
Community Development Block Grant (CDBG)

2026 Annual Action Plan
Second Year of the 2025-2029 Consolidated Plan

Sandy City, Utah



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Executive Summary

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

1. Introduction

This document, the 2026 Annual Action Plan (AAP), is the second annual action plan of the Sandy City 2025 Consolidated Plan. It represents the goals and objectives of the Consolidated Plan that will be pursued through projects funded by CDBG funds for the 2026 program year (7/1/2026-6/30/2027).

Sandy City, in partnership with the U.S. Department of Housing and Urban Development (HUD), administers the Community Development Block Grant (CDBG) for the benefit of the City's residents. Any city that receives funding from HUD's grant programs (CDBG, HOME, ESG, and/or HOPWA) is required to have a five-year consolidated plan in place. A consolidated plan identifies needs throughout the community and the goals and objectives that will be utilized to address those needs. Projects to carry out those goals and objectives, including funding amounts, and expected benefits, are described in annual action plans.

In addition to directly administering CDBG, Sandy City participates in the HOME program as a member of the Salt Lake County HOME Consortium. Salt Lake County acts as the lead agency for administration of the Consortium's HOME funds. As the lead agency, Salt Lake County's Consolidated Plan addresses the Consortium's HOME program. Due to the relationship that each Consortium member has through the HOME Consortium, the Salt Lake County Consolidated Plan acts as an umbrella plan. Consortium members prepare individual Consolidated Plans to address the HUD programs that each member administers. Those individual plans are included as subsections in the Salt Lake County Consolidated Plan. The Sandy City Consolidated Plan is that subsection that addresses the City's administration of the CDBG program. The Sandy City Consolidated Plan was updated in 2025 and covers the program years from 2025-2029.

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.

The 2026 Annual Action Plan intends to implement the goals and objectives established in the 2025 Consolidated Plan. Those goals and objectives are as follows:

1. Public Services – Support life-sustaining and well-being services

- Support services providing basic life needs
- Support mental health services and programs
- Encourage services that provide for senior needs
- Support the unique needs of vulnerable and special populations
- Expand access to services that improve the well-being of all residents

2. Homeless Services – Minimize impacts and occurrence of homelessness

- Support programs and services that help to prevent homelessness
- Encourage education and training that help individuals regain self-sustainability
- Support transitional and permanent housing solutions
- Support programs that serve basic needs of homeless

3. Housing – Improve housing stability

- Maintain existing housing
- Increase access to affordable housing
- Support aging in place and housing options for seniors
- Improve safe, health, and efficient housing

4. Community Development – Promote viable neighborhoods

- Correct deficiencies and generally improve accessibility
- Encourage the development and improvement of community assets
- Ensure that community services are available to all residents

5. Public Facilities – Support safe and accessible public facilities

- Support regional facilities that serve Sandy residents
- Expand access to local public facilities

3. Evaluation of past performance

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

During the term of the 2015 Consolidated Plan, Sandy City paid off a Section 108 loan. Over the course of the 2020 Consolidated Plan, the City's primary focus was on public facilities, but also an increased attention on housing. Public facilities specifically sidewalk and park improvements. The 2025 Consolidated Plan shifted the primary focus from public facilities to housing. The City has seen progress towards accomplishing goals through the partnerships the City has made with service providers,

community partners, and other government entities. While the City has made measurable progress, the continues to seek more efficient and effective use of CDBG funds.

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

The City's Citizen Participation Plan requires that the City's Citizen Advisory Committee (“CDBG Committee”), after having held a needs analysis hearing and having sought public input, prepare and present plans, as a recommendation, to the City Council for approval. The Citizen Advisory Committee is comprised of dedicated residents who represent a variety of income levels. The majority of whom represent low- and moderate-income areas, and some of whom have served on the Committee for more than a decade. The City Council has approval authority within the regulations and requirements pertaining to the CDBG program. Following approval by the City Council, the plans are submitted to HUD.

Preparation for the 2026 Annual Action Plan began in 2025 with a needs analysis public hearing held by the Citizen Advisory Committee on September 17, 2025. The Committee then reviewed needs, considered input, prepared a funding request application, and established application review criteria. Funding request applications were accepted through January 12, 2026.

The Committee spent several months reviewing applications and finalized a recommendation for projects, and funding allocations, on April 15, 2026. The draft plan was published for a 30-day public review and comment period. A public hearing was held by the City Council on April 12, 2026, and the City Council approved the Annual Action Plan on May 12th.

Representatives from (to be completed following the public hearing and public meeting).

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.

Two organizations and one resident attended the needs analysis public hearing on September 17, 2026. The organizations expressed community needs that could be addressed by the services their organizations provide. The resident expressed appreciation for the CDBG Committee and suggested that funded be allocated to sidewalk improvements.

(Additional information to be added following the City Council meetings and the public review period associated with the final approval of the 2026 AAP draft.)

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

No comments or views have been intentionally rejected.

7. Summary

While the projects the City intends to fund during the coming program year will help to advance the goals and objectives, limited funding results in community needs that will be insufficiently funded. The City continues to strive to utilize available funds in the most effective and efficient manner possible to achieve the greatest outcomes possible.

PY2026 CDBG Activities

Award Amount:	\$374,728.00
Reprogrammed Funds:	\$54,668.24
Total:	\$429,396.24

CAT.	APPLICANT	Activity	Allocation	Expected Beneficiary
Goal				
PLANNING AND ADMINISTRATION (Cap: \$74,945)			\$67,362	
	Community Development Department	Administration	\$67,362	
PUBLIC SERVICES (Cap: \$56,209)			\$56,209	418
Support Life Sustaining and Well-Being Services			\$38,644	350
	South Valley Services	Domestic Violence Shelter and Services	\$10,539	123
	Community Health Centers	Healthcare	\$10,539	56
	Sandy Club	Youth Services	\$10,539	67
	Legal Aid Society	Domestic Violence Victim Assistance	\$7,027	104
Minimize Impacts and Occurrence of Homelessness			\$17,565	68
	Road Home	Medically Vulnerable People	\$17,565	68
HOUSING (no cap)			\$305,825	44
Improve Housing Stability			\$305,825	44
	ASSIST	Emergency Home Repair and Access	\$100,000	23
	Habitat for Humanity	Critical Home Repair	\$130,825	17
	Community Development Corp.	Down Payment Assistance	\$75,000	4
Total Programmed			\$429,396	

2026 Activity Summary by Goal

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, with oversight from the Finance Department. The City's Long Range Planning Manager serves as the CDBG Program Administrator and represents the City on the Salt Lake County HOME Consortium.

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 in 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.

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)).

Coordination of resources and compilation of data for the consolidated plan was accomplished through a detailed process that included public hearings, roundtables, email correspondence, document review, and one-on-one meetings with affected agencies organizations. These are organizations that provide services and programs that address domestic violence victims, homelessness, healthcare, housing, childcare, home repair and rehab, and mental health. Some of these organizations are housed within City boundaries, while others are located outside the city but provide services to City residents. City staff's involvement in various committees, boards, and regional planning efforts also provided essential information and valuable relationships. Staff time has intentionally been devoted to consistently participating in regular Continuum of Care meetings administered by the Salt Lake Valley Coalition to End Homelessness (SLVCEH).

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, who previously administered the Continuum of Care, now participates and supports the Salt Lake Valley Coalition to End Homelessness (SLVCEH). SLVCEH is a merger of multiple efforts to address homelessness. SLVCEH is led by a steering committee and supported by organizations such as Salt Lake County, Department of Workforce Services, and Shelter the Homeless. SLVCEH has eight core function groups that work with the Steering Committee to execute the responsibilities of the organization.

The City's CDBG Program Administrator or Assistant Administrator attends the general membership meeting as well as the Housing Core Function group of the SLVCEH. The Housing Core Function Group focuses on attainable housing for moderate income households as well as affordable and deeply affordable housing for low-income households. SLVCEH also focuses on supporting and enhancing homelessness prevention and intervention programs aimed at providing support to individuals and families experiencing homelessness within the community. Meetings with SLVCEH have allowed the

City's CDBG program to remain up to date with the continuous evolution of the programs and policies involving homelessness in the region.

The City maintains a good relationship with The Road Home, who remains one of the primary homeless service providers in the region. The Road Home has participated in public hearings and group discussions with the CDBG Citizen's Advisory Committee. In 2024, The Road Home, in collaboration with Fourth Street clinic, and Shelter the Homeless, opened a Medically Vulnerable People (MVP) shelter in Sandy City.

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 administer the HMIS program and does not receive ESG funds.

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

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	Salt Lake Valley Coalition to End Homelessness (SLVCEH)
	Agency/Group/Organization Type	Services - Housing Services-Victims of Domestic Violence Services-homeless 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 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?	The Salt Lake Valley Coalition to End Homelessness (SLVCEH) is the local Continuum of Care. Sandy City participates in regular meetings held by SLVCEH and is a member of a subcommittee.
2	Agency/Group/Organization	Salt Lake Valley Habitat for Humanity
	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 Public Housing Needs 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?	Habitat attended the needs analysis hearing.
3	Agency/Group/Organization	Housing Connect
	Agency/Group/Organization Type	PHA
	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 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?	Sandy City had interaction with Housing Connect through regional meetings. The City also utilized Housing Connect's website. The City gained an understanding of affordable housing needs based on information from Housing Connect.
4	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 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?	Salt Lake County hosts regional coordination meetings and administers the HOME Consortium. Sandy City participates in both.
5	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 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?	Assist attended the needs analysis public hearing. They expressed appreciation for the relationship with the City and the extent of their work in the City

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

Sandy City also conducts regular monitoring with subrecipients, reviews funding request applications from organizations, and otherwise benefits from information from other groups not listed here. No agency was intentionally not consulted.

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		

Table 3 - Other local / regional / federal planning efforts

Narrative

City staff's involvement in the HOME Consortium, SLVCEH, WFRC's Advisory Committee, and other regional organizations and planning efforts puts the City in contact with many organizations and other units of government. The information gained through those interactions and relationships provides valuable information that has 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

Sandy City's Citizen Participation Plan outlines the citizen participation process for consolidated plans, annual action plans, and amendments. The process, as generally outlined in the Citizen Participation Plan, includes:

- Identifying Needs
- Preparing a proposed plan
- Provide information to the public
- Provide technical assistance to those who may be interested in obtaining funding to serve low- and moderate-income persons
- Make the proposed plan available to the public
- Hold a public hearing
- Publish the final plan

A fundamental component of the City's citizen participation effort, and utilized throughout the process, is the CDBG Citizen Advisory Committee. The Committee consists of up to seven residents. As stated in the Citizen Participation Plan, "The City utilizes a CDBG Citizens Advisory Committee to review and analyze programs and services provided under the federal block grant programs." The participation process started with a public hearing held with the Committee in September of 2023 to hear comments regarding needs in the community. The Committee met monthly to help clarify community needs, develop the funding request application, review funding request applications, and prepare a proposed plan. All Committee meetings are open to the public. Agendas are made available to the public prior to the meeting, and audio of the meeting is available to the public after the meeting.

Additionally, the City Council assigns two councilmembers as liaisons to the Citizen Advisory Committee. Council liaisons have been very active with the Committee. Their involvement raises awareness of the efforts of the Committee. The City's CDBG administration staff also uses social media to spotlight agencies being funded by CDBG and to raise awareness in general of the CDBG program.

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	Newspaper Ad	Non-targeted/broad community	Notice of a public hearing for the needs analysis. Multiple people attended.	Comments were made at the public hearing (see below) noticed by this newspaper ad. No additional comments were received.	No comments were rejected.	
2	Public Hearing	Non-targeted/broad community	Multiple people representing organizations and one resident attended the needs analysis public hearing.	Needs were identified by various non-profit organizations.	No comments were rejected.	
3	Group Emails	Organizations and individuals who have expressed interest in the City's CDBG program.	Various responses received, primarily questions regarding the funding request application.	Group emails were used to notify of the needs analysis public hearing, the availability of the funding request application, the application deadline and the AAP public hearing.	No comments were rejected.	

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	Newspaper Ad	Non-targeted/broad community	A public notice was posted for notification of the AAP public comment/review period and the public hearing. No comments were received.	Comments were made at the public hearing (see below) noticed by this newspaper ad. No additional comments were received.	No comments were rejected.	
5	Internet Outreach	Non-targeted/broad community	A notice was posted on the Utah Public Notice website. No comments were received.	Comments were made at the public hearing (see below) noticed by this outreach. No additional comments were received.	No comments were rejected.	
6	Public Hearing	Non-targeted/broad community	A public hearing was scheduled for April 21, 2026 to present the draft 2026 Annual Action Plan and receive comments.	(TBD)	(TBD)	

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 Meeting	Non-targeted/broad community	A public meeting was scheduled for May 12, 2026 for a City Council decision regarding the 2026 Annual Action Plan.	(TBD)	(TBD)	

Table 4 – Citizen Participation Outreach

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 does not participate in other HUD programs. This document, the 2026 Annual Action Plan, addresses the City's administration of the CDBG program. Salt Lake County is the lead agency for the HOME Consortium, and the County's 2026 Annual Action Plan addresses the HOME program.

For the 2026 program year, the City is programming a total of \$429,395.24 in CDBG funds towards projects. The City has been awarded

\$374,728 in CDBG funds for PY2026. The City is also reprogramming \$54,668.24 in prior year CDBG funds.

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	374,728.00	0.00	54,668.24	429,396.24	975,000.00	Reprogrammed funds come from Senior Charity Care (2025, \$2,962.00), The Road Home (2023, \$20,000.00), Neighborworks (2024, \$13,824.52), The Road Home (2024, \$1,361.11), Main Street Park (2023, \$0.20), Administration (2024, \$1,755.21), Administration (2025, \$2,500.00) and prior unassigned funds (2025, \$12,265.20).

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 leveraged through staff time and other resources funded by the general fund. Additionally, most of the City’s capital projects funded by CDBG are also receiving funding from 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. This has become an important review criteria for the Citizen Advisory Committee. The City seeks for and takes advantage of additional opportunities to leverage CDBG funds.

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

Typically, public improvement projects will involve City owned property, such as right of way or 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. However, none of the projects proposed for program year 2026 are expected to include publicly owned land or property.

Discussion

The City continues to strive to maximize benefits to residents of the funds received within the requirements and eligibility of the CDBG program.

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	Support life-sustaining and well-being services	2025	2029	Non-Homeless Special Needs		Basic life-sustaining resources and services Mental health and well-being resources and service	CDBG: \$38,644.00	Public service activities other than Low/Moderate Income Housing Benefit: 350 Persons Assisted
2	Minimize impacts and occurrence of homelessness	2025	2029	Homeless		Homeless resources and services	CDBG: \$17,565.00	Homeless Person Overnight Shelter: 68 Persons Assisted
3	Improve housing stability	2025	2029	Affordable Housing		Safe, affordable, and accessible housing	CDBG: \$305,825.00	Homeowner Housing Rehabilitated: 40 Household Housing Unit Direct Financial Assistance to Homebuyers: 4 Households Assisted

Table 6 – Goals Summary

Goal Descriptions

1	Goal Name	Support life-sustaining and well-being services
	Goal Description	Anticipated activities associated with this goal for PY2026 include public services for victims of domestic violence, healthcare, and youth services.
2	Goal Name	Minimize impacts and occurrence of homelessness
	Goal Description	The activity associated with this goal for PY2026 s anticipated to include public services for homeless shelter operations and end-of-life care for homeless individuals.
3	Goal Name	Improve housing stability
	Goal Description	Activities associated with this goal during PY2026 are anticipated to include housing rehabilitation, emergency home repairs, residential accessibility improvements, and downpayment assistance.

AP-35 Projects - 91.420, 91.220(d)

Introduction

For the 2026 program year, the City is allocating a total of \$429,396.24 towards projects, \$374,728 from the annual CDBG award and \$54,668.24 of prior year CDBG funds being reprogrammed. Of the total amount, the City has allocated 13.1% to public services, 71.2% to housing, and 15.7% for planning and program administration.

#	Project Name
1	Public Services - Life Sustaining and Well-Being (2026)
2	Public Services - Homeless Shelter and Services (2026)
3	Housing - Rehab, Repair, and Accessibility (2026)
4	Planning and Administration (2026)

Table 7 – Project Information

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

The Citizen Advisory Committee, as part of their responsibility to provide a recommendation to the City, established review criteria used to score funding request applications. Those criteria are as follows:

- The proposed project would utilize CDBG funds to benefit low and moderate income residents of the City.
- The proposed project clearly addresses Consolidated Plan goals.
- The proposed project demonstrates a collaborative effort with other organizations, leverages funding, and/or complements other programs, services, or facilities.
- The Applicant has the capacity (staff, facilities, experience, etc.) to successfully and timely complete the proposed project.
- The extent of the anticipated benefit (the combination of the # of people served and the scale of the individual benefit) is an effective use of limited funds.

Funding request applications are ranked based on the Committee’s scores. The rankings are a tool used by the Committee in preparing recommended allocations.

While the 2026 Annual Action Plan addresses some of the 2025-2029 Consolidated Plan's highest priority needs and goals, not all needs and goals are being addressed. The City is working to develop additional resources that could leverage CDBG funding in the future to address those needs not addressed in the 2026 program year.

AP-38 Project Summary
Project Summary Information

1	Project Name	Public Services - Life Sustaining and Well-Being (2026)
	Target Area	
	Goals Supported	Support life-sustaining and well-being services
	Needs Addressed	Basic life-sustaining resources and services Mental health and well-being resources and service
	Funding	CDBG: \$38,644.00
	Description	This project includes activities that provide life-sustaining and well-being services.
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that 350 individuals will benefit from the proposed activities
	Location Description	Activities will occur at the facilities of those organizations being funded.
	Planned Activities	Anticipated activities include: domestic violence victim services (South Valley Services, Legal Aid Society), healthcare (Community Health Centers), youth services (Sandy Club).
2	Project Name	Public Services - Homeless Shelter and Services (2026)
	Target Area	
	Goals Supported	Minimize impacts and occurrence of homelessness
	Needs Addressed	Homeless resources and services
	Funding	CDBG: \$17,565.00
	Description	This project is intended to support shelters and services for homeless individuals.
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that 68 individuals will benefit from the proposed activity.
	Location Description	These activities will occur at the facility of the organization being funded.
	Planned Activities	Planned activities include: operations for a homeless shelter serving medically vulnerable persons (The Road Home-MVP).
	Project Name	Housing - Rehab, Repair, and Accessibility (2026)

3	Target Area	
	Goals Supported	Improve housing stability
	Needs Addressed	Safe, affordable, and accessible housing
	Funding	CDBG: \$305,825.24
	Description	This project is intended to preserve existing affordable housing (emergency home repairs, rehabilitation, accessibility improvements) and facilitate housing ownership (down payment assistance)
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that 44 households will benefit from the proposed activities.
	Location Description	Activities will occur throughout the City.
	Planned Activities	Planned activities include downpayment assistance, emergency home repair, accessibility improvements, and housing rehabilitation.
4	Project Name	Planning and Administration (2026)
	Target Area	
	Goals Supported	
	Needs Addressed	
	Funding	CDBG: \$67,362.00
	Description	This project includes those functions necessary to administer HUD programs and other eligible planning functions.
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	Not applicable
	Location Description	Not applicable
	Planned Activities	This project includes those functions necessary to administer HUD programs and other eligible planning functions.

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

Sandy City has been classified as an "exception" community in regards to using CDBG funds on an area basis. The threshold exception for Sandy City is 38.0% LMI. The eligible LMI areas based on Census block groups are all west of 1300 E. and mostly to the north.

Geographic Distribution

Target Area	Percentage of Funds

Table 8 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

Geography was not a determination in allocating 2025 program year funds.

Discussion

The City does not plan to fund projects on a LMA basis in the 2025 program year.

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

Introduction

Utah Code requires that cities have a moderate-income housing element of their general plan to “facilitate a reasonable opportunity for a variety of housing, including moderate income housing: (A) to meet the needs of people of various income levels living, working, or desiring to work in the community; and (B) to allow people with various incomes to benefit from and fully participate in all aspects of neighborhood and community life...” (Utah Code Ann. 10-21-201(3)(1)(i)) Pursuant to Utah State Code, Sandy City has adopted an updated moderate-income housing element in 2025 that includes goals and policies to address moderate-income housing. The Moderate Income Housing Element can be found in the Livability Section of the General Plan as Chapter 2.2 (<https://www.sandy.utah.gov/798/Sandy-City-General-Plan>).

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

The Moderate Income Housing element of the General Plan identifies the following affordable housing implementation strategies:

- Create or allow for, and reduce regulations related to, accessory dwelling units in residential zones.
- Zone or rezone for higher density or moderate income residential development in commercial or mixed-use zones near major transit investment corridors, commercial centers, or employment centers.
- Amend land use regulations to allow for higher density or new moderate income residential development in commercial or mixed-use zones near major transit investment corridors.
- Utilize a moderate income set aside from a community reinvestment agency, redevelopment agency, or community development and renewal agency to create or subsidize moderate income housing.
- Create a housing and transit investment zone.
- Develop and adopt a station area plan.
- Create or allow for, and reduce regulations related to, multifamily residential dwellings compatible in scale and form with detached

single-family residential dwellings and located in walkable communities within residential or mixed-use zones.

Discussion

The City's CDBG program has made a conscious effort to utilize CDBG funding to a greater degree on affordable housing related activities. Funding for housing related activities has increased from 25% in PY2023 to approximately 71% with this PY2026 annual action plan.

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

Introduction

With the 2026 Annual Action Plan, the City will be advancing the goals and addressing needs identified in the 2025-2029 Consolidated Plan.

Actions planned to address obstacles to meeting underserved needs

Limited funding and high housing costs are the primary obstacles to addressing underserved needs. However, the City strives to fund a range of services and organizations to meet the needs of Sandy City residents. 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, improved institutional structure, and seeking to meet needs with resources other than CDBG funding.

Actions planned to foster and maintain affordable housing

A higher share of CDBG funds is being allocated towards housing related activities in PY2026 than have been allocated in the history of the City's CDBG program. In PY2026, CDBG funds are being allocated to emergency housing repairs, housing rehabilitation, residential accessibility improvements, down payment assistance, and other housing stabilization services. Sandy City is also a member of the HOME Consortium. The City's eligible HOME funds are utilized by the local HOME Consortium to address housing needs as a region. The City also utilizes RDA housing set-aside funds to create new affordable housing units.

Actions planned to reduce lead-based paint hazards

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 hazards. Information is available from the Salt Lake County Health Department at: www.slco.org/lead-safe-housing/learn-about-lead. Construction and rehabilitation projects are required to comply with HUD regulations. The City will monitor activities associated with construction and rehabilitation to ensure that HUD regulations are met.

Actions planned to reduce the number of poverty-level families

The City has increased subrecipient monitoring and developed a social media campaign to spotlight services funded by CDBG. CDBG administration staff are both involved in regional organizations, meetings, and planning efforts (SLVCEH, HOME Consortium, WFRC Advisory Committee, etc.) that significantly contribute to awareness of regional issues and provide interaction on a regular basis with housing and service providers that serve the region. The City, as a member of the HOME Consortium,

has helped to fund programs beyond what the City is able to do with very limited CDBG funds, such as programs to address recidivism, single-mother households, and mental health.

Actions planned to develop institutional structure

Over the past couple of years, Sandy City has increased the number of staff and staff time devoted to CDBG administration. Ongoing training and regional coordination are ongoing priorities for associated staff. With additional staff resources, the City has been able to improve subrecipient monitoring, increase community engagement, and react more quickly to implementing changes in regulations. The City is currently underway with a comprehensive update to its subrecipient agreement. The City is fortunate to have a very experienced Citizen Advisory Committee that meets regularly and a supportive City Council.

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

The additional staff time previously mentioned has largely been focused on better coordination with housing and service providers. The City has increased subrecipient monitoring and developed a social media campaign to spotlight services funded by CDBG. CDBG administration staff are both involved in regional organizations, meetings, and planning efforts (SLVCEH, HOME Consortium, WFRC Advisory Committee, etc.) that significantly contribute to awareness of regional issues and provide interaction on a regular basis with housing and service providers that serve the region.

Discussion

Sandy City appreciates the relationship with regional partners in serving Sandy City individuals and families.

Program Specific Requirements

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

Introduction

The City operates a fairly simple program, largely due to the amount of funds received. The City does not have any programs with program 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.	100.00%

Discussion

Sandy City will use a one-year benefit for the 2026 program year and anticipates using 100% of the funds programmed with the 2026 Annual Action Plan to benefit persons of low and moderate income.