



# **2026-2027 Annual Action Plan**

Salt Lake County HOME Consortium  
Salt Lake Urban County

**PY26 (2026 - 2027)**

## **Year Two of the Five-Year Consolidated Plan**

- Community Development Block Grant (CDBG)
- Social Services Block Grant (SSBG)
- Emergency Solutions Grant (ESG)
- HOME Investment Partnership (HOME)



# Executive Summary

## AP-05 Executive Summary - 91.200(c), 91.220(b)

### 1. Introduction

**This document presents the second-year Action Plan of the Five-Year Consolidated Plan for the Salt Lake County Consortium. The plan outlines the allocation and use of federal housing and community development funds for Program Year 2026 (July 2026 – June 2027).**

The U.S. Department of Housing and Urban Development requires communities that receive federal grants to prepare a Consolidated Plan and Annual Action Plan. These plans guide how communities will address local housing, community development, and homelessness using the following funding sources:

- Community Development Block Grant (CDBG)
- HOME Investment Partnership Grant Funds
- Emergency Solutions Grant (ESG)

This Annual Action Plan assesses the priority needs of Salt Lake County and describes how the Salt Lake County Consortium will allocate CDBG, HOME, and ESG funding to address those needs during Program Year 2026.

The Salt Lake Urban County includes unincorporated Salt Lake County and the cities of Alta, Bluffdale, Brighton, Cottonwood Heights, Draper, Herriman, Millcreek, Holladay, Midvale, Murray, Riverton and South Salt Lake, the townships of Kearns, Magna, Copperton, White City, and Emigration.

The Salt Lake County Consortium includes the Urban County and the cities of West Jordan, Sandy, South Jordan, Taylorsville, Herriman, and West Valley. Included as part of the Salt Lake County Consortium Consolidated Plan are the Action Plans of Salt Lake County, Sandy City, South Jordan City, City of Taylorsville, West Valley City, Herriman, and West Jordan City.

Through this Action Plan, approximately \$3,728,803.00 of Community Development Block Grant (CDBG), HOME Investment Partnership Program and Emergency Solutions Grant (ESG) funding will be allocated to support housing, community development, and services addressing homelessness.

Salt Lake County serves as lead agency for the Urban County and the Consortium. The County administers the programs and distributes funds to participating jurisdiction and service providers for projects identified in the Program Year 2026 Action Plan,

## **2. Summarize the objectives and outcomes identified in the Plan**

The purpose of the Salt Lake County Consolidated Plan is to identify the most significant housing and community development needs in Salt Lake County through a public planning process that includes input from County residents, community organizations, service providers, and local agencies. Based on this public input and a comprehensive analysis of community needs, priorities for the next five years were established and corresponding goals were developed.

These priorities and goals guide how CDBG, HOME, and ESG funds will be allocated to address identified needs during the 2026-2027 program year.

The strategic goals in the Consolidated Plan for 2025-2029 state the funding will be focused on the following goals:

**Improve Housing Stability** – improving housing stability can be approached from multiple angles, with each strategy addressing different aspects of the housing market.

- New development
- Homeowner rehabilitation
- Rental rehabilitation
- Rental assistance

**Improve Economic Mobility** – these three priorities are critical in giving individuals the tools to increase their earning potential, manage their finances, and create opportunities for themselves and their communities. By doing so, individuals can directly contribute to greater economic mobility.

- Small business/business development/microenterprise loans
- English as a Second Language (ESL) classes
- Financial literacy

**Create Thriving Communities** – these priorities help build a community that is functional and supportive of the community and future generations, giving the tools to contribute to a thriving, resilient, connected community.

- Infrastructure improvements
- Public facility improvements
- Afterschool programs

### **3. Evaluation of past performance**

The 2026-2027 Annual Action Plan was developed in accordance with the priorities and goals outlined in the 2025-2029 Consolidated Plan. During the initial year of the Consolidated Plan, the County has been deliberately tracking program activities and progress to ensure that funded projects and initiatives align with the needs and priorities identified through the planning process.

In preparation for this Annual Action Plan, the County gathered feedback from community residents, stakeholders, service providers, and partner organizations. This input has helped inform priorities and project selection by highlighting emerging needs, service gaps, and opportunities for collaboration within the community.

Due to the 2025-2026 program year still underway, a comprehensive evaluation of past performance not yet available. The County will complete a more thorough assessment of progress and accomplishments through the Consolidated Annual Performance and Evaluation Report (CAPER) at the conclusion of the 2025-2026 program year. The CAPER will provide a full evaluation of program outcomes and expenditures and will measure progress toward strategic goals and priorities outlines in the 2025-2029 Consolidated Plan. Findings from that report will further inform future planning, funding decisions, and performance improvements in subsequent Annual Action Plans.

### **4. Summary of Citizen Participation Process and consultation process**

Salt Lake County offered several opportunities for residents, stakeholders, and community members to provide their input on the County's greatest housing and community development needs and to offer feedback for the development of priorities, and funding allocations. These opportunities included a housing and community survey and an open house to gather further input.

**Survey:** The housing and community survey was conducted online to identify housing, community, and economic development needs in the county; and to develop priorities for program year 2026-2027. The County led survey outreach and promotion efforts by distributing information about the survey and the survey link to community partners and on social media sites.

**Public hearing/open house:** A community hearing/meeting was held during the development of the annual action plan to gather input on priority needs. The hearing was an open house format

where attendees received a presentation about the Consolidated Plan and the activities available to obtain priority needs.

**6. Summary of comments or views not accepted and the reasons for not accepting them**

**7. Summary**

All public comments are accepted, reviewed, and considered in the development of Annual Action Plan.

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**PR-05 Lead & Responsible Agencies - 91.200(b)**

**1. Agency/entity responsible for preparing/administering the Consolidated Plan**

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
Lead Agency	SALT LAKE COUNTY	
CDBG Administrator	SALT LAKE COUNTY	Salt Lake County Housing & Community Development
HOPWA Administrator		
HOME Administrator	SALT LAKE COUNTY	Salt Lake County Housing & Community Development
ESG Administrator	SALT LAKE COUNTY	Salt Lake County Housing & Community Development
HOPWA-C Administrator		

**Table 1 – Responsible Agencies**

**Narrative**

**Consolidated Plan Public Contact Information**

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385-468-4901

## **AP-10 Consultation - 91.100, 91.200(b), 91.215(l)**

### **1. Introduction**

**Provide a concise summary of the jurisdiction’s activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l)).**

Salt Lake County is an active member in several coordination groups, including Salt Lake County’s System Coordination, Funder Coordination, Urban County Committee, and the Salt Lake Valley Coalition to End Homelessness Steering Committee. These groups bring together governmental, mental health, public housing authorities, and service providers to enhance collaboration. Through these partnerships, agencies maintain regular communication and engage in joint planning, ensuring a comprehensive approach to addressing housing and supportive service needs. Additionally, Salt Lake County gathered stakeholder and general public input to inform the development of the Consolidated Plan, ensuring the strategies reflect community needs and priorities.

**Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.**

Salt Lake County participates in and supports the Salt Lake Valley Coalition to End Homelessness (SLVCEH) which is responsible for overseeing the Continuum of Care (CoC) with the goal to make homelessness in Salt Lake County brief, rare, and non-recurring through system-wide collaboration, a commitment of resources, services, data collection and analysis, and coordination among all stakeholders. The CoC uses a variety of outreach methods and mentors to address the needs of homeless persons (particularly those with special needs) and persons at risk of homelessness which includes a range of street outreach programs that coordinate with law enforcement, municipalities, local service providers, and community advocates to locate unsheltered persons, provide basic need items and services, and to connect them to housing and services. The CoC tailors outreach to individuals and families who are least likely to request assistance by focusing on areas under highway passes, the foothills, motels, and along the Jordan River (among other areas). The CoC also tailors outreach by partnering with organizations and advocates to better understand needs, connect with individuals, and establish relationships with communities. Additionally, staff from the County’s Housing and Community Development (HCD) Department serve as members of the Homeless Management and Information System (HMIS) Steering Committee which establishes the policies and procedures for the use of the system and for the information collected and provided by HMIS. As a statewide information system, the Steering Committee is represented by the other CoCs within Utah.

**Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS**

The Salt Lake County Mayor's Office of Homelessness and Criminal Justice Reform serves as the collaborative application for the Salt Lake County CoC. To better define the gaps in needs and services, and to quantify those gaps to inform decisions and funding needs, the County Mayor's Office recently added a Performance and Data Analyst position that will add capacity and bandwidth to the Coalition's ability to increase information and data sharing, collection, quality, and analysis. The SLVCEH establishes benchmarks to measure system performance (with input from jurisdictions and participating members) by analyzing previous years' system performance measures (SPMs). According to the organization's strategic plan, the SLVCEH intends to identify comparable CoCs across the country in the coming years that can be reasonably used as benchmarks according to size, resources, and historical SPM trend data to implement a new system in which SLVCEH can frequently compare system performance to the established benchmarks.

**2. Agencies, groups, organizations and others who participated in the process and consultations**

Agency/Group/Organiz ation	Agency/Group/Org anization Type	What section of the Plan was addressed by Consultation?	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?
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**Table 2 – Agencies, groups, organizations who participated**

**Identify any Agency Types not consulted and provide rationale for not consulting**

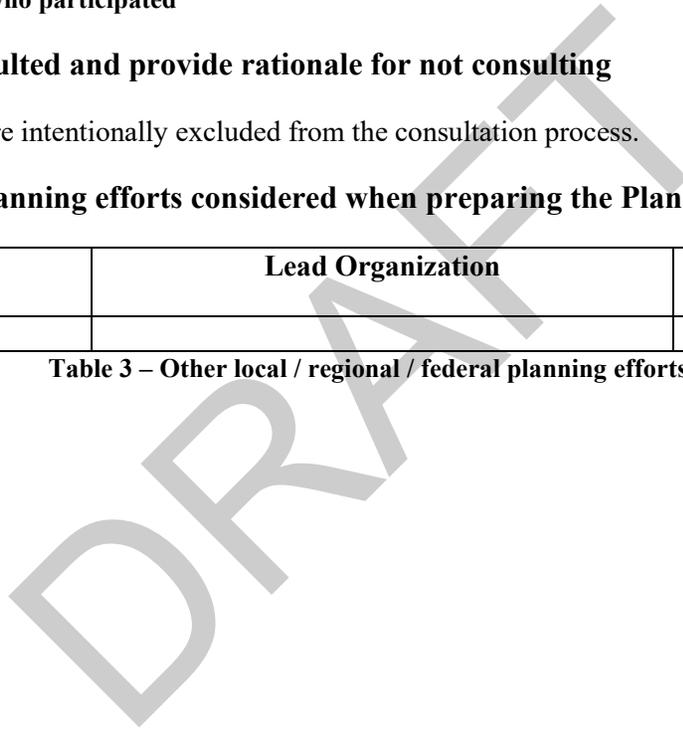
No agencies, groups, or organizations were intentionally excluded from the consultation process.

**Other local/regional/state/federal planning efforts considered when preparing the Plan**

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?

**Table 3 – Other local / regional / federal planning efforts**

**Narrative**



**AP-12 Participation - 91.401, 91.105, 91.200(c)**

**1. Summary of citizen participation process/Efforts made to broaden citizen participation**

**Summarize citizen participation process and how it impacted goal-setting**

Salt Lake County acknowledges that meaningful citizen participation is essential to developing an Annual Action Plan that accurately reflects the needs and priorities of residents and affected persons. In compliance with 24 CFR 91.105, the County actively encourages and solicits broad community participation throughout the planning process.

For the 2025-2029 Consolidated Plan, the County conducted several community engagement activities to better understand local housing, community development, and economic needs. An online resident housing survey was available, and a total of 1,467 residents participated. In addition to the survey, the County hosted virtual focus groups with housing and social service providers to gather insights on housing needs, barrier to housing, and opportunities to support vulnerable populations. The County also conducted resident focus groups with individuals from targeted populations, including experiencing homelessness, job seekers, families with children, single mothers, newcomers, and homeowners. These discussions provided additional qualitative feedback on housing challenges and economic stability needs within the community.

For the 2026-2027 Annual Action Plan, the county conducted an online survey to gather public input on how federal funding should be prioritized. The County also hosted a public hearing/open house to gather additional feedback.

**Citizen Participation Outreach**

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)

Table 4 – Citizen Participation Outreach

## Expected Resources

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**AP-15 Expected Resources - 91.420(b), 91.220(c)(1,2)**

**Introduction**

Anticipated resources for the 2025 program year are shown in the table that follows.

**Anticipated Resources**

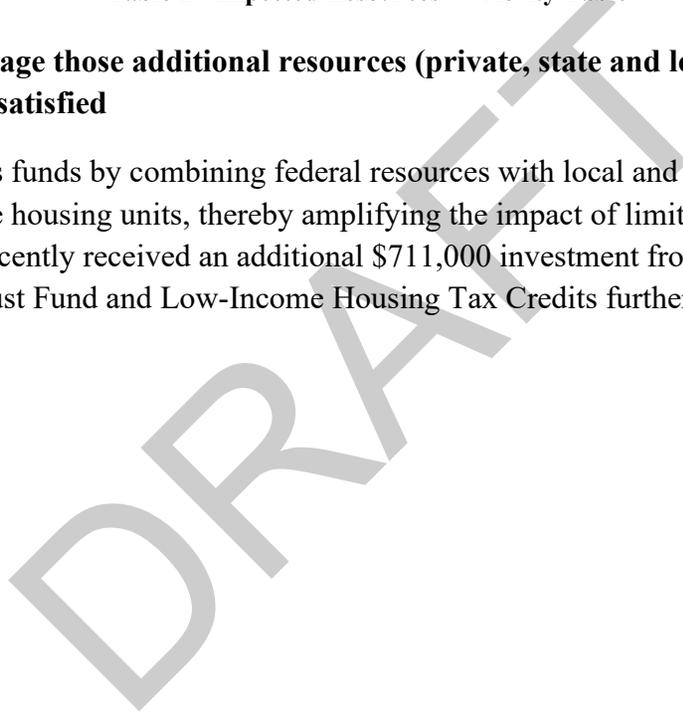
Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
<b>CDBG</b>		<b>Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services</b>	<b>\$2,393,613.00</b>					<b>Expected Amount available assumes congress will continue to fund at PY2025 levels.</b>
<b>HOME</b>		<b>Homebuyer assistance Homeowner rehab Multifamily rental new construction New construction for ownership TBRA</b>	<b>\$1,576,570.51</b>					<b>Expected Amount available assumes congress will continue to fund at PY2025 levels.</b>

ESG		<b>overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing</b>	\$195,125.00				<b>Expected Amount available assumes congress will continue to fund at PY2025 levels.</b>
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**Table 2 - Expected Resources – Priority Table**

**Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied**

Salt Lake County effectively leverages funds by combining federal resources with local and private investments to maximize the creation and preservation of affordable housing units, thereby amplifying the impact of limited funding. The County continues to rely heavily on its Housing Trust, which recently received an additional \$711,000 investment from the general fund. In addition, resources such as the Olene Walker Housing Trust Fund and Low-Income Housing Tax Credits further bolster existing funding efforts



**If appropriate, describe publicly owned land or property located within the jurisdiction that may be used to address the needs identified in the plan**

Salt Lake County's Urban County municipalities utilize publicly owned land for infrastructure and open space projects to address community development needs. This approach directly supports the Consolidated Plan by:

1. **Enhancing Accessibility:** Publicly owned land can make services and opportunities more accessible to all residents, including underserved communities, by improving transportation networks, expanding public facilities, and creating walkable urban spaces.
2. **Supporting Economic Opportunities:** The development of parks, recreational spaces, and community centers on publicly owned land helps attract businesses and provides opportunities for job creation, particularly in areas where economic opportunities may be limited.
3. **Addressing Community Development Needs:** Municipalities can use this land to build community services and infrastructure that cater to residents' specific needs, ensuring that the most pressing issues are met. Salt Lake County municipalities' strategic use of publicly owned land contributes to the goals of the Consolidated Plan by fostering growth, improving community well-being, and providing long-term economic and social benefits.

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## Annual Goals and Objectives

### AP-20 Annual Goals and Objectives - 91.420, 91.220(c)(3)&(e)

#### Goals Summary Information

Anticipated funding allocations for PY26 based on PY25 allocations are shown below. Proposed projects and funding follow.

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator

Table 3 – Goals Summary

#### Goal Descriptions

Goal Name	Goal Description
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## AP-35 Projects - 91.420, 91.220(d)

### Introduction

Please refer to this website link for a list of recommended projects:

<https://www.saltlakecounty.gov/regional-development/housing-community-development/plans--reports/>

#	Project Name

Table 4 – Project Information

### Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

Allocation priorities were heavily informed by the findings from the community survey and resident and stakeholder focus groups, the findings from which are detailed in the appendix. The largest obstacle to addressing underserved needs is limited and declining funding, which is occurring in an inflationary environment and significantly hurting extremely low income, very low income, and single parent families and children and residents with special needs. There is a very limited safety net for these residents, and funding cuts and increasing costs will exacerbate their needs.

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## AP-38 Project Summary

### Project Summary Information

Project Name	Target Area	Goals Supported	Needs Addressed	Funding	Description	Target Date	Estimate number of families benefiting proposed
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## **AP-50 Geographic Distribution - 91.420, 91.220(f)**

**Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed**

Salt Lake County’s geographic strategy is based on (1) eligible areas for programs and projects to be funding out of the HOME program, ESG program, and CDBG program, (2) location of great needs identified by data, , and (3) input received on the greatest needs in Salt Lake County.

### **Geographic Distribution**

<b>Target Area</b>	<b>Percentage of Funds</b>

**Table 5 - Geographic Distribution**

### **Rationale for the priorities for allocating investments geographically**

#### **Discussion**

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# Affordable Housing

## AP-55 Affordable Housing - 91.420, 91.220(g)

### Introduction

The numbers belows are an estimate and could vary considerably if federal funding levels change for the County or for its partners who use CDBG and HOME to leverage other funding.

<b>One Year Goals for the Number of Households to be Supported</b>
Homeless
Non-Homeless
Special-Needs
Total

**Table 6 - One Year Goals for Affordable Housing by Support Requirement**

<b>One Year Goals for the Number of Households Supported Through</b>
Rental Assistance
The Production of New Units
Rehab of Existing Units
Acquisition of Existing Units
Total

**Table 7 - One Year Goals for Affordable Housing by Support Type**

### Discussion

## **AP-60 Public Housing - 91.420, 91.220(h)**

### **Introduction**

#### **Actions planned during the next year to address the needs to public housing**

#### **Actions to encourage public housing residents to become more involved in management and participate in homeownership**

As part of its five-year plan goals, Housing Connect has committed to “enhance and grow supportive services that maintain housing assistance and promote well being” [for residents]. As of year end 2024, Housing Connect added a service coordinator position to oversee service delivery at two LIHTC properties. In addition, through its partnership with Millcreek City and its Promise Partnership, Housing Connect was able to provide childcare for participants attending ESL classes at the Bud Bailey Apartments. The enhancement of the services provided increased attendance by more than 125% and helped tenants to be more competitive in the workforce. Finally, Housing Connect continues to offer services at New City Plaza and Valley Fair Village to support resident wellbeing, including: services coordination and case management, assistance with getting on and maintaining government benefits, digital literacy, assistance applying for discounted internet services, coordination with health care providers and home health care provides, connections to Meals on Wheels, Bingo, health fairs, and other community events that strengthen the apartment communities. Given the high costs of homeownership, homeownership programs for Housing Connects clients are infeasible.

#### **If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance**

### **Discussion**

N/A; Housing Connect is a high performing PHA and has been for 5 consecutive years.

## **AP-65 Homeless and Other Special Needs Activities - 91.420, 91.220(i)**

### **Introduction**

#### **Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including**

Salt Lake County has developed a comprehensive five-year plan to significantly reduce homelessness by addressing critical areas such as housing, law enforcement, and systemic gaps. The overarching goal of this plan is to make homelessness brief, rare, and non-recurring while ensuring that individuals and families in need have access to the resources necessary for long-term stability

#### **Key Housing Goals and Actions:**

- **Expansion of Housing Options:** The county plans to create 1,000 new housing units over five years. This includes the development of permanent supportive housing and additional subsidized units specifically designed to meet the needs of people experiencing homelessness. The focus will be on increasing the availability of affordable, stable housing for vulnerable populations.
- **Emphasis on Housing First:** The plan prioritizes the Housing First approach, which advocates for providing permanent housing as the primary solution to homelessness. By addressing housing needs first, individuals can better focus on other challenges such as employment, healthcare, and personal well-being.
- **Preservation of Existing Affordable Housing:** Salt Lake County aims to preserve existing affordable housing units in addition to expanding housing options. This ensures stability and sustainability of the housing supply, preventing the loss of crucial housing resources for low-income and homeless individuals.

#### **Systemic Goals and Actions:**

- **Micro-Shelter Program:** Salt Lake County is working closely with the State of Utah to launch a temporary, 50-bed micro-shelter pilot program with plans to establish a permanent micro-shelter site accommodating 50 to 100 beds within the next two years. This initiative is designed to provide immediate shelter while a more permanent solution is sought by individuals experiencing homelessness.
- **Sustaining the Current Homeless System:** Salt Lake County has partnered with Salt Lake City and the State of Utah to sustain and enhance the existing homeless services infrastructure. This includes ensuring the continued operation of specialized shelters, such as the Sandy shelter for seniors and medically vulnerable homeless individuals and expanding family shelter capacity to meet growing needs.

By focusing on these housing and systemic actions, Salt Lake County aims to create a more

effective and sustainable approach to addressing homelessness, ensuring that individuals are housed and provided with the necessary support to achieve lasting stability.

### **Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs**

Salt Lake County employs a comprehensive approach to outreach and assessment of homeless individuals' needs. A key component of this strategy is the Client Focus group within the Salt Lake County Continuum of Care, which is lead by the Salt Lake Valley Coalition to End Homelessness. This group is dedicated to continually seeking and implementing innovative ways to engage homeless individuals and connect them with essential services.

Salt Lake County has staff assigned to participate in several efforts to support outreach efforts:

- **Outreach Teams:** Specialized outreach teams, consisting of social workers and case managers, actively engage with homeless individuals in areas where they are known to congregate. These teams provide direct support, resources, and facilitate connections to services.

- **Homeless Resource Centers:** The county hosts multiple shelters and resource centers that provide immediate services, such as shelter, food, and medical care. These centers also play a vital role in linking individuals to long-term housing solutions, healthcare, and employment opportunities.

- **Coordinated Entry System (CES):** The CES is a streamlined process designed to assess the needs of homeless individuals and prioritize them for housing and services. This system uses a standardized assessment to determine the severity of each individual's situation, ensuring that the appropriate interventions are applied.

- **Collaboration with Community Partners:** Salt Lake County partners with various non-profit organizations, government agencies, and community groups to create a robust network of services. This collaboration ensures that individuals' diverse needs—ranging from mental health care to substance use treatment.

Through these coordinated efforts, Salt Lake County strives to provide a tailored, individualized approach to homelessness, ensuring that each person receives the support necessary to address their unique circumstances.

### **Addressing the emergency shelter and transitional housing needs of homeless persons**

Salt Lake County addresses the emergency shelter and transitional housing needs of homeless individuals through a multi-faceted approach, which combines funding initiatives, strategic partnerships with local and state agencies, and the expansion of housing options tailored to the diverse needs of the homeless population. This approach includes significant investments in deeply affordable housing development to increase the availability of permanent and supportive

housing solutions for individuals and families at risk of or experiencing homelessness. Additionally, the county collaborates with local organizations and state agencies to ensure the provision of seasonal services, such as winter shelters, to protect vulnerable individuals from extreme weather conditions and provide a safe refuge during colder months.

**Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again**

Salt Lake County addresses homelessness through a coordinated, multi-layered strategy supported by federal housing funds. A central priority is shortening the duration of homelessness through rapid rehousing programs. For individuals experiencing homelessness, the County emphasizes permanent supportive housing. Developments such as Magnolia, Palmer Court, Wendell, and Saltair Lofts provide long term housing combined with onsite services like case management, behavioral health. These programs target individuals with disabilities and long histories of homelessness, aiming to provide stability and reduce repeated shelter use.

The County also works to expand access to affordable housing through Housing Connect, which administers Section 8 Housing Choice Vouchers and manages public housing. In addition, partnerships with the 211 service system connect residents to housing and support resources. Federal CDBG and HOME funds support housing rehabilitation, tenant-based rental assistance, and fair housing services. In the previous planning cycle, the County rehabilitated more than 600 owner-occupied homes, improved 36 rental units, and provided rental assistance to 472 households.

Finally, the County focuses on preventing returns to homelessness by strengthening relationships with landlords, offering training on fair housing laws, and providing rental assistance and stabilization services. The County also identifies a need for longer-term emergency assistance programs lasting six to twelve months to help households recover from economic shocks.

These efforts are coordinated through the Salt Lake Valley Coalition to End Homelessness, which manages the regional Continuum of Care and tracks performance outcomes such as successful transitions from shelter or rapid rehousing into permanent housing. Overall, Salt Lake County's approach combines rapid rehousing, permanent supportive housing, rental assistance, prevention strategies, and cross-system collaboration to make homelessness rare, brief, and non-recurring.

**Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from**

**publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.**

The most significant action taken to prevent homelessness in Salt Lake County is through Diversion. A private non-profit agency has been provided funding, staff capacity, and linkages to all the homeless resource centers and other agencies where people who are on the verge on homelessness present. Through the funding availability and the training of case managers, those on the verge of a homeless crisis are provided resources to abate that experience. A needs assessment of the individuals or household is performed looking at all resources that can be used. These include staying with family, church or philanthropic, one-time, short term rental assistance, financial counseling, one-time payment of utilities or owed charges, etc.

## **Discussion**

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## **AP-75 Barriers to affordable housing -91.420, 91.220(j)**

### **Introduction**

**Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment**

### **Discussion**

The most significant barrier to affordable housing development in much of unincorporated Salt Lake County and towns and cities outside of Salt Lake City is a shortage of land zoned to accommodate more affordable product types (multifamily housing, “missing middle” housing).

An analysis of zoning and land use to support this Consolidated Plan found that high density development might be incompatible with or infeasible in many areas located within the unincorporated county. As such, future growth will need to be absorbed through:

- Redevelopment of existing uses;
- Expanding density in areas where it is already allowed; and
- Adding mixed-use development opportunities.
- These strategies can be costly as they take time and may require demolition, rezoning, and/or creative financing.

Several recently updated general/comprehensive plans have called for updating zoning regulations to allow context-sensitive density increases. Additionally, creative repurposing, “dynamic zoning” practices, and embracing mixed-use districts will all be important to accommodate residential demand.

In late 2021, the Utah Foundation commissioned a four-part guide to examine the housing challenges in Utah and how missing middle housing could be utilized as one strategy to address those challenges. Key findings from the study<sup>20</sup> include:

- According to the Missing Middle Housing Zoning Analysis, the County has 1,100 acres (31.5% of residentially zoned land in the county) where missing middle housing can be built. However, opportunities to currently build missing middle housing are extremely limited in the unincorporated areas of the county. Ø
  - Through various engagement processes, including for the County’s 2022 Moderate Income Housing plan, most residents living in unincorporated areas articulated a preference for new housing development to occur in employment and mixed-use areas rather than in existing single-family neighborhoods or open space areas.
- [Statewide], for small, middle-housing developments at the neighborhood level, developers often need conditional use approval or a rezone, which implies uncertainty, time and effort – and higher costs.
- A key barrier against new middle-housing development is zoning...in Salt Lake County, for instance, large swaths of local communities are off limits for middle housing.<sup>3/4</sup> Another obstacle is parking. It is important for local policymakers to take a hard look at their parking needs to discover whether their requirements suit actual needs and whether the payoffs in terms of driver convenience are worth the tradeoffs in housing affordability.

- Condominiums offer a significant possible approach to creating ownership opportunities in middle housing. However, condominium developers can face unique challenges, from financing issues to risk.
- It is not clear just how many middle homes the housing market would bear, since the obstacles do not allow the development to meet the demand. Other findings from the study related to housing preferences among Utah residents included:
- Respondents preferred single-family detached housing but offered positive responses to some small middle housing with the appearance of a single-family home.
- Respondents' preference for the appearance of single-family homes suggests that middle housing will meet with greater acceptance if developed in a manner that mimics the style and scale of single-family dwellings.
- Most survey respondents (60%) support more affordable housing options in their neighborhoods, with 38% strongly supporting more options. About 18% of respondents oppose more affordable housing options, while 22% are neutral.
- To address affordability issues, about 46% of survey respondents would accept middle housing in their neighborhoods; 33% of respondents oppose middle housing, and the remainder are neutral.

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## **AP-85 Other Actions - 91.420, 91.220(k)**

### **Introduction**

During PY26, through HUD block grant investments, Salt Lake County plans to:

#### **Actions planned to address obstacles to meeting underserved needs**

Allocate funding to the most effective programs to maintain housing stability and facilitate economic mobility among the County's residents with the greatest needs. In PY26, this will include rental assistance and public services that immediately impact residents with needs and who are at risk of homelessness.

#### **Actions planned to foster and maintain affordable housing**

Salt Lake County and partner jurisdictions will allocate funding to housing rehabilitation programs for both low income renters and homeowners. These programs will include accessibility programs to enable seniors to age in place if they choose.

#### **Actions planned to reduce lead-based paint hazards**

See above; this will be accomplished through housing rehabilitation programs.

#### **Actions planned to reduce the number of poverty-level families**

Prioritize rental assistance activities, which have proven to be effective in reducing poverty and preventing homelessness, and fund critical service needs including child care and support for survivors of domestic violence to help them achieve self sufficiency and reduce dependency on perpetrators, and, most importantly, break the cycle of poverty for their children.

#### **Actions planned to develop institutional structure**

#### **Actions planned to enhance coordination between public and private housing and social service agencies**

Aside from strengthening resource identification and knowledge, gaps in institutional structure are minimal. Salt Lake County will attempt to support its valuable nonprofit partners who may be faced with funding cuts and which serve worst case needs.

### **Discussion**