



COUNCIL STAFF REPORT

CITY COUNCIL *of* SALT LAKE CITY

TO: City Council Members
FROM: Allison Rowland
Budget & Policy Analyst
DATE: December 3, 2019

Item Schedule:

Briefing: December 3, 2019
Set Date: n/a
Public Hearing: n/a
Potential Action: n/a

RE: INFORMATIONAL: FUNDING OUR FUTURE QUARTERLY UPDATE - HOUSING

ISSUE AT-A-GLANCE

The Council will receive an update on Funding Our Future (FOF) housing programs for Fiscal Year 2019 (FY19) Year-End as well as FY20, First Quarter (Q1). Because \$878,612 (21%) of revenues allocated to these programs in FY19 were not spent by year end (summary below; full data in attachment C1), the Council may choose to make this amount available to expand funding for certain FY20 Housing and Neighborhood Development Division (HAND) housing program applications. The FOF updates are contained in the transmittal with the Subject line "Funding Our Future Housing Quarterly Update."

In its budget oversight role, and as outlined in the Council's adopted budget contingencies, the Council receives quarterly updates from Administration departments on the use of FOF revenue. The housing update includes the following information:

1. A "Year 1 Final Report," with updates on FY19 program descriptions, progress reports, budgeted amounts and actual spending;
2. A "Year 2 Quarter 1 Update," that is similar to the Year 1 report but with very little actual spending reported because of the delayed application process for FY20 programs;
3. A "Year 1 and Year 2 Quarter 1 Update," which lines up budgeted amounts, actual spending and encumbrances for programs in both years.



As shown in the chart below, the FY19 programs include \$1,043,328 in encumbered funds, 25% of the total \$4,226,161 budgeted. An additional 21% were reported unspent by the Administration, which listed a variety of reasons (see Section A). In FY20 Q1, only \$46,833 (1% of the total) was spent, in large part because of delay associated with the development of a new program funding application process (Section B). In future years this process will start earlier, with the hope that money can be spent more quickly.

Summary of FY19 and FY20 (Q1) FOF Housing Expenditures

	FY19	FY19 Share	FY20 Q1	FY20 Q1 share
Council-Approved Budget	\$4,226,161	100%	\$5,229,908	100%
Actual spending	\$2,304,221	55%	\$46,833	1%
Encumbered funds (<i>funds attached to specific contracts that will be spent in the coming months</i>)	\$1,043,328	25%		
Unspent, dropped to FOF Housing “fund balance”	\$600,264	14%		
Unspent, located in Housing Trust Fund (HTF)	\$278,348	7%		
- <i>Community Land Trust</i>	\$250,000			
- <i>Rent Assistance to Targeted Populations</i>	\$28,348			
New FTEs budgeted	2		3	
New FTEs hired	2		2	

- A. FY19 Funding Our Future Year-End Update** The complexities associated with this first year of Funding Our Future revenue presented some unexpected challenges in both program execution and reporting. Some of the programs funded were not actually contracted until late in the fiscal year, limiting the ability of the community-based organizations to provide the amount of services that were anticipated in the budget. In others, contracts were not executed for these services, so the Division could not use the legal mechanism for money to be held from one fiscal year to another (encumbrance), and these amounts dropped to fund balance, though they remain earmarked for FOF Housing.

In other cases, the Administration reports that the use of funds was limited by unanticipated obstacles. For example, in the case of Down Payment Assistance, it proved difficult for prospective clients with the qualifying income of less than 80% AMI—very few of whom turned out to be first responders or educators—to find affordable homes in Salt Lake City, even with the program’s financial assistance.

In another example, the \$250,000 allocated for the Community Land Trust was reported to be “ineligible for expenditure on existing parcels owned by the City.” Council staff has asked the Administration if these funds can instead be used to purchase additional land for the Community Land Trust. The Council approved an additional \$500,000 for the FY20 program during the budget discussions, but this was before it was informed that the \$250,000 for FY19 was not used. The Council may wish to ask the Administration to provide a more detailed briefing in the future on various Community Land Trust strategies.

- B. FY20 Funding Our Future First-Quarter Update.** The FY20 housing program update lists only \$46,833 of spending during the first quarter primarily because the Council requested the application process for community-based service providers be completely revamped to improve transparency and better identify community needs. In August and September, the Council discussed the additional information it had requested about proposed FOF Housing programs during the budget discussions,

and it also worked out the contours of the new application process with the Administration. HAND reorganized the selection process quickly, and applications were received until the end of September.

As a reminder, some funds remain in the Council's FY20 holding account: \$120,738 for two positions, each of which has 4 months of funding, and \$100,000 for traffic calming. The Council will receive an update on Traffic Calming at the December 10 meeting, and could potentially release those funds at that time.

Goal of the briefing: *Review the most recent updates on the use of Funding Our Future (FOF) Housing revenue.*

POLICY QUESTIONS

These questions also may be relevant for the FY20 allocations discussion.

1. The Council may wish to ask the Administration if they have any recommendations for program changes, particularly for those programs where spending the budgeted funds proved difficult, like Down Payment Assistance and the Community Land Trust. For example:
 - a. Are there adjustments that can be made to those programs, or to the amounts offered, to make it more likely that the funds are spent during the fiscal year? If the program was not effective in FY19, does the Administration recommend shifting funds to other programs?
 - b. Given the difficulties in the FY19 Home Ownership Down Payment Assistance program (that prospective clients with the income below 80% AMI had difficulty finding affordable homes in Salt Lake City, even with the program's financial assistance) the Council may wish to ask HAND how the proposed FY20 programs would overcome these limitations. The Council may also wish to consider whether shifting support to rental assistance programs may be more effective at preventing homelessness.

Attachment C1. Funding Our Future (FOF) Housing Programs for Fiscal Year 2019 (FY19) Year-End and FY20 First Quarter

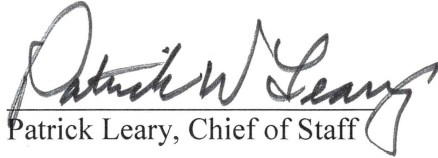
Program/Position	Fiscal Year 2019						Fiscal Year 2020			
	Budget	Actuals	Encumbered	Unspent, dropped to	Rolled over in HTF	FTE	Budget	Q1 Actuals	Remaining Balance	FTE
Planner (Planning)	\$ 101,161	\$ 75,897		\$ 25,264		1	\$ 107,333	\$26,833	\$ 80,500	1
Community Development Grant Administrator							\$ 99,408		\$ 99,408	0
Fee Waiver Program for Affordable Housing Developers	\$ 320,000			\$ 320,000						
Prevent & Eliminate Housing Discrimination (Build a More Rent Assistance Shared Housing (Shared Housing Opportunities)	\$ 100,000		\$ 100,000				\$ 300,000		\$ 300,000	
House 20 Program	\$ 125,000	\$ 107,215	\$ 17,785				\$ 250,000		\$ 250,000	
Land Discounts and Financing (Housing Trust Fund)	\$ 2,100,000	\$ 2,100,000								
Emergency Rent Assistance (Incentive Rent Assistance Program)	\$ 656,250	\$ 6,795	\$ 649,455				\$ 400,000		\$ 400,000	
Landlord Assurance & Incentitive (Landlord Insurance Pilot)							\$ 350,000		\$ 350,000	
Rent Assistance Targeted Populations (Service Model Program for Most Vulnerable Populations)	\$ 218,750	\$ 14,314	\$ 176,088		\$ 28,348		\$ 200,000		\$ 200,000	
Community Land Trust	\$ 250,000				\$ 250,000		\$ 500,000		\$ 500,000	
Home Ownership Down Payment Assistance	\$ 100,000		\$ 100,000				\$ 300,000		\$ 300,000	
Census Coordinator (Mayor's Office)	\$ 80,000			\$ 80,000		1	\$ 80,000	\$ 20,000	\$ 60,000	1
Reallocation of Federal Funds Granting & Admin (Non-Deptmental)	\$ 175,000			\$ 175,000						
RDA Land Discounts and Financing							\$ 2,590,000		\$ 2,590,000	
TOTAL	\$ 4,226,161	\$ 2,304,221	\$ 1,043,328	\$ 600,264	\$ 278,348	2	\$ 5,276,741	\$ 46,833	\$ 5,229,908	2

JACQUELINE M. BISKUPSKI
Mayor



DEPARTMENT of COMMUNITY
and NEIGHBORHOODS
JENNIFER MCGRATH
Deputy Director

CITY COUNCIL TRANSMITTAL

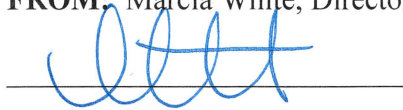

Patrick Leary, Chief of Staff

Date Received: 10/30/19
Date sent to Council: 11/1/2019

TO: Salt Lake City Council
Charlie Luke, Chair

DATE: 10-30-19

FROM: Marcia White, Director of Community & Neighborhoods



SUBJECT: Funding Our Future Housing Quarterly Update

STAFF CONTACT: Elizabeth Buehler, Civic Engagement Manager,
elizabeth.buehler@slcgov.com, 801-535-7925

DOCUMENT TYPE: Information Only

RECOMMENDATION: Per Council request, the Administration is providing an update on Funding Our Future related activities and a look ahead at next steps. Staff welcomes any questions and comments that this information may raise for Councilmembers.

BUDGET IMPACT: None

BACKGROUND/DISCUSSION: In September 2019, City Council released over \$1.7 million from a holding account to Housing and Neighborhood Development (HAND) for the implementation of nine programs in alignment with Growing SLC and Funding Our Future priorities. Upon release of the funds, HAND opened the application process to the community which closed on September 29, 2019. Applications have been reviewed and scored by HAND staff. Projects and programs will be presented to the Mayor for review and consideration. HAND will then present the applications to City Council at the November 19 Funding Our Future Housing Needs briefing. Following that, HAND will facilitate Council's appropriations via funding agreements with partner agencies. The goal is to have funding agreements in place by December 31, 2019.

The nine programs are: **Rent Assistance: House 20** (half of \$250,000 budgeted), **Rent Assistance: Shared Housing** (Shared Housing Opportunities), **Emergency Rent Assistance** (Incentivized Rent Assistance Program), **Rent Assistance: Targeted Populations** (Service Model Program for Most Vulnerable Populations), **Landlord Assurance & Incentive** (Landlord



Insurance Pilot), **Home Ownership Down Payment Assistance** (Down Payment Assistance), and **Prevent and Eliminate Housing Discrimination** (Build a More Equitable City).

The Funding Our Future housing programs that did receive allocated funding for FY 19/20 continue to be implemented. There are currently nine properties in the **Community Land Trust**, all purchased prior to Funding Our Future revenues being available. HAND continues to identify additional properties to add to that portfolio.

Half of the **House 20** funding (\$125,000) was appropriated to continue the existing program. HAND continues to work with The Road Home to administer the program.

The Redevelopment Agency (RDA) received \$2,590,000 for **Land Discounts and Financing**. The purpose of the program is to provide low cost financial assistance to incentivize the development and preservation of affordable housing within Salt Lake City boundaries. Pursuant to legislative intent provided by the Salt Lake City Council in June 2019, funding will be disbursed through a program to be named the Housing Development Trust Fund. Requests for funding must be presented to the Housing Trust Fund Advisory Board for recommendation and approval by the Board of Directors for the Redevelopment Agency of Salt Lake City. Funding will be provided as gap financing to cover the difference between total development costs and the amount that can be secured from other sources of funding.

The RDA and HAND have developed a plan for administering the Housing Development Trust Fund. Working within the legislative intent provided by the City Council and RDA Board, the plan includes administrative policies and procedures for: 1) applicant eligibility, 2) project eligibility, 3) eligible uses of funding, 4) project prioritization, 5) income limits and affordability period requirements, 6) loan terms and conditions, 7) funding priorities, 8) evaluation and approval process, and 9) monitoring and compliance.

The RDA has developed program materials, including an application form and handbook.

HAND's **Community Development Grant Coordination** Administrator continues to manage Funding Our Future programs in that division.

The Planning Division continues to use the **Additional Planner** funded under this initiative to address increases in workload and free up capacity to address housing related zoning issues. The Planning Division has will continue to work on four housing related zoning changes (SROs, RMF-30, affordable housing overlay, adaptive reuse ordinance).

The Mayor's Office filled the **Census Coordinator** position on August 5, 2019. The new Census Coordinator organized and chairs Salt Lake City's Complete Count Committee. Additionally, she has developed a website and marketing materials to address undercounted populations.

JACQUELINE M. BISKUPSKI
Mayor



**DEPARTMENT of COMMUNITY
and NEIGHBORHOODS**
JENNIFER MCGRATH
Deputy Director

PUBLIC PROCESS: None

EXHIBITS:

- 1) Funding Our Future Housing Needs Year 1 Report
- 2) Funding Our Future Housing Needs Year 2 Q1 Update
- 3) Funding Our Future Year 1 and Year 2 Budget

City Council Update



**FUNDING
OUR FUTURE**

Greater Housing Opportunities Year 1 Final Report

What's New?

As of June 30, 2019, HAND has launched each of the community-based programs listed below (unless otherwise noted), with the last one coming under contract on June 26, 2019. With increased funding from sales tax revenue, HAND has engaged with community partners to implement these new programs. These programs are ongoing and HAND will continue to report on these funds until the programs have exhausted all their appropriated funding. A new Census Coordinator and Planner have been hired.

Final Updates:

Program	Program Description	What Has Happened	Outcomes	Total Budget	Budget Spent
House 20 Program	The House 20 Program serves single men and women experiencing homelessness who have frequent interactions with emergency services and homeless service providers.	House 20 is an ongoing program that started in FY 16/17. As of June 30, 2019, a total of 23 program participants have received case management services and rent assistance.	Total Individuals Enrolled: 23 Extremely Low Income (0-30% AMI): 23	\$125,000	\$107,215
Shared Housing Program	The Shared Housing Program provides landlord services, case management, roommate matching, and incentives for risk mitigation for individuals who are at or below 40% AMI and currently homeless.	The Road Home is currently administering the program. As of June 30, 2019, they have not placed any roommates, but are working on matching and locating housing. They are working with LeSar Consultants to create a toolkit that will be available to the community that will include best practices on how to implement a shared housing program.	Individuals Housed: 0	\$100,000	\$0
Land Discounts & Financing	Provide gap financing, loans and other incentives to include affordable units in mixed housing developments. Target development for household at 0-60% AMI through the City's Housing Trust Fund.	Three housing projects received funding from the Housing Trust Fund. Lincoln Towers, a 95-unit affordable housing senior project. Centro Civico Mexicano another senior housing project with a total number of 61 units, 49 of which will be affordable. The Denver Street project will be converted from 12 to 22 units of permanent supportive housing for the severely mentally ill.	Total Number of Units: 178 Total Number of Affordable Units: 166	\$2,100,000	\$2,100,000

Final Updates:

Program	Program Description	What Has Happened	Outcomes	Total Budget	Budget Spent
Incentivized Rent Assistance Program	This program is designed as a homelessness prevention program that assists residents with overcoming a temporary financial crisis while simultaneously providing supportive services that ensure that participants are better prepared for future financial hardships.	Program guidelines were put in place and a total of five Community Partners went under contract June 26, 2019. Three of five Community Partners have been able to provide emergency rental assistance to qualified individuals. Several partners have requested that parameters surrounding the definition "emergency" be broadened. HAND staff has met with these agencies and is evaluating their requests.	Total number of households given rental assistance: 15	\$656,250	\$6,795
Service Model Program for Most Vulnerable Populations	Funding gaps exist, which leave certain populations vulnerable and in need of assistance with housing. This program is intended to target families and individuals who are not eligible to receive rental assistance through any alternative funding streams.	The McKinney-Vento Housing Program has been implemented. Utah Community Action has provided emergency rental assistance for nine families and are providing case management services for an additional nine families. The Assertive Community Treatment Team received funding in March 2019 and are in the process of implementing the program.	McKinney Vento Number of Households Assisted into Housing: 9 ACT Team Number of Individuals Assisted in Housing: 1	\$218,750	\$14,314
Community Land Trust	Salt Lake City's Community Land Trust is a program that reduces the cost of home ownership significantly, decreasing the purchase price of a home by removing the land cost from the total mortgage price. Homes that are in the Community Land Trust are perpetually affordable as market conditions change.	To date there are nine properties in the Community Land Trust.	The parcels in the Community Land Trust were already owned by the City, as such Funding Our Future funding was unable to support these transactions.	\$250,000	\$0
Down Payment Assistance	In FY18/19 special incentive was offered to caregivers, law enforcement, first responders, 9-1-1 dispatchers, and educators working in Salt Lake City to purchase a home within city limits. The program is designed so that households at or below 80% AMI can receive down payment assistance.	Community Development Corporation of Utah is currently administering this program. There is substantial interest in the program, however, rising housing costs are making it difficult for those who make less than 80% AMI to find a home they can afford. They continue to receive many inquiries, but very few of the prospective clients have been members of the scope of professions specified in the grant. CDCU is in the process of writing a petition to expand the income limits to 100% AMI and to expand the allowable professions to encompass other community members.	Down Payment Assistance Provided: \$0	\$100,000	\$0
Fee Waiver Program for Affordable Housing Developers	Waive City fees related to development in exchange for the inclusion of affordable housing in mixed-income developments.	The administration presented some possible options to Council in order to utilize the funding for fee waivers to affordable housing projects. HAND was unable to start a program during FY 18/19 so the Mayor's recommended budget and ultimately the Council's appropriated budget for FY 19/20 FoF removed this line item.	This line item was removed.	\$320,000	\$0

Final Updates:

Program	Program Description	What Has Happened	Outcomes	Total Budget	Budget Spent
Federal Funds Accounting & Grant Reallocation	Fund additional administrative costs for Housing & Neighborhood Development (HAND) staff to create and manage City funded programs.	This critical position oversees the administration of HAND's Funding Our Future allocation. This includes all aspects of the program including application, contracting, reporting, and processing payments.	This was funded by payroll savings, not Funding Our Future.	\$175,000	\$0
Additional Planner	Hire one new planning position to manage the impacts related to overall infrastructure upgrades.	An additional Planning position was filled in January 2019 to address increases in workload and free up capacity to address housing related zoning issues.	The planning division has worked, and will continue to work on 2 housing related zoning issues (SRO, RMF-30) plus received 19 applications related to ADUs.	\$101,161	\$75,897
Census Coordinator	Hire a new census coordinator to prepare for 2020 Census and help gain an accurate count. Census data determines federal affordable housing and community development funding to the City.	Position is within the Mayor's Office, Census Coordinator position was filled August 5, 2019.	6 month action plan written, established complete count committee.	\$80,000	\$0
Totals:				\$4,226,161	\$2,304,221

City Council Update



**FUNDING
OUR FUTURE**

Greater Housing Opportunities

Year 2 Quarter 1 Update

What's New?

In September 2019, City Council released over \$1.7 million dollars from a holding account to Housing and Neighborhood Development (HAND) for the implementation of nine programs in alignment with Growing SLC and Funding Our Future (FOF) priorities. Upon release of the funds, HAND opened the application process to the community which closed on September 29, 2019. Applications have been reviewed and scored by HAND staff. Projects and programs will be presented to the Mayor's office for review and consideration, then City Council will review the recommendations and appropriate funding. HAND will facilitate Council's appropriations via Funding Agreements with partner agencies. The goal is to have funding agreements in place by December 31, 2019. A new Census Coordinator and Planner have been hired. The RDA and CAN/HAND have developed a plan for administering funds for incentivizing development and preservation of affordable housing within Salt Lake City.

Program Updates:

Program	Program Description	What Has Happened	Outcomes	Next Steps	Total Budget	Budget Spent
Rent Assistance: House 20	Serves single men and women experiencing homelessness that have high interactions with emergency services and homeless service providers. Individuals appropriate for this program also have disabling conditions and other challenges that have resulted in high barriers to accessing permanent housing. Case management and supportive services continue once a person is housed and stabilized.	Total proposed Funding Our Future funding is \$250,000; Council restored half of that amount immediately to maintain program continuity; the other half has been opened up to FY 19/20 Funding Our Future applicants.	Total Individuals Enrolled this quarter (July 1, 2019 to September 30, 2019): 19, Extremely Low Income (0-30% AMI): 19	Continue partnering with The Road Home, who leads The House 20 Partners Group. The group meets once a month to discuss new referrals into the program and provide updates on current program participants.	\$250,000	\$0
Rent Assistance: Shared Housing (Shared Housing Opportunities)	The Shared Housing Program provides landlord services, case management, roommate matching, and incentives for risk mitigation for individuals who are at or below 40% AMI and currently homeless.	On September 3, 2019 City Council released FY 19/20 FOF funds to HAND. The application process was opened with HAND receiving 16 applications for the various programs. The applications have been reviewed and scored by HAND staff for alignment with Growing SLC and FOF priorities and outcomes.	Individuals Housed: 0	Projects and programs to be presented to the Mayor for recommendation consideration. Mayor recommendations to be submitted to City Council for review/discussion and funding appropriation. HAND will facilitate Council's appropriations via Funding Agreements with partner agencies.	\$100,000	\$0
Land Discounts & Financing	To provide low cost financial assistance to incentivize the development and preservation of affordable housing within Salt Lake City. Requests for funding shall be presented to the Housing Trust Fund Board for recommendation and approval by the Agency Board of Directors. Funding shall be provided as gap financing to cover the difference between total development costs and the amount that can be secured from other funding sources.	Working within the legislative intent provided by City Council and RDA Board, plan includes administrative policies and procedures for 1) applicant eligibility, 2) project eligibility, 3) eligible uses of funding, 4) project prioritization, 5) income limits and affordability period requirements, 6) loan terms and conditions, 7) funding priorities, 8) evaluation and approval process, and 9) monitoring and compliance.	RDA and CAN/HAND developed a plan for administering funds. The RDA has developed program materials, including an application form and handbook.	RDA and CAN/HAND will begin to market the program and process applications once the plan for administering funds is finalized.	\$2,590,000	\$0

Final Updates:

Program	Program Description	What Has Happened	Outcomes	Next Steps	Total Budget	Budget Spent
Emergency Rent Assistance (Incentived Rent Assistance Program)	This program is designed as a homelessness prevention program that assists residents with rent assistance while overcoming a temporary financial crisis, at the same time provides supportive services and connection to community resources that ensures that participants are better prepared for future financial hardships.	On September 3, 2019 City Council released FY 19/20 FOF funds to HAND. The application process was opened with HAND receiving 16 applications for the various programs. The applications have been reviewed and scored by HAND staff for alignment with Growing SLC and FOF priorities and outcomes.	0	Projects and programs to be presented to the Mayor for recommendation consideration. Mayor recommendations to be submitted to City Council for review/discussion and funding appropriation. HAND will facilitate Council's appropriations via Funding Agreements with partner agencies.	\$400,000	\$0
Rent Assistance Targeted Populations (Service Model Program for Most Vulnerable Populations)	Funding gaps exist, which leave certain populations vulnerable and in need of assistance with housing. This program is intended to target families and individuals who are not eligible to receive rental assistance through any alternative funding streams.	On September 3, 2019 City Council released FY 19/20 FOF funds to HAND. The application process was opened with HAND receiving 16 applications for the various programs. The applications have been reviewed and scored by HAND staff for alignment with Growing SLC and FOF priorities and outcomes.	0	Projects and programs to be presented to the Mayor for recommendation consideration. Mayor recommendations to be submitted to City Council for review/discussion and funding appropriation. HAND will facilitate Council's appropriations.	\$200,000	\$0
Community Land Trust	The CLT seeks to make home ownership perpetually affordable regardless of market conditions. This is due to the fact that the land is owned by the land trust as opposed to the home owner. The CLT removes land cost which decreases the purchase price and thereby reduces the cost of the total mortgage price.	The FOF application process opened on September 13, 2019 and closed on September 29, 2019. Applications have been reviewed and scored by HAND staff for alignment with Growing SLC and FOF priorities and outcomes.	0	Projects and programs to be presented to the Mayor for recommendation consideration. Mayor recommendations to be submitted to City Council for review/discussion and funding appropriation. HAND will facilitate Council's appropriations.	\$500,000	\$0
Landlord Assurance & Incentive (Landlord Insurance Pilot)	The Landlord Assurance & Incentive Program is a program offering incentives to landlords willing to help individuals who need affordable housing.	On September 3, 2019 City Council released FY 19/20 FOF funds to HAND. The application process was opened with HAND receiving 16 applications for the various programs. The applications have been reviewed and scored by HAND staff for alignment with Growing SLC and FOF priorities and outcomes.	0	Projects and programs to be presented to the Mayor for recommendation consideration. Mayor recommendations to be submitted to City Council for review/discussion and funding appropriation. HAND will facilitate Council's appropriations.	\$350,000	\$0
Home Ownership Down Payment Assistance (Down Payment Assistance)	The Home Ownership Down Payment Assistance Program is a program offering down payment assistance to all income eligible Salt lake City residents. Due to rising housing costs, proposals include increasing a household's Area Median Income (AMI) from 80% to 100%. By increasing the AMI, home buyers making between 80% and 100% AMI can receive assistance to purchase a home.	On September 3, 2019 City Council released FY 19/20 FOF funds to HAND. The application process was opened with HAND receiving 16 applications for the various programs. The applications have been reviewed and scored by HAND staff for alignment with Growing SLC and FOF priorities and outcomes.	0	Projects and programs to be presented to the Mayor for recommendation consideration. Mayor recommendations to be submitted to City Council for review/discussion and funding appropriation. HAND will facilitate Council's appropriations.	\$300,000	\$0

Final Updates:

Program	Program Description	What Has Happened	Outcomes	Next Steps	Total Budget	Budget Spent
Prevent & Eliminate Housing Discrimination <i>(Build a More Equitable City)</i>	Working with community partners, Salt Lake City will identify ways to improve community education about rights and responsibilities of landlords and tenants.	On September 3, 2019 City Council released FY 19/20 FOF funds to HAND. The application process was opened with HAND receiving 16 applications for the various programs. The applications have been reviewed and scored by HAND staff for alignment with Growing SLC and FOF priorities and outcomes.	0	Projects and programs to be presented to the Mayor for recommendation consideration. Mayor recommendations to be submitted to City Council for review/discussion and funding appropriation. HAND will facilitate Council's appropriations.	\$300,000	\$0
Community Development Grant Coordination	Fund administrative costs for HAND staff to create and manage Funding Our Future Housing programs.	This critical position oversees the administration of HAND's Funding our Future allocation. This includes all aspects of the program including application, contracting, reporting, and processing payments.	Community Grant Administrator oversees implementation of programs that have funds appropriated by Funding Our Future.	Community Grant Administrator continues in same capacity.	\$99,408	\$0
Additional Planner	Hire one new planning position to manage the impacts related to overall infrastructure upgrades.	An additional Planning position was filled in January 2019 to address increases in workload and free up capacity to address housing related zoning issues.	The Planning Division has worked on and will continue to work on 4 housing related zoning changes (SROs, RMF-30, affordable housing overlay, Adaptive reuse ordinance).	Planner continues in same capacity.	\$107,333	\$0
Census Coordinator	Hire a census coordinator to prepare for 2020 Census and help gain an accurate count. Census data determines federal affordable housing and community development funding to the City.	Census Coordinator position was filled August 5, 2019. Established partnerships with Census Bureau & SL County, working together to host community town halls.	Organized & chairs SLC's Complete Count Committee. Developed website & marketing materials to address undercounted populations.	Continue to develop partnerships. Coordinating Census Day event. Focusing on community outreach targeting the westside neighborhoods. Developing a Census 101 training for City employees on how to talk about the census in a meaningful way.	\$80,000	\$20,000
Totals:					\$5,276,741	\$20,000

City Council Update

Budget
Year 1 and Year 2 Quarter 1 Update



FUNDING
OUR FUTURE

What’s New?

The most updated budget numbers for all Funding Our Future programs and positions are listed below.

Budgets:

		FY 18/19				FY 19/20				
Department/Division	Program/Position	Budget	Actuals	Encumbrance	FTE	Budget	FTE	Q1 Actuals	Encumbrance	Remaining Balance
GREATER HOUSING OPPORTUNITIES										
CAN/Planning	Planner	\$101,161	\$75,897		1	\$107,333	1			\$107,333
CAN/HAND	Community Development Grant Administrator					\$99,408	1			\$99,408
CAN/HAND	Fee Waiver Program for Affordable Housing Developers	\$320,000								
CAN/HAND	Prevent & Eliminate Housing Discrimination (Build a More Equitable City)					\$300,000				\$300,000
CAN/HAND	Rent Assistance Shared Housing (Shared Housing Opportunities)	\$100,000		\$100,000		\$100,000				\$100,000
CAN/HAND	House 20 Program	\$125,000	\$107,215	\$17,785		\$250,000				\$250,000
CAN/HAND	Land Discounts and Financing (Housing Trust Fund)	\$2,100,000	\$2,100,000							
CAN/HAND	Emergency Rent Assistance (Incentive Rent Assistance Program)	\$656,250	\$6,795	\$649,455		\$400,000				\$400,000
CAN/HAND	Landlord Assurance & Incentitive (Landlord Insurance Pilot)					\$350,000				\$350,000
CAN/HAND	Rent Assistance Targeted Populations (Service Model Program for Most Vulnerable Populations)	\$218,750	\$14,314	\$176,088		\$200,000				\$200,000
CAN/HAND	Community Land Trust	\$250,000				\$500,000				\$500,000
CAN/HAND	Home Ownership Down Payment Assistance (Down Payment Assistance)	\$100,000		\$100,000		\$300,000				\$300,000
MAYOR'S OFFICE	Census Coordinator	\$80,000			1	\$80,000	1	\$20,000		\$60,000
Non-Departmental	Re-Allocation of Federal Funds Granting & Admin	\$175,000								
RDA	Land Discounts and Financing	\$2,590,000								\$2,590,000
TOTAL		\$4,226,161	\$2,304,221	\$1,043,328	2	\$5,276,741	3	\$20,000		\$5,256,741

Budgets:

		FY 18/19				FY 19/20				
Department/Division	Program/Position	Budget	Actuals	Encumbrance	FTE	Budget	FTE	Q1 Actuals	Encumbrance	Remaining Balance
BETTER TRANSIT										
Planning	Planner	\$101,161	\$75,897		1	\$107,333	1	\$26,833		\$80,499
Transportation	Project Engineer					\$109,398	1			\$109,398
Transportation	Transportation Engineer					\$100,342	1	\$25,085		\$75,256
Civic Engagement	Civic Engagement Specialist					\$66,166	1			\$66,166
Transportation	Interns	\$39,000	\$39,000							
Transportation	FTN Branding and Outreach					\$100,000			\$100,000	
Transportation	Transit Planner	\$50,000	\$50,000		1	\$103,304	1	\$25,826		\$77,478
	Transit Route Improvements (CIP)	\$1,100,000	\$50,000	\$129,044		\$1,100,000				\$1,100,000
	Home to Transit	\$700,000		\$700,000						
	Work to Transit	\$250,000		\$250,000						
	Transit Pass Analysis	\$30,000	\$5,267	\$24,383				\$5,481	(\$5,481)	
	Transit Key Routes	\$2,464,492	\$683,524	\$1,780,968		\$5,307,845		\$946,411	\$3,361,610	\$999,824
	FTN Branding	\$250,000	\$25,684	\$194,638				\$72,892	(\$72,892)	
	UTA Buses	\$406,000								
	On Demand Ride Services					\$800,000				\$800,000
TOTAL		\$5,390,653	\$929,372	\$3,079,033	2	\$7,794,387	5	\$1,102,529	\$3,383,237	\$3,308,622
IMPROVED STREET CONDITIONS										
	Transfer to CIP Parking Lot/Delong	\$674,000								
	Streets Projects/Infrastructure (CIP)	\$2,000,000				\$2,689,367				
	Parks Capital Replacement (CIP)	\$250,000	\$120,021	\$127,801						
	Fleet-Centralized Fleet Maintenance					\$138,500				\$138,500
Streets	Streets Crew	\$993,890	\$701,166		19	\$1,633,922	19	\$429,659		\$1,204,263
Streets	Reclass Communication Tech					\$12,400				\$12,400
Streets	Inflationary Increases					\$269,000				\$269,000
Streets	Streets Crew Supplies	\$516,348	\$486,357	\$29,000		\$516,348		\$266,120		\$250,228
	One-Time Equipment + Fuel	\$715,762	\$706,840			\$16,746				\$16,746
	Purchase Dump Trucks					\$189,000				\$189,000
TOTAL		\$5,150,000	\$2,014,384	\$156,801	19	\$5,465,283	19	\$695,780		\$4,769,503

Budgets:

		FY 18/19				FY 19/20				
Department/Division	Program/Position	Budget	Actuals	Encumbrance	FTE	Budget	FTE	Q1 Actuals	Encumbrance	Remaining Balance
INCREASED NEIGHBORHOOD SAFETY & SECURITY										
Police	Police Officers (FY 18/19)	\$1,868,306	\$1,868,306		27	\$1,923,506	27	\$746,787		\$1,176,719
Police	Police Officers (FY 19/20)					\$1,302,153	23	\$636,152		\$666,001
Police	Police Support	\$858,136	\$858,136		13	\$858,136	13	\$459,907		\$398,229
Police	Police Salary	\$2,927,496	\$2,927,496			\$2,927,496		\$731,874		\$2,195,622
Police	Police Salary Enhancements					\$542,000				\$542,000
Police	Police Officer Equipment (FY 18/19)	\$329,249	\$320,749	\$8,500		\$329,249				\$329,249
Police	Police Officer Equipment (FY 19/20)					\$280,471				\$280,471
Police	Enhanced Body Camera Initiative					\$512,578		\$8,082	\$8,318	\$496,178
Fleet	Police Hybrid Sedan Initiative					\$4,050,000				\$4,050,000
TOTAL		\$5,983,187	\$5,974,687	\$8,500	40	\$12,725,589	63	\$2,582,802	\$8,318	\$10,134,469
OTHER NON-DEPARTMENTAL										
	Fund Balance	\$2,500,000				\$900,000				
	CIP Transfer	\$1,750,000	\$1,750,000			\$2,380,000				
		\$4,250,000	\$1,750,000			\$3,280,000				
GRAND TOTALS										
		\$24,898,840	\$12,896,767	\$4,287,662	63	\$34,542,000	90	\$4,401,110	\$3,391,555	\$23,469,335



COUNCIL STAFF REPORT

CITY COUNCIL of SALT LAKE CITY

TO: City Council Members
FROM: Allison Rowland
Budget & Policy Analyst

DATE: December 3, 2019

**RE: RESOLUTION: APPROVAL OF FUNDING ALLOCATIONS FOR FISCAL YEAR 2020
FUNDING OUR FUTURE PROGRAMS**

Item Schedule:

Briefing: November 19, 2019

Set Date: n/a

Public Hearing: n/a

Potential Action: December 3, 2019

ISSUE AT-A-GLANCE

As part of the Fiscal Year 2020 (FY20) budget discussions, the Council requested that the Housing and Neighborhood Development Division (HAND) make significant changes in its process of selecting Funding Our Future (FOF) programs to be provided by community-based organizations. The Council's intent was to place a greater emphasis on transparency and equity. In response, beginning in FY20, HAND developed and shifted to an annual process of accepting applications from service providers that is structured similar to CBDG funding. In the November 19 Work Session, HAND provided the Mayor's recommendations for FY20 FOF funding allocations for Council consideration, along with a summary of each application received (see transmittal).

As noted in the staff report for the *Funding Our Future Quarterly Update – Housing*, the Finance Department identified \$878,612 of FY19 FOF Housing program revenue that was not spent during that year. This provides an opportunity for the Council to consider whether there are needs identified in the community—especially through HAND's FY20 program application process—for which those funds could be used. The Council may choose to add funds to the FY20 programs from the funds that were not spent in FY19. A technical step of a budget amendment would be needed to complete the process at a future date, but the Administration could get the process started if the Council indicates an interest.

Given that the Council is considering adding unspent funds from FY19, staff has identified two potential approaches to finalizing and formally approving the FY20 funding allocations. The Council may choose to either:



1. Review the Mayor's funding recommendations (listed in the transmittal, *Exhibit A, FY19/20 Funding Our Future Application Log*) and consider allocating funds according to the same program categories and amounts identified in the annual budget, or
2. Review all the proposed programs in a comprehensive list independent of the original program categories (see Attachment C1), since the amount added might materially change the landscape of possibilities.

Note that the Council and Administration agreed not to shift allocations among the three primary Funding Our Future categories, Housing, Transportation and Public Safety, although there is no legal requirement governing this agreement.

As a reminder, the additional amounts that the Council could choose to reallocate include:

1. **FY19 FOF Funds not spent, which dropped to FOF Housing "fund balance": \$600,264.** The Council could allocate these funds to the proposed programs of the community organizations that applied for FY20 funding. Any amounts not reallocated by the Council would remain in this "fund balance."
2. **FY19 FOF Funds in the Housing Trust Fund (HTF): \$278,348.** The Council could choose to leave this amount in the HTF, increasing the balance available for spending on upcoming projects, or transfer it back to the general fund to be allocated among FY20 applications, as above. *Staff note: Unspent items in the Housing Trust Fund do not lapse to "fund balance," as the Housing Trust Fund is treated more like a capital projects account. In future years the Council may wish to have a discussion about which line items make sense to locate in the HTF and which items should be located in the general fund.*
3. **Unanticipated FY19 FOF funds: \$3.1M according to preliminary estimates.** The Administration has reported that FY19 sales tax revenues exceed the amount anticipated in the budget. This additional amount could be allocated to any of the three Funding Our Future priorities.

A different alternative to allocating additional funds for HAND programs that are already helping prevent additional residents from experiencing homelessness, would be to consider reallocating any of the unspent funds identified to enhance the City's current efforts relating to winter sheltering efforts. Would the Council like to consider this option?

Goal of the briefing: Review and consider approving the proposed allocations for FY20 Funding Our Future housing programs; consider options for using funds not spent in FY19.

POLICY QUESTIONS

These questions also appear in the staff report for the FY19 and FY20 Quarter 1 Update.

1. The Council may wish to ask the Administration if they have any recommendations for program changes, particularly for those programs where spending the budgeted funds proved difficult, like Down Payment Assistance and the Community Land Trust. For example:

- a. Are there adjustments that can be made to those programs, or to the amounts offered, to make it more likely that the funds are spent during the fiscal year? If the program was not effective in FY19, does the Administration recommend shifting funds to other programs?
- b. Given the difficulties in the FY19 Home Ownership Down Payment Assistance program (that prospective clients with the income below 80% AMI had difficulty finding affordable homes in Salt Lake City, even with the program's financial assistance) the Council may wish to ask HAND how the proposed FY20 programs would overcome these limitations. The Council may also wish to consider whether shifting support to rental assistance programs may be more effective at preventing homelessness.

SALT LAKE CITY FUNDING OUR FUTURE HOUSING PROGRAMS: FUNDING LOG 2019/2020

OVERVIEW

June 2019: Council discussed \$2.4 million in Funding our Future supporting housing programs. At that time, \$500,000 was allocated to the Community Land Trust and \$125,000 to House 20, leaving a total of \$1,775,000 to be allocated through a new process. In August 2019, HAND presented an application process that mirrors the federal grant process currently used for the CDBG program. Upon approval of this process, HAND solicited applications that address the needs presented in *GrowingSLC: A Five Year Housing Plan*. The application period closed on September 29, 2019. Applications have been reviewed and scored by HAND staff, and reviewed with the Mayor for further consideration. This document is a log that demonstrates the agency application, program descriptions, funding requested, staff scoring, and Mayor's recommendations.

The maximum administrative score is 21.

2019-20 Funding Available: \$ 1,775,000.00

Available to Allocate: \$

1,475,000.00

APPLICANT/PROGRAM NAME	PROGRAM DESCRIPTION	PREVIOUS FOF GRANT AWARDS	REQUEST/RECOMMENDED	GROWING SLC HOUSING PLAN ALIGNMENT
RENT ASSISTANCE: SHARED HOUSING				
1 The Road Home Rent Assistance: Shared Housing	Program assists individuals who are interested in shared housing with the opportunity for a safe, clean, suitable unit. Individuals will be at or below 40% AMI or homeless.	FY18-19 \$ 100,000.00	REQUEST: \$ 120,000.00	Admin Score: 17.7
		\$ -	MAYOR: \$ 100,000.00	
		\$ -	COUNCIL: \$ -	<i>Growing SLC:</i>
		\$ -		Stabilize very low-income renters
		\$ -		<i>Client Outcomes @ full ask:</i>
		TOTAL \$ 100,000.00		50 will receive case mgmt & rent assistance

Final Appropriation Rent Assistance Shared Housing: \$ -

FY20 Budget Allocation: \$ 100,000.00

Difference: \$ 100,000.00

RENT ASSISTANCE: HOUSE 20

2 The Road Home Rent Assistance: House 20	The House 20 Program is an ongoing program designed to serve people who are homeless. The program serves the top 20 single individuals that have used a high number of emergency shelter nights and have a high number of interactions with police. *\$125,000.00 of FY19-20 Funding Our Future funds released to continue continuity of program.	FY18-19 \$ 125,000.00	REQUEST: \$ 125,000.00	Admin Score: 18.7
		FY19-20 \$ 125,000.00	MAYOR: \$ 125,000.00	
		\$ -	COUNCIL: \$ -	<i>Growing SLC:</i>
		\$ -		Stabilize very low-income renters
		\$ -		<i>Client Outcomes @ full ask:</i>
		TOTAL \$ 250,000.00		>20 will continue to receive svcs; add more clients when possible

Final Appropriation Rent Assistance House 20: \$ -

FY20 Budget Allocation: \$ 125,000.00

Difference: \$ 125,000.00

LANDLORD ASSURANCE & INCENTIVE

3 Housing Authority of Salt Lake City Landlord Assurance & Incentive	Implementation of Landlord Assurance Program that would mitigate perceived risks related to renting to low-income clients. Agency will recruit eligible landlords, provide tenant financial assistance, landlord financial assistance, and provide tenant education. Households served will be at or below 60% AMI.	FY18-19 \$ -	REQUEST: \$ 350,000.00	Admin Score: 15.3
		\$ -	MAYOR: \$ 350,000.00	
		\$ -	COUNCIL: \$ -	<i>Growing SLC:</i>
		\$ -		Work with landlords to rent to very low-income households
		\$ -		<i>Client Outcomes @ full ask:</i>
		TOTAL \$ -		~93 landlords will participate in the program renting to LMI tenants

Final Appropriation Landlord Assurance & Incentive: \$ -

FY20 Budget Allocation: \$ 350,000.00

Difference: \$ 350,000.00

RENT ASSISTANCE: VULNERABLE POPULATIONS: SCHOOL-AGED HOMELESSNESS & SPMI						
4	YWCA Utah Rent Assistance: Targeted Populations School-Aged Homelessness	YWCA's program would provide & maintain housing and supportive services for school-age children living with their mothers in the YWCA's transitional housing program. Clients would be housed at YWCA's Kathleen Robison Huntsman Apartments. At full ask, this stabilizes 3 units for 18 months.	FY18-19	\$ -	REQUEST: \$ 68,929.92	Admin Score: 10.7
				\$ -	MAYOR: \$ 60,000.00	
				\$ -	COUNCIL: \$ -	Growing SLC:
				\$ -		Stabilize very low-income renters
			TOTAL	\$ -		Client Outcomes @ full ask: ~3 households w/ children will receive stabilization services
5	Alliance House Rent Assistance: Targeted Populations SPMI Housing	Rental Assistance Program for homeless or at risk of becoming homeless adults with severe and persistent mental illness (SPMI). Agency will identify community based housing opportunities, assist with application, deposit and rent costs. Agency will provide wrap around case management and look to find an appropriate permanent housing voucher.	FY18-19	\$ 34,175.00	REQUEST: \$ 181,285.00	Admin Score: 17.3
				\$ -	MAYOR: \$ 40,000.00	
				\$ -	COUNCIL: \$ -	Growing SLC:
				\$ -		Stabilize very low-income renters
			TOTAL	\$ 34,175.00		Client Outcomes @ full ask: 10-20 SPMI individuals will receive case mgmt & rent assistance
6	Volunteers of America, Utah Intensive Case Management Team Rent Assistance: Targeted Populations SPMI Housing	Continue to build out an a community based case management team that provides intensive case management after women from the Geraldine Homeless Resource Center become housed. Program will increase number of case managers and support staff available. Request includes all operational support for this expanded team.	FY18-19	\$ 112,942.00	REQUEST: \$ 407,649.00	Admin Score: 18
				\$ -	MAYOR: \$ 100,000.00	
				\$ -	COUNCIL: \$ -	Growing SLC:
				\$ -		Stabilize very low-income renters
			TOTAL	\$ 112,942.00		Client Outcomes @ full ask: 100 SPMI individuals will receive case mgmt

Final Appropriation Support for Vulnerable Populations: \$ -
FY20 Budget Allocation: \$ 200,000.00
Difference: \$ 200,000.00

PREVENT & ELIMINATE HOUSING DISCRIMINATION						
7	Community Development Corporation of Utah Prevent & Eliminate Housing Discrimination	Agency looks to create and financially support a new organization, Utah Renters Association (URA), in an effort to provide community based education around tenant's rights. CDCU/URA will target areas of the city where eviction is most prevalent.	FY18-19	\$ -	REQUEST: \$ 76,000.00	Admin Score: 17.7
				\$ -	MAYOR: \$ 76,000.00	
				\$ -	COUNCIL: \$ -	Growing SLC:
				\$ -		Eliminate incidences of housing discrimination in Salt Lake City
			TOTAL	\$ -		Client Outcomes @ full ask: 500 residents will receive education regarding tenant rights & resources
8	Salt Lake Community Action program DBA Utah Community Action Prevent & Eliminate Housing Discrimination	Implementation of a Landlord/Tenant Mediation Program. This program will assist with client costs to help individuals stay in their units and avoid eviction. Program will provide financial resources to avoid eviction, and where necessary, provide a mediator to assist clients through an eviction process. In all cases, case management will be provided.	FY18-19	\$ 546,318.00	REQUEST: \$ 300,000.00	Admin Score: 16.3
				\$ -	MAYOR: \$ 224,000.00	
				\$ -	COUNCIL: \$ 300,000.00	Growing SLC:
				\$ -		Eliminate incidences of housing discrimination in Salt Lake City
			TOTAL	\$ 546,318.00		Client Outcomes @ full ask: 50 residents will have access to mediation and eviction prevention svcs

Final Appropriation Prevent & Eliminate Housing Discrimination: \$ 300,000.00
FY20 Budget Allocation: \$ 300,000.00
Difference: \$ -

HOME OWNERSHIP DOWN PAYMENT ASSISTANCE							
9	Community Development Corporation of Utah Home Ownership Down Payment Assistance	Down Payment Assistance Program offering up to \$14,000 in down payment assistance to first-time low to moderate income home buyers. Homebuyers will be at or below 100% of AMI. Down payment will be an interest-free loan, forgiven after the homeowner has lived in the home for five years.	FY18-19	\$ 100,000.00	REQUEST: \$	133,000.00	Admin Score: 20
				\$ -	MAYOR: \$	133,000.00	
				\$ -	COUNCIL: \$	-	Growing SLC: Increase home ownership opportunities Client Outcomes @ full ask: 7-10 residents will become homeowners
				\$ -			
		TOTAL	\$ 100,000.00				
10	International Rescue Committee Home Ownership Down Payment Assistance	Down Payment Assistance Program is offering \$5,000 to \$15,000 in down payment assistance to low to moderate income families. Priority will be given to households with refugees and immigrant backgrounds.	FY18-19	\$ -	REQUEST: \$	130,000.00	Admin Score: 17
				\$ -	MAYOR: \$	122,000.00	
				\$ -	COUNCIL: \$	-	Growing SLC: Increase home ownership opportunities Client Outcomes @ full ask: 8 residents will become homeowners; 40 will receive financial education
				\$ -			
		TOTAL	\$ -				
11	Salt Lake Neighborhood Housing Services, Inc. dba NeighborWorks Salt Lake Home Ownership Down Payment Assistance	This program would continue and expand current down payment program. Providing down payment assistance to any qualified homebuyers or below 80% AMI. Down payment will be an interest-free loan, forgiven after the homeowner has lived in the home for five years.	FY18-19	\$ -	REQUEST: \$	405,000.00	Admin Score: 17
				\$ -	MAYOR: \$	45,000.00	
				\$ -	COUNCIL: \$	-	Growing SLC: Increase home ownership opportunities Client Outcomes @ full ask: 27 residents will become homeowners
				\$ -			
		TOTAL	\$ -				

Final Appropriation Down Payment Assistance: \$ -
FY20 Budget Allocation: \$ 300,000.00
Difference: \$ 300,000.00

EMERGENCY RENT ASSISTANCE							
12	First Step House	This Emergency Rent Assistance Program will offer short-term rental assistance, deposit assistance, application fee assistance and case management services for First Step House clients that do not meet HUD's definition of homelessness. FSH will provide case management and continue to look to increase employment skills so households can stabilize.	FY18-19	\$ -	REQUEST: \$	432,707.00	Admin Score: 19.3
	Emergency Rent Assistance			\$ -	MAYOR: \$	385,000.00	Growing SLC: Stabilize very low-income renters Client Outcomes @ full ask: 50 clients will receive case mgmt, rent assistance
				\$ -	COUNCIL: \$	-	
				\$ -			
				\$ -			
	TOTAL	\$ -					
13	International Rescue Committee	Emergency rental assistance to be provided to refugees and new Americans. Up to six (6) months full or partial rent will be provided with proof of a "financial shock". In most cases, clients will receive one month of assistance.	FY18-19	\$ -	REQUEST: \$	15,000.00	Admin Score: 16.7
	Emergency Rent Assistance			\$ -	MAYOR: \$	15,000.00	Growing SLC: Stabilize very low-income renters Client Outcomes @ full ask: 25 clients will receive case mgmt, rent assistance
				\$ -	COUNCIL: \$	-	
				\$ -			
				\$ -			
	TOTAL	\$ -					
14	YWCA Utah	This Emergency Rent Assistance program would be a continuation of YWCA's current Transitional Housing Program. YWCA would receive six (6) months rental assistance for 36 units at their Kathleen Robison Huntsman Apartments or twelve (12) months assistance for 18 units.	FY18-19	\$ -	REQUEST: \$	275,720.00	Admin Score: 14
	Emergency Rent Assistance			\$ -	MAYOR: \$	-	Growing SLC: Stabilize very low-income renters Client Outcomes @ full ask: 36 households will receive 6 months of rent assistance
				\$ -	COUNCIL: \$	-	
				\$ -			
				\$ -			
	TOTAL	\$ -					

Final Appropriation Emergency Rent Assistance: \$ -
FY20 Budget Allocation: \$ 400,000.00
Difference: \$ 400,000.00

OTHER						
15	Wasatch Community Gardens	Funding is being requested to contribute to a capital campaign for eight (8) affordable housing units to be built in 2020-2022. Other: Must align with Growing SLC	FY18-19	\$	-	REQUEST: \$ 250,000.00
				\$	-	MAYOR: \$ -
				\$	-	COUNCIL: \$ -
				\$	-	
				\$	-	
			TOTAL	\$	-	Admin Score: 8 *Staff comment: This is a housing development application and would be best served in the RDA/HTF FOF NOFA

Final Appropriation Other: \$ -

FY20 Budget Allocation: \$ -

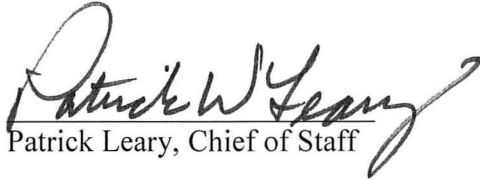
Difference: \$ -

JACQUELINE M. BISKUPSKI
Mayor



DEPARTMENT of COMMUNITY
and NEIGHBORHOODS
Marcia L. White
Director

CITY COUNCIL TRANSMITTAL


Patrick Leary, Chief of Staff

Date Received: 11/25/2019
Date sent to Council: 11/25/2019

TO: Salt Lake City Council
Charlie Luke, Chair

DATE: UPDATED 11/22/2019

FROM: Marcia L. White, Director Department of Community & Neighborhoods

SUBJECT: Housing & Neighborhood Development Division (HAND) FY19/20 Funding Our Future Application Review and Briefing

UPDATES IN THIS TRANSMITTAL INCLUDE AN UPDATED FUNDING LOG (EXHIBIT A) AND AN ADDITIONAL ONE PAGE SUMMARY FOR UTAH COMMUNITY ACTION APPLICATION IN (EXHIBIT B)

STAFF CONTACT: Lani Eggertsen-Goff,
Director HAND
Lani.Eggertsen-Goff@slcgov.com
801-535-6240

Jennifer Schumann
Deputy Director HAND
Jennifer.Schumann@slcgov.com
801-535-7276

DOCUMENT TYPE: Resolution

RECOMMENDATION: City Council review and appropriate funds to FY19/20 Funding Our Future applicants.

BUDGET IMPACT: None

BACKGROUND/DISCUSSION:

Overview

In May of 2018, Salt Lake City's Mayor recommended, and City Council approved a 0.5 percent increase to the City's portion of sales tax known as the Funding Our Future (FoF) initiative. The

revenue received from this sales tax is part of an ongoing funding strategy designed to address the City's critical needs, including transportation, public safety, streets and housing.

On September 3, 2019 (Ordinance 47) City Council released \$1,775,000 from an unappropriated holding account for the implementation of programs in alignment with *Growing SLC: A Five Year Housing Plan* and Funding Our Future priorities.

Upon release of the funds, HAND opened the application process to the community. HAND utilized multiple avenues to ensure there was a wide outreach effort, and hosted a learning session on September 18, 2019 for potential applicants. This session provided details of the application process, types of applications that could be submitted, and timeline for the process.

The application period closed on September 29, 2019. Applications were reviewed and scored by HAND staff, and reviewed with the Mayor for further consideration. All applications were scored based on alignment with *Growing SLC: A Five Year Housing Plan*, outcome based impact, comparability between similar applications and programs, and community need. The Mayor's recommendations can be found in Exhibit A: FY 19/20 Funding Our Future Application Log. Details of each application can be found in Exhibit B: Application One Pagers.

Table 1 is an overview of the applications received in comparison to funds Council appropriated. There is an overwhelming need for housing programs to further address the affordability crisis. HAND received 15 applications totaling \$3,270,290.92, almost double the amount appropriated.

TABLE 1

FY19/20 FUNDING OUR FUTURE APPLICATIONS				
Program	Total Number of Applications	Funding Amount Requested by Applicants	Council Appropriated Funding Level	Difference
Rent Assistance: Shared Housing	1	\$ 120,000.00	\$ 100,000.00	(\$20,000.00)
Rent Assistance: House 20	1	\$ 125,000.00	\$ 125,000.00	\$0.00
Landlord Assurance & Incentive Program	1	\$ 350,000.00	\$ 350,000.00	\$0.00
Other	1	\$ 250,000.00	\$ -	(\$250,000.00)
Rent Assistance: Targeted Populations	3	\$ 657,863.92	\$ 200,000.00	(\$457,863.92)
Prevent & Eliminate Housing Discrimination	2	\$ 376,000.00	\$ 300,000.00	(\$76,000.00)
Home Ownership Down Payment Assistance	3	\$ 668,000.00	\$ 300,000.00	(\$368,000.00)
Emergency Rent Assistance	3	\$ 723,427.00	\$ 400,000.00	(\$323,427.00)
TOTAL	15	\$ 3,270,290.92	\$ 1,775,000.00	(\$1,495,290.92)

Applications were received from the following agencies:

- Alliance House
- Community Development Corporation of Utah
- First Step House
- Housing Authority of Salt Lake City
- International Rescue Committee
- NeighborWorks
- The Road Home
- Utah Community Action
- Volunteers of America
- Wasatch Community Gardens
- YWCA

Next Steps

HAND will present a summary of the applications, with Mayor recommendations, to the Council for consideration and appropriation. HAND staff will work with agencies to enter into funding agreements with the intent of having all agencies under contract by December 31, 2019.

EXHIBITS:

Exhibit A: FY 19/20 Funding Our Future Application Log

Exhibit B: Application One-Pagers

Exhibit C: FY 19/20 Funding Our Future Council Appropriation Log

Exhibit D: Resolution

Exhibit A: FY 19/20 Funding Our Future Application Log

SALT LAKE CITY FUNDING OUR FUTURE HOUSING PROGRAMS: FUNDING LOG 2019/2020

OVERVIEW

June 2019: Council discussed \$2.4 million in Funding our Future supporting housing programs. At that time, \$500,000 was allocated to the Community Land Trust and \$125,000 to House 20, leaving a total of \$1,775,000 to be allocated through a new process. In August 2019, HAND presented an application process that mirrors the federal grant process currently used for the CDBG program. Upon approval of this process, HAND solicited applications that address the needs presented in *GrowingSLC: A Five Year Housing Plan*. The application period closed on September 29, 2019. Applications have been reviewed and scored by HAND staff, and reviewed with the Mayor for further consideration. This document is a log that demonstrates the agency application, program descriptions, funding requested, staff scoring, and Mayor's recommendations.

The maximum administrative score is 21.

2019-20 Funding Available: \$ 1,775,000.00

Available to Allocate: \$

1,775,000.00

APPLICANT/PROGRAM NAME	PROGRAM DESCRIPTION	PREVIOUS FOF GRANT AWARDS	REQUEST/RECOMMENDED	GROWING SLC HOUSING PLAN ALIGNMENT
RENT ASSISTANCE: SHARED HOUSING				
1 The Road Home	Program assists individuals who are interested in shared housing with the opportunity for a safe, clean, suitable unit. Individuals will be at or below 40% AMI or homeless.	FY18-19 \$ 100,000.00	REQUEST: \$ 120,000.00	Admin Score: 17.7
		\$ -	MAYOR: \$ 100,000.00	
		\$ -	COUNCIL:	<i>Growing SLC:</i>
Rent Assistance: Shared Housing		\$ -		Stabilize very low-income renters
		\$ -		<i>Client Outcomes @ full ask:</i>
		\$ -		50 will receive case mgmt & rent assistance
		\$ -		<i>Client Outcomes @ Mayor recommendation:</i>
		\$ -		41 will receive case mgmt & rent assistance
		TOTAL \$ 100,000.00		

Recommended Rent Assistance Shared Housing: \$ 100,000.00

FY20 Budget Allocation: \$ 100,000.00

Difference: \$ -

RENT ASSISTANCE: HOUSE 20				
2 The Road Home	The House 20 Program is an ongoing program designed to serve people who are homeless. The program serves the top 20 single individuals that have used a high number of emergency shelter nights and have a high number of interactions with police.	FY18-19 \$ 125,000.00	REQUEST: \$ 125,000.00	Admin Score: 18.7
		FY19-20 \$ 125,000.00	MAYOR: \$ 125,000.00	
		\$ -	COUNCIL:	<i>Growing SLC:</i>
Rent Assistance: House 20		\$ -		Stabilize very low-income renters
		\$ -		<i>Client Outcomes @ full ask:</i>
		\$ -		>20 will continue to receive svcs; add more clients when possible
		TOTAL \$ 250,000.00		

Recommended Rent Assistance House 20: \$ 125,000.00

FY20 Budget Allocation: \$ 125,000.00

Difference: \$ -

LANDLORD ASSURANCE & INCENTIVE				
3 Housing Authority of Salt Lake City	Implementation of Landlord Assurance Program that would mitigate perceived risks related to renting to low-income clients. Agency will recruit eligible landlords, provide tenant financial assistance, landlord financial assistance, and provide tenant education. Households served will be at or below 60% AMI.	FY18-19 \$ -	REQUEST: \$ 350,000.00	Admin Score: 15.3
		\$ -	MAYOR: \$ 350,000.00	
		\$ -	COUNCIL:	<i>Growing SLC:</i>
Landlord Assurance & Incentive		\$ -		Work with landlords to rent to very low-income households
		\$ -		<i>Client Outcomes @ full ask:</i>
		\$ -		~93 landlords will participate in the program renting to LMI tenants
		TOTAL \$ -		

Recommended Landlord Assurance & Incentive: \$ 350,000.00

FY20 Budget Allocation: \$ 350,000.00

Difference: \$ -

RENT ASSISTANCE: VULNERABLE POPULATIONS: SCHOOL-AGED HOMELESSNESS & SPMI							
4	YWCA Utah Rent Assistance: Targeted Populations School Aged Homelessness	YWCA's program would provide & maintain housing and supportive services for school-age children living with their mothers in the YWCA's transitional housing program. Clients would be housed at YWCA's Kathleen Robison Huntsman Apartments. At full ask, this stabilizes 3 units for 18 months.	FY18-19	\$ -	REQUEST: \$	68,929.92	Admin Score: 10.7
				\$ -	MAYOR: \$	60,000.00	
				\$ -	COUNCIL:		Growing SLC:
				\$ -			Stabilize very low-income renters
				\$ -			Client Outcomes @ full ask: ~3 households w/ children will receive stabilization services
		TOTAL	\$ -				
5	Alliance House Rent Assistance: Targeted Populations SPMI Housing	Rental Assistance Program for homeless or at risk of becoming homeless adults with severe and persistent mental illness (SPMI). Agency will identify community based housing opportunities, assist with application, deposit and rent costs. Agency will provide wrap around case management and look to find an appropriate permanent housing voucher.	FY18-19	\$ 34,175.00	REQUEST: \$	181,285.00	Admin Score: 17.3
				\$ -	MAYOR: \$	40,000.00	
				\$ -	COUNCIL:		Growing SLC:
				\$ -			Stabilize very low-income renters
				\$ -			Client Outcomes @ full ask:
				\$ -			10-20 SPMI individuals will receive case mgmt & rent assistance
				\$ -			Client Outcomes @ Mayor recommendation:
				\$ -			4 SPMI individuals will receive case mgmt & rent assistance
		TOTAL	\$ 34,175.00				
6	Volunteers of America, Utah Intensive Case Management Team Rent Assistance: Targeted Populations SPMI Housing	Continue to build out an a community based case management team that provides intensive case management after women from the Geraldine Homeless Resource Center become housed. Program will increase number of case managers and support staff available. Request includes all operational support for this expanded team.	FY18-19	\$ 112,942.00	REQUEST: \$	407,649.00	Admin Score: 18
				\$ -	MAYOR: \$	100,000.00	
				\$ -	COUNCIL:		Growing SLC:
				\$ -			Stabilize very low-income renters
				\$ -			Client Outcomes @ full ask:
				\$ -			100 SPMI individuals will receive case mgmt
				\$ -			Client Outcomes @ Mayor recommendation:
				\$ -			25 SPMI individuals will receive case mgmt
		TOTAL	\$ 112,942.00				
Recommended Support for Vulnerable Populations:					\$	200,000.00	
FY20 Budget Allocation:					\$	200,000.00	
Difference:					\$	-	

PREVENT & ELIMINATE HOUSING DISCRIMINATION							
7	Community Development Corporation of Utah	Agency looks to create and financially support a new organization, Utah Renters Association (URA), in an effort to provide community based education around tenant's rights. CDCU/URA will target areas of the city where eviction is most prevalent.	FY18-19	\$ -	REQUEST: \$	76,000.00	Admin Score: 17.7
			\$ -	MAYOR: \$	76,000.00		
	Prevent & Eliminate Housing Discrimination			\$ -	COUNCIL:		Growing SLC:
				\$ -			Eliminate incidences of housing discrimination in Salt Lake City
			TOTAL	\$ -			Client Outcomes @ full ask: 500 residents will receive education regarding tenant rights & resources
8	Salt Lake Community Action program DBA Utah Community Action	Implementation of a Landlord/Tenant Mediation Program. This program will assist with client costs to help individuals stay in their units and avoid eviction. Program will provide financial resources to avoid eviction, and where necessary, provide a mediator to assist clients through an eviction process. In all cases, case management will be provided.	FY18-19	\$ 546,318.00	REQUEST: \$	300,000.00	Admin Score: 16.3
			\$ -	MAYOR: \$	224,000.00		
	Prevent & Eliminate Housing Discrimination			\$ -	COUNCIL:		Growing SLC:
				\$ -			Eliminate incidences of housing discrimination in Salt Lake City
				\$ -			Client Outcomes @ full ask:
				\$ -			50 residents will have access to mediation and eviction prevention svcs
			TOTAL	\$ 546,318.00			Client Outcomes @ Mayor recommendation: 37 residents will have access to mediation and eviction prevention svcs
	Recommended Prevent & Eliminate Housing Discrimination:					\$	300,000.00
FY20 Budget Allocation:					\$	300,000.00	
Difference:					\$	-	

HOME OWNERSHIP DOWN PAYMENT ASSISTANCE						
9	Community Development Corporation of Utah Home Ownership Down Payment Assistance	Down Payment Assistance Program offering up to \$14,000 in down payment assistance to first-time low to moderate income home buyers. Homebuyers will be at or below 100% of AMI. Down payment will be an interest-free loan, forgiven after the homeowner has lived in the home for five years.	FY18-19	\$ 100,000.00	REQUEST: \$ 133,000.00	Admin Score: 20
				\$ -	MAYOR: \$ 133,000.00	
				\$ -	COUNCIL:	Growing SLC:
				\$ -		Increase home ownership opportunities
				\$ -		Client Outcomes @ full ask:
10	International Rescue Committee Home Ownership Down Payment Assistance	Down Payment Assistance Program is offering \$5,000 to \$15,000 in down payment assistance to low to moderate income families. Priority will be given to households with refugees and immigrant backgrounds.	TOTAL	\$ 100,000.00		7-10 residents will become homeowners
			FY18-19	\$ -	REQUEST: \$ 130,000.00	Admin Score: 17
				\$ -	MAYOR: \$ 122,000.00	
				\$ -	COUNCIL:	Growing SLC:
				\$ -		Increase home ownership opportunities
11	Salt Lake Neighborhood Housing Services, Inc. dba NeighborWorks Salt Lake Home Ownership Down Payment Assistance	This program would continue and expand current down payment program. Providing down payment assistance to any qualified homebuyers or below 80% AMI. Down payment will be an interest-free loan, forgiven after the homeowner has lived in the home for five years.		\$ -		Client Outcomes @ full ask:
				\$ -		8 residents will become homeowners; 40 will receive financial education
				\$ -		Client Outcomes @ Mayor recommendation:
				\$ -		7 residents will become homeowners; 37 will receive financial education
			TOTAL	\$ -		
12	First Step House Emergency Rent Assistance	This Emergency Rent Assistance Program will offer short-term rental assistance, deposit assistance, application fee assistance and case management services for First Step House clients that do not meet HUD's definition of homelessness. FSH will provide case management and continue to look to increase employment skills so households can stabilize.	FY18-19	\$ -	REQUEST: \$ 432,707.00	Admin Score: 19.3
				\$ -	MAYOR: \$ 385,000.00	
				\$ -	COUNCIL:	Growing SLC:
				\$ -		Stabilize very low-income renters
				\$ -		Client Outcomes @ full ask:
13	International Rescue Committee Emergency Rent Assistance	Emergency rental assistance to be provided to refugees and new Americans. Up to six (6) months full or partial rent will be provided with proof of a "financial shock". In most cases, clients will receive one month of assistance.		\$ -		50 clients will receive case mgmt, rent assistance
				\$ -		Client Outcomes @ Mayor recommendation:
				\$ -		44 clients will receive case mgmt, rent assistance
			TOTAL	\$ -		
			FY18-19	\$ -	REQUEST: \$ 15,000.00	Admin Score: 16.7
14	YWCA Utah Emergency Rent Assistance	This Emergency Rent Assistance program would be a continuation of YWCA's current Transitional Housing Program. YWCA would receive six (6) months rental assistance for 36 units at their Kathleen Robison Huntsman Apartments or twelve (12) months assistance for 18 units.		\$ -	MAYOR: \$ 15,000.00	
				\$ -	COUNCIL:	Growing SLC:
				\$ -		Stabilize very low-income renters
				\$ -		Client Outcomes @ full ask:
				\$ -		25 clients will receive case mgmt, rent assistance
15	YWCA Utah Emergency Rent Assistance	This Emergency Rent Assistance program would be a continuation of YWCA's current Transitional Housing Program. YWCA would receive six (6) months rental assistance for 36 units at their Kathleen Robison Huntsman Apartments or twelve (12) months assistance for 18 units.	TOTAL	\$ -		
			FY18-19	\$ -	REQUEST: \$ 275,720.00	Admin Score: 14
				\$ -	MAYOR: \$ -	
				\$ -	COUNCIL:	Growing SLC:
				\$ -		Stabilize very low-income renters
16	YWCA Utah Emergency Rent Assistance	This Emergency Rent Assistance program would be a continuation of YWCA's current Transitional Housing Program. YWCA would receive six (6) months rental assistance for 36 units at their Kathleen Robison Huntsman Apartments or twelve (12) months assistance for 18 units.		\$ -		Client Outcomes @ full ask:
				\$ -		36 households will receive 6 months of rent assistance
				\$ -		Client Outcomes @ Mayor recommendation:
				\$ -		0 households will receive rent assistance
			TOTAL	\$ -		

Recommended Down Payment Assistance: \$ 300,000.00

FY20 Budget Allocation: \$ 300,000.00

Difference: \$ -

EMERGENCY RENT ASSISTANCE						
12	First Step House Emergency Rent Assistance	This Emergency Rent Assistance Program will offer short-term rental assistance, deposit assistance, application fee assistance and case management services for First Step House clients that do not meet HUD's definition of homelessness. FSH will provide case management and continue to look to increase employment skills so households can stabilize.	FY18-19	\$ -	REQUEST: \$ 432,707.00	Admin Score: 19.3
				\$ -	MAYOR: \$ 385,000.00	
				\$ -	COUNCIL:	Growing SLC:
				\$ -		Stabilize very low-income renters
				\$ -		Client Outcomes @ full ask:
13	International Rescue Committee Emergency Rent Assistance	Emergency rental assistance to be provided to refugees and new Americans. Up to six (6) months full or partial rent will be provided with proof of a "financial shock". In most cases, clients will receive one month of assistance.		\$ -		50 clients will receive case mgmt, rent assistance
				\$ -		Client Outcomes @ Mayor recommendation:
				\$ -		44 clients will receive case mgmt, rent assistance
			TOTAL	\$ -		
			FY18-19	\$ -	REQUEST: \$ 15,000.00	Admin Score: 16.7
14	YWCA Utah Emergency Rent Assistance	This Emergency Rent Assistance program would be a continuation of YWCA's current Transitional Housing Program. YWCA would receive six (6) months rental assistance for 36 units at their Kathleen Robison Huntsman Apartments or twelve (12) months assistance for 18 units.		\$ -	MAYOR: \$ 15,000.00	
				\$ -	COUNCIL:	Growing SLC:
				\$ -		Stabilize very low-income renters
				\$ -		Client Outcomes @ full ask:
				\$ -		25 clients will receive case mgmt, rent assistance
15	YWCA Utah Emergency Rent Assistance	This Emergency Rent Assistance program would be a continuation of YWCA's current Transitional Housing Program. YWCA would receive six (6) months rental assistance for 36 units at their Kathleen Robison Huntsman Apartments or twelve (12) months assistance for 18 units.	TOTAL	\$ -		
			FY18-19	\$ -	REQUEST: \$ 275,720.00	Admin Score: 14
				\$ -	MAYOR: \$ -	
				\$ -	COUNCIL:	Growing SLC:
				\$ -		Stabilize very low-income renters
16	YWCA Utah Emergency Rent Assistance	This Emergency Rent Assistance program would be a continuation of YWCA's current Transitional Housing Program. YWCA would receive six (6) months rental assistance for 36 units at their Kathleen Robison Huntsman Apartments or twelve (12) months assistance for 18 units.		\$ -		Client Outcomes @ full ask:
				\$ -		36 households will receive 6 months of rent assistance
				\$ -		Client Outcomes @ Mayor recommendation:
				\$ -		0 households will receive rent assistance
			TOTAL	\$ -		

Recommended Emergency Rent Assistance: \$ 400,000.00

FY20 Budget Allocation: \$ 400,000.00

Difference: \$ -

OTHER					
15	Wasatch Community Gardens	Funding is being requested to contribute to a capital campaign for eight (8) affordable housing units to be built in 2020-2022. Other: Must align with Growing SLC	FY18-19	\$ -	REQUEST: \$ 250,000.00
				\$ -	MAYOR: \$ -
				\$ -	COUNCIL:
				\$ -	
			TOTAL	\$ -	

Admin Score: 8

*Staff comment: This is a housing development application and would be best served in the RDA/HTF FOF NOFA

Subtotal Other: \$ -

FY20 Budget Allocation: \$ -

Difference: \$ -

Exhibit B: Application One-Pagers



HOUSING AND NEIGHBORHOOD DEVELOPMENT

OUR MISSION:

To develop and enhance livable, healthy, sustainable neighborhoods.

WHAT WE DO:

We build neighborhoods by maximizing city-owned property, providing funding, and creating housing opportunities.

PRIORITY ALIGNMENT WITH GROWING SLC: A FIVE YEAR HOUSING PLAN

Goal 2

Objective 3: Stabilize very low-income renters

**FUNDING
OUR FUTURE**



ALLIANCE HOUSE: Rent Assistance: Targeted Populations SPMI Housing

PROGRAM OVERVIEW & SCOPE

This rent assistance program will be offered to adults with severe and persistent mental illness (SPMI). According to SAMHSA's 2017 report, 6.8% of all adults in Utah live with serious mental health conditions such as schizophrenia, bipolar disorder and major depression. This is higher than both the regional average (5%), and national average (4.2%). Housing instability only exacerbates these conditions.

Through this request, Alliance House seeks to provide housing stability by providing wrap around services and rent/utility assistance for clients that are actively seeking a permanent housing voucher.

Scope of the program includes the following:

- **Housing Identification:** Recruit and educate SLC landlords to expand housing options
- **Case Management:** Provide wrap-around services and connection to other community resources, mitigate barriers to obtaining housing (i.e. credit history, legal issues, etc.)
- **Move-In Assistance:** financial assistance including application, deposits for rent/utilities
- **Rent/utility Assistance:** This program will pay for 100% of the rent/utility cost while clients are stabilizing in the community and awaiting the availability of permanent housing vouchers

COMMUNITY NEED/GAP

Some of those experiencing homelessness that also have mental health challenges do not qualify or have not been enrolled to receive Medicaid services. This funding will ensure that individuals can still be served and receive rent assistance and reach housing stability, while Alliance House seeks to enroll in any community/government services available and seek other permanent housing voucher options.

PROGRAM OUTCOMES

NUMBER OF BENEFICIARIES TO BE SERVED

- 10-20 Participants to receive rental assistance
- 10-20 Participants to receive case management services
- 10-20 Participants to be assessed using VI-SPDAT and self-sufficiency matrix

AMI TO BE SERVED

0-30%

HAND STAFF COMMENTS

Alliance House has received federal funding in the past and did not have any concerns or findings. Alliance House has been growing this program over the past few years. Staff is concerned about growing the program too quickly without growing the administrative and organizational capacity of the program.

Administrative score of 17.5.

FUNDING REQUESTED

1.	30% of 1 FTE Case Manager	\$ 13,285
2.	Funding Assistance: Move-In Assistance, Rent, Utilities:	<u>\$168,000</u>
		\$181,285



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PRIORITY ALIGNMENT WITH GROWING SLC: A FIVE YEAR HOUSING PLAN

Goal 2

Objective 6: Increase home ownership opportunities

**FUNDING
OUR FUTURE**



COMMUNITY DEVELOPMENT CORPORATION OF UTAH: Home Ownership: Down Payment Assistance

PROGRAM OVERVIEW & SCOPE

Community Development Corporation of Utah focuses on providing affordable homeownership opportunities by building new housing, rehabilitating dilapidated housing, and by providing affordable rental options for families who are not able to purchase homes. CDCU prepares families for homeownership by providing home buyer education, pre-purchase counseling, and financial literacy education. This program targets households making at or below 100% Area Median Income (AMI).

Providing down payment assistance (DPA) programs such as this one is central to CDCU's mission. CDCU has been operating DPA programs since 1990.

Scope of the program includes the following:

- Staff Salaries
- Down Payment Assistance (forgivable loans)

COMMUNITY NEED/GAP

Per Zillow, the median price of homes currently for sale in SLC is \$415,900. Households making below 80% of AMI are having a very difficult time finding houses that they can afford in Salt Lake City even with the benefit of DPA. Prospective home buyers making between 80% and 100% AMI need enhanced assistance in today's housing market.

Since 2000, the median housing sales price in Salt Lake County has increased at more than double the rate of household income: 4.7% compared to 2.2%, respectively.

Currently, federal resources (CDBG/HOME) limit assistance to those at or below 80% AMI. In this market, those at 80% AMI are struggling with being able to locate housing that is affordable – even with DPA programs.

PROGRAM OUTCOMES

NUMBER OF BENEFICIARIES TO BE SERVED

- 7-9 Low to moderate income home buyers (at or below 100% AMI) to be provided DPA of up to \$14,000 per household
- Assistance will be an interest-free loan, forgiven after the homeowner has lived in the home for five years
- Home buyer must participate in mandatory home buyer education and counseling

AMI TO BE SERVED

51-100%

HAND STAFF COMMENTS

CDCU has been the recipient of federal funding and previously, Funding Our Future DPA. Administrative score of 20.

CDCU has been operating a DPA program for almost 30 years.

FUNDING REQUESTED

1. Staff Salaries	\$ 35,000
2. Funding Assistance: Move-In Assistance, Rent, Utilities:	\$ 98,000
	\$133,000



HOUSING AND NEIGHBORHOOD DEVELOPMENT

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PRIORITY ALIGNMENT WITH GROWING SLC: A FIVE YEAR HOUSING PLAN

Goal 3

Objective 1: Eliminate incidences of housing discrimination in Salt Lake City

**FUNDING
OUR FUTURE**



COMMUNITY DEVELOPMENT CORPORATION OF UTAH: Prevent & Eliminate Housing Discrimination

PROGRAM OVERVIEW & SCOPE

Utah Renters Association is a new organization that is being fiscally sponsored by Community Development Corporation of Utah. They are focused on advocating for the rights and education of renters in Utah. Using a community educator, CDCU will work inside Salt Lake City's most vulnerable communities to educate residents about their rights and connect those who are living in unstable housing with resources to help them prevent a possible future eviction.

Scope of the program includes:

- Hire a community educator to focus outreach and education efforts in the areas of Salt Lake City most affected by an eviction.
- Increase Renter Education and Awareness by conducting tenant education and awareness-raising to a broad base of Salt Lake City residents.
- Develop leaders who can work to educate their neighbors. CDCU will target communities, neighborhoods, or large complexes that are affected heavily by eviction.
- In partnership with Disability Law Center, Salt Lake City Human Rights Commission and Utah Legal Services, work to combat landlord discrimination by helping tenants understand their rights.

COMMUNITY NEED/GAP

Court data shows that in Utah there are over 7,000 eviction cases filed each year. 87% of landlords are represented in eviction court, however, 96% of tenants are not.

Based upon our review a majority of renters are less than 1 month behind when they are served with an eviction notice, leaving them just three calendar days to find community support to help with rent or move out of their home. Furthermore, if a renter is forced to confront an eviction, CDCU data suggests they will leave court with a judgement 8 times higher than the original amount filed against them. That eviction judgment will show up on the renter's credit report and come up on any search a landlord does. Lack of education further perpetuates a cycle of housing instability.

PROGRAM OUTCOMES

NUMBER OF BENEFICIARIES TO BE SERVED

500 Individuals to receive education	12 Number of workshops to be offered
45 Referrals to legal services	10 Number of leaders trained
20 Buildings to receive outreach	3 Number of tenant associations formed

AMI TO BE SERVED:

0-80%

HAND STAFF COMMENTS

This is a new organization with an innovative approach to educating residents about their rights. While innovative, it is unproven if the outcomes will result in less evictions. For a small investment, may be an interesting outcome.
Administrative score: 17.7

FUNDING REQUESTED

1. Staff/Community Educator	\$ 64,500
2. Fiscal Sponsorship	\$ 7,500
3. Outreach/Printing/Supplies	\$ 2,500
4. Training/Development	\$ 1,500
	\$ 76,000



HOUSING AND NEIGHBORHOOD DEVELOPMENT

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PRIORITY ALIGNMENT WITH GROWING SLC: A FIVE YEAR HOUSING PLAN

Goal 2
Objective 3: Stabilize very low-income renters

**FUNDING
OUR FUTURE**



FIRST STEP HOUSE: Emergency Rent Assistance

PROGRAM OVERVIEW & SCOPE

The goal of First Step House's (FSH) housing case management program is to ensure that people who are homeless can exit treatment to stable housing. Stable housing is an essential contributor to treatment success; clients who know they will exit treatment into stable housing are 30% more likely to successfully complete treatment. The Utah 2018 Point-in-Time Count identified 1,071 homeless adults in SLCo as needing housing with either a substance use disorder or mental illness. Meeting this need is critical to our ability as an organization and community to ensure that people can break the cycles of poverty, homelessness, and substance abuse.

Those utilizing First Step House's Case Management Program have successfully completed their treatment program and are ready to exit into housing. The case management team will ensure that their clients are set up for success; they will assess successful treatment completion, previous job history, current employment and their overall ability to be self-sufficient after three months of rental, deposit, and application assistance.

Scope of the program includes:

- Short-term rental assistance (3mo)
- Deposit assistance
- Application fee assistance
- Case management supervisor
- Case managers

COMMUNITY NEED/GAP

The population served by FSH often falls through the cracks of our system due to their substance use disorder, mental health condition, history of incarceration, lack of connection to resources, minimal social support, unemployment history, and insufficient income. Although clients enter services from homelessness or unstable housing, they may not meet specific definitions for homelessness or chronic homelessness as defined by HUD. Due to their length of stay in an institution (residential treatment, state hospital, jail/prison), they do not qualify for most voucher programs and homelessness assistance. According to the Division of Behavioral and Social Sciences and Education, "People with mental illnesses are more likely to experience housing and employment discrimination than people without mental illness".

PROGRAM OUTCOMES

NUMBER OF BENEFICIARIES TO BE SERVED:

- 50 Households to receive assistance with applications, deposits, and short-term rental assistance
- 50 Households to receive wrap around case management services which includes: Needs assessment, housing action plan that includes goals and target completion date, monthly assessments, and coordination with other supportive services

AMI TO BE SERVED:

0-30%

HAND STAFF COMMENTS

This is an expansion of an existing program. Allows for movement out of treatment to free up beds/services for new clients needing assistance.

FSH works with over 900 clients per year, with incredibly high success rate.
Administrative score: 19.3

FUNDING REQUESTED

1. Case Management Salaries, Contracted Services	\$ 166,432
2. Application/Deposit/Rent Assistance	\$ 155,000
3. Operations: Travel/Training, Program Supplies, Space Costs	\$ 71,938
4. Allocated Indirect Costs	<u>\$ 39,337</u>
	\$ 432,707



HOUSING AND NEIGHBORHOOD DEVELOPMENT

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PRIORITY ALIGNMENT WITH GROWING SLC: A FIVE YEAR HOUSING PLAN

Goal 2

Objective 5: Work with landlords to both improve their housing stock and rent to very low-income households

**FUNDING
OUR FUTURE**



HOUSING AUTHORITY OF SALT LAKE CITY: Landlord Assurance & Incentive

PROGRAM OVERVIEW

This new Landlord Assurance program is proposed to dovetail nicely with the Housing Authority of Salt Lake City's (HASLC) Landlord Outreach Team efforts. The Landlord Outreach program seeks to be a resource for landlords that are renting to low-income marginalized populations and cost burdened households.

Through this request, HASLC looks to couple the efforts of the Landlord Outreach team, with financial assurances and incentives to the landlords to further increase participation in the program. Landlords often express concern renting to low income clients, particularly low-income or subsidized clients, due to a perception of increased risk. Key deterrents to landlords renting to this population are the potential for lost income if the tenant is not able to make payments, eviction costs, and property damage costs.

Scope of the program includes the following:

- Recruit and Retain: Increase landlord participation by 30%
- Tenant Financial Assistance: Security deposit, application fees, utility assistance
- Landlord Financial Assistance: Reimbursement of attorney and court costs/fees, up to 2 months lost or unpaid rent, property damages (maximum per instance: \$5,000)
- Tenant Education: Centered around "The Renter Toolkit: Keys to Successful Living" a resource compiled by Utah Housing Coalition that provides renters rights and resources

COMMUNITY NEED/GAP

The state currently operates a program to help alleviate these risks for only Section 8 clients, however the current challenge is this safety net does not exist for the thousands of other low-income, marginalized, hard to house residents. In addition, the state program does not allow for funding that will help these residents become rehoused such as application fees, security deposits and addressing barriers to assist residents with obtaining housing such as utility arrears.

The HASLC program will work closely with landlords to look to prevent cases ending up in the court system by addressing property damages and lost or unpaid rent. The State program does not proactively work with landlords to prevent a judgement action against the tenant.

PROGRAM OUTCOMES

NUMBER OF BENEFICIARIES TO BE SERVED:

- 353 households will be able to remain permanently housed due to the ability to mitigate perceived risks related to renting to low-income clients
- Increase of 30% more landlords working with the Landlord Outreach Team

AMI TO BE SERVED:

0-60%

HAND STAFF COMMENTS

HASLC has had great success in working with landlords without providing financial assistance or assurances. This funding will address current concerns by landlords that are hesitant to participate. HASLC also approaches this from a tenant protection and stabilization standpoint, but still with a resource to retain landlords should the situation be already in the justice realm. Administrative score: 15.3

FUNDING REQUESTED

1. Administration (10%)	\$ 35,000.00
2. Staffing RRH Manager, LL Outreach Team	\$ 17,306.55
3. Program Funding	<u>\$297,693.45</u>
	\$350,000.00



HOUSING AND NEIGHBORHOOD DEVELOPMENT

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PRIORITY ALIGNMENT WITH GROWING SLC: A FIVE YEAR HOUSING PLAN

Goal 2

Objective 3: Stabilize very low-income renters

**FUNDING
OUR FUTURE**



INTERNATIONAL RESCUE COMMITTEE: Emergency Rent Assistance

PROGRAM OVERVIEW & SCOPE

The IRC SLC's Emergency Rental Assistance Program will provide financial resources for verified cases of threatened housing instability by providing emergency full- or partial-rent payment assistance to Refugee or new American households that encounter an unexpected financial setback and/or are unable to pay housing costs due to employment obstacles or budget miscalculations.

For most IRC SLC client households, financial shocks that destabilize housing funds range from loss of job or employment transition; the arrival of relatives in the US who require financial support; family needs overseas requiring unplanned remittances; unexpected vehicle repairs; uncovered medical expenses; or issues that result in physical harm, expenses, or inability to work.

Language barriers can also cause financial setbacks: confusion about expected income, whether from public benefits or employment take-home income, can lead to faulty budgeting with miscalculated errors; purchases or contract agreements that were financially committed to, but not fully understood. Refugee and new American households are typically unable to cover budgeting mistakes or handle financial setbacks without fiscal assistance, threatening the ability to pay rent and stabilize housing.

Scope of the program includes the following:

- Up to six months of rent assistance to qualified households (typically one month)
- Continued case management and identification of community resources and paths to self sufficiency

COMMUNITY NEED/GAP

Stable housing is both a critical need and a fragile factor in successful community integration for new Americans resettling in Salt Lake City. Most IRC SLC clients arrive in the US with little or no savings, assets, or knowledge of the US financial system and are in vulnerable economic positions during their first few years in the US. Data suggests that 88% of IRC SLC clients found employment within 180 days of arrival, the majority were low-wage jobs in industries. The average hourly starting wage for clients between October 2017 and September 2019 was \$11.13 per hour; by comparison, data indicates \$16.57 hourly is a "living wage" in Salt Lake County for a family of two adults both working full-time with two children.

Because these households rarely have any financial savings, no monetary buffer exists to absorb consequences of financial shocks or unforeseen expenses that may occur, resulting in the household suddenly unable to meet rental payments.

PROGRAM OUTCOMES

NUMBER OF BENEFICIARIES TO BE SERVED:

- 25 Households will be stabilized in their housing
- 25 Clients will complete a Combined Financial Assessment

AMI TO BE SERVED:

0-50%

HAND STAFF COMMENTS

IRC has not received funding from SLC for this purpose. The application addresses financial needs of refugees and new Americans in a culturally sensitive manner.

Administrative Score: 16.7

FUNDING REQUESTED

1. Administration	\$ 1,364
2. Emergency Rent Assistance	<u>\$ 13,636</u>
	\$ 15,000



HOUSING AND NEIGHBORHOOD DEVELOPMENT

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PRIORITY ALIGNMENT WITH GROWING SLC: A FIVE YEAR HOUSING PLAN

Goal 2

Objective 6: Increase home ownership opportunities

**FUNDING
OUR FUTURE**



INTERNATIONAL RESCUE COMMITTEE: Home Ownership Down Payment Assistance

PROGRAM OVERVIEW & SCOPE

As refugees enter in the Salt Lake City community, housing is both a critical need and one of the most fragile factors in determining their overall success in integrating into the community.

In 2018 the IRC SLC launched its Homeownership Assistance Program to provide DPA to low- to moderate-income (LMI) refugees. Now in its second year, nine refugee households have purchased homes with IRC DPA to date.

IRC offers training and one-on-one technical assistance on the home purchasing process and wider financial capability topics. Each participant is given a financial assessment than an individualized plan is made to support the household's overall financial situation. The clients work with a Certified Financial Coach to receive training on financial concepts using an evidence-based model that provides for long-term sustainable behavior changes, empowering the client to establish goals and define his or her own path to success. Clients will also work with a HUD certified housing counselor, to successfully navigate the home buying process.

Scope of the program includes the following:

- Outreach and education, financial education
- Individualized assistance with home purchase process and resource identification

COMMUNITY NEED/GAP

The IRC SLC often provides the only source of leadership for newly-arrived refugees and immigrants resettling in Salt Lake City, providing programming and services to support the strategic outcomes of restoring health, safety, education, economic well-being, and empowerment to new members of our community. This position makes the IRC SLC a trusted community source uniquely situated to provide holistic fiscal support and direction by offering advanced financial services with a cultural lens.

No other local financial capability service will be able to offer as informed, culturally- and linguistically-appropriate client assistance and interface as the IRC SLC. Acutely aware of the linguistic and digital barriers many clients face, IRC SLC will dispense guidance and advice to clients at in-person meetings with the option of an interpreter.

PROGRAM OUTCOMES

NUMBER OF BENEFICIARIES TO BE SERVED:

- 8 Households receive down payment assistance (up to \$15,000)
- 40 Households enroll in the program working toward homeownership

AMI TO BE SERVED:

0-80%

HAND STAFF COMMENTS

IRC has not received funding from SLC for this purpose. The application addresses financial needs of refugees and new Americans in a culturally sensitive manner.

Administrative Score: 17

FUNDING REQUESTED

1. Administration	\$ 11,818
2. Staff Salaries	\$ 28,265
3. Program Costs	\$ 2,821
4. Down Payment Assistance	<u>\$ 87,096</u>
	\$ 130,000



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Goal 2

Objective 6: Increase home ownership opportunities

**FUNDING
OUR FUTURE**



NEIGHBORWORKS SALT LAKE: Home Ownership Down Payment Assistance

PROGRAM OVERVIEW & SCOPE

Drawing upon 43 years of experience, NWSL plans to expand its current lending program with additional funds for down payment assistance. This down payment benefit along with home ownership education courses, and financial lending experience and resources enable residents who do not qualify for traditional bank financing to still experience the impacts of homeownership.

Scope of the program includes the following:

- Provide down payment assistance that forgivable after 5 years
- Home ownership education courses

COMMUNITY NEED/GAP

Salt Lake City is experiencing an acute shortage of affordable housing, which has become more pronounced in the last decade. Down payment assistance (DPA) is a critical part of addressing the increased cost of housing and creating first time homebuyers, who may not qualify for a traditional home loan, but who still wish to remain in or move to a neighborhood of their choice.

PROGRAM OUTCOMES

NUMBER OF BENEFICIARIES TO BE SERVED:

- Provide up to \$15,000 of down payment assistance to 27 households throughout Salt Lake City

AMI TO BE SERVED:

61-80%

HAND STAFF COMMENTS

NWKS is proposing that 100% of the funding be utilized for direct client assistance. This down payment assistance can be utilized citywide so clients have more flexibility in where they choose to live.

This program is similar to the NeighborhoodLift program, which was a collaboration between Wells Fargo Bank and NWSL. This collaboration provided 224 new homeowners throughout SLC with just over \$3.3m of down payment assistance. NWSL facilitated an additional \$40.2m investment in first mortgage loans.

Administrative score: 17

FUNDING REQUESTED

- | | |
|---|------------|
| 1. Down Payment Assistance Forgivable Loans | \$ 405,000 |
|---|------------|



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PRIORITY ALIGNMENT WITH GROWING SLC: A FIVE YEAR HOUSING PLAN

Goal 2

Objective 3: Stabilize very low-income renters

**FUNDING
OUR FUTURE**



THE ROAD HOME: Rent Assistance: House 20

PROGRAM OVERVIEW & SCOPE

Established in 2015, House 20 is designed to serve people who are homeless, reside near a shelter/homeless resource center, have a high number of emergency shelter nights, and have a high number of interactions with police, fire or ambulance services.

Each month, House 20 staff meet with dedicated SLC Police, SLC Fire, and other community organizations to discuss new referrals into the program. At any given time, two FTE case managers work with a total of 20 individuals to acquire housing and maintain housing stability. People who have live unhoused for years are extremely vulnerable and experience high barriers to housing.

Scope of the program includes the following:

- Provide intensive, wrap-around, trauma informed case management services. Case managers are skilled at negotiating positive outcomes for each individual client.
- Provide rent assistance and barrier elimination assistance

COMMUNITY NEED/GAP

Targeting the highest users of emergency services and homeless services enables an intervention that reduces the number of interactions that program participants have with emergency services and creates a space where the participants can have one point of contact to address their many needs. This intensive approach has saved the City and taxpayers millions of funding through reduced emergency services, hospital usage, interactions with police/fire/emt, etc.

PROGRAM OUTCOMES

NUMBER OF BENEFICIARIES TO BE SERVED:

20 Individuals will receive housing location and case management services
3-5 Individuals annually will successfully exit the program

AMI TO BE SERVED:

0-30%

HAND STAFF COMMENTS

It is a community wide effort to identify who should be targeted for the House20 program. TRH hosts regular meetings to discuss the status of the clients and identify new participants as clients exit the program. Clients work to achieve stability and move on to permanent housing vouchers, and connection with appropriate community services.

24 people have received permanent vouchers.

Administrative score: 18.7

FUNDING REQUESTED

1. Case Managers	\$ 75,000
2. Direct Client Financial Assistance	\$ 50,000
	\$ 125,000



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PRIORITY ALIGNMENT WITH GROWING SLC: A FIVE YEAR HOUSING PLAN

Goal 2

Objective 3: Stabilize very low-income renters

**FUNDING
OUR FUTURE**



THE ROAD HOME: Rent Assistance: Shared Housing

PROGRAM OVERVIEW & SCOPE

Led by The Road Home's (TRH) housing-focused Case Management team, and in conjunction with The Road Home's Housing Navigation team, agency will identify people who qualify and would benefit from a shared housing intervention. The housing navigation team will identify landlords that are willing to participate in a shared housing program, and our shared housing case manager will provide light-touch case management and mediation when appropriate after a person has moved into a shared housing situation.

For this project, the definition of "homeless" is expanded to include people who are couch surfing or doubling up. By coordinating with community partner organizations, we will extend our ability to reach as many people as possible to offer an array of roommate opportunities.

Scope of the program includes the following:

- Roommate matching services
- Light-touch case management for up to six months
- Support to landlord/tenants if conflicts arise
- Financial Assistance which could include application fees, deposit assistance, one month rent assistance

COMMUNITY NEED/GAP

This program meets Growing SLC objectives to provide affordable housing opportunities and housing stabilization for very low-income renters. There is a lack of affordable housing in Salt Lake City, particularly studio and one-bedroom units. We recognize shared housing as a strategy that will help more people resolve their housing crisis. In addition, federal resources do not recognize two roommates as individual households, leaving this space ineligible to be addressed with federal funding.

PROGRAM OUTCOMES

NUMBER OF BENEFICIARIES TO BE SERVED:

50 Individuals to receive roommate matching services, assistance locating housing, financial assistance, and case management

COMMUNITY OUTCOMES:

As a result of our current partnership with Salt Lake City and our Shared Housing Pilot program, we are developing a Shared Housing Toolkit to train new staff, analyze client pathways, and outcomes, and potentially share the Toolkit across city, state, and national housing networks. We anticipate serving a wide range of people whose incomes are at or below 40% AMI and also literally homeless.

AMI TO BE SERVED:

0-40%

HAND STAFF COMMENTS

While the toolkit is not yet available, it has been discussed by several agencies interested in utilizing this model and best practices in a variety of contexts – not just homeless services. It will be a great community resource.

This program meets a need that federal funding is unable to address since the HUD programs don't recognize roommates and two individual households.

Administrative score of 17.7.

FUNDING REQUESTED

1. Housing Navigation & Case Manager Salaries	\$ 45,000
2. Funding Assistance: Move-In Assistance, Rent, Utilities:	\$ 71,580
	\$120,000



HOUSING AND NEIGHBORHOOD DEVELOPMENT

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PRIORITY ALIGNMENT WITH GROWING SLC: A FIVE YEAR HOUSING PLAN

Goal 3

Objective 1: Eliminate incidences of housing discrimination

**FUNDING
OUR FUTURE**



UTAH COMMUNITY ACTION: Prevent & Eliminate Housing Discrimination

PROGRAM OVERVIEW & SCOPE

UCA is seeking funding for the formal implementation of a Landlord/Tenant Mediation program to stymie the flow of evicted tenants into the social services pipeline and placing a burden on already growing homeless populations.

The median cost of eviction averages \$7,000 and 96% of tenants are not being represented by a lawyer in these cases. The current system produces housing discrimination and false economic barriers due to the fact, while not criminal, those with evictions on their records are regularly required to pay two months' rent in addition to deposit requirements.

Scope of the program includes the following:

- Assist with client costs to help individuals stay in their units.
- The Landlord Tenant Mediator will work to stabilize tenant's situations without an eviction and come to a mutual agreement between landlord/tenant.
- Educate tenants on their rights
- Provide funding alternatives to prevent landlords from pursuing legal means
- Case management for clients in an effort for them to become more self-reliant

COMMUNITY NEED/GAP

Due to grant restrictions we can primarily only provide financial assistance to households that are 200% below the poverty line or meet the 30% AMI income limit. This funding will allow UCA to expand services to clients at or below 60% AMI.

Over the past 12 months UCA's landlord tenant mediator has worked with 164 households, which fell within the 30% - 60% AMI, avoid evictions. Although UCA was able to help in avoiding evictions for these households, no financial assistance is available to stabilize families.

PROGRAM OUTCOMES

NUMBER OF BENEFICIARIES TO BE SERVED:

- 50 Households will receive mediation, legal assistance, rental assistance, or financial assistance

AMI TO BE SERVED:

0-60%

HAND STAFF COMMENTS

Utah Community Action has the only Landlord/Tenant mediation program in the county. It is under funded. Agency receives over 400 calls a month for emergency rental assistance – a many of which are at the point of eviction.

This could help the flow of those that are already in a eviction process, make the landlord whole and stop the eviction process.

Administrative score of 16.3

FUNDING REQUESTED

1. Salaries	\$ 87,474
2. Client Services	\$179,260
3. Program Supplies	\$ 9,277
4. Administrative Costs	<u>\$ 23,989</u>
	\$300,000



HOUSING AND NEIGHBORHOOD DEVELOPMENT

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PRIORITY ALIGNMENT WITH GROWING SLC: A FIVE YEAR HOUSING PLAN

Goal 2

Objective 3: Stabilize very low-income renters

**FUNDING
OUR FUTURE**



VOLUNTEERS OF AMERICA, UTAH: Rent Assistance: Targeted Populations SPMI Housing

PROGRAM OVERVIEW

VOA's Intensive Case Management Team serves chronically homeless clients with significant behavioral health diagnoses. Through the support of Funding Our Future, VOA seeks to expand this team with a major focus on women who would be served by the Geraldine Homeless Resource Center.

VOA will provide an initial biopsychosocial assessment of client needs. Following the initial assessment, the clinical supervisor and case managers will formulate both treatment and housing plans based on the assessment. Additionally, the team will enroll all eligible clients in Medicaid. With an expanded Intensive Case Management Team, the number of chronically homeless women in Salt Lake City can be reduced as the team works to transition these individuals into stable housing and a more self-sufficient life.

Scope of the program includes the following:

- Increasing the team by 5 FTE Case Managers, 1 FTE Clinical Supervisor, .5 FTE Psychiatric APRN, .25 FTE Medicaid Eligibility Specialist
- Provide for all operational needs of the expanded team including hardware/software, travel, training, vehicles, communication devices, etc
- Direct client expenses – Includes assistance in paying for photo identification, birth certificates, housing application fees, criminal background checks required to obtain housing, medication copays, household supplies and food upon move-in, and bus passes

COMMUNITY NEED/GAP

Salt Lake City hosts more emergency-sheltered and unsheltered homeless individuals than any other city in Utah. Even with Salt Lake City's initiative to make housing more accessible, there are still individuals who are not receiving the resources they need to exit homelessness and homeless individuals with significant behavioral health symptoms face many barriers that prevent them from exiting homelessness.

PROGRAM OUTCOMES

NUMBER OF BENEFICIARIES TO BE SERVED:

100 Individuals to receive intensive case management

AMI TO BE SERVED:

0-30%

HAND STAFF COMMENTS

This application identifies very little funding that directly supports housing costs but rather focuses on the case management necessary to stabilize a vulnerable population. Decision makers will want to decide about that approach, as it is different from other applications that are providing direct rent assistance.

Administrative score: 18

FUNDING REQUESTED

1. Case Management Salaries	\$236,904
2. Operational Expenses	\$121,936
3. Administrative Costs	\$ 37,059
4. Direct Client Expenses	<u>\$ 11,750</u>
	\$407,649



HOUSING AND NEIGHBORHOOD DEVELOPMENT

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PRIORITY ALIGNMENT WITH CITY COUNCIL'S GUIDING PRINCIPLES:

Guiding Principles:

#8: Create a spectrum of housing options for people of all backgrounds and incomes.

#10: Include collaboration with community and private sector partners to enable opportunities for in-kind contributions, creative financing and service delivery models.

#19: Include quality construction materials design, and incorporate public or private amenities.

**FUNDING
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WASATCH COMMUNITY GARDENS: Other

PROGRAM OVERVIEW & SCOPE

WCG is embarking on an affordable housing component, as housing units were lost due to their commercial development. As a condition of their rezoning application, Salt Lake City has required a residential component be added to the WCG campus plan.

This is a new project for WCG that will provide eight units of affordable housing. Funding Our Future funds will be limited to construction of the residential building. Timeline for the project is as follows:

2019 & 2020

- Complete design development phase
- Raise \$5 million dollars - \$500K to date has been raised
- Historic Landmarks Commission approval
- Bidding/Building permit issue
- Site preparation

2021

- Ribbon cutting ceremony

PROGRAM OUTCOMES

NUMBER OF BENEFICIARIES TO BE SERVED:

- 8 Affordable housing units to be created

AMI TO BE SERVED:

50% and above

HAND STAFF COMMENTS

This is not a housing program, but rather a development project. Council has indicated that all development projects should be routed through RDA/HTF funding opportunities. As such, HAND feels as though this project is not eligible for these FOF funds.

This project is in the early stages of raising funding with only 1% of the funding secured at application.

FUNDING REQUESTED

Housing Development Capital Campaign Contribution

\$250,000



HOUSING AND NEIGHBORHOOD DEVELOPMENT

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PRIORITY ALIGNMENT WITH GROWING SLC: A FIVE YEAR HOUSING PLAN

Goal 2

Objective 3: Stabilize very low-income renters

**FUNDING
OUR FUTURE**



YWCA: Emergency Rent Assistance

PROGRAM OVERVIEW

YWCA's Emergency Rent Assistance Program would be a continuation of their existing program. This emergency rent assistance program would supplement their existing program allowing them to fill their units to capacity for a six (6) month period.

Scope of the program includes the following:

- YWCA to receive six (6) months short term rental assistance for 36 units at their Kathleen Robison Huntsman Apartments.

COMMUNITY NEED/GAP

Domestic violence (DV) is one of the leading causes of shelter stays for women and their children in the United States, and accounts for at least one-fourth of all sheltered homeless individuals in Utah. Many abusive partners actively interfere with a partner's efforts to sustain employment, using control tactics that range from public harassment to physical abuse, and the physical and psychological trauma of DV can be debilitating.

Currently, the YWCA only has enough funding to support 36 units at full capacity for just over six months. Shifting HUD priorities and extremely limited access to Section 8 vouchers has resulted in ten units sitting empty, decreasing our ability to serve up to ten women and 33 children in need of housing. Requested funding would be used to subsidize six months' rent for all 36 units.

PROGRAM OUTCOMES

NUMBER OF BENEFICIARIES TO BE SERVED:

- 36 Households to receive six (6) months short-term rent assistance

AMI TO BE SERVED:

0-60%

HAND STAFF COMMENTS

Staff has concerns about providing subsidy for already subsidized housing. Additionally, it is not a best practice to allow agencies to pay rent to themselves and we would look to find ways to ensure that appropriate rents and expenses are supported.

Staff also has concerns about what happens after 6 months since this is paying for the operations of the Kathleen Robison Huntsman Apartments.

Administrative score of 14.

FUNDING REQUESTED

Client Housing Payments to YWCA's Critchlow LLC

\$ 275,719.68



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PRIORITY ALIGNMENT WITH GROWING SLC: A FIVE YEAR HOUSING PLAN

Goal 2
Objective: Stabilize very low-income renters

**FUNDING
OUR FUTURE**



YWCA: Rent Assistance: Targeted Populations School-Aged Homelessness

PROGRAM OVERVIEW

YWCA's program would provide/maintain housing and supportive services for school aged children living with their mothers in the transitional housing program. Program would provide support for three households with 18 months of assistance rent assistance.

Scope of the program includes the following:

- YWCA to receive 18 months short term rental assistance for 3 households housing 3 adults and 10 children, approximately four (4) of these children will be of school age.

COMMUNITY NEED/GAP

School-age children regularly constitute the majority of those served through the YWCA's residential programs. YWCA developed the Children's Advocacy and Intervention (CAI) Services program. The program's services are based on best practices for dealing therapeutically with traumatized children.

YWCA's own facility, the Kathleen Robison Huntsman Apartments, has the capacity to shelter and support up to 36 adult women and 120 dependent children at any given time.

PROGRAM OUTCOMES

NUMBER OF BENEFICIARIES TO BE SERVED:

- 3 Households to receive 18 months short term rental assistance to live in YWCA's transitional housing, the Kathleen Robison Huntsman Apartments

AMI TO BE SERVED:

0-60%

HAND STAFF COMMENTS

Staff has concerns about providing subsidy for already subsidized housing. Additionally, it is not a best practice to allow agencies to pay rent to themselves and we would look to find ways to ensure that appropriate rents and expenses are supported.

Staff also has concerns about what happens after 6 months since this is paying for the operations of the Kathleen Robison Huntsman Apartments.

Administrative score of 10.7

FUNDING REQUESTED

Client Housing Payments to YWCA's Critchlow LLC

\$ 68,929.92

Exhibit C: FY 19/20 Funding Our Future Council Appropriation Log

SALT LAKE CITY FUNDING OUR FUTURE HOUSING PROGRAMS: FUNDING LOG 2019/2020

OVERVIEW

June 2019: Council discussed \$2.4 million in Funding our Future supporting housing programs. At that time, \$500,000 was allocated to the Community Land Trust and \$125,000 to House 20, leaving a total of \$1,775,000 to be allocated through a new process. In August 2019, HAND presented an application process that mirrors the federal grant process currently used for the CDBG program. Upon approval of this process, HAND solicited applications that address the needs presented in *GrowingSLC: A Five Year Housing Plan*. The application period closed on September 29, 2019. Applications have been reviewed and scored by HAND staff, and reviewed with the Mayor for further consideration. This document is a log that demonstrates the agency application, program descriptions, funding requested, staff scoring, and Mayor's recommendations.

The maximum administrative score is 21.

2019-20 Funding Available: \$ 1,775,000.00

Available to Allocate: \$

1,775,000.00

APPLICANT/PROGRAM NAME	PROGRAM DESCRIPTION	PREVIOUS FOF GRANT AWARDS	REQUEST/RECOMMENDED	GROWING SLC HOUSING PLAN ALIGNMENT
RENT ASSISTANCE: SHARED HOUSING				
1 The Road Home	Program assists individuals who are interested in shared housing with the opportunity for a safe, clean, suitable unit. Individuals will be at or below 40% AMI or homeless.	FY18-19 \$ 100,000.00	REQUEST: \$ 120,000.00	Admin Score: 17.7
Rent Assistance: Shared Housing		\$ -	MAYOR: \$ 100,000.00	
		\$ -	COUNCIL: \$ -	Growing SLC:
		\$ -		Stabilize very low-income renters
		\$ -		Client Outcomes @ full ask:
		\$ -		50 will receive case mgmt & rent assistance
		\$ -		Client Outcomes @ Mayor recommendation:
		TOTAL \$ 100,000.00		41 will receive case mgmt & rent assistance

Final Appropriation Rent Assistance Shared Housing: \$ -
FY20 Budget Allocation: \$ 100,000.00
Difference: \$ 100,000.00

RENT ASSISTANCE: HOUSE 20				
2 The Road Home	The House 20 Program is an ongoing program designed to serve people who are homeless. The program serves the top 20 single individuals that have used a high number of emergency shelter nights and have a high number of interactions with police. *\$125,000.00 of FY19-20 Funding Our Future funds released to continue continuity of program.	FY18-19 \$ 125,000.00	REQUEST: \$ 125,000.00	Admin Score: 18.7
Rent Assistance: House 20		FY19-20 \$ 125,000.00	MAYOR: \$ 125,000.00	
		\$ -	COUNCIL: \$ -	Growing SLC:
		\$ -		Stabilize very low-income renters
		\$ -		Client Outcomes @ full ask:
		TOTAL \$ 250,000.00		>20 will continue to receive svcs; add more clients when possible

Final Appropriation Rent Assistance House 20: \$ -
FY20 Budget Allocation: \$ 125,000.00
Difference: \$ 125,000.00

LANDLORD ASSURANCE & INCENTIVE				
3 Housing Authority of Salt Lake City	Implementation of Landlord Assurance Program that would mitigate perceived risks related to renting to low-income clients. Agency will recruit eligible landlords, provide tenant financial assistance, landlord financial assistance, and provide tenant education. Households served will be at or below 60% AMI.	FY18-19 \$ -	REQUEST: \$ 350,000.00	Admin Score: 15.3
Landlord Assurance & Incentive		\$ -	MAYOR: \$ 350,000.00	
		\$ -	COUNCIL: \$ -	Growing SLC:
		\$ -		Work with landlords to rent to very low-income households
		\$ -		Client Outcomes @ full ask:
		TOTAL \$ -		~93 landlords will participate in the program renting to LMI tenants

Final Appropriation Landlord Assurance & Incentive: \$ -
FY20 Budget Allocation: \$ 350,000.00
Difference: \$ 350,000.00

RENT ASSISTANCE: VULNERABLE POPULATIONS: SCHOOL-AGED HOMELESSNESS & SPMI						
4 YWCA Utah Rent Assistance: Targeted Populations School-Aged Homelessness	YWCA's program would provide & maintain housing and supportive services for school-age children living with their mothers in the YWCA's transitional housing program. Clients would be housed at YWCA's Kathleen Robison Huntsman Apartments. At full ask, this stabilizes 3 units for 18 months.	FY18-19	\$ -	REQUEST: \$	68,929.92	Admin Score: 10.7
			\$ -	MAYOR: \$	60,000.00	
			\$ -	COUNCIL: \$	-	Growing SLC:
			\$ -			Stabilize very low-income renters
		TOTAL	\$ -			Client Outcomes @ full ask: ~3 households w/ children will receive stabilization services
5 Alliance House Rent Assistance: Targeted Populations SPMI Housing	Rental Assistance Program for homeless or at risk of becoming homeless adults with severe and persistent mental illness (SPMI). Agency will identify community based housing opportunities, assist with application, deposit and rent costs. Agency will provide wrap around case management and look to find an appropriate permanent housing voucher.	FY18-19	\$ 34,175.00	REQUEST: \$	181,285.00	Admin Score: 17.3
			\$ -	MAYOR: \$	40,000.00	
			\$ -	COUNCIL: \$	-	Growing SLC:
			\$ -			Stabilize very low-income renters
		TOTAL	\$ 34,175.00			Client Outcomes @ full ask: 10-20 SPMI individuals will receive case mgmt & rent assistance Client Outcomes @ Mayor recommendation: 4 SPMI individuals will receive case mgmt & rent assistance
6 Volunteers of America, Utah Intensive Case Management Team Rent Assistance: Targeted Populations SPMI Housing	Continue to build out an a community based case management team that provides intensive case management after women from the Geraldine Homeless Resource Center become housed. Program will increase number of case managers and support staff available. Request includes all operational support for this expanded team.	FY18-19	\$ 112,942.00	REQUEST: \$	407,649.00	Admin Score: 18
			\$ -	MAYOR: \$	100,000.00	
			\$ -	COUNCIL: \$	-	Growing SLC:
			\$ -			Stabilize very low-income renters
		TOTAL	\$ 112,942.00			Client Outcomes @ full ask: 100 SPMI individuals will receive case mgmt Client Outcomes @ Mayor recommendation: 25 SPMI individuals will receive case mgmt

Final Appropriation Support for Vulnerable Populations: \$ -
FY20 Budget Allocation: \$ 200,000.00
Difference: \$ 200,000.00

PREVENT & ELIMINATE HOUSING DISCRIMINATION						
7 Community Development Corporation of Utah Prevent & Eliminate Housing Discrimination	Agency looks to create and financially support a new organization, Utah Renters Association (URA), in an effort to provide community based education around tenant's rights. CDCU/URA will target areas of the city where eviction is most prevalent.	FY18-19	\$ -	REQUEST: \$	76,000.00	Admin Score: 17.7
			\$ -	MAYOR: \$	76,000.00	
			\$ -	COUNCIL: \$	-	Growing SLC:
			\$ -			Eliminate incidences of housing discrimination in Salt Lake City
		TOTAL	\$ -			Client Outcomes @ full ask: 500 residents will receive education regarding tenant rights & resources
8 Salt Lake Community Action program DBA Utah Community Action Prevent & Eliminate Housing Discrimination	Implementation of a Landlord/Tenant Mediation Program. This program will assist with client costs to help individuals stay in their units and avoid eviction. Program will provide financial resources to avoid eviction, and where necessary, provide a mediator to assist clients through an eviction process. In all cases, case management will be provided.	FY18-19	\$ 546,318.00	REQUEST: \$	300,000.00	Admin Score: 16.3
			\$ -	MAYOR: \$	224,000.00	
			\$ -	COUNCIL: \$	-	Growing SLC:
			\$ -			Eliminate incidences of housing discrimination in Salt Lake City
		TOTAL	\$ 546,318.00			Client Outcomes @ full ask: 50 residents will have access to mediation and eviction prevention svcs Client Outcomes @ Mayor recommendation: 37 residents will have access to mediation and eviction prevention svcs

Final Appropriation Prevent & Eliminate Housing Discrimination: \$ -
FY20 Budget Allocation: \$ 300,000.00
Difference: \$ 300,000.00

HOME OWNERSHIP DOWN PAYMENT ASSISTANCE						
9	Community Development Corporation of Utah Home Ownership Down Payment Assistance	Down Payment Assistance Program offering up to \$14,000 in down payment assistance to first-time low to moderate income home buyers. Homebuyers will be at or below 100% of AMI. Down payment will be an interest-free loan, forgiven after the homeowner has lived in the home for five years.	FY18-19	\$ 100,000.00	REQUEST: \$ 133,000.00 MAYOR: \$ 133,000.00 COUNCIL: \$ -	Admin Score: 20 <i>Growing SLC:</i> Increase home ownership opportunities <i>Client Outcomes @ full ask:</i> 7-10 residents will become homeowners
			TOTAL	\$ 100,000.00		
10	International Rescue Committee Home Ownership Down Payment Assistance	Down Payment Assistance Program is offering \$5,000 to \$15,000 in down payment assistance to low to moderate income families. Priority will be given to households with refugees and immigrant backgrounds.	FY18-19	\$ -	REQUEST: \$ 130,000.00 MAYOR: \$ 122,000.00 COUNCIL: \$ -	Admin Score: 17 <i>Growing SLC:</i> Increase home ownership opportunities <i>Client Outcomes @ full ask:</i> 8 residents will become homeowners; 40 will receive financial education <i>Client Outcomes @ Mayor recommendation:</i> 7 residents will become homeowners; 37 will receive financial education
			TOTAL	\$ -		
11	Salt Lake Neighborhood Housing Services, Inc. dba NeighborWorks Salt Lake Home Ownership Down Payment Assistance	This program would continue and expand current down payment program. Providing down payment assistance to any qualified homebuyers or below 80% AMI. Down payment will be an interest-free loan, forgiven after the homeowner has lived in the home for five years.	FY18-19	\$ -	REQUEST: \$ 405,000.00 MAYOR: \$ 45,000.00 COUNCIL: \$ -	Admin Score: 17 <i>Growing SLC:</i> Increase home ownership opportunities <i>Client Outcomes @ full ask:</i> 27 residents will become homeowners <i>Client Outcomes @ Mayor recommendation:</i> 3 residents will become homeowners
			TOTAL	\$ -		
				Final Appropriation Down Payment Assistance: \$ -		
				FY20 Budget Allocation: \$ 300,000.00		
				Difference: \$ 300,000.00		

EMERGENCY RENT ASSISTANCE						
12	First Step House Emergency Rent Assistance	This Emergency Rent Assistance Program will offer short-term rental assistance, deposit assistance, application fee assistance and case management services for First Step House clients that do not meet HUD's definition of homelessness. FSH will provide case management and continue to look to increase employment skills so households can stabilize.	FY18-19	\$ -	REQUEST: \$ 432,707.00 MAYOR: \$ 385,000.00 COUNCIL: \$ -	Admin Score: 19.3 <i>Growing SLC:</i> Stabilize very low-income renters <i>Client Outcomes @ full ask:</i> 50 clients will receive case mgmt, rent assistance <i>Client Outcomes @ Mayor recommendation:</i> 44 clients will receive case mgmt, rent assistance
			TOTAL	\$ -		
13	International Rescue Committee Emergency Rent Assistance	Emergency rental assistance to be provided to refugees and new Americans. Up to six (6) months full or partial rent will be provided with proof of a "financial shock". In most cases, clients will receive one month of assistance.	FY18-19	\$ -	REQUEST: \$ 15,000.00 MAYOR: \$ 15,000.00 COUNCIL: \$ -	Admin Score: 16.7 <i>Growing SLC:</i> Stabilize very low-income renters <i>Client Outcomes @ full ask:</i> 25 clients will receive case mgmt, rent assistance
			TOTAL	\$ -		
14	YWCA Utah Emergency Rent Assistance	This Emergency Rent Assistance program would be a continuation of YWCA's current Transitional Housing Program. YWCA would receive six (6) months rental assistance for 36 units at their Kathleen Robison Huntsman Apartments or twelve (12) months assistance for 18 units.	FY18-19	\$ -	REQUEST: \$ 275,720.00 MAYOR: \$ - COUNCIL: \$ -	Admin Score: 14 <i>Growing SLC:</i> Stabilize very low-income renters <i>Client Outcomes @ full ask:</i> 36 households will receive 6 months of rent assistance <i>Client Outcomes @ Mayor recommendation:</i> 0 households will receive rent assistance
			TOTAL	\$ -		
				Final Appropriation Emergency Rent Assistance: \$ -		
				FY20 Budget Allocation: \$ 400,000.00		
				Difference: \$ 400,000.00		

OTHER								
15	Wasatch Community Gardens	Funding is being requested to contribute to a capital campaign for eight (8) affordable housing units to be built in 2020-2022.	FY18-19	\$	-	REQUEST: \$	250,000.00	Admin Score: 8 *Staff comment: This is a housing development application and would be best served in the RDA/HTF FOF NOFA
				\$	-	MAYOR: \$	-	
				\$	-	COUNCIL: \$	-	
				\$	-			
				\$	-			
				\$	-			
	Other: Must align with Growing SLC		TOTAL	\$	-			

Final Appropriation Other: \$ -

FY20 Budget Allocation: \$ -

Difference: \$ -

Exhibit D: Resolution

RESOLUTION NO. ____ OF 2019

Approving the Allocations for Funding Our Future: Housing Programs

WHEREAS, the Salt Lake City Council (the "Council") appropriated \$1,775,000 in revenues from Funding Our Future (Sales Tax) to be used for certain housing programs; and

WHEREAS, pursuant to Ordinance 47 of 2019, the Council allocated funds for certain housing programs (the "Housing Programs") and approved a process to distribute such funds called the FY20 Process – Funding Our Future: Housing Programs (the "FY20 Process"); and

WHEREAS, the Division of Housing and Neighborhood Development ("HAND") staff facilitated an application and review process pursuant to the FY20 Process that resulted in 15 applications for funding requests totaling \$3,270,290.92; and

WHEREAS, HAND staff and the Mayor have reviewed the applications and available funding for each Housing Program as set forth in Ordinance 47 of 2019; and

WHEREAS, the Mayor recommends that the Council approve the funding allocations for approved applicants as described on Exhibit A (the FY 19/20 Funding Our Future Application Log).

NOW THEREFORE, BE IT RESOLVED by the City Council of Salt Lake City, Utah:

1. That the City Council hereby approves the funding allocations for FY 19/20 Funding Our Future: Housing Programs to approved applicants as further described on Exhibit B (the FY 19/20 Funding Our Future Council Appropriation Log).

2. That Jacqueline M. Biskupski, Mayor of Salt Lake City, Utah, on behalf of Salt Lake City Corporation is hereby authorized to negotiate and execute with approved applicants the requisite documents consistent with the funding allocations contained on Exhibit B, and incorporating such other terms and agreements as recommended by the City Attorney's office, and to act in accordance with their terms.

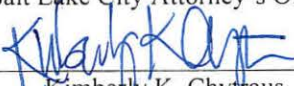
Passed by the City Council of Salt Lake City, Utah, this _____ day of _____, 2019.

SALT LAKE CITY COUNCIL

By _____
CHAIR

ATTEST:

CITY RECORDER

Approved As To Form Salt Lake City Attorney's Office	
By:	
	Kimberly K. Chytrous
Date:	November 5, 2019