942.80	\$1,801,105.08	\$6,711,108.28
West	128	\$49,471.20	\$1,459,563.00	\$2,709,574.45	\$6,354,763.11
Scattered Site	127	\$680,216.17	\$1,023,625.44	\$2,109,238.31	\$7,114,810.94
<b>TOTAL:</b>	<b>612</b>	<b>\$793,312.57</b>	<b>\$4,091,327.09</b>	<b>\$9,477,536.65</b>	<b>\$26,456,175.39</b>

##### 5. Special Populations

###### ***Homeless:***

According to the 2017 Utah Point In Time Count:

- The Point in Time Count in Salt Lake County identified 2,047 individuals from 1,539 households who were experiencing homelessness during the last week in January, 2017.
- 121 individuals and 22 families were identified as chronically homeless.
- 25% homeless Salt Lake County residents reported a substance abuse disorder.
- 33% homeless Salt Lake County residents reported suffering with a mental illness.
- 29% homeless Salt Lake County residents were survivors of domestic violence.
- 10% homeless Salt Lake County residents were veterans.

During FY2017, The Road Home (Utah's largest shelter)<sup>iv</sup>:

- Served 8,003 individuals with emergency shelter.
- Served 700 families with 1,106 adults and 1,460 children, served 4,078 single men, 1,490 single women.

###### ***Homeless Veterans:***

According to Housing and Urban Development<sup>v</sup>:

- 9% of the nation's adult homeless population is veterans.
- The nation's homeless veterans are predominately male, at 91% of the total population.
- 98% of homeless veterans are single.
- The 2017 Salt Lake County Point in Time Count identified 197 homeless veterans. 7 of those Veterans are Chronically Homeless.
- Homeless Veterans in Salt Lake County decreased 28% between 2016-2017.

###### ***Refugees:***

According to the Utah Refugee Services Office, in 2017<sup>vi</sup>:

- An estimated 65,000 refugees from more than 20 countries have been resettled in Utah, primarily in Salt Lake County.
- Approximately 99% of refugees are resettled in the Salt Lake Valley.
- Utah resettles about 1,200 refugees every year. In 2017, this number was lower, 799 as a result in federal executive orders.

#### ***Elderly:***

According to the Utah Aging Initiative Report<sup>vii</sup>:

- Utah's senior population is growing rapidly. By 2030 Utah's senior population will make up more than 13% of the state.
- Utah has the sixth fastest growth rate in the nation for people aged 65 and older.
- The primary growth in the age 65-85 population will occur between the years 2011 and 2030. The Baby Boom generation begins turning 85 in the year 2031.
- The vast majority of seniors want to age in place. "Aging in Place" is problematic in suburban areas due to lack of transportation, lack of a wider range of housing options and affordability.

#### ***Disabled:***

According to the US Census' American Community Survey<sup>viii</sup>:

- Approximately 10% of the Salt Lake County community is disabled.
- Approximately 4% (39,620 individuals) of the disabled population in Salt Lake County has a developmental disability. Those with developmental disabilities are at the greatest risk of poverty, and abuse.
- The average annual income for an individual with a disability is \$23,336 compared to \$30,665 for non-disabled.

#### ***Persons Living with HIV/AIDS:***

According to the Centers for Disease Control and Prevention<sup>xvii</sup>

- 2,702 people were reported with having HIV/AIDS in Utah in 2015.
- 67% of people with HIV/AIDS in Utah live in Salt Lake County.
- 85% of the people with HIV/AIDS in Utah are male.
- Persons experiencing homelessness are diagnosed with new HIV infections at as high as 16 times the rate as the general population.<sup>ix</sup>
- 50 households receive a subsidy through the HOPWA permanent housing program which is managed by the Housing Authority of the County of Salt Lake. This is currently the largest HOPWA program in Utah.<sup>ii</sup>

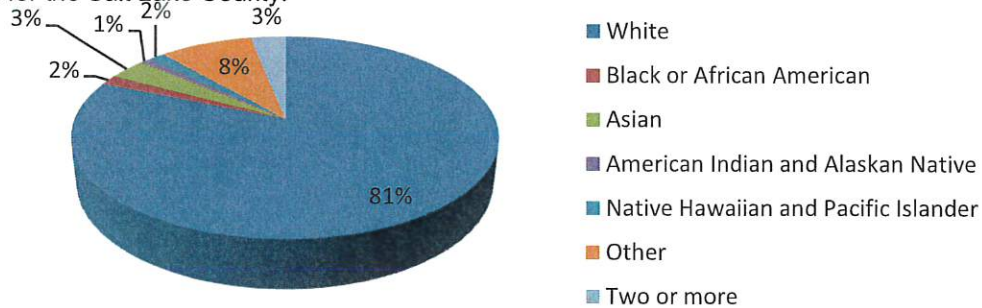
#### ***Formerly Incarcerated:***

- 46% of Utah ex-convicts will end up behind bars again within three years of their release<sup>x</sup>.
- A criminal record often excludes someone from obtaining housing because of screening criteria associated with the Good Landlord Program.
- 73% of the homeless surveyed during the registry week for the 100,000 Homes Outreach indicated a previous jail stay.

- It is estimated that over 500 prisoners within three months of release have nowhere to go and will end up homeless<sup>xi</sup>.

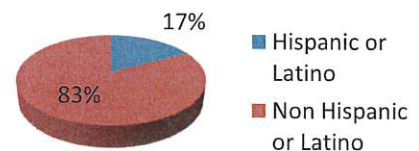
### Minority Populations:

According to the 2010 US Census, the graph below demonstrates the following racial and ethnic demographic for the Salt Lake County.



The Salt Lake Fair Housing Equity Assessment states that Hispanics are the largest growing minority group in the state.<sup>xii</sup>

- The Hispanic population in Utah has increased by 5% since 2000.
- 17.1% of the Salt Lake County population is Hispanic<sup>xiii</sup>.
- Approximately 17% of those on the waiting list at the Housing Authority of County of Salt Lake are Hispanic.
- 19.2% of those living in poverty in Salt Lake County are Hispanic<sup>xiv</sup>.



**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	1,498,654	General Operations PH
Public Housing Capital Fund	1,025,426	See CDF plan
Section 8 Tenant-Based Assistance	20,549,390	Rental Assistance
Resident Opportunity & Self-Sufficiency	282,600	Family Self-Sufficiency / ROSS Public Housing
HOME/ State/ County Funding	2,669,602	Rental Assistance
HOPWA	289,115	Rental Assistance
Shelter Plus Care/Continuum of Care	3,026,654	Rental Assistance
Temporary Assistance for Needy Families	36,000	Parent Education
Public Housing Dwelling Rental	1,655,000	General Operations PH
Management Income	1,915,150	General Administrative Operations
Other Dwelling Rent	1,280,792	Operations of Non-Subsidized Units
Section 8 Fraud Recovery	85,000	Section 8 Administrative Operations
Interest Income	86,916	General Administrative Operations
Other	553,862	General Administrative Operations
<b>TOTAL:</b>	<b>34,954,161</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\(d\)](#))

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

**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.

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<sup>i</sup> State of Utah Affordable Housing Assessment and Plan 2016

<sup>ii</sup> According to the U.S. Department of Housing and Urban Development

<sup>iii</sup> HACSL Database December 2017

<sup>iv</sup> The Road Home 2017 annual numbers

<sup>v</sup> Housing and Urban Development – 2017 Annual Homeless Assessment Report to Congress

<sup>vi</sup> Utah Department of Workforce Services – Refugee Services Office Report to the Governor 2017

<sup>vii</sup> Utah Aging Initiative Report – University of Utah & Utah Department of Human Services

<sup>viii</sup> American Community Survey 2015 Data

<sup>ix</sup> HIV Care Continuum – The Connection Between Housing and Improved Outcomes Along the HIV Care Continuum

<sup>x</sup> Pew Charitable Trust “Public Safety in Utah” 2016

<sup>xi</sup> 2011 Comprehensive Report on Homelessness

<sup>xii</sup> Salt Lake County Fair Housing Equity Assessment June 2013

<sup>xiii</sup> [www.city-data.com](http://www.city-data.com)

<sup>xiv</sup> [factfinder.census.gov](http://factfinder.census.gov)

<sup>xvii</sup> Centers for Disease Control and Prevention Atlas Plus Data

## **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 2018. 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) will apply for Disposition for Project Number UT003000005 (AMP 5 -Scattered Site properties). The submission will be completed by the end of calendar year 2018, with a targeted completion for disposition at 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:682,683,684,685,686,687,688,689,690,691,693,695,697,700,703,720,723,726,728,730,733,734,735,736,737,739,740,741,743,745,746,747,763,1056,1072,1085,1090,1100,1106,1112,1116,1125,1136,1153,1161,1171,1178,1184,1188,1194,1197,1200,1203,1265,1266,1267,1268,1271,1275,1279,1282,1338,1344,1352,1358,1441,1456,1476,1477,1478,1479,1481,1483,1500,1508,1516,1521,1525,1531,1537,1547,1556,1565,1585,1808,1835,1843,1854,1864,1880,1883,1886,1887,1890,1894,1895,1902,1915,1936,1951,1958,1964,1987,1995,2008,2025,2044,2056,2059,2063,2106,2108,2112,2115,2116,2118,2119,2120,2122,2123,2124,2125,2126,2127,2128,2129,2130,2131,2135,2138,2141.)

**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 is evaluating the need and feasibility to convert a portion of AMP 5's 127 units - UT003000005 to tenant-based assistance.

**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 will evaluate the feasibility for possible conversion to Project-Based Assistance under RAD 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

**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 the authority to project-base up to 20% of the program or up to 452 vouchers. To date 230 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 plans to release at least two RFPs to project base vouchers within our PHA jurisdiction. The RFPs will provide opportunity for up to 75 vouchers. The intent in line with the PHA Plan is to serve individuals who have a disability, those who have a high usage of community services, and also households with extremely low-income by supporting projects that promote new affordable housing opportunities.

**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 Capitol Funds. (See B.1 Financial Resources)

**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 ☒ 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

UT003

PHA Name

PHA Number/HA Code



Amended Annual PHA Plan for Fiscal Year 2018-19

\_\_\_\_ 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

Title

Jennifer R. Johnston

Chair, Board of Commissioners

Signature

Date

*Jennifer R. Johnston*

11/16/18



The Mission of the RAB is to represent the interests of the residents receiving rent assistance from the Housing Authority of the County of Salt Lake (HACSL). The goal is to assist the HACSL staff and Board of Commissioners to maintain and improve the quality of life for all residents.

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

**Housing Authority of the County of Salt Lake**  
**Resident Advisory Board**  
**Meeting Minutes**  
**September 12, 2018**

Board Members Present:

Maria Jacobs – Chair  
Mary Ann Ericksen – Vice Chair  
Laura Allred – Treasurer  
Carl Schettler  
Royal Miller  
Kathy Larsen  
Gwen White

Guests

Hilary Lopez  
Gary Sanchez

HACSL Staff Present:

Lori Pacheco  
Braidee Kolendrianos  
Zach Bale

**Welcome**

Lori welcomed RAB Members & introduced Guests, Hilary Lopez & Gary Sanchez.

**Guest Speakers**

Hilary Lopez informed RAB Members what is taking place with the disposition of 127 scattered units the HACSL owns. HACSL along with the consultants will be informing residents of the potential disposition, applying to HUD, and then get approval to begin the disposition. Residents will be relocated to either Public Housing units or will be relocated via a Section 8 voucher. HACSL's goal with the units is...

- 1) Keep ~38 units convert to project based Section 8 vouchers.



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OF THE COUNTY OF SALT LAKE



2) Sell ~45 units.

3) 44 ~ units utilize other agencies to allow first time home buyers to purchase.

Gary Sanchez informed RAB Members on the relocation process for residents affected. Each household will have an in person interview to hear their concerns & individual needs to help with the relocation process. Carl asked how the disposition of the units will help HACSL. Zach noted high costs with maintenance & time with the units being spread out. HACSL will not reduce units served with the disposition, and hopes to possibly build new housing complexes from the sell of the scattered units. Mary Ann asked about the timeline for the project. Hilary informed Members the application is being drafted & HACSL is informing residents. HACSL will have a public meeting around the PHA plan amendment for review & comment. The BOC plans to vote on the disposition at their November meeting, then HACSL plans to submit the application to HUD. HUD will review the application (this timeline is unknown), once approval is received, HACSL will begin the relocation process with residents. Hilary estimated the timeline to be 9-12 months. Carl proposed a motion that shows RAB support for the disposition of the scattered units. Mary Ann asked how the RAB can help the process. Zach suggested that Members share what they hear from residents & that HACSL will also get back to the RAB on how to help. Gwen motioned to show support for the disposition of the scattered units. Royal seconded the motion. Board approval was unanimous.

### Reading of the RAB Mission

Kathy read the mission of the RAB.

### Inspirational Message

Maria shared the quote, "Sit, walk, or run, but don't wobble." - Zen

### Minutes Review

Maria referenced the minutes from the August meeting & asked the RAB members for any questions/changes. No one commented. Royal motioned to approve the minutes, Maria seconded the motion. Board approval was unanimous.

### HACSL Staff Member Report

Zach informed Members of changes to the Annual Plan. HACSL added language to accommodate the relocation needs of residents. HACSL added language of only needing to amend the Annual Plan if there is a substantial deviation to the Plan. HACSL added detail about the disposition including number of units, timeline, and the unit numbers HUD uses. HACSL added detail about the potential RAD applications for Public Housing sites to convert them out of Public Housing into a new funding source. HACSL updated language around project with First Step House which will be 75 units on 5<sup>th</sup> East for formerly homeless individuals and those experiencing mental illness & substance abuse. Zach informed Members there will be meetings for public comment and asked if Members had any questions. No questions. Maria motioned to approve the changes. Mary Ann seconded the motion. Board approval was unanimous.

Lori reminded Members of the upcoming Reverse Town Hall at Bud Bailey Apts. and



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passed out a flyer. Lori asked if any Members would represent the RAB on the panel at the event. Mary Ann agreed to represent the RAB.

### Recruitment Search for New Members

The RAB will hold interviews in October for new Members. The RAB is recruiting from Bud Bailey Apts., Grace Mary Manor, Westlake, and Pleasant Green.

### Property Reports

Carl reported the High Rise continues to have Tenant Association meetings, but membership has slowed. The High Rise also recently completed a HUD inspection & is anxiously awaiting the results. Kathy reported Kelly Benson Apts. had the outside windows cleaned for the first time since the building opened. Kathy has also been posting positive messages weekly at the office to uplift residents. There will be a tenant meeting for management to hear any issues coming up. Speed bumps may be put into the parking lot. There are plans to start a twice monthly Coffee & Pastries event for the residents. Maria reported Valley Fair Village held elections for the new committee members. There has been a car stolen, a purse stolen, graffiti & negative language written on the property, and an increase in homeless individuals seen around VFV. The buildings are to be power washed, but Maria reported she was upset with the short notice provided. Lori took note of the feedback from Maria & will inform property management.

### Email Report

Kathy provided Members with a copy of an email & Lori read the letter aloud. The email seemed to be directed to a different Housing Authority, so Lori planned to send it along to the correct agency. The 2 other emails were spam.

### BOC to RAB Report

Lori reported the BOC gained a new member, Erin Litvack. The BOC also had a presentation on the rebrand which will roll out soon.

### RAB to BOC Report

Gwen will share that Guest Presenters informed Members on the disposition of the scattered units. **The RAB approved the amendments to the Annual Plan.** The RAB is recruiting new Members from Grace Mary Manor, Bud Bailey Apts., Pleasant Green, and Westlake. Mary Ann will be representing the RAB on the panel at the Reverse Town Hall.

### Budget Report

Braidee reviewed the budget. After the meal & stipends, the remaining RAB Budget is \$5,345.63.

### Other Business

The RAB will hold elections in January. Members will provide a written or oral overview/short bio of themselves.



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### Next Meeting

The next meeting will be recruitment interview & will be held on Wednesday, October 10, 2018 at the Main Office –3595 South Main, Salt Lake City. Dinner will be served at 5:00 pm and the meeting will begin at 5:30.

Royal motioned to adjourn, Carl 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 Division Director, Housing and Community Dev.  
*Official's Name* *Official's Title*

certify that the 5-Year PHA Plan and/or Annual PHA Plan of the

Housing Authority of the County of Salt Lake County (HACSL)  
*PHA Name*

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.

The HACSL has participated with the Salt Lake County Entitlement Community in the development and  
amendments of the Consolidated Plan and likewise the County in reviewing PHA Plan has commented and  
include goals both being supportive of equitable distribution of housing geographically and for providing  
housing for special needs populations.

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	Division Director
Signature	Date
	October 18, 2018
	October 18, 2018



## **MINUTES OF THE HACSL PHA PLAN – PUBLIC HEARING**

**March 9, 2018**

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**HACSL:**

Zach Bale – Director of Operations  
Dan Pincock – Executive Administrator

**PUBLIC:**

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A public hearing on HACSL's Amended 2018-19 PHA Plan was held on Friday, November 9, 2018, but no members of the public attended the hearing.



HOUSING AUTHORITY  
of the County of Salt Lake

**RESOLUTION #959**

**AMENDED 2018-2019 ANNUAL PUBLIC HOUSING AGENCY PLAN**

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WHEREAS, the Housing Authority of the County of Salt Lake has approved the amended agency plan; and

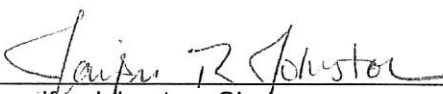
WHEREAS, a public hearing was held on November 9, 2018, for the purpose of obtaining public comments, and the Resident Advisory Board has approved the amended agency plan:

NOW, THEREFORE, Be It Resolved by the Commissioners of the Housing Authority of the County of Salt Lake as follows:

Section 1. That the amended agency plan be approved.

Section 2. That this resolution becomes effective for the Housing Authority from November 16, 2018 to June 30, 2019.

Dated this 16<sup>th</sup> day of November, 2018

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

  
\_\_\_\_\_  
Janice Kimball, Executive Director