

## **CR-05 - Goals and Outcomes**

### **Progress the jurisdiction has made in carrying out its strategic plan and its action plan. 91.520(a)**

This could be an overview that includes major initiatives and highlights that were proposed and executed throughout the program year.

As an Entitlement Jurisdiction, The City of West Jordan receives an annual allocation of Community Develop Block Grant funds. During the FY2019-2020 year, the City received a total allocation of \$570,986. In order to utilize these funds, the City is required to prepare a five-year consolidated plan that identifies community needs, prioritizes those needs and establishes goals and objectives to meet the needs. This CAPER will address the Fy2019-2020 Annual Action Plan.

During the FY 2019-2020 the City of West Jordan, in conjunction with the Salt Lake County Consortium, developed and adopted a new Consolidated Plan for Program Years 2020-2024.

The FY 2019-2020 program year was the fifth and last year of the City's Community Development Block Grant (CDBG) 2015-2019 Consolidated Plan. The goals and objectives advanced during the FY 2019 program year included the following programs:

- Maintain existing housing (West Jordan Housing Rehabilitation Loan Program).
- Provide senior facilities and services (West Jordan Section "108" Loan)
- Correct accessibility deficiencies (West Jordan ADA ramp construction program)
- Provide needed public services for counseling, legal services, homeless support, food services, etc. (Various Public Service Agencies)
- Increase access to affordable housing (West Jordan Downpayment Assistance Program)

Through the use of FY2019 CDBG funds, the City was able to progress towards the majority of these goals. Through public service funding, the city provided assistance to 2,171 low and moderate-income persons and households for activities ranging from shelter for the homeless to emergency food services. In the area of housing the City provided a total of 37 emergency and access repairs, through our partner, Utah Community Actions, assisted 25 households with temporary rental assistance, as well as offering a housing rehabilitation program and a

downpayment assistance program.

In the area of maintaining senior facilities and services, the City made the last annual payment on the existing Section "108" loan for the construction of the West Jordan Senior center. In addition, the City still contracts with Salt Lake County Aging services for operations of this facility.

The City also awarded CDBG funding to complete the installation of new kitchen flooring at the South Valley Sanctuary during FY 2019-2020.

The project that the City did not implement during PY 2019 but will be bidding soon is the ADA ramp activity with anticipation of construction starting in March 2021. This project has lagged behind because lack of available contractors in the booming construction market in the Salt Lake Valley.

As PY 2019-2020 is the last year of the applicable ConPlan there have been changes in the way the goals and activities are viewed and used, which has been compounded by a change in staff. Therefore, after creating the template some changes were made in Table 1, the changes and explanations are as follows:

Decent Housing Goal #1 Indicator – Actual was populated under the Public service activities other than Low/Moderate Income Housing Benefit. The number of units was moved to the Public service activities.

**Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)**

Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee's program year goals.

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Debt Service Goal #1: Section 108 Loan Payment	Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit	Households Assisted	5	4	80.00%			
Debt Service Goal #1: Section 108 Loan Payment	Non-Housing Community Development	CDBG: \$	Other	Other	0	0		1	1	100.00%
Decent Housing Goal #1: Homeownership	Affordable Housing	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	25	126	504.00%	0	25	
Decent Housing Goal #1: Homeownership	Affordable Housing	CDBG: \$	Public service activities for Low/Moderate Income Housing Benefit	Households Assisted	0	0		203	25	12.32%
Decent Housing Goal #1: Homeownership	Affordable Housing	CDBG: \$	Direct Financial Assistance to Homebuyers	Households Assisted	100	18	18.00%			
Decent Housing Goal #1: Homeownership	Affordable Housing	CDBG: \$	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	0	0				
Decent Housing Goal #2: Owner Rehabilitation	Affordable Housing	CDBG: \$	Homeowner Housing Rehabilitated	Household Housing Unit	3	3	100.00%			

Decent Housing Goal #3: Emergency Repair	Affordable Housing	CDBG: \$	Homeowner Housing Rehabilitated	Household Housing Unit	230	185	80.43%	60	37	61.67%
Planning & Administration Goal # 1: CDBG Admin	Affordable Housing Public Housing Homeless Non- Homeless Special Needs Non-Housing Community Development	CDBG: \$	Other	Other	5	4	80.00%	1	0	0.00%
Planning Goal #1: WFRC	Affordable Housing Homeless Non-Housing Community Development	CDBG: \$	Other	Other	5	0	0.00%			
SLE #5: Mental Health Counseling	Non-Housing Community Development	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	35	19	54.29%	15	9	60.00%
SLE #6: Homeless Shelter Operations	Homeless	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	130		186	130	69.89%

SLE #6: Homeless Shelter Operations	Homeless	CDBG: \$	Homeless Person Overnight Shelter	Persons Assisted	1200	890	74.17%	0	130	
SLE #6: Homeless Shelter Operations	Homeless	CDBG: \$	Overnight/Emergency Shelter/Transitional Housing Beds added	Beds	0	0				
SLE Goal #10: Dental Health	Non-Housing Community Development	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	670	100	14.93%	80	22	27.50%
SLE Goal #11: SVS Domestic Violence Shelter	Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	0				
SLE Goal #11: SVS Domestic Violence Shelter	Non-Housing Community Development	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	210	955	454.76%	275	368	133.82%
SLE Goal #12: YWCA Domestic Violence Shelter	Non-Housing Community Development	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	68	98	144.12%			
SLE Goal #13: Food Pantry	Non-Housing Community Development	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	1500	6555	437.00%	610	1074	176.07%

SLE Goal #2: Youth	Non-Housing Community Development	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	25	240	960.00%	50	52	104.00%
SLE Goal #3: Afterschool Program	Non-Housing Community Development	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	600	0	0.00%			
SLE Goal #4: Legal Services	Non-Housing Community Development	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	1055	1094	103.70%	260	215	82.69%
SLE Goal #7: Crisis Nursery	Non-Housing Community Development	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	349	492	140.97%	103	75	72.82%
SLE Goal #8: Parent Advocate Counseling	Non-Housing Community Development	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	40	0	0.00%			
SLE Goal #9: Emergency Winter Housing	Homeless	CDBG: \$	Overnight/Emergency Shelter/Transitional Housing Beds added	Beds	1200	0	0.00%			
Suitable Living Environment Goal #1: ADA Ramps	Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	180	250	138.89%			

Suitable Living Environment Goal #1: ADA Ramps	Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit	Households Assisted	0	0				
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**Table 1 - Accomplishments – Program Year & Strategic Plan to Date**

**Assess how the jurisdiction’s use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.**

The City of West Jordan has identified services needed by its low and moderate-income residents through the Consolidated Plan planning process. In addition, these needs are reviewed and revised each year during the development of the Annual Action Plan and required public hearings. Also, the City considers all comments received from the West Jordan CDBG/HOME Committee during the interview of each agency requesting funding and comments received from the West Jordan City Council during the program year.

Once the priority of services has been identified, the City sets priorities for funding during each CDBG funding year. As it can be seen from the above tables, these needs are being addressed through several public service agencies which provide services for domestic violence victims, food pantries, crisis nurseries and housing needs on a citywide basis.

The City addressed the housing priorities through the City sponsored downpayment assistance program and the Community Action Program Rental assistance program that provided counseling and emergency funds to prevent residents from losing their home. The City also offered a housing rehabilitation program to the residents, while the ASSIST emergency home repair program provided 37 repairs to West Jordan residents. In the public service areas, the City continued to support the various public services agencies that provide emergency food supplies, housing, counseling and various services needed in the daily life of low and moderate-income persons.

## CR-10 - Racial and Ethnic composition of families assisted

Describe the families assisted (including the racial and ethnic status of families assisted).

91.520(a)

	CDBG	HTF
White	1,513	0
Black or African American	81	0
Asian	22	0
American Indian or American Native	29	0
Native Hawaiian or Other Pacific Islander	36	0
<b>Total</b>	<b>1,681</b>	<b>0</b>
Hispanic	565	0
Not Hispanic	1,116	0

Table 2 – Table of assistance to racial and ethnic populations by source of funds

### Narrative

In most cases the numbers are reported as individuals and on occasion as households, depending on the type of project. This narrative addresses the numbers of families reported during the program year. The majority of beneficiaries are white (90%) followed by Black or African American (4.8%), Native Hawaiian or Other Pacific Islander (2.1%), American Indian or American Native (1.7%), and Asian (1.5%). Those of Hispanic ethnicity made of 33.6% of the beneficiary families. The 2019 American Community Survey 1-Year Estimate reports the City's racial demographic population of approximately 79.5% white and 20.5% minorities.

The City has stressed the importance of providing outreach to all underserved populations for all programming. This is covered in the training that is provided to all agencies interested in applying for the federal dollars and again during the contract training provided to agencies that are successful recipients of the funds. Outreach and non-discrimination is also assessed for all agencies when they are monitored during the program year. All of our agencies either have staff that is bi-lingual or they have access to translation services. Many of the informational pamphlets are available in both English and Spanish. The City's utility mailout with the housing information sent to all residents was in both English and Spanish to reach the most groups within the City.



## CR-15 - Resources and Investments 91.520(a)

### Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	public - federal	697,365	530,969
Other	public - federal	338,105	

Table 3 - Resources Made Available

### Narrative

Funding during FY2019 was allocated for the Down payment Assistance and the Housing Rehabilitation Loan programs which will be continued in FY2020. The Down payment Assistance program recently increased its maximum awarded amount to \$7,500 and additionally relaxed some of the lower ratio requirements to reflect marketplace changes, leading to increased interest in the program. The housing rehabilitation program has seen an increase of interest in the program following an outreach effort by the City.

### Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
Citywide	100	100	West Jordan

Table 4 – Identify the geographic distribution and location of investments

### Narrative

CDBG allocations were not limited to specific geographic areas of West Jordan. All CDBG funds were allocated for the benefit of low and moderate-income residents. Program expenditures were tracked by each agency and the City for income verification as well as residency requirements. The City makes allocations based on the benefits provided to very low, low, and moderate-income residents and additionally provides support for activities in low and moderate-income neighborhoods where possible, using a presumed income classification.

The City currently has publicly owned land or property located in the City that is used to address the needs of residents. The West Jordan Senior Center provides several services to seniors from West Jordan on a 5-day a week basis, and are managed through the Salt Lake County Aging program. The City also provides space for the operation of the South Valley Resource Center at City Hall.

## Leveraging

**Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.**

The City has been working with a local nonprofit to identify possible sites for an affordable senior housing in the City. This discussion is in the initial stages and no funds were leveraged during the fiscal year. Due to the increased cost of land acquisition, affordable housing projects are becoming increasingly difficult to finance. Should this project be able to move forward in the future, the City would be able to leverage HOME funds, RDA funds, and possibly also include application and review fee waivers or a reduction of impact fees for the project.

The City has stressed the importance of providing outreach to its underserved populations for all programming. This is covered in training that is provided to agencies interested in applying for federal dollars, and again during the service contract to agencies that are awarded funds. Outreach and non-discrimination are also assessed for all contract agencies when they are monitored during the program year. All partner service agencies either have staff that are bilingual or have access to translation services, who frequently also have informational pamphlets available in both English and Spanish. In addition to training, the City makes information available on the City webpage as well as at City Hall.

## CR-20 - Affordable Housing 91.520(b)

Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	0	0
Number of Non-Homeless households to be provided affordable housing units	45	37
Number of Special-Needs households to be provided affordable housing units	0	0
<b>Total</b>	<b>45</b>	<b>37</b>

Table 5 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	0	0
Number of households supported through The Production of New Units	0	0
Number of households supported through Rehab of Existing Units	0	0
Number of households supported through Acquisition of Existing Units	0	0
<b>Total</b>	<b>0</b>	<b>0</b>

Table 6 – Number of Households Supported

**Discuss the difference between goals and outcomes and problems encountered in meeting these goals.**

While the City of West Jordan has no direct CDBG funding for the development of new affordable housing, the City operates as part of the Salt Lake County HOME Consortium. Through the use of HOME funds, the consortium has helped finance the development and improvement of 58 rental housing developments with over 2,000 rental units. Of these units, a total of 136 affordable senior housing units have been developed in West Jordan along with 2 Habitat for Humanity homes. HOME funds continue to be critical in helping support and bring together funding for special needs rental

housing developments. It is anticipated that at least five more rental housing developments will be funded and completed in the next few years in Salt Lake County and one in the City of West Jordan. The projects will include housing for the homeless, seniors and other special needs individuals. These new developments will be funded through the Tax Credit Program, Salt Lake County/West Jordan HOME program and the West Jordan RDA program. These developments will be located near existing light-rail stations or mass transit site.

While the City continues to provide downpayment assistance to homebuyers and offers a housing rehabilitation program, no goals were established during this program year for either of these programs. A change in staff occurred before the CAPER could be completed and new staff is unsure why goals were not presented for this program year. However, work has been undertaken to progress these programs for future program years.

An emergency home repair and accessibility program is available through our partner, Assist, Inc. This year they completed 37 service requests of the 45 proposed (82%). Staff changes have made it difficult to assess why this goal was not met, however, it seems that a delay in execution of subrecipient agreements may have been at least a part of the issue. In future program years staff will strive to get those agreements executed in a more timely manner.

In addition to these affordable housing programs, the City also provides through our partner, Utah Community Action, a housing and case management program which helps renters with landlord/tenant disputes, provides security deposits, subsistence payments, and counsels with their clients to help them become more housing stable.

**Discuss how these outcomes will impact future annual action plans.**

The new units in process will help meet those goals as stated in the five-year plan. In order to address the shortcoming of reaching our goals, we will adjust the budget funding to activities which have demonstrated demand for and capacity to provide needed services. With the rapidly increasing cost of maintenance and rehabilitation work on existing homes, funding awards and public awareness of these programs will be increased.

Additionally, the housing rehabilitation program and the downpayment assistance program will be more widely advertised.

**Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.**

Number of Households Served	CDBG Actual	HOME Actual	HTF Actual
Extremely Low-income	15	0	0
Low-income	13	0	
Moderate-income	9	0	

<b>Total</b>	<b>37</b>	<b>0</b>	
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**Table 7 – Number of Households Served**

**Narrative Information**

During PY 2019, the City of West Jordan provided affordable housing services to a total of 37 households, all were extremely low-, low-, and moderate-income households of West Jordan. Each client was required to provide income verification information to determine their income eligibility.

**CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)**  
**Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:**

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

The City typically provides funds to four separate agencies working to prevent homeless in West Jordan as well as throughout Salt Lake County. These agencies are The Road Home, YWCA, South Valley Sanctuary, and the Utah Community Action Program.

The Road Home is the single most comprehensive homeless shelter provider in the Salt Lake Valley. They operate the main shelter in downtown Salt Lake and the Midvale shelter which has recently been rebuilt and transitioned from a winter housing shelter to a year-round family shelter. Both facilities serve an average of 7,000 clients over the course of the year.

The YWCA was not funded in PY 2019, but it is anticipated that they will submit an application for funding for PY 2020. The YWCA provides both an emergency housing shelter for women of domestic violence and transitional housing to the victim after the initial stay. The YWCA assisted a total of 26 victims of domestic violence from West Jordan during the past fiscal year.

South Valley Sanctuary is similar to the YWCA on a smaller scale. They offer only 13 rooms for victims of domestic violence but provide services to both men and women. In addition, the South Valley Sanctuary developed its first Community Resource Center in the West Jordan City Hall and has expanded to an addition 3 locations since then. This center and hotline provide resources available for a broader range of needs without having to shelter all individuals. The Sanctuary provided services to a total of 94 West Jordan residents during this fiscal year.

The Utah Community Action Housing and Case Management Program works with the Jordan School District to identify families of students at risk of being evicted. The program provides temporary assistance to stabilize the family. Assistance was provided to a total of 25 West Jordan very low-income households during PY 2019.

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

Each Year the City provides funds to The Road Home as they are the lead entity in ending homeless in Salt Lake County. Their efforts provide homeless persons with temporary shelter, emergency winter shelter and counseling to address issues facing their clients. The City also participates with Salt Lake County by participating in their comprehensive collaborative approach to end homeless as a member of the HOME Consortium voting on the Allocation Committee annually.

As these efforts continue, The Road Home is in the process of relocating the main homeless shelter and dividing it into 3 separate locations in the Salt Lake Valley. These locations will serve specific needs of each homeless population group and house smaller numbers at each location instead of the current model of housing all homeless groups in one main shelter. Construction of the facilities are underway and is anticipated to be completed in 2020. Upon completion of these new locations, the City of West Jordan will review the need for ongoing assistance from the City for these activities.

**Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs**

The City of West Jordan is aware of the critical and ongoing need of new construction of affordable rental units. Lower incomes, increasing rents during FY 2019, and the economic struggle toward the end of PY 2019 due to the coronavirus pandemic has increased the affordability gap between residents. The City continues to support and participates in the Salt Lake County HOME Consortium for the development of affordable units. The City has developed a total of 136 senior units in West Jordan and supported the development or numerous developments throughout the County. The most recent was the 64 units recently completed in South Jordan.

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

The City of West Jordan recognizes the importance of prevention, rehabilitation, education, and transitional efforts to permanent housing for at-risk or homeless persons. The City continues to support the Salt Lake County HOME Consortium in providing assistance for short-term rental assistance and emergency home issues to keep people in their existing homes instead of becoming homeless. Other ways that the City has funded assistance is through the South Valley Neighborhood Food Pantry, the Family Support Crisis Nursery, ASSIST and West Jordan rehabilitation programs and health services for low-income persons.

## **CR-30 - Public Housing 91.220(h); 91.320(j)**

### **Actions taken to address the needs of public housing**

The City of West Jordan does not own or operate or manage any public housing. The West Valley Housing Authority and the Housing Authority of Salt Lake County operate in the entitlement cities of the County. The City has no direct control or impact on these agencies but work with them closely as they develop new housing plans in West Jordan.

The CDBG staff is available to act as a resource by providing direct information to persons calling-in or visiting City Hall concerning the need for public housing. Information will be provided including contact information, program information and actual calling for persons in need of assistance without means to contact the local public housing agency.

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

No actions were taken during PY 2019 since the City of West Jordan does not operate a public housing agency other than to create and maintain the ongoing downpayment assistance program that residents of public housing are eligible to participate in.

### **Actions taken to provide assistance to troubled PHAs**

No actions were taken during PY 2019 since the City of West Jordan does not operate a public housing agency.



## **CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)**

**Actions taken 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. 91.220 (j); 91.320 (i)**

The City has completed two separate housing plans addressing various housing issues. The Regional AI for Salt Lake County which is addressed in the last section of CR-35 and The Moderate-Income Housing Plan was updated during PY 2018 and identifies the greatest needs and how to mitigate the negative effects of public policies that serve as barriers to affordable housing as discussed as follows:

The Moderate-Income Housing Plan identified the City as having a substantial number of affordable housing units in the City at a value of 80% of the median price in Salt Lake County. However, due to the housing boom in the valley and surrounding counties, this number has been reduced substantially in the last year. In view of that, the city has reviewed plans with smaller building lots and in some cases increased density in multi-family developments to maintain sufficient numbers of affordable homes for purchase, and available affordable rental units. Through the CDBG program, the city has continued to allocate funding each year for Downpayment assistance loans/grants.

The City reviews this plan each year and makes updates as necessary and appropriate to provide a pathway for availability of moderate-income homes.

## **Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)**

The primary obstacle to meeting the underserved needs in the City of West Jordan is the lack of available funding to the City and to the various non-profit agencies the City partners with in serving the low- and moderate-income residents. The difficulty in leveraging funding is magnified by the decrease in public and private funds. This issue is not only found in West Jordan but to almost every jurisdiction in the country.

In the areas of addressing the concerns with Human Capital and Neighborhood & Economic Development, the City still works with Wasatch Front Regional Council, Salt Lake County Grants Committee, the United Way, Salt Lake Homeless Coordination Committee (COC) as well as many local nonprofits to develop partnerships to fund various activities identified in our needs analysis. In addition, The City works closely with various housing agencies, social service providers, aging and disability organizations to gather data and to identify service gaps in West Jordan and Salt Lake County. The City is continuing to work with developers and businesses to provide future affordable housing and employment opportunities.

Activities during PY 2019 also included the following:

Neighborhoods: The City has identified several additional locations for ADA ramp construction and will be working to proceed with the ramp project during PY 2020. The City has also increased its level of code enforcement in the City through both enforcement and education to the public on how to avoid citations.

Economic Development: The City has been active in the Economic Development area in securing new jobs coming to the City. Construction began in PY 2019 on a new Amazon distribution center and will be complete in 2020.

### **Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)**

More than 85% of the City housing supply was constructed after 1978, so the issue of lead-based paint is not a major issue in the City. However, the city provides information concerning lead base paint on the webpage and in each and in every application for housing rehabilitation and home purchase funded with CDBG funds.

In the housing rehabilitation program and Downpayment assistance program, each house constructed prior to 1978 is inspected for lead-based paint by a certified inspector. If an issue is identified, then a work mitigation plan is established. No issues were identified during the PY 2019 year.

In the emergency home repair and access program operated by the ASSIST program, each home is inspected by their staff and a certified staff person for lead-based paint. No rehabilitation issues were identified by ASSIST during PY 2019.

Both inspectors utilized by the West Jordan programs and ASSIST are current and maintain their certifications as required.

### **Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)**

The PY 2019 Annual Action Plan funded no direct programs toward job training or education to assist families out of poverty. The city funded what we feel were support services for low- and moderate-income families to maintain their place of residency with emergency rent assistance, home repairs and rehabilitation and counseling services. Indirectly the city feels that through these programs, we assisted several families from falling deeper into poverty and maintain a chance for them to move upward.

To assist in the reduction of poverty-level families in West Jordan, the City has continued to support the local nonprofits serving the community. The City did not provide any direct assistance or actions to reduce the number of poverty-level families in West Jordan During PY 2019. The City did not fund any projects during this timeframe requiring Section 3 business participation but allowed any qualified bidder to participate in the City's bid process.

Efforts of the City have included the location of the Amazon facility which will provide 1,000 new

jobs. We anticipate that these new higher paying jobs will increase the opportunity for the poverty-level families in West Jordan to finally made a living wage to afford decent and safe housing.

**Actions taken to develop institutional structure. 91.220(k); 91.320(j)**

The City of West Jordan provided funding to non-profit agencies located both in and outside of the West Jordan community. These agencies all serve low- and moderate-income persons with assistance for affordable housing to special needs and homeless populations. Our funding along with the private sector provides an important collaborator in providing the services and programs associated with the federal grants for housing and community development. Without this collaboration, neither the private nor public funders could support these agencies on their own.

During PY 2019, the City has continued these existing partnerships and established new partnerships with both for-profit and non-profit organizations to address the City's housing and community development needs. Assistance provided to The Road Home, Family Support Center, South Valley Food Pantry, ASSIST, etc. enable these partnerships to grow.

The City continued to work with Salt Lake County and all entitlement cities in the Salt Lake Valley to coordinate efforts and funding to stop any duplication of projects and to get the most efficient use of our limited funds. The City made no changes to its approach dealing with institutional structure during PY 2019.

**Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)**

The City works in concert with the nonprofit social service and housing providers to identify gaps in service delivery. The City works with Salt Lake County and the other entitlement cities in the Salt Lake Valley to coordinate these efforts on a countywide basis. In addition to the local governments, the City remains in contact with local affordable housing developers such as Utah NonProfit Housing Corporation to address their needs for future housing projects within the City and throughout the County.

The City met with all entitlements during PY 2019 multiple times at their regular Grants Committee meetings and with housing developers and providers during the HOME Consortium project application review meetings.

**Identify actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice. 91.520(a)**

AI Concerns

1. Expressed Housing Ratio Goal of 83/17 is Regional Impediment – West Jordan’s recent housing plan articulates a long-term goal of an owner to renter ratio of 83 percent to 17 percent. This renter ratio is about half the current countywide ratio. Most housing economists believe that in the future the owner to renter ratio will likely move in the direction of more renters due to affordability, changing demographics, sluggish incomes, and housing preferences. Given these conditions, a long-term goal that reduces the ratio from the current 20 percent to 17 percent is a regional impediment to housing opportunities for protected classes. The population of West Jordan is expected to increase by 50,000 by 2030. It will be one of the most rapidly growing cities in the county. To limit rental housing to 17 percent of the housing inventory in a large and rapidly growing city is contrary to a regional approach to fair housing.

During PY 2019, the City reviewed the current and projected Housing Ratio Goal of 83/17. It was determined that the current rate of development and the number of proposed projects for the City is currently at a 75/25 ratio. This is due to the development of some multifamily properties in the City with increased density.

2. Omission of Incentives for Rent-Assisted Rental Housing – Due to increasing land costs incentives such as density bonuses and fee waivers for rent-assisted projects would support and stimulate apartment development providing affordable rental housing opportunities. West Jordan has no incentives for affordable housing development.

Although there are no across the board incentives such as density bonuses, development plans can propose increased density based on amenities provided in the development plan. The density bonuses must be approved by City Council at the beginning of the development process.

3. Housing Plan is vague on Future Needs by Type – The West Jordan housing element (2012) does not quantify current or projected housing needs for moderate income households but rather discusses only overall housing demand and demand for elderly population. Greater detail on housing needs by income group would help clarify long-term housing plan.

During PY 2019 a General Plan update has been underway and elements from the most recent Moderate-Income Housing Plan will be taken into consideration.

## **CR-40 - Monitoring 91.220 and 91.230**

**Describe the standards and procedures used to monitor activities carried out in furtherance of the plan and used to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements**

## **Citizen Participation Plan 91.105(d); 91.115(d)**

**Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.**

The public notice for the CAPER was noticed in the Salt Lake Tribune and posted at City Hall. No requests or comments were received by the public.

FW: Order modified confirmation.

 Jeremy Olsen  
To:  Lisa Elgin

 Reply  Reply All  Forward 

Mon 3/29/2021 7:28 AM

 Follow up. Start by Thursday, April 1, 2021. Due by Thursday, April 1, 2021.

 West Jordan Announces Public Comment Period for the FY 2019 Consolidated Annual - Lobby Notice.docx  
39 KB

**From:** [orderconfirmation@sltrib.com](mailto:orderconfirmation@sltrib.com) <[orderconfirmation@sltrib.com](mailto:orderconfirmation@sltrib.com)>  
**Sent:** Friday, March 26, 2021 12:20 PM  
**To:** Tangee Sloan <[tangee.sloan@westjordan.utah.gov](mailto:tangee.sloan@westjordan.utah.gov)>  
**Cc:** [sthee@sltrib.com](mailto:sthee@sltrib.com)  
**Subject:** Order modified confirmation.

**THANK YOU for your business.**

This is your confirmation that your order has been changed. Below are the details of your transaction. Please save this confirmation for your records.

<p><b>Job Details</b> Order Number: <b>SLT0011581</b> Classification: Other Notices Package: Legals Order Cost: \$156.80</p>	<p><b>Schedule for ad number SLT00115810</b> <b>Sun Mar 28, 2021</b> <b>The Salt Lake Tribune Legals</b> <i>All Zones</i> <b>Tue Mar 30, 2021</b> <b>The Salt Lake Tribune E-Edition</b> <i>All Zones</i></p>
<p><b>Account Details</b> TANGEE SLOAN 8000 S REDWOOD RD WEST JORDAN, UT 84088 801-569-5116 <a href="mailto:tangee.sloan@westjordan.utah.gov">tangee.sloan@westjordan.utah.gov</a> CITY OF WEST JORDAN</p>	<p><b>WEST JORDAN ANNOUNCES PUBLIC COMMENT PERIOD FOR THE FY 2019 CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT</b> The City of West Jordan has prepared its annual performance report to the U.S. Department of Housing and Urban Development on the uses and results of its funding for fiscal year July 1, 2018, through June 30, 2019. The Consolidated Annual Performance and Evaluation Report (CAPER) will be available for public review and comment for 15 days, from <b>March 29 — April 12, 2021</b>. West Jordan receives grants through the Community Development Block Grant Program (CDBG). This report contains: • 1. Summary of projected accomplishments compared to actual performance. • 2. The status of actions taken during the year to fully implement the overall strategy defined in West Jordan's Five-Year Consolidated Plan, the 2018 Action Plan; and • 3. A self-evaluation of progress made during the last year in addressing identified priority needs and objectives. In addition to viewing online, a hard copy will be available during regular business hours in the Development Services Department of West Jordan, Utah, beginning Monday, March 29, 2021. Written comments will be accepted from <b>March 29 — April 12, 2021</b>. Please address all comments to Lisa Elgin at <a href="mailto:lisa.elgin@westjordan.utah.gov">lisa.elgin@westjordan.utah.gov</a>. Comments may also be mailed to City of West Jordan CDBG Program, 8000 South Redwood Road, West Jordan, Utah 84088. For further information, contact Lisa Elgin at (801) 569-5103. In compliance with the Americans with Disabilities Act, the West Jordan City Hall is fully accessible for persons with disabilities. Reasonable accommodations (including auxiliary communicative aids and services or alternate formats) for individuals with disabilities may be provided upon receipt of a request within three working days' notice. To expedite accommodation requests and coordination, call 801-569-5100. TTY users: 711.  <i>Published in the Salt Lake Tribune on the 28th day of March 2021</i> Tangee Sloan — <a href="mailto:tangee.sloan@westjordan.utah.gov">tangee.sloan@westjordan.utah.gov</a> City Recorder <b>SLT0011581</b></p>

**Proof of Notice**

**CR-45 - CDBG 91.520(c)**

**Specify the nature of, and reasons for, any changes in the jurisdiction's program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.**

No changes were made during PY2019.

**Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?**

No

**[BEDI grantees] Describe accomplishments and program outcomes during the last year.**

**CR-56 - HTF 91.520(h)**

**Describe the extent to which the grantee complied with its approved HTF allocation plan and the requirements of 24 CFR part 93.**

The City is not a HTF entitlement and receives no funding from this program.

Tenure Type	0 – 30% AMI	0% of 30+ to poverty line (when poverty line is higher than 30% AMI)	% of the higher of 30+ AMI or poverty line to 50% AMI	Total Occupied Units	Units Completed, Not Occupied	Total Completed Units
Rental	0	0	0	0	0	0
Homebuyer	0	0	0	0	0	0

**Table 15 - CR-56 HTF Units in HTF activities completed during the period**