

# Action Plan

**Grantee: Utah**

**Grant: B-08-DN-49-0001**

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<b>LOCCS Authorized Amount:</b>	\$ 19,600,000.00
<b>Grant Award Amount:</b>	\$ 19,600,000.00
<b>Status:</b>	Reviewed and Approved
<b>Estimated PI/RL Funds:</b>	\$ 14,050,000.00
<b>Total Budget:</b>	\$ 33,650,000.00

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## Funding Sources

**No Funding Sources Found**

## Narratives

### Areas of Greatest Need:

Utah Foreclosures- Utah communities are beginning to feel the impact of the national foreclosure and mortgage crisis. The total number of home foreclosures by 2008 was 1.02 percent of total mortgage loans while the national rate was 2.46 percent. Typically, Utah's rate lags the national rate and could increase to 3.0 percent by 2009. There is no compelling evidence from either historical trends nor local market conditions that Utah will be able to avoid foreclosure rates that approach at least the national rate. The foreclosure problem is particularly pronounced in Salt Lake County, followed by Weber, Washington, Davis and Utah counties. Defaults and foreclosures are increasing as the overall Utah economy and housing market weakens. Utah's economy has created fewer new jobs in 2008 with job growth down to .04 percent in 2008. Home sales are down in most areas. Moreover, it is often difficult for homeowners who are experiencing employment and financial difficulties to sell their homes at a price high enough to cover mortgage obligations. The increase in defaults and foreclosures is also a function of predatory lending practices, variable rate mortgages, and compounding effects of individual household's consumer debt. The estimated number of for subprime loans in Utah is 50,000 with 75 percent resetting in 2008 and 2009. The low number of potential buyers who can afford or qualify for home mortgages, and the high number of households losing their homes, has created pressure on the overall rental market. In the past year, Class A, B, and C rental units experienced a 9.3 percent increase in rents in Salt Lake County compared with the 15-year average of 6.1 percent. Statewide, rents increased between 4.0 and 9.0 percent. Utah is also experiencing low vacancy rates in rental housing stock with counties statewide reporting between 4.9 and 7.0 percent vacancies. Salt Lake County has a mere 5.3 percent vacancy rate. Class B and C apartments have experienced more demand as people have countered the effects of the tough economy by choosing less expensive housing options. The decrease in affordable rental housing puts Utah's low-income households at risk. Utah has approximately 163,000 low-income renter households (0 to 80 percent AMI) or one in four of all households. Last year, Utah's rental units averaged \$703 per month for a two-bedroom unit, compared with \$678 per two-bedroom unit in FY07. A family must earn \$2,344 monthly or \$28,128 annually to afford this level of rent and utilities, without paying more than 30 percent of their household's income. This level of income translates into a housing wage of \$13.52 per hour for a two-bedroom unit; however, the average renter only earns \$11.05 per hour. This results in low-income households migrating to older and less-functional Class C apartments that need repairs or updating and that are located in more economically depressed neighborhoods. With waiting lists of 1-3 years for affordable units, the number of families entering Utah homeless shelters has more than doubled. Communities are also affected. The unavailability of rental housing is now impairing local communities as businesses and governments find it difficult to hire and retain a workforce. The Utah League of Cities and Towns has identified the need for workforce housing as a priority for 2008. Utah's cumulative need in affordable rental units alone has been estimated at 51,000 units, or an annual gap of 8,855 affordable units (populations earning less than 50 percent AMI.) Utah's housing trust fund, the Olene Walker Housing Loan Funds (OWHLF), and low income housing tax credits cannot fill this gap. In these perilous economic times, more funding is needed to meet the rental housing needs of Utah's low income populations.



## **Distribution and Uses of Funds:**

Although Utah has not been impacted by the foreclosure crises to the extent seen in most of the country, we do expect the mortgage crisis to escalate. To date much of the foreclosure activity has been in the higher income range of homes. This provides Utah the opportunity to use the NSP funds strategically, to stabilize neighborhoods by addressing issues such as the availability and affordability of basic housing. A certified public managers (CPM) team was chartered to collect and study the data on the foreclosure problem state wide. A brief summary of the data is attached as Exhibit I. The majority of foreclosed property is in Salt Lake County, followed by Utah, Washington, Weber and Davis Counties.

Utah plans to use 10% for administration of the NSP funds. The state may contract on a limited basis with a third party to administer a portion of this funding but the majority of the administration will be handled by state staff. Our objective is to use the limited NSP funding as directed by congress through HUD to address the areas of greatest need; therefore, most of the funding will be used in Salt Lake County with smaller amounts for other counties. Data on foreclosed property is currently not available below the county level. The state is taking a long term strategic view of neighborhood stabilization. The intent is to leverage this money to the greatest extent possible by working with our local partners to provide long term solutions for affordable housing and neighborhood stabilization. Per regulations, funds will only be available to assist those at less than 120% area medium income. At a minimum, 25% of NSP funds will be dedicated to individuals making less than 50% of the area medium income (AMI). Section G describes the eligible activities that will be pursued and the amount of funds that will be applied to each activity. Due to the short turnaround allowed in writing this plan specific projects have yet to be selected. HCD will determine specific projects to be funded and will identify those projects in the annual consolidated plan. Emphasis will be on stabilizing neighborhoods that have been most affected by the foreclosure crisis. The majority of funding will focus on land banks/trusts and on redevelopment. A portion of NSP funds will be used to revitalize foreclosed properties and make them available to families including homeless families. It is the State of Utah's goal to provide safe, affordable housing and improve the quality of life for low-to moderate income persons and families.

## **Definitions and Descriptions:**

(1) Definition of "blighted structure" in context of state or local law. Response: Slum and Blight Area: An activity will be considered to address prevention or elimination of slums or blight in an area if: Spot basis: Acquisition, clearance, relocation, historic preservation and building rehabilitation activities which eliminate specific conditions of blight or physical decay on a spot basis not located in a slum or blighted area will meet this objective. Under this criterion, rehabilitation is limited to the extent necessary to eliminate specific conditions detrimental to public health and safety. To be considered detrimental to public health and safety, a condition must pose a threat to the public in general. (2) Definition of "affordable rents." Note: Grantees may use the definition they have adopted for their CDBG program but should review their existing definition to ensure compliance with the NSP program –specific requirements such as continued affordability, Affordable rents - the generally accepted affordability standard is that households pay no more than 30 percent of income for rent and utilities. For projects receiving HOME funds, rents cannot exceed the current HUD rent limits for the locality. (3) Describe how the grantee will ensure continued affordability for NSP assisted housing. Affordability will be maintained for the NSP-funded projects in accordance with HOME regulation at 24 CFR Part 92.254(a)(5) which states, "to ensure affordability, the participating jurisdiction must impose either resale or recapture requirements, at its option." Participating Jurisdiction (PJ's) must choose one option or the other for each unit assisted. Accordingly, DHCD has chosen the recapture option based upon HUD HOMEfires - Vol. 5 No. 5, November, 2003 which states: The recapture option for HOME-assisted homebuyer units is described at 24 CFR 92.254(a)(5)(ii). Under the recapture option, the PJ recovers all or a portion of the HOME assistance to the homebuyers, if the housing does not continue to be the principal residence of the qualified low-income family that purchased the unit for the duration of the period of affordability. A PJ may adopt any one of four options in designing its recapture provisions. First, a PJ can recapture the entire amount of the HOME investment from the homebuyer upon sale of the property during the period of affordability. A PJ can also elect to reduce the amount to be repaid on a pro-rata basis according to the time the homebuyer has owned and occupied the housing measured against the required affordability period. Another option is for the PJ and the homebuyer to share the net proceeds based upon the ratio of the HOME subsidy to the sum of the homebuyer's investment plus the HOME subsidy. Finally, the PJ may allow the homebuyer to recover his or her entire investment before any of the HOME investment is repaid to the PJ from the remaining net proceeds. In addition to these recapture options, the PJ may adopt, modify or develop its own recapture requirements for HUD approval. (Note: PJs concerned about the possibility of repaying funds in case of foreclosure may wish to consider adopting recapture provisions that base the recapture amount on the net proceeds available from the sale rather than the entire amount of the HOME investment. More guidance is provided on this subject in the recent HOMEfires - Vol. 5 No. 2, June, 2003.) (4) Describe housing rehabilitation standards that will apply to NSP assisted activities. The Division of Housing and Community Development will inspect all NSP-funded projects and assess the adherence to rehabilitation standards using the same schedule and checklists as the HOME-funded programs. The HOME final rule (92.251(a)(1)) requires that every unit being rehabilitated with HOME funds meet one of the rehabilitation standards: local housing code; or the articles on property or sanitary standards.

## **Low Income Targeting:**

At least \$5,000,000 (more than 25%) will be spent on activities that benefit those with incomes at or below 50% of the area median income.

## **Acquisition and Relocation:**

The state does not intend to use NSP funds to demolish or convert low income dwelling units.



**Public Comment:**

The Utah Division of Housing and Community Development held a public hearing on October 29th to solicit public input on how NSP funding should be spent in Utah. The hearing was advertised in the State’s major newspapers, on the state website, direct e-mail and word of mouth. Over 100 people were in attendance. Division Director Gordon D. Walker explained the parameters of the program and opened up the hearing for public comment. Fifteen people addressed the group petitioning for a share of the funding. There were representatives from all areas of the state including municipalities as well as non-profit organizations. Plan and process for public comment....

**Project Summary**

Project #	Project Title	Grantee Activity #	Activity Title	Grantee Program
9999	Restricted Balance	<i>No activities in this project</i>		
UT-G-Adm	State NSP Admin	UT-G-Adm	NSP-Administration	
UT-G1	Acquisition & Rehabilitate	UT-G1 - Single Family 25%	UT-G1-Single Family 25%	
		UT-G1 - Single Family Residences	UT-G1 - Single Family Residences	
		UT-G1 Draper Property	Draper Condos	
		UT-G1 Huntington Condos, LMMI	Huntington Condos, Provo LMMI	
		UT-G1 Huntington Condos, Provo 25%	Huntington Condos, Provo	
UT-G2	Land Banks/Trusts	UT-G2Land Bank/Trust - LaVerkin	UT-G2Land Bank/Trust - LaVerkin	
		UT-G2Land Banks/Trusts - 2400 S 3463 W, WVC	UT-G2Land Banks/Trusts - 2400 S 3463, WVC	
		UT-G2Land Banks/Trusts - Midvale	UT-G2Land Banks/Trusts - Midvale	
		UT-G2Land Banks/Trusts - Winegar Estates	UT-G2Land Banks/Trust - Winegar Estates	
UT-G5	UCAH Admin	UT-G5 UCAH Amin	UCAH Admin	



# Activities

**Project # /** UT-G-Adm / State NSP Admin

**Grantee Activity Number:** UT-G-Adm  
**Activity Title:** NSP-Administration

**Activity Type:**  
Administration

**Project Number:**  
UT-G-Adm

**Projected Start Date:**  
10/01/2008

**Project Draw Block by HUD:**  
Not Blocked

**Activity Draw Block by HUD:**  
Not Blocked

**Block Drawdown By Grantee:**  
Not Blocked

**National Objective:**  
Not Applicable (for Planning/Administration or Unprogrammed Funds only)

**Benefit Report Type:**  
NA

**Activity Status:**  
Completed

**Project Title:**  
State NSP Admin

**Projected End Date:**  
09/30/2013

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 392,000.00  
**Most Impacted and Distressed Budget:** \$ 0.00  
**Other Funds:** \$ 0.00  
**Total Funds:** \$ 392,000.00

**Proposed budgets for organizations carrying out Activity:**

Responsible Organization	Organization Type	Proposed Budget
The State of Utah, Department of Community & Culture, Division of Housing &	Unknown	\$ 392,000.00

**Location Description:**

Administration is primarily taking place at the State office with some administration taking place at Utah Center for Affordable Housing

**Activity Description:**

The Department of Workforce Services, Housing and Community Development subcontracted with Utah Center for Affordable Housing to assist with the administration of the states NSP 1 Program. This Admin activity covers



the cost for the states admin expenses.

**Environmental Assessment:** EXEMPT

**Environmental Reviews:** None

**Activity Attributes:** None

**Activity Supporting Documents:** None

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**Project # /** **UT-G1 / Acquisition & Rehabilitate**



**Grantee Activity Number:** UT-G1 - Single Family 25%  
**Activity Title:** UT-G1-Single Family 25%

**Activity Type:**  
 Rehabilitation/reconstruction of residential structures

**Activity Status:**  
 Under Way

**Project Number:**  
 UT-G1

**Project Title:**  
 Acquisition & Rehabilitate

**Projected Start Date:**  
 11/10/2009

**Projected End Date:**  
 12/15/2009

**Project Draw Block by HUD:**  
 Not Blocked

**Project Draw Block Date by HUD:**

**Activity Draw Block by HUD:**  
 Not Blocked

**Activity Draw Block Date by HUD:**

**Block Drawdown By Grantee:**  
 Not Blocked

**Total Budget:** \$ 3,100,000.00

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 3,100,000.00

**National Objective:**  
 LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

**Benefit Report Type:**  
 Direct (Households)

**Proposed Beneficiaries**

	Total	Low	Mod	Low/Mod%
# Renter Households	14	14		100.00
# Owner Households	10	10		100.00
# of Households	24	24		100.00

**Proposed Accomplishments**

	Total
# of Singlefamily Units	24
# of Housing Units	24
# of Properties	24

**Proposed budgets for organizations carrying out Activity:**

Responsible Organization	Organization Type	Proposed Budget
Utah Center for Affordable Housing2	Non-Profit	\$ 3,100,000.00

**Location Description:**

The state identified five counties identified with high foreclosures Salt Lake, Weber, Utah, Washington and Davis, homes were purchased within these counties benefiting people at 50% AMI or below.



**Activity Description:**

These properties were purchased to provide housing for qualified families. These were acquisition and rehab single family homes. One rental property is managed by Utah Center for Affordable Housing. Rental is restricted from resale for 15 years, ownership units are a 5 year recapture.

**Environmental Assessment:** COMPLETED

**Environmental Reviews:** None

**Activity Attributes:** None

**Activity Supporting Documents:** None

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**Grantee Activity Number: UT-G1 - Single Family Residences**  
**Activity Title: UT-G1 - Single Family Residences**

**Activity Type:**  
 Rehabilitation/reconstruction of residential structures

**Project Number:**  
 UT-G1

**Projected Start Date:**  
 12/01/2008

**Project Draw Block by HUD:**  
 Not Blocked

**Activity Draw Block by HUD:**  
 Not Blocked

**Block Drawdown By Grantee:**  
 Not Blocked

**National Objective:**  
 LMMI: Low, Moderate and Middle Income National Objective for NSP Only

**Activity Status:**  
 Under Way

**Project Title:**  
 Acquisition & Rehabilitate

**Projected End Date:**  
 07/31/2018

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 9,800,000.00

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 9,800,000.00

**Benefit Report Type:**  
 Direct (Households)

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Renter Households	9		2	22.22
# Owner Households	61		30	49.18
# of Households	70		32	45.71

Proposed Accomplishments	Total
# of Singlefamily Units	70
# of Housing Units	70
# of Properties	70

**Proposed budgets for organizations carrying out Activity:**

Responsible Organization	Organization Type	Proposed Budget
Utah Center for Affordable Housing2	Non-Profit	\$ 9,800,000.00

**Location Description:**  
 The state identified five counties identified with high foreclosures Salt Lake, Weber, Utah, Washington and Davis, homes were purchased within these counties benefiting people at or below 120% AMI.

**Activity Description:**

These properties were sold to owner occupants with a 5 year recapture period.  
The rental properties have a 15 year recapture period.

**Environmental Assessment:** COMPLETED

**Environmental Reviews:** None

**Activity Attributes:** None

**Activity Supporting Documents:** None

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**Grantee Activity Number: UT-G1 Draper Property**  
**Activity Title: Draper Condos**

**Activity Type:**  
 Rehabilitation/reconstruction of residential structures

**Project Number:**  
 UT-G1

**Projected Start Date:**  
 03/01/2009

**Project Draw Block by HUD:**  
 Not Blocked

**Activity Draw Block by HUD:**  
 Not Blocked

**Block Drawdown By Grantee:**  
 Not Blocked

**National Objective:**  
 LMMI: Low, Moderate and Middle Income National Objective for NSP Only

**Activity Status:**  
 Under Way

**Project Title:**  
 Acquisition & Rehabilitate

**Projected End Date:**  
 07/31/2013

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 7,750,000.00

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 7,750,000.00

**Benefit Report Type:**  
 Direct (Households)

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Owner Households	30		7	23.33
# of Households	30		7	23.33

  

Proposed Accomplishments	Total
# of Multifamily Units	30
# of Housing Units	30
# of Properties	1

**Proposed budgets for organizations carrying out Activity:**

Responsible Organization	Organization Type	Proposed Budget
Utah Center for Affordable Housing2	Non-Profit	\$ 7,750,000.00

**Location Description:**  
 This is a single building with 30 units - 248 East 13800 South, Draper, UT 84020

**Activity Description:**  
 Acquisition rehab with a 5 year recapture, all units sold to owner occupant.



**Environmental Assessment:** COMPLETED

**Environmental Reviews:** None

**Activity Attributes:** None

**Activity Supporting Documents:** None

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**Grantee Activity Number: UT-G1 Huntington Condos, LMMI**  
**Activity Title: Huntington Condos, Provo LMMI**

**Activity Type:**  
 Rehabilitation/reconstruction of residential structures

**Project Number:**  
 UT-G1

**Projected Start Date:**  
 03/01/2009

**Project Draw Block by HUD:**  
 Not Blocked

**Activity Draw Block by HUD:**  
 Not Blocked

**Block Drawdown By Grantee:**  
 Not Blocked

**National Objective:**  
 LMMI: Low, Moderate and Middle Income National Objective for NSP Only

**Activity Status:**  
 Under Way

**Project Title:**  
 Acquisition & Rehabilitate

**Projected End Date:**  
 07/31/2013

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 1,300,000.00

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 1,300,000.00

**Benefit Report Type:**  
 Direct (Households)

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Renter Households	9			0.00
# of Households	9			0.00
<b>Proposed Accomplishments</b>				
# of Multifamily Units	9			
# of Housing Units	9			
# of Properties	1			

**Proposed budgets for organizations carrying out Activity:**

Responsible Organization	Organization Type	Proposed Budget
Utah Center for Affordable Housing2	Non-Profit	\$ 1,300,000.00

**Location Description:**  
 Multi family complex located at 133 West 200 South, Provo, UT 84604

**Activity Description:**  
 Acquisition rehab of 9 units at 120% AMI or below. There is a 20 year recapture period. This activity is associated with the Huntington Apartments in Provo LH25

**Environmental Assessment:** COMPLETED

**Environmental Reviews:** None

**Activity Attributes:** None

**Activity Supporting Documents:** None

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**Grantee Activity Number: UT-G1 Huntington Condos, Provo 25%**  
**Activity Title: Huntington Condos, Provo**

**Activity Type:**  
 Rehabilitation/reconstruction of residential structures

**Activity Status:**  
 Under Way

**Project Number:**  
 UT-G1

**Project Title:**  
 Acquisition & Rehabilitate

**Projected Start Date:**  
 03/01/2009

**Projected End Date:**  
 07/31/2013

**Project Draw Block by HUD:**  
 Not Blocked

**Project Draw Block Date by HUD:**

**Activity Draw Block by HUD:**  
 Not Blocked

**Activity Draw Block Date by HUD:**

**Block Drawdown By Grantee:**  
 Not Blocked

**Total Budget:** \$ 5,750,000.00

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 5,750,000.00

**National Objective:**  
 LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

**Benefit Report Type:**  
 Direct (Households)

**Proposed Beneficiaries**

	Total	Low	Mod	Low/Mod%
# Renter Households	51	51		100.00
# of Households	51	51		100.00

**Proposed Accomplishments**

	Total
# of Multifamily Units	51
# of Housing Units	51
# of Properties	1

**Proposed budgets for organizations carrying out Activity:**

Responsible Organization	Organization Type	Proposed Budget
Utah Center for Affordable Housing1	Unknown	\$ 5,750,000.00

**Location Description:**  
 133 West 200 South, Provo, UT

**Activity Description:**  
 Acquisition rehab rental property serving 50% AMI or below tenants. Recapture is 20 years, property is associated with Huntington LMMI.



**Environmental Assessment:** COMPLETED

**Environmental Reviews:** None

**Activity Attributes:** None

**Activity Supporting Documents:** None

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**Project # / UT-G2 / Land Banks/Trusts**



**Grantee Activity Number:** UT-G2Land Bank/Trust - LaVerkin  
**Activity Title:** UT-G2Land Bank/Trust - LaVerkin

**Activity Type:**  
 Land Banking - Acquisition (NSP Only)

**Project Number:**  
 UT-G2

**Projected Start Date:**  
 12/01/2008

**Project Draw Block by HUD:**  
 Not Blocked

**Activity Draw Block by HUD:**  
 Not Blocked

**Block Drawdown By Grantee:**  
 Not Blocked

**National Objective:**  
 LMMI: Low, Moderate and Middle Income National Objective for NSP Only

**Benefit Report Type:**  
 Area Benefit (Census)

**Activity Status:**  
 Under Way

**Project Title:**  
 Land Banks/Trusts

**Projected End Date:**  
 07/31/2018

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 250,000.00  
**Most Impacted and Distressed Budget:** \$ 0.00  
**Other Funds:** \$ 0.00  
**Total Funds:** \$ 250,000.00

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# of Persons				0.0
<b>Proposed Accomplishments</b>	<b>Total</b>			
# of Singlefamily Units				
# of Housing Units				
# of Properties				
LMI%:				36.85

**Proposed budgets for organizations carrying out Activity:**

Responsible Organization	Organization Type	Proposed Budget
Utah Center for Affordable Housing2	Non-Profit	\$ 250,000.00

**Location Description:**  
 900 North State St, Laverkin, UT

**Activity Description:**  
 Property Landbanked for future development of 2 owner occupied homes for sale to low and moderate income families.

**Environmental Assessment:** COMPLETED

**Environmental Reviews:** None

**Activity Attributes:** None

**Activity Supporting Documents:** None

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**Grantee Activity Number:** UT-G2Land Banks/Trusts - 2400 S 3463 W, WVC  
**Activity Title:** UT-G2Land Banks/Trusts - 2400 S 3463, WVC

**Activity Type:**  
 Land Banking - Acquisition (NSP Only)

**Project Number:**  
 UT-G2

**Projected Start Date:**  
 12/01/2008

**Project Draw Block by HUD:**  
 Not Blocked

**Activity Draw Block by HUD:**  
 Not Blocked

**Block Drawdown By Grantee:**  
 Not Blocked

**National Objective:**  
 LMMI: Low, Moderate and Middle Income National Objective for NSP Only

**Benefit Report Type:**  
 Area Benefit (Census)

**Activity Status:**  
 Under Way

**Project Title:**  
 Land Banks/Trusts

**Projected End Date:**  
 07/31/2018

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 150,000.00  
**Most Impacted and Distressed Budget:** \$ 0.00  
**Other Funds:** \$ 0.00  
**Total Funds:** \$ 150,000.00

**Proposed Accomplishments**

	<b>Total</b>
# of Singlefamily Units	2
# of Housing Units	2
# of Properties	2

<b>LMI%:</b>	39.58
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**Proposed budgets for organizations carrying out Activity:**

<b>Responsible Organization</b>	<b>Organization Type</b>	<b>Proposed Budget</b>
Utah Center for Affordable Housing2	Non-Profit	\$ 150,000.00

**Location Description:**  
 2400 S 3463 W, West Valley City, UT

**Activity Description:**  
 Property Land banked for future development. Two vacant parcels of land were acquired and sold to a nonprofit developer. Proceeds were recorded as program income, the developer built two single family homes which were sold to low/mod income families.

These properties are owner occupied.

**Environmental Assessment:** COMPLETED

**Environmental Reviews:** None

**Activity Attributes:** None

**Activity Supporting Documents:** None

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**Grantee Activity Number: UT-G2Land Banks/Trusts - Midvale**  
**Activity Title: UT-G2Land Banks/Trusts - Midvale**

**Activity Type:**  
 Construction of new housing

**Activity Status:**  
 Under Way

**Project Number:**  
 UT-G2

**Project Title:**  
 Land Banks/Trusts

**Projected Start Date:**  
 12/01/2008

**Projected End Date:**  
 07/31/2018

**Project Draw Block by HUD:**  
 Not Blocked

**Project Draw Block Date by HUD:**

**Activity Draw Block by HUD:**  
 Not Blocked

**Activity Draw Block Date by HUD:**

**Block Drawdown By Grantee:**  
 Not Blocked

**Total Budget:** \$ 3,100,000.00

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 3,100,000.00

**National Objective:**  
 LMMI: Low, Moderate and Middle Income National Objective for NSP Only

**Benefit Report Type:**  
 Direct (Households)

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Renter Households	180		180	100.00
# of Households	180		180	100.00

Proposed Accomplishments	Total
# of Multifamily Units	180
# of Housing Units	180
#Units $\geq$ other green	180
#Units exceeding Energy Star	180
#Units with bus/rail access	180
#Low flow showerheads	180
#Low flow toilets	180

**Proposed budgets for organizations carrying out Activity:**

Responsible Organization	Organization Type	Proposed Budget
Utah Center for Affordable Housing1	Unknown	\$ 3,100,000.00

**Location Description:**

6880 South 700 West Midvale, UT 84047

**Activity Description:**

Purchased vacant land for construction of 10 buildings for a total of 180 units. Sold to a nonprofit organization who completed construction. All rental units, multiple financial resources all units serving tenants under 60% AMI. LURA 20 year recapture.

**Environmental Assessment:** COMPLETED

**Environmental Reviews:** None

**Activity Attributes:** None

**Activity Supporting Documents:** None

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**Grantee Activity Number: UT-G2Land Banks/Trusts - Winegar Estates**  
**Activity Title: UT-G2Land Banks/Trust - Winegar Estates**

**Activity Type:**  
Land Banking - Acquisition (NSP Only)

**Project Number:**  
UT-G2

**Projected Start Date:**  
12/01/2008

**Project Draw Block by HUD:**  
Not Blocked

**Activity Draw Block by HUD:**  
Not Blocked

**Block Drawdown By Grantee:**  
Not Blocked

**National Objective:**  
LMMI: Low, Moderate and Middle Income National Objective for NSP Only

**Activity Status:**  
Completed

**Project Title:**  
Land Banks/Trusts

**Projected End Date:**  
07/31/2018

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 2,800.00

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 2,800.00

**Benefit Report Type:**  
Area Benefit (Census)

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# of Persons				0.0
Proposed Accomplishments	Total			
# of Housing Units				
# of Properties				
<b>LMI%:</b>				36.04

**Proposed budgets for organizations carrying out Activity:**

Responsible Organization	Organization Type	Proposed Budget
Utah Center for Affordable Housing2	Non-Profit	\$ 2,800.00

**Location Description:**  
930 West 1050 South, Payson, UT

**Activity Description:**  
This was a failed acquisition money was returned as per HUDs instructions other than \$2,800 for appraisal. There is no NSP property associated with this activity.

**Environmental Assessment:** COMPLETED

**Environmental Reviews:** None

**Activity Attributes:** None

**Activity Supporting Documents:** None

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**Project # / UT-G5 / UCAH Admin**



<b>Grantee Activity Number:</b>	<b>UT-G5 UCAH Amin</b>
<b>Activity Title:</b>	<b>UCAH Admin</b>

<b>Activity Type:</b> Administration	<b>Activity Status:</b> Under Way
<b>Project Number:</b> UT-G5	<b>Project Title:</b> UCAH Admin
<b>Projected Start Date:</b> 09/24/2009	<b>Projected End Date:</b> 09/15/2010
<b>Project Draw Block by HUD:</b> Not Blocked	<b>Project Draw Block Date by HUD:</b>
<b>Activity Draw Block by HUD:</b> Not Blocked	<b>Activity Draw Block Date by HUD:</b>
<b>Block Drawdown By Grantee:</b> Not Blocked	<b>Total Budget:</b> \$ 1,750,000.00
<b>National Objective:</b> Not Applicable (for Planning/Administration or Unprogrammed Funds only)	<b>Most Impacted and Distressed Budget:</b> \$ 0.00
	<b>Other Funds:</b> \$ 0.00
	<b>Total Funds:</b> \$ 1,750,000.00
<b>Benefit Report Type:</b> NA	

**Proposed budgets for organizations carrying out Activity:**

Responsible Organization	Organization Type	Proposed Budget
Utah Center for Affordable Housing2	Non-Profit	\$ 1,750,000.00

**Location Description:**

Administration is primarily taking place at the State office with some administration taking place at Utah Center for Affordable Housing

**Activity Description:**

The Department of Workforce Services, Housing and Community Development subcontracted with Utah Center for Affordable Housing to assist with the administration of the states NSP 1 Program. This Admin activity covers the cost for UCAH admin expenses.

**Environmental Assessment:** EXEMPT

**Environmental Reviews:** None

**Activity Attributes:** None

**Activity Supporting Documents:** None



Environmental Reviews: None

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Project # / N/A



**Grantee Activity Number: UT-G1- Family Residences - 2-05052020162459**  
**Activity Title: Family Residences - 2**

**Activity Type:**  
 Rehabilitation/reconstruction of residential structures  
**Project Number:**

**Activity Status:**  
 Cancelled  
**Project Title:**

**Projected Start Date:**  
 03/01/2009

**Projected End Date:**  
 07/31/2013

**Project Draw Block by HUD:**

**Project Draw Block Date by HUD:**

**Activity Draw Block by HUD:**  
 Not Blocked

**Activity Draw Block Date by HUD:**

**Block Drawdown By Grantee:**  
 Not Blocked

**Total Budget:** \$ 0.00  
**Most Impacted and Distressed Budget:** \$ 0.00  
**Other Funds:** \$ 0.00  
**Total Funds:** \$ 0.00

**National Objective:**  
 LMMI: Low, Moderate and Middle Income National Objective for NSP Only

**Benefit Report Type:**  
 Direct (Households)

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Owner Households	43		24	55.81
# of Households	43		24	55.81

Proposed Accomplishments	Total
# of Singlefamily Units	43
# of Housing Units	43
# of Properties	43

**Proposed budgets for organizations carrying out Activity:**

Responsible Organization	Organization Type	Proposed Budget
Utah Center for Affordable Housing1	Unknown	\$ 0.00

**Location Description:**  
 Single family residences purchased in Weber, Davis, Salt Lake, Utah and Washington counties

**Activity Description:**

Purchase properties and rehabilitate for single family residences to qualified homebuyers.

**Environmental Assessment:** COMPLETED

**Environmental Reviews:** None

**Activity Attributes:** None

**Activity Supporting Documents:** None

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**Project # / N/A**



**Grantee Activity Number: UT-G2 Land Bank Draper-05212020155414**  
**Activity Title: Draper Land Bank**

**Activity Type:**  
 Land Banking - Acquisition (NSP Only)

**Activity Status:**  
 Cancelled

**Project Number:**

**Project Title:**

**Projected Start Date:**  
 03/01/2009

**Projected End Date:**  
 07/31/2013

**Project Draw Block by HUD:**

**Project Draw Block Date by HUD:**

**Activity Draw Block by HUD:**  
 Not Blocked

**Activity Draw Block Date by HUD:**

**Block Drawdown By Grantee:**  
 Not Blocked

**Total Budget:** \$ 0.00

**Most Impacted and Distressed Budget:** \$ 0.00

**National Objective:**  
 LMMI: Low, Moderate and Middle Income National Objective for NSP Only

**Other Funds:** \$ 0.00

**Total Funds:** \$ 0.00

**Benefit Report Type:**  
 Area Benefit (Census)

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# of Persons				0.0
<b>Proposed Accomplishments</b>	<b>Total</b>			
# of Housing Units				
# of Properties				
<b>LMI%:</b>				36.85

**Proposed budgets for organizations carrying out Activity:**

Responsible Organization	Organization Type	Proposed Budget
Utah Center for Affordable Housing2	Non-Profit	\$ 0.00

**Location Description:**  
 248 East 13800 South, Draper UT 84020

**Activity Description:**  
 Once finance numbers are correct, delete this activity.  
 Units can located under Draper condos activity.

**Environmental Assessment:** COMPLETED

**Environmental Reviews:** None

**Activity Attributes:** None

**Activity Supporting Documents:** None

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**Project # /** N/A



**Grantee Activity Number:** UT-G3Redevelopment-05122020155715  
**Activity Title:** UT-G3Redevelopment

**Activity Type:**  
 Rehabilitation/reconstruction of residential structures

**Activity Status:**  
 Cancelled

**Project Number:**

**Project Title:**

**Projected Start Date:**  
 12/01/2008

**Projected End Date:**  
 07/31/2013

**Project Draw Block by HUD:**

**Project Draw Block Date by HUD:**

**Activity Draw Block by HUD:**  
 Not Blocked

**Activity Draw Block Date by HUD:**

**Block Drawdown By Grantee:**  
 Not Blocked

**Total Budget:** \$ 0.00

**Most Impacted and Distressed Budget:** \$ 0.00

**National Objective:**  
 LMMI: Low, Moderate and Middle Income National Objective for NSP Only

**Other Funds:** \$ 0.00

**Total Funds:** \$ 0.00

**Benefit Report Type:**  
 Direct (Households)

**Program Income Account:**  
 Program Income SF

**Proposed Beneficiaries**

	Total	Low	Mod	Low/Mod%
# Renter Households				0.0
# of Households				0.0

**Proposed budgets for organizations carrying out Activity:**

Responsible Organization	Organization Type	Proposed Budget
Utah Center for Affordable Housing1	Unknown	\$ 0.00
Utah Center for Affordable Housing2	Non-Profit	\$ 0.00

**Location Description:**  
 248 East 13800 South, Draper, UT 84020

**Activity Description:**  
 Complete the unfinished floor, interior repairs and landscaping of a 4 story condominium building for the sale to qualified home buyers.

**Environmental Assessment:** COMPLETED

**Environmental Reviews:** None

**Activity Attributes:** None

Environmental Reviews: None

Activity Supporting Documents: None

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**Project # / N/A**



**Grantee Activity Number:** UT-G6 - Finance Mechanism - Development-05122020161237  
**Activity Title:** Finance Mechanism - Development

**Activity Type:**  
 Rehabilitation/reconstruction of residential structures  
**Project Number:**

**Activity Status:**  
 Cancelled  
**Project Title:**

**Projected Start Date:**  
 04/01/2011

**Projected End Date:**  
 04/01/2015

**Project Draw Block by HUD:**

**Project Draw Block Date by HUD:**

**Activity Draw Block by HUD:**  
 Not Blocked

**Activity Draw Block Date by HUD:**

**Block Drawdown By Grantee:**  
 Not Blocked

**Total Budget:** \$ 0.00  
**Most Impacted and Distressed Budget:** \$ 0.00  
**Other Funds:** \$ 0.00  
**Total Funds:** \$ 0.00

**National Objective:**  
 LMMI: Low, Moderate and Middle Income National Objective for NSP Only

**Benefit Report Type:**  
 Direct (Households)

**Proposed Beneficiaries**

	Total	Low	Mod	Low/Mod%
# Renter Households				0.0
# Owner Households				0.0
# of Households				0.0

**Proposed Accomplishments**

**Total**

# of Singlefamily Units  
 # of Multifamily Units  
 # of Housing Units

**Proposed budgets for organizations carrying out Activity:**

**Responsible Organization**  
 Utah Center for Affordable Housing2

**Organization Type** Non-Profit  
**Proposed Budget** \$ 0.00

**Location Description:**



**Activity Description:**

Provide funding for development of land banked properties purchased with NSP1 funds. The funding will come from program income retained by Utah Center for Affordable Housing.

**Environmental Assessment:** EXEMPT

**Environmental Reviews:** None

**Activity Attributes:** None

**Activity Supporting Documents:** None

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**Project # /** N/A



**Grantee Activity Number:** UT-G6 - Finance Mechanism - Homebuyer Assistance-05212020155  
**Activity Title:** Finance Mechanism - Homebuyer Assistance

**Activity Type:**  
 Homeownership Assistance to low- and moderate-income  
**Project Number:**

**Activity Status:**  
 Cancelled  
**Project Title:**

**Projected Start Date:**  
 04/01/2011

**Projected End Date:**  
 04/01/2013

**Project Draw Block by HUD:**

**Project Draw Block Date by HUD:**

**Activity Draw Block by HUD:**  
 Not Blocked

**Activity Draw Block Date by HUD:**

**Block Drawdown By Grantee:**  
 Not Blocked

**Total Budget:** \$ 0.00  
**Most Impacted and Distressed Budget:** \$ 0.00  
**Other Funds:** \$ 0.00  
**Total Funds:** \$ 0.00

**National Objective:**  
 LMMI: Low, Moderate and Middle Income National Objective for NSP Only

**Benefit Report Type:**  
 Direct (Households)

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# of Households				0.0
<b>Proposed Accomplishments</b>	<b>Total</b>			
# of Singlefamily Units				
# of Housing Units				

**Proposed budgets for organizations carrying out Activity:**

Responsible Organization	Organization Type	Proposed Budget
Utah Center for Affordable Housing2	Non-Profit	\$ 0.00

**Location Description:**  
 Multiple locations

**Activity Description:**  
 Provide homeowner financing assistance using program income retained by Utah Center for Affordable Housing.

**Environmental Assessment:** EXEMPT

**Environmental Reviews:** None

**Activity Attributes:** None

**Activity Supporting Documents:** None

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## Action Plan Comments:

JUDY Action was received, reviewed and approved in December 2008.

Morris, Don Reviewed by Don Morris, Community Planning and Development Representative. Action plan found to be acceptable. DM

JUDY Amedment done to add funding mechanisms will be funded with program income and as the program income comes in funding will be added to the two funding mechanism activities.

JUDY update to Q2 program income OK

Day, AP is being approved based on TA provider's recommendation to allow "catch-up" of QPR submissions up to 6/30/2019. As there are a number of discrepancies and inconsistencies in this AP, including but not limited concerns with the total budget being reported, activities with no budgets or proposed beneficiaries, a final QPR should not be submitted and will not be approved until a revised AP has been submitted and approved. CSD

Donahue, Grantee has worked with a HUD Assigned TA provider to correct issues in DRGR to prepare for closeout. Based on the TA provided the AP is accepted. CSD

## Action Plan History

Version	Date
B-08-DN-49-0001 AP#30	03/10/2021
B-08-DN-49-0001 AP#29	07/09/2019
B-08-DN-49-0001 AP#28	03/03/2017
B-08-DN-49-0001 AP#27	01/25/2017
B-08-DN-49-0001 AP#26	11/10/2016
B-08-DN-49-0001 AP#25	07/22/2016
B-08-DN-49-0001 AP#24	05/23/2016
B-08-DN-49-0001 AP#23	01/26/2016
B-08-DN-49-0001 AP#22	10/29/2015
B-08-DN-49-0001 AP#21	08/17/2015
B-08-DN-49-0001 AP#20	01/27/2015
B-08-DN-49-0001 AP#19	07/31/2014
B-08-DN-49-0001 AP#18	06/25/2014
B-08-DN-49-0001 AP#17	06/23/2014
B-08-DN-49-0001 AP#16	06/09/2014
B-08-DN-49-0001 AP#15	05/13/2014
B-08-DN-49-0001 AP#14	05/13/2014
B-08-DN-49-0001 AP#13	04/29/2014
B-08-DN-49-0001 AP#12	02/03/2014
B-08-DN-49-0001 AP#11	10/31/2013
B-08-DN-49-0001 AP#10	07/30/2013
B-08-DN-49-0001 AP#9	05/08/2013
B-08-DN-49-0001 AP#8	02/12/2013
B-08-DN-49-0001 AP#7	01/02/2013
B-08-DN-49-0001 AP#6	11/07/2012
B-08-DN-49-0001 AP#5	07/30/2012
B-08-DN-49-0001 AP#4	05/08/2012
B-08-DN-49-0001 AP#3	01/31/2012
B-08-DN-49-0001 AP#2	06/07/2011
B-08-DN-49-0001 AP#1	06/15/2010



