

2019 Annual Action Plan (Amendment #2)

**2019 Program Year
Sandy City, Utah**



Document prepared by:

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Sandy City is amending the 2019 Annual Action Plan to include projects to be funded by the CDBG funds received through the CARES Act.

Executive Summary

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

1. Introduction

In partnership with the U.S. Department of Housing and Urban Development (HUD), Sandy City is required to have in place an annual action plan (AAP) as a grantee of the Community Development Block Grant (CDBG) program. The 2019 Annual Action Plan identifies projects that implement the needs and strategic objectives that are identified in the consolidated plan (2015-2019 Consolidated Plan). Projects, including funding amounts, expected benefits, and consistency with the Consolidated Plan are described in this Plan. As a member of the Salt Lake County Home Consortium, Sandy City's AAP is submitted jointly with other members of the Consortium, with Salt Lake County as the lead agency. However, the City's annual action plan represents the objectives, projects, and funding specific to Sandy City.

During the 2019 program year, Sandy City was awarded, in addition to the annual CDBG award, a CDBG award from HUD's first round (CV1) of distributing CARES Act funds. The 2019 AAP was amended to program the CV1 funds. Following the end of the 2019 program year, the City received another CDBG award from HUD's third round (CV3) of distributing CARES Act funds. The 2019 AAP was again amended to program the CV3 funds.

2. Summarize the objectives and outcomes identified in the Plan

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

As was established in the 2015-2019 Consolidated Plan, the City hopes to achieve three main objectives which are:

- (1) Decent, Affordable Housing
- (2) Suitable Living Environment
- (3) Economic Opportunities.

The three main outcomes of these objectives the City hopes to realize are:

- (1) Availability/Accessibility
- (2) Affordability
- (3) Sustainability

Sandy City has identified four main areas of focus and developed some associated goals that will help realize the outcome desired:

- (1) Homeless Services and Support
- (2) Special Populations Services
- (3) Affordable Housing
- (4) Community Development

The first is providing Homeless Services and Support. To accomplish this, we have set a goal to ensure homeless shelters are maintained and there is adequate outreach to those individuals. Another goal which builds from the first is to provide transitional then permanent housing solutions for those affected by homelessness. Everyone deserves the dignity and security that come from having a decent, affordable home and the benefits a suitable living environment provides.

The City is aware that many of its residents have unique needs and issues that relate to advanced age, physical impairments, mental impairments, HIV/AIDS, or other disabilities. With these unique circumstances come unique needs and issues that require equally unique solutions to help address their issues. The City has set a goal to deliver senior citizen facilities and services. A senior center was built partially utilizing CDBG funds through a Section 108 Loan that has serviced the city's senior population well. The City also recognizes other special populations that have several area wide agencies and non-profit groups that have specific services targeted at their unique circumstances. It is the City's goal to seek out and support those public service providers. It is important that our citizens' needs are met by making these programs available and accessible.

A majority of Sandy City enjoys high property values and homes that are well maintained. There is an affordability issue for many people who desire to live in the City. The areas that are more affordable tend to be areas with aging housing stock that has been improperly maintained or neglected. As Sandy City ages, other areas could also fall victim to this same occurrence and could fall into decline. It is critical that the current housing stock be maintained and that there is sufficient suitable living environments. It is also important to provide a diversified housing stock to ensure there is sufficient affordable housing. To achieve this outcome, the City has set goals to create new affordable housing options, provide home rehabilitation assistance, and provide emergency or critical home repairs that improve safety and health of home. A healthy, sustainable city can be achieved by accomplishing these goals.

The last area of focus is Community Development. The oldest parts of the city has aging infrastructure that isn't up to current standards. There are accessibility issues due to this deficient state of infrastructure. There are also needs to provide programs for youth, seniors, and others. The City has

made goals to correct those accessibility deficiencies through public improvements to its street infrastructure. These will promote economic improvements and accessibility to all residents. The City also has a goal to seek out service providers that can provide the necessary programs to teach, train, and educate our community to further advance individual success.

3. Evaluation of past performance

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

For several years the City has set out to improve the areas of focus shown above. The City has seen progress towards accomplishing those goals through the partnerships made with service providers and other government entities. While the City has made measurable progress, the work is not yet done. The City intends to continue to improve in these areas over the next couple years of our 2015-2019 Consolidated Plan period. Since the City has paid off the Section 108 loan used to pay for a Senior Citizen Center, the City has sought to direct more money to these areas to help realize the outcomes the City desires.

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

Sandy City has an excellent group of dedicated citizens who serve on our CDBG Advisory Committee. They come from all over the city and several that live within the areas of highest low/moderate income households. They are familiar with the needs of their neighborhoods and are dedicated to help them through the CDBG program. They meet several times a year to help guide the use of the CDBG program, assist in evaluation of potential service provider partners and help evaluate our current service provider effectiveness. They hold a large part in informing the plan and objectives of the CDBG program.

The City also seeks out consultation with the many service providers in the area, both non-profit and governmental, to better understand the needs of our residents whom they are serving. This level of personal details into the needs of the residents is invaluable. The City Council holds a public hearing each year and many of them provide information regarding those needs and how we can better serve them and reach those that are still underserved.

5. Summary of public comments

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

The minutes from the public comments received during the public hearings associated with the 2019 Annual Action Plan, and subsequent amendments, are attached with the Grantee Unique Attachments.

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

No comments were rejected.

7. Summary

While the projects the City intends to fund during the coming fiscal year will help achieve the goals and objectives, the limited available funding amount won't be able to meet all the needs of our community. It is the City's desire to have these funds applied in the most effective and efficient manner possible to achieve the greatest outcomes possible.

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	SANDY CITY	
CDBG Administrator	SANDY CITY	Community Development

Table 1 – Responsible Agencies

Narrative

The Community Development Block Grant (CDBG) program is administered through the Community Development Department. Within the department, the City's Long Range Planning Manager also serves as the CDDG Program Administrator. This position is responsible for administration of the program, including preparation of plans and report, processing draw requests, coordination of the City's Citizen Advisory Committee, and monitoring subrecipients. The City's Finance Department is responsible for oversight of the program.

Consolidated Plan Public Contact Information

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

1. Introduction

The various coordination activities of Sandy City and Salt Lake County highlight one of the key strengths in the institutional structure. This has been particularly true in many planning processes which involved a broad base of community representatives in a process to develop a common vision and strategic plan.

Upon becoming aware of additional CDBG funds through the CARES Act, the City began consulting again with various professionals and organizations to better understand the needs and impacts of Covid-19 on individuals, families, businesses, and organizations.

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)).

The preparation of the AAP and the current Consolidated Plan involved consultation with other public and private agencies which provide assisted housing, health services and social services, including providers to children, elderly persons, persons with disabilities, persons with HIV/AIDS and their families, and homeless persons.

Coordination of resources and compilation of data for the consolidated plan was accomplished through a multi-faceted process combined of public hearings, roundtables, special presentations, mail and telephone surveys with affected agencies and organizations. Coalitions, commissions, councils, boards and committees representing affected organizations throughout the area of jurisdiction were sought out for their participation.

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.

There are three Continuums of Care organized in Utah. The local Continuum of Care has recently completed a restructuring of the organization, and is now called the Salt Lake Valley Coalition to End Homelessness. It receives approximately \$6 million annually from HUD for project funding and collaboration. Salt Lake County is the lead agency for the local continuum. The City's CDBG Administrator became a member of the newly reorganized Continuum of Care in April of 2019. The Continuum of Care believes that the Collective Impact Approach will more closely align the Continuum with HUD's HEARTH program. The Collective Impact Approach is intended to:

- Take a system approach instead of a program approach;
- Be more data driven;

- Involve a broad group of diverse stakeholders; and
- Implement common principles and common metric throughout the community.

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 City does not receive ESG funds and does not administer the HMIS program.

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

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	HOUSING AUTHORITY OF SALT LAKE COUNTY
	Agency/Group/Organization Type	Housing PHA Regional organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The City met with the HASLC to discuss housing owned by the organization in the City.
2	Agency/Group/Organization	SALT LAKE COUNTY
	Agency/Group/Organization Type	Other government - County

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Market Analysis Anti-poverty Strategy Lead-based Paint Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The County is the lead agency for the Consolidated Plan, the HOME Consortium, and the Continuum of Care. Meetings were held to address all three of those roles. The City also communicated regularly with the County to discuss the impacts of Covid-19 and potential programs.
3	Agency/Group/Organization	The Road Home
	Agency/Group/Organization Type	PHA Services - Housing Services-homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Agency participated in public hearings and provided homelessness reports. City met with officials on site. The City also contacted The Road Home to address impacts from Covid-19.
4	Agency/Group/Organization	YWCA BATTERED WOMEN AND CHILDREN SHELTER
	Agency/Group/Organization Type	Services-Victims of Domestic Violence Services-homeless
	What section of the Plan was addressed by Consultation?	Homeless Needs - Families with children
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	On-site visits and reports provided by agency. Agency participated in public hearings.
5	Agency/Group/Organization	Family Support Center, UT
	Agency/Group/Organization Type	Services-Children Services-Victims of Domestic Violence Services - Victims Child Welfare Agency
	What section of the Plan was addressed by Consultation?	Homeless Needs - Families with children Non-Homeless Special Needs Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Agency representative met with City staff.

7	Agency/Group/Organization	Salt Lake Community Action Program
	Agency/Group/Organization Type	Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services - Victims
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Agency participated in public hearings.
8	Agency/Group/Organization	South Valley Sanctuary
	Agency/Group/Organization Type	Housing Services-Children Services-Victims of Domestic Violence Services-homeless Services - Victims
	What section of the Plan was addressed by Consultation?	Homeless Needs - Families with children Homelessness Strategy Non-Homeless Special Needs Anti-poverty Strategy

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	On-site visits and reports provided by agency. Agency participated in public hearings. The City also contacted South Valley Sanctuary to address impacts from Covid-19.
9	Agency/Group/Organization	ASSIST
	Agency/Group/Organization Type	Housing Services - Housing Services-Elderly Persons Services-Persons with Disabilities
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Agency participated in public hearings. The City also contacted Assist to address impacts from Covid-19.
10	Agency/Group/Organization	Community Health Centers, Inc
	Agency/Group/Organization Type	Services-Health Health Agency
	What section of the Plan was addressed by Consultation?	Covid impact
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The City contacted Community Health Centers to address the impacts of Covid-19.
11	Agency/Group/Organization	COMMUNITY DEVELOPMENT CORPORATION (CDC) - ADMIN
	Agency/Group/Organization Type	Housing Services - Housing
	What section of the Plan was addressed by Consultation?	Covid impact

<p>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>The City contacted Community Development Corporation to address the impacts of Covid-19.</p>
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Identify any Agency Types not consulted and provide rationale for not consulting

No agencies were intentionally not included.

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?
Continuum of Care	Salt Lake County	The primary role of the Continuum of Care is to reduce homelessness in the region, with the goal of functionally ending homelessness. The role of the Continuum of Care aligns with the City's goal to support programs providing essential services.
General Plan Housing Element	Sandy City	The City's General Plan is intended to guide City decision regarding future growth and development. The Housing Element of the General Plan was recently updated and has directly informed and influenced the creation of all of the City's 2015-2019 Consolidated Plan goals.
2015-2020 5 Year PHA Plan (draft)	Housing Authority of the County of Salt Lake	The Housing Authority's mission "to provide and develop quality affordable housing opportunities for individuals and families while promoting self-sufficiency and neighborhood revitalization" is aligned with the City's housing and essential services goals and all of the City's program objectives.
Wasatch Choices for 2050	Wasatch Front Regional Council	Wasatch Choices for 2050 is a regional planning effort developed over the last two decades that promotes shared "growth principles." The needs and goals of the Consolidated Plan are consistent with those identified in Wasatch Choice for 2040.

Table 3 - Other local / regional / federal planning efforts

Narrative

The City's involvement with the HOME Consortium and other regional councils and agencies puts the City in contact with other public entities and units of government which have influenced the preparation of the Consolidated Plan and this Annual Action Plan. The information provided by the many agencies that participated at that time has also been utilized in the preparation of this plan.

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

Citizens in Sandy City, especially those of low, very low, and extremely low-income are encouraged to participate in the development of the plans and reports. Also, citizens, including minorities and non-English speaking persons, persons with mobility, visual or hearing impairments, are also strongly encouraged to participate. It is the contention of the jurisdiction that citizens of an area are the best resource for identifying issues, suggesting solutions, developing and amending plans and programs to solve existing and future problems.

To help receive this input the City has formed a citizen's CDBG Advisory Committee that meets almost every month. These meetings are open to the public. The Citizen Advisory Committee holds a public hearing to consider community needs and a public hearing is also held with the City Council.

To address the CARES Act, the City essentially repeated the process. The CDBG Advisory Committee met repeatedly to address the CARES Act funds. The Committee reviewed funding request applications and prepared a recommendation for the City Council. A draft of proposed amendment was made available for public comment. The City Council also held a public hearing.

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)
1	Public Hearing	Non-targeted/broad community	A needs analysis public hearing was held by the Citizen Advisory Committee on Sept. 19, 2018. Besides members of the Committee, the meeting was attended by a resident and non-profit organizations (UCA, The Road Home).	The comments ranged from gratitude for supporting their programs, to making appeals to support their programs or increase their funding. The organizations shared stories and experience on how these funds impact peoples lives.	No comments were not intentionally not accepted.	

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)
2	Newspaper Ad	Non-targeted/broad community	Notices were posted in local newspapers for the needs analysis hearing, the public comment period for the draft 2019 AAP, and the public hearing for the 2019 AAP. No direct response was received, however six organizations and two resident commented at the public hearings.	No comments were received outside of the public hearings. Public hearing comments are addressed separately.	N/A	
3	Group Email	Entities and individuals assumed to be interested in the City's CDBG program.	A group email was used to assist in the notification of the public hearing regarding the 2019 AAP. No direct response was received, however five organizations and one resident commented at the public hearing.	No comments were received outside of the public hearing. Public hearing comments are addressed separately.	N/A	

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)
4	Public Hearing	Non-targeted/broad community	Representatives of organizations and one resident spoke at the public hearing for the 2019 AAP.	The organizations addressed the programs provided and the impact of their programs on Sandy City residents. The resident, and one organization, also addressed support for the City to continue to administer a CDBG program at the City level.	No comments were not intentionally not accepted.	

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)
5	Newspaper Ad	Non-targeted/broad community	Notices were posted in local newspapers to publish the public comment period and the public hearing for the 2019 AAP Amendment. No direct response was received, however three organizations and one resident commented at the public hearings.	No direct response was received.	No comments were received.	

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)
6	Public Hearing	Non-targeted/broad community	Representatives of organizations and one resident provided comments at the public hearing for the 2019 AAP Amendment.	The organizations that spoke had been recommended for funding, and they expressed appreciation. The resident questioned why the CDBG-CV funds were being handled as an amendment to the 2019 AAP instead of being included in the 2020 AAP.	No comments were intentionally not accepted.	

Table 4 – 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)
7	Public Hearing	Non-targeted/broad community	A needs analysis public hearing was held by the Citizen Advisory Committee on Sept. 16, 2020. Besides City staff and members of the Committee, the meeting was attended by a resident, two councilmembers, and representatives from six non-profit organizations.	The comments generally included gratitude from those agencies that have worked with the City in the past and the current need, specifically with the added burdens of COVID-19.	No comments were not intentionally not accepted.	

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)
8	Newspaper Ad	Non-targeted/broad community	Notices were posted in local newspapers to publish the public comment period and the public hearing for the second 2019 AAP Amendment. No direct response was received.	No direct response was received.	No comments were received.	

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)
9	Public Hearing	Non-targeted/broad community	(A public hearing will be held on December 8, 2020 to review the proposed amendment to program the CV3 funds. A summary of attendance will be added following the hearing.)	(Comments will be summarized following the hearing.)	No comments were intentionally not accepted.	

Expected Resources

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

Introduction

The City participates in both the CDBG program, as a grantee, and the HOME program, as a member of the Salt Lake HOME Consortium. The City's HOME funds are administered by Salt Lake County as the lead agency for the Salt Lake HOME Consortium. The City does not participate in other HUD programs.

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: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	376,923	0	6,187	383,110	0	The prior year resources reflect unexpended funds from closed activities.
Other	public - federal	Other	490,797	0	0	490,797	0	Sandy City was awarded \$234,295 in CDBG funds from CV1 and \$256,502 from CV3 through the CARES Act.

Table 5 - 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

The City does not have match requirements of the program funding or anticipated projects funded to serve community needs. The majority of community development projects directly managed by the City are generally leveraged through staff time and other resources funded by the general fund. It is likely that all public service subrecipients will be agencies that serve the region, and funds provided by the City are leveraged by other municipalities, Salt Lake County, the State, and charitable donations. The City has demonstrated that it seeks for and takes advantage of additional opportunities to leverage CDBG funds, and the City will continue to do so.

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

The City's Senior Center was funded in part with a Section 108 loan, and will continue to be essential to meeting needs identified in this plan. Additionally, it is expected that projects to address improvements and amenities will be built on City owned property, such as open space and parks, in neighborhoods that qualify for funding through the low- and moderate-income area benefit national objective. The City also owns remnant parcels and has sought to acquire additional land that currently has abandoned, distressed, or problem properties throughout the city, with the objective to rehabilitate or replace with new affordable housing.

Discussion

The City reprogrammed \$42,720.32 of unexpended prior year funds with the 2018 AAP. The majority of those funds accumulated from remaining funds in closed projects that occurred prior to the current Consolidated Plan. The City is committed to the effective and responsible use of funds. The \$6,187 in prior year funds being reprogrammed with this AAP represent unexpended funds from the 2016 (Weatherization: \$5,111.43) and 2017 (Admin: \$1075.35, Assist: \$0.06, South Valley Sanctuary: \$0.72) program years. Upon reprogramming of these funds, there will be no unexpended funds from years prior to the 2017 program year. All unexpended 2017 program year funds not being reprogrammed are allocated to open projects.

Annual Goals and Objectives

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

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Maintain Homeless Shelters and Provide Outreach	2015	2019	Homeless		Homeless Services and Support	CDBG: \$29,100	Homeless Person Overnight Shelter: 162 Persons Assisted Homelessness Prevention: 54 Persons Assisted
2	Support Transitional & Permanent Housing Solutions	2015	2019	Homeless		Affordable Housing Homeless Services and Support	CDBG: \$12,350	Public service activities for Low/Moderate Income Housing Benefit: 14 Households Assisted
3	Provide Critical Repairs for Safe and Healthy Home	2015	2019	Affordable Housing		Affordable Housing	CDBG: \$75,000	Homeowner Housing Rehabilitated: 25 Household Housing Unit
4	Support Essential Public Services and Programs	2015	2019	Non-Housing Community Development		Special Populations Services	CDBG: \$15,088	Public service activities other than Low/Moderate Income Housing Benefit: 839 Persons Assisted
5	Correct Accessibility Deficiencies	2016	2019	Non-Housing Community Development		Community Development	CDBG: \$120,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 975 Persons Assisted
6	Provide Home Rehabilitation Assistance	2016	2019	Affordable Housing		Affordable Housing	CDBG: \$30,000	Homeowner Housing Rehabilitated: 3 Household Housing Unit

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
7	Improve and Provide Adequate Senior Facilities	2015	2016	Non-Housing Community Development		Community Development	CDBG: \$48,063	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 1095 Persons Assisted

Table 6 – Goals Summary

Goal Descriptions

1	Goal Name	Maintain Homeless Shelters and Provide Outreach
	Goal Description	This goal will include projects that support for homeless shelters and support services.
2	Goal Name	Support Transitional & Permanent Housing Solutions
	Goal Description	This goal will include projects that will help provide housing counseling and support for persons experiencing homelessness.
3	Goal Name	Provide Critical Repairs for Safe and Healthy Home
	Goal Description	This goal will include projects that support housing emergency repairs, accessibility improvements, and accessibility design assistance.
4	Goal Name	Support Essential Public Services and Programs
	Goal Description	In the 2019 program year, this goal intends to provide a variety of public services for emergency food and crisis child care.

5	Goal Name	Correct Accessibility Deficiencies
	Goal Description	Some areas of the City have deficiencies that restrict accessibility. The purpose of this goals is to improve pedestrian ways and ADA compliance.
6	Goal Name	Provide Home Rehabilitation Assistance
	Goal Description	This goal intends to provide assistance to low to moderate income home owners for the rehabilitation of their existing home.
7	Goal Name	Improve and Provide Adequate Senior Facilities
	Goal Description	The purpose of this goals is to provide new or improved facilities for seniors.

AP-35 Projects - 91.420, 91.220(d)

Introduction

Annual CDBG Grant Funds: For the 2019 program year, the City has maintained a low percentage of CDBG funds to fund the administration of the grant and associated planning (14.2%) which is below the maximum allowed (20%). The City intends to maximize the allowable funding (15%) for public services. The majority of the CDBG funds will be utilized to provide housing rehab and repairs, accessibility improvements, pedestrian connections, and park improvements in the City.

CARES Act CDBG Funds: Sandy City was awarded \$490,797 in CDBG funds from the CARES Act in 2020. Among other regulatory revisions, the CARES Act suspended the public service cap. The CV1 funds (\$234,295) will be utilized for public services (28.7%), including temporary rent assistance, economic development (53.4%), and housing rehab and repairs (17.3%). Of the \$256,502 in CV3 funds, \$164,187 (64%) is being allocated to public services, included mortgage assistance. The remaining funds (\$92,315) will be programmed at a later date through a separate amendment.

#	Project Name
1	Public Services-Essential Services (2019)
2	Public Services-Homelessness (2019)
3	Public Service-Housing (2019)
4	Housing-Emergency Repairs/Accessibility (2019)
5	Housing-Rehab (2019)
6	Facilities-Park Improvements (2019)
7	Infrastructure-Pedestrian/Accessibility Improvements (2019)
8	Planning & Administration (2019)
9	CV-Public Services (2019)
10	CV-Housing (2019)
12	CV-Economic Development (2019)
13	CV-Program Administration (2019)

Table 7 – Project Information

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

The proposed projects to be funded during the program year, have been allocated based on priorities set in the 2015-2019 Consolidated Plan. In selecting which applications to fund and how much to allocate to each project, there are always hard decisions to make. All of the received funding request applications were for good organizations attempting to better the community by providing services and creating opportunity for those who are low to moderate income. However, some requests for funding better align with the priorities Sandy City has set out to accomplish with the limited CDBG funds. In a perfect scenario, the City would have enough funds granted from HUD to satisfy the overwhelming

requests received each year.

AP-38 Project Summary
Project Summary Information

1	Project Name	Public Services-Essential Services (2019)
	Target Area	
	Goals Supported	Support Essential Public Services and Programs
	Needs Addressed	Special Populations Services
	Funding	CDBG: \$15,088
	Description	This project shall include public services that support essential living needs, other than those specifically related to homelessness. The anticipated subrecipients include Utah Community Action Program (\$7,550) and Family Support Center (\$7,538).
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that 839 individuals will benefit from the anticipated activities. <ul style="list-style-type: none"> • Family Support Center: 47 • Utah Community Action: 792
	Location Description	The services associated with the anticipated activities are available to all residents throughout the City.
	Planned Activities	Anticipated activities include: <ul style="list-style-type: none"> • Crisis Nursery (Family Support Center) • Food Pantry (Utah Community Action)
2	Project Name	Public Services-Homelessness (2019)
	Target Area	
	Goals Supported	Maintain Homeless Shelters and Provide Outreach
	Needs Addressed	Homeless Services and Support
	Funding	CDBG: \$29,100
	Description	This project shall include public services specifically related to homelessness, and including those related to domestic violence. The anticipated subrecipients include The Road Home (\$10,750), South Valley Sanctuary (\$11,300), and YWCA (\$7,050).
	Target Date	6/30/2020

	Estimate the number and type of families that will benefit from the proposed activities	It is anticipated that 216 individuals will benefit from the anticipated activities. <ul style="list-style-type: none"> • Road Home: 162 • South Valley Sanctuary: 37 • YWCA: 17
	Location Description	The services provided by the anticipated activities will be available to all residents of the City.
	Planned Activities	Anticipated activities include: <ul style="list-style-type: none"> • homeless shelter and services (The Road Home) • domestic violence victim shelter and services (South Valley Sanctuary) • Women In Jeopardy program (YWCA)
3	Project Name	Public Service-Housing (2019)
	Target Area	
	Goals Supported	Support Transitional & Permanent Housing Solutions
	Needs Addressed	Affordable Housing
	Funding	CDBG: \$12,350
	Description	This project shall include activities associated with the operations, case management, and maintenance/repairs for supportive housing. The anticipated subrecipient for the associated activity includes The Road Home-Transitional Housing Operations (\$7,650) and Maintenance & Repairs (\$4,700).
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that 14 individuals will benefit from the anticipated activity.
	Location Description	
	Planned Activities	Anticipated activities include operational support, case management, maintenance and repairs for homeless individuals that have transitioned in to housing (The Road Home).
4	Project Name	Housing-Emergency Repairs/Accessibility (2019)
	Target Area	

	Goals Supported	Provide Critical Repairs for Safe and Healthy Home
	Needs Addressed	Affordable Housing
	Funding	CDBG: \$75,000
	Description	This project shall include funding to provide emergency home repairs and accessibility improvements for low and moderate income households. The anticipated subrecipient is Assist (\$75,000).
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that this project will serve 25 households.
	Location Description	The services of the anticipated activity will be available to eligible residents throughout the City.
	Planned Activities	The anticipated activity includes emergency home repairs and residential accessibility improvements.
5	Project Name	Housing-Rehab (2019)
	Target Area	
	Goals Supported	Provide Home Rehabilitation Assistance
	Needs Addressed	Affordable Housing
	Funding	CDBG: \$30,000
	Description	This project shall include funding for housing rehab to support low and moderate income households to remain in their existing homes. The anticipated subrecipient is Neighborworks Salt Lake (\$30,000).
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that 3 households will benefit from the anticipated activity.
	Location Description	The anticipated activity will be available to eligible households throughout the City.
	Planned Activities	The anticipated activity includes home rehab loans and grants.
6	Project Name	Facilities-Park Improvements (2019)
	Target Area	

	Goals Supported	Improve and Provide Adequate Senior Facilities
	Needs Addressed	Community Development
	Funding	CDBG: \$48,063
	Description	This project shall include funding (\$48,063) to support park improvements in eligible area. It is anticipated that funding will support a City project managed by the City's Parks and Recreation Department to provide improvements at Main Street Park.
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that 1095 individuals, approximately 352 households, will benefit from the anticipated activity.
	Location Description	This project is anticipated to take place at Main Street Park, which is located in Census Block Group 3 of Tract 112700 in the City.
	Planned Activities	Planned activities include improvements at Main Street Park.
7	Project Name	Infrastructure-Pedestrian/Accessibility Improvements (2019)
	Target Area	
	Goals Supported	Correct Accessibility Deficiencies
	Needs Addressed	Community Development
	Funding	CDBG: \$120,000
	Description	This project shall include infrastructure improvements that benefit improve pedestrian walkability and accessibility. It is anticipated that funding will be provided to the City's Department of Public Works for improvements in "Historic Sandy".
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that 975 individuals, approximately 315 households, will benefit from the proposed activities
	Location Description	It is expected that activities will take place in "Historic Sandy", particularly Census Block Group 2 of Tract 112700, which is an eligible LMA area. Census Block Groups 3 and 4 in the same Tract are also an eligible LMA area and also located in "Historic Sandy".

	Planned Activities	The anticipated activities would include improvements to benefit pedestrians and improve accessibility, primarily focused on the installation of sidewalk and the installation of ADA ramps on Locust Street.
8	Project Name	Planning & Administration (2019)
	Target Area	
	Goals Supported	
	Needs Addressed	
	Funding	CDBG: \$53,509
	Description	It is anticipated that funding for this project will support the administration of the City's CDBG program and eligible planning activities.
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	N/A
	Planned Activities	This project will provide for a portion of expenses to conduct program administration and eligible planning.
9	Project Name	CV-Public Services (2019)
	Target Area	
	Goals Supported	Support Essential Public Services and Programs
	Needs Addressed	Special Populations Services
	Funding	CDBG-CV: \$231,455
	Description	This project includes public services that are specifically addressing virus impacts. Funds associated with this project are CDBG-CV1 and CBDG-CV3 funds.
	Target Date	6/30/2021

<p>Estimate the number and type of families that will benefit from the proposed activities</p>	<p>CV1</p> <p>A total of 1,616 individuals and 7 families are expected to be assisted through this project by the following proposed activities:</p> <p>211 Program (United Way) - 490 individuals</p> <p>Domestic Violence Victime Services (South Valley Sanctuary) - 36 individuals</p> <p>Grief Support Services (Sharing Place Inc.) - 20 individuals</p> <p>Homeless Shelter and Services (The Road Home) - 11 individuals</p> <p>Scattered Site Housing Support (The Road Home) - 9 individuals</p> <p>Food Pantry (Salt Lake Community Action Program) - 1050 individuals</p> <p>Rent Assistance (Salt Lake Community Action Program) - 7 families</p> <p>CV3</p> <p>A total of 90 individuals and 30 families are expected to be assisted through this project by the following proposed activities:</p> <p>Midvale Family Resource Center (The Road Home) - 25 individuals</p> <p>Domestic Violence Support (South Valley Sanctuary) – 25 individuals</p> <p>Adult Residential Program (Odyssey House) - 10 individuals</p> <p>Senior Vision (Senior Charity Care) - 30 individuals</p> <p>Mortgage Assistance (Community Development Corporation) - 30 families</p>
<p>Location Description</p>	<p>Activities will occur at the facilities of the public service organizations. All of the funded organizations serve regional needs, and none of the organizations have facilities located in Sandy City.</p>

	Planned Activities	<p>CV1</p> <p>211 Program (United Way) - \$10,000</p> <p>Domestic Violence Victime Services (South Valley Sanctuary) - \$10,000</p> <p>Grief Support Services (Sharing Place Inc.) - \$2,000</p> <p>Homeless Shelter and Services (The Road Home) - \$10,000</p> <p>Scattered Site Housing Support (The Road Home) - \$17,000</p> <p>Food Pantry (Salt Lake Community Action Program) - \$9,000</p> <p>Rent Assistance (Salt Lake Community Action Program) - \$9,268</p> <p>CV3</p> <p>Midvale Family Resource Center (The Road Home) - \$20,000</p> <p>Domestic Violence Support (South Valley Sanctuary) – \$10,000</p> <p>Adult Residential Program (Odyssey House) - \$10,000</p> <p>Senior Vision (Senior Charity Care) - \$9,187</p> <p>Mortgage Assistance (Community Development Corporation) - \$115,000</p>
10	Project Name	CV-Housing (2019)
	Target Area	
	Goals Supported	Provide Home Rehabilitation Assistance
	Needs Addressed	Affordable Housing
	Funding	CDBG-CV: \$40,527
	Description	This project includes those housing issues that prepare for, respond to, or prevent Covid-19. All funding is from CV1.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	<p>It is anticipated that 12 families will benefit from the following proposed activities:</p> <p>Emergency Home Repair & Accessibility Improvements (Assist) - 10 families</p> <p>Home Rehab (Neighborworks) - 2 families</p>
	Location Description	The activities will be available for housing units throughout the City.
	Planned Activities	<p>Emergency Home Repair & Accessibility Improvements (Assist) - \$30,000</p> <p>Home Rehab (Neighborworks) - \$10,527</p>

11	Project Name	CV-Economic Development (2019)
	Target Area	
	Goals Supported	Support Essential Public Services and Programs
	Needs Addressed	Community Development
	Funding	CDBG-CV: \$125,000
	Description	This project is intended to support local business in preparing for, responding to, or preventing Covid-19. All funding is from CV1.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	It is expected that 20 businesses will benefit from the Business Recovery Academy and 10 businesses will benefit from the Small Business Impact Fund.
	Location Description	Funding will be available to eligible businesses throughout the City.
	Planned Activities	Business Recovery Academy - \$25,000 Small Business Impact Fund - \$100,000
12	Project Name	CV-Program Administration (2019)
	Target Area	
	Goals Supported	
	Needs Addressed	
	Funding	CDBG-CV: \$1,500
	Description	This project is intended to support administration of the CARES Act funds. All funding is from CV1.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	This project supports program administration, and will not directly benefit individuals or families.
	Location Description	The City offices are located at 10000 S. Centennial Parkway, Sandy City, UT, 84070.
	Planned Activities	The City utilizes software by ZoomGrants to administer funds. A \$1,500 fee is required for each program. A new program was opened to administer the CARES Act funds.

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

On Feb. 14, 2019 HUD issued Notice CPD-19-02, which announced the release of updated low and moderate income data. Per the Notice, the 2019 program year will be subject to the updated data. According to the updated data, Sandy City remains classified as an "exception" community with regards to eligible areas (LMA) for the use of CDBG funds. The threshold for Sandy City is 42.77% LMI, according to HUD (<https://www.hudexchange.info/programs/acs-low-mod-summary-data/>, 4/4/19). A map of the eligible LMA Census block group is included with the Grantee Attachments.

Geographic Distribution

Target Area	Percentage of Funds

Table 8 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

Projects based on LMA eligibility include some of the older areas and facilities in the City, which are areas considered by the Citizen Advisory Committee to be in greater need of improvements.

Discussion

For the most part, projects funded by CDBG during the 2019 program year are available to all Sandy City residents.

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

Introduction

Sandy City, as part of the Salt Lake County Consortium, conducted a study to prepare a county-wide Analysis of Impediments. Through this study, it was found that Sandy City had three main items identified as local impediments to affordable housing:

- (1) Amount of Affordable Rental Housing
- (2) Public Private Partnerships
- (3) Nimbyism

In an effort to address these issues and others, in 2013, Sandy City adopted a new Housing Element of the General Plan. The intent of the Housing Element is to analyze existing housing stock and living conditions within the City. Sandy City recognizes that housing is a basic necessity in life for all people and all levels of government should attempt to provide decent and adequate accommodations for their citizens. Housing should be safe, comfortable, and attainable. Among Sandy City's top concerns in this regard is providing choices for those who currently reside in the City and those who may wish to do so in the future while still maintaining and promoting a strong sense of community. A full copy of the updated Housing Element can be found through our website, www.sandy.utah.gov.

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

1. Diversification
2. Maintenance of Existing Housing Stock
3. Educational Outreach
4. Affordable Housing Options
5. Public/Private Partnerships

Discussion

Diversification. One of the major roadblocks in Sandy is the cost and value of land. Sandy is a highly desired location for residential, business, and commercial uses and properties tend to demand a premium on the market when compared to the surrounding communities. Diversification of the housing stock will provide housing options to a wider range of household incomes.

Maintenance of Existing Housing Stock. A major amount of new growth occurred in Sandy in the late 1970s and 1980s. This means that a large portion of the City's housing is between 30-40 years old. These units have become more affordable as they age, but have also become more expensive to maintain. The City needs to develop policies and procedures to help residents in maintaining these homes and conducting repairs and upgrades necessary to make them viable for years to come. As part of the Housing Element update (above), the City will also be looking at providing programs geared toward providing neighborhood services, whether it is financial assistance, mediation between neighbors and landlords, or general informational guidance and direction.

Educational Outreach. There are a number of areas in which the City can act as a source of instruction and education for the community as a whole in regards to fair and affordable housing. It is expected that there will be opposition to increasing densities, proposing new developments, and generally changing the character of the City to meet the needs of the changing demographics. This nimbyism is typically present in most suburban communities. However, Sandy is no longer a simple suburban community and has been forming a separate identity of its own on both the state and national level. The City needs to reach out to homeowners, landlords, business owners, realtors, and all other affected parties and provide opportunities for education and input on the future of the City. This will not only help change the NIMBY attitudes, but will also provide a forum in which the community as a whole can determine its future and ensure quality development and preservation of existing character.

Affordable Housing Options. It is recognized that while Sandy has traditionally been seen as a traditional "family" community with mostly single-family housing, that it is important to offer a variety of housing options that are affordable to people of all ages and walks of life. The City has been working towards this in its approvals of a number of multi-family and mixed-use developments. The City will continue to consider higher densities in appropriate areas and encourage developments to include affordable housing components through existing and future programs. The use of state and federal programs and the development of an assistance program offered by the City are a few options available. Sandy does not desire to form its own Housing Authority at this time and will continue the partnership with the Salt Lake County Housing Authority to help provide housing to those in need.

Public/Private Partnerships. Sandy has also explored partnering and will continue to investigate ways to partner with other private or non-profit

agencies to help build new housing. The City's RDA Board has a plan to begin using funds from our Economic Development Area (EDA) set-aside funds to purchase distressed properties, remove blight, and further subdivide the land, if possible. The goal is to replace these distressed properties with new housing units for low to moderate income individuals. Some sort of Public/Private partnership will likely be formed to effectuate this plan.

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

Introduction

It is the goal and objective of the City's proposed projects and activities for the 2018 CDBG program year to do the following: 1) maintain affordable housing; 2) make homes safe and healthy; 3) reduce the number of poverty level families; 4) improve infrastructure accessibility; 5) make improvements that benefit seniors; and 6) develop relationships with direct service providers to enhance coordination and effectiveness of our CDBG program.

Actions planned to address obstacles to meeting underserved needs

Limited funding and high housing costs are primary obstacles to addressing underserved needs. The City will continue to seek programs and activities to more efficiently meet community needs through leveraging funds, better coordination with and awareness of local organizations, and seeking to meet needs with resources other than CDBG funding.

Actions planned to foster and maintain affordable housing

The range and availability of housing types within the City has significantly increased in recent years. The City is a member of the HOME Consortium and has partnered with the EDA housing set-aside funds to create new affordable housing units. The City plans to use the affordable housing set-aside funds from the Economic Development Area (EDA) to eliminate blight and create new affordable housing units. The City has already acquired several parcels and demolished blighted homes from these site. The city is working on a plan to engage the local development community to build these new homes and sell them to low to moderate individuals. Over the next five years, the City hopes to create at least ten new affordable housing units, and for these funds to be a perpetual and revolving fund to continue the creation of new affordable housing options within Sandy.

Actions planned to reduce lead-based paint hazards

Approximately 45% of the City's housing units were built prior to 1978, when lead-based paint was banned. The Salt Lake County Health Department is focused on education. It is recommended that city residents in housing units built prior to 1978 become familiar with the dangers of lead-based paint and actions that can be taken to reduce those hazards. Information is available from the Salt Lake County Health Department at: www.slcohealth.org/programs/leadfreekids/index.

Actions planned to reduce the number of poverty-level families

One of the purposes to help fund public services is to provide our residents opportunities to get educated and receive the temporary assistance they need to break the cycle of poverty. By providing CDBG funds to residents that need emergency assistance, we meet their immediate needs. By providing

them tools through counseling and education, they can get on the path of self-sufficiency.

Actions planned to develop institutional structure

The City is constantly striving to most effectively utilize the limited funds received to address needs within the community. The City intends to seek more effective outreach methods to the public in order to incorporate more community input. Additional training is also planned to increase awareness of the CDBG program among City staff to better coordinate the goals of the Consolidated Plan with potential projects, resources, and capacity of individual departments.

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

The CDBG Advisory Committee will continue to tour the facilities of funded public service agencies. The CDBG Coordinator will continue to increase the number of on-site monitoring visits and do so more regularly. The CDBG Administrator will continue to serve on the HOME Consortium and coordinate with housing providers, public service providers, and other government entities.

Discussion

Program Specific Requirements

AP-90 Program Specific Requirements - 91.420, 91.220(I)(1,2,4)

Introduction

The City will use one year to determine the overall benefit to persons of low and moderate income.

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	0

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	70.00%

Housing Trust Fund (HTF)
Reference 24 CFR 91.220(l)(5)

1. Distribution of Funds

a. Describe the eligibility requirements for recipients of HTF funds (as defined in 24 CFR § 93.2).

N/A

b. Describe the jurisdiction's application requirements for eligible recipients to apply for HTF funds.

N/A

c. Describe the selection criteria that the jurisdiction will use to select applications submitted by eligible recipients.

N/A

d. Describe the jurisdiction's required priority for funding based on geographic distribution, which is a description of the geographic areas of the State (including areas of low-income and minority concentration) in which it will direct assistance during the ensuing program year.

N/A

e. Describe the jurisdiction's required priority for funding based on the applicant's ability to obligate HTF funds and undertake eligible activities in a timely manner.

N/A

f. Describe the jurisdiction's required priority for funding based on the extent to which rents for units in the rental project are affordable to extremely low-income families.

N/A

g. Describe the jurisdiction's required priority for funding based on the financial feasibility of the project beyond the required 30-year period.

N/A

h. Describe the jurisdiction's required priority for funding based on the merits of the application in meeting the priority housing needs of the jurisdiction (such as housing that is accessible to transit or employment centers, housing that includes green building and sustainable development features, or housing that serves special needs populations).

N/A

i. Describe the jurisdiction's required priority for funding based on the location of existing affordable housing.

N/A

j. Describe the jurisdiction's required priority for funding based on the extent to which the application makes use of non-federal funding sources.

N/A

2. Does the jurisdiction's application require the applicant to include a description of the eligible activities to be conducted with HTF funds?

N/A

3. Does the jurisdiction's application require that each eligible recipient certify that housing units assisted with HTF funds will comply with HTF requirements?

N/A

4. **Performance Goals and Benchmarks.** The jurisdiction has met the requirement to provide for performance goals, consistent with the jurisdiction's goals established under 24 CFR 91.215(b)(2), by including HTF in its housing goals in the housing table on the SP-45 Goals and AP-20 Annual Goals and Objectives screens.

N/A

5. **Rehabilitation Standards.** The jurisdiction must establish rehabilitation standards for all HTF-assisted housing rehabilitation activities that set forth the requirements that the housing must meet upon project completion. The jurisdiction's description of its standards must be in sufficient detail to determine the required rehabilitation work including methods and materials. The standards may refer to applicable codes or they may establish requirements that exceed the minimum requirements of the codes. The jurisdiction must attach its rehabilitation standards below. If the jurisdiction will not use HTF funds for the rehabilitation of housing, enter "N/A".

In addition, the rehabilitation standards must address each of the following: health and safety; major systems; lead-based paint; accessibility; disaster mitigation (where relevant); state and local codes, ordinances, and zoning requirements; Uniform Physical Condition Standards; and Capital Needs Assessments (if applicable).

N/A

6. **Resale or Recapture Guidelines.** Below, the jurisdiction must enter (or attach) a description of the guidelines that will be used for resale or recapture of HTF funds when used to assist first-time homebuyers. If the jurisdiction will not use HTF funds to assist first-time homebuyers, enter "N/A".

N/A

7. HTF Affordable Homeownership Limits. If the jurisdiction intends to use HTF funds for homebuyer assistance and does not use the HTF affordable homeownership limits for the area provided by HUD, it must determine 95 percent of the median area purchase price and set forth the information in accordance with §93.305. If the jurisdiction will not use HTF funds to assist first-time homebuyers, enter “N/A”.

N/A

8. Limited Beneficiaries or Preferences. Describe how the jurisdiction will limit the beneficiaries or give preferences to a particular segment of the extremely low- or very low-income population to serve unmet needs identified in its consolidated plan or annual action plan. If the jurisdiction will not limit the beneficiaries or give preferences to a particular segment of the extremely low- or very low-income population, enter “N/A.”

Any limitation or preference must not violate nondiscrimination requirements in § 93.350, and the jurisdiction must not limit or give preferences to students. The jurisdiction may permit rental housing owners to limit tenants or give a preference in accordance with § 93.303 only if such limitation or preference is described in the action plan.

N/A

9. Refinancing of Existing Debt. Enter or attach the jurisdiction’s refinancing guidelines below. The guidelines describe the conditions under which the jurisdiction will refinance existing rental housing project debt. The jurisdiction’s refinancing guidelines must, at minimum, demonstrate that rehabilitation is the primary eligible activity and ensure that this requirement is met by establishing a minimum level of rehabilitation per unit or a required ratio between rehabilitation and refinancing. If the jurisdiction will not refinance existing debt, enter “N/A.”

N/A

Discussion

Sandy City has attempted to maximize the funds received from HUD through this CDBG program. The City's general fund will be likely leverage some of the anticipated activities. These funds will go towards the projects shown herein and will likely be spent through delivery partners that will directly benefit low to moderate income residents.