

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 (“City”) receives an annual allocation of Community Develop Block Grant funds. During Program Year 2020 (“PY 2020”), the City received a total allocation of \$574,661. 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 PY 2020 Annual Action Plan.

PY 2020 is the first year of the Consolidated Plan for Program Years 2020-2024.

The goals and objectives advanced during PY 2020 included the following:

- Safe and decent housing. Projects undertaken to advance this goal were Emergency Home Repair, Housing Rehabilitation, Downpayment Assistance, and Rental Assistance and Counseling.
- Provision of Public Services. The public service providers the City partnered with provide services such as emergency housing, counseling and food pantry services to victims of domestic violence; crisis nursery; youth mentoring; legal assistance; homeless shelter operation; dental care for senior citizens; community food pantry; and hospice and respite care for persons experiencing homelessness.
- Provision of Public Facilities. The City undertook an ADA ramp construction project in the Oquirrh Shadows neighborhood.
- Planning and Administration. The City utilizes two employees (one each from Planning and Finance) to administer the CDBG program. There are also interns hired as needed.

Through the use of PY 2020 CDBG funds, the City was able to progress towards the majority of these goals. Through public service funding, the city provided assistance to 788 LMI persons and households for activities described above. In the area of housing the City provided a total of 35 emergency and access repairs to 27 unique households; Provided downpayment assistance to two households, and offered a housing rehabilitation program.

Toward the goal of providing public facilities the City undertook an ADA ramp project. Due to a regional shortage of concrete fewer than half of the ramps bid for construction on the original contract were deliverable, but 26 were completed.

As PY 2020 has been a year of rebuilding the City's CDBG program some differences in the way new staff interprets goals have occurred since the original Annual Action Plan was set up by former staff, therefore, after creating the CAPER template some changes were made in Table 1, the changes and explanations are as follows:

Safe and Decent Housing contains accomplishments for emergency home repair, housing rehab, and downpayment assistance only. The City does not participate in any tenant-based rental assistance.

Provision of Public Services were in many cases double counted because of the way staff set up activities for public service providers which would exceed the 15% public service cap. The numbers were adjusted to reflect the actual number of persons from West Jordan served.

Provision of Public Facilities did not populate and the reason is unknown. However the number in the CR-05 table was replaced with the number of persons IDIS populated the activity with using census data.

Across the board, when new staff took over the CDBG program invoices from previous years were paid and accomplishments from those years were entered into IDIS. Those numbers were automatically populated in the table, but ALL numbers in the table have been changed to reflect accomplishments actually completed during PY 2020.

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
Goal #1: Safe and decent Housing	Affordable Housing	CDBG: \$	Homeowner Housing Rehabilitated	Household Housing Unit	400	27	6.75%	65	27	41.54%
Goal #1: Safe and decent Housing	Affordable Housing	CDBG: \$	Direct Financial Assistance to Homebuyers	Households Assisted	25	2	8.00%	5	2	40.00%
Goal #1: Safe and decent Housing	Affordable Housing	CDBG: \$	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	0	0		0	0	
Goal #2: Provision of Public Services	Non-Housing Community Development	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	8240	711	8.63%	1648	711	43.14%
Goal #2: Provision of Public Services	Non-Housing Community Development	CDBG: \$	Homeless Person Overnight Shelter	Persons Assisted	685	77	11.24%	137	77	56.20%
Goal #2: Provision of Public Services	Non-Housing Community Development	CDBG: \$	Overnight/Emergency Shelter/Transitional Housing Beds added	Beds	0	0		0	0	
Goal #2: Provision of Public Services	Non-Housing Community Development	CDBG: \$	Homelessness Prevention	Persons Assisted	120	0	0.00%	24	0	0.00%

Goal #3: Provision of Public Facilities	Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	10000	5855	58.55%	10212	5855	57.33%
Goal #4: Planning & Administration	Non-Housing Community Development	CDBG: \$	Other	Other	5	1	20.00%	1	1	100.00%

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- to 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 highest priorities for the City are housing and residential neighborhood infrastrucutre. In PY 2020 the City addressed the top four priorities through the following programs:

1. HOMEOWNERSHIP. The City sponsors a Downpayment Assistance Program which helped two families obtain homeownership during PY 2020.
2. HOMEOWNER REHABILITATION. The City sponsors a Homeowner Rehabilitation Program which was not utilized in PY 2020 by any

residents. CDBG staff had informational doorhangers made and placed them at each home in southern half of the Dixie Valley neighborhood. Several phone calls were received from residents, but in each instance the homeowner's income was too high to participate in the program.

3. EMERGENCY HOME REPAIR. The City partners with ASSIST, Inc. to assess and complete emergency home repairs and access improvements for the elderly and disabled. Due to the transition of staff and overhaul of the program, this program was slow during most of PY 2020 but picked up by the end of the year. ASSIST was able to complete 35 projects in 27 unique homes.

4. ADA RAMP CONSTRUCTION. A project was undertaken in PY 2020 to construct ADA ramps in the Oquirrh Shadows neighborhood. Twenty-six ramps were completed.

Of the \$459,940.74 drawn down in PY 2020 \$283,204.35 or 61.57% was used on the top four priorities.

PY 2020 was a year of transition for the West Jordan CDBG program as well as a year of cooperative learning and pivoting for our public service partners. Providing services to the LMI population during the pandemic was a challenge for our partners as they strived to keep their employees and clients safe. Because our public services cap was removed for the year many of our partners were able to use extra funds from West Jordan's CDBG program to prevent, prepare for, and respond to the pandemic. They used these funds to purchase necessary sanitizing supplies, extra personnel hours, and hazard pay. Because of the lifting of the public services cap we were able to provide \$103,832.91 to our public service partners, \$29,228.46 above the amount we could have provided to them.

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
White	361
Black or African American	31
Asian	18
American Indian or American Native	9
Native Hawaiian or Other Pacific Islander	6
Total	425
Hispanic	81
Not Hispanic	344

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

Narrative

These numbers vary from the PR-23 because these numbers reflect only the activities carry out and completed during PY 2020. Due to the change in personnel, many activities from prior year activities including years 2017-2019 were closed during PY 2020 and those numbers were automatically captured by IDIS. Additionally the number above include all public service and housing activities. They do not include the persons assisted (5,855) by public facilities improvements. 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 Other races (46%) followed by white (44%), Black or African American (3.79), Asian (2.2%), American Indian or American Native (1.1%). Those of Hispanic ethnicity made of 14.19% 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.

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	574,661	459,941

Table 3 - Resources Made Available

Narrative

Funding during PY 2020 was allocated between administrative, housing, public services, and public improvements. The first allocation from the CARES Act funds have been made available to our public services partners and some invoices have been received, but paid during the PY 2021 year. Those funds will be reported on the PY 2021 CAPER. The City recently submitted an amendment to request the third allocation from the CARES Act and our Senior Services project will begin in September 2021.

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.

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 held some discussions with a builder interested in a site for an inclusionary housing project in the City. This project was not able to move forward, but should another 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 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.

There were no local or state funds used to leverage the CDBG funds received by the City during PY 2020, however, plans are in place for some state funds to be leveraged to complete our Low-to moderate-income neighborhood infrastructure project for PY 2021.

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	70	29
Number of Special-Needs households to be provided affordable housing units	0	0
Total	70	29

Table 5 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	8	0
Number of households supported through The Production of New Units	0	0
Number of households supported through Rehab of Existing Units	57	27
Number of households supported through Acquisition of Existing Units	5	2
Total	70	29

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.

The City continues to provide downpayment assistance to homebuyers and we receive many inquiries about the program. Over the last several years, the price and availability of affordable units have made qualification for the program difficult for many LMI persons. As the housing market is starting to slow down a bit in the region we will continue to offer the program.

The City continues to provide a Housing Rehabilitation program for LMI homeowners. This year, doorhangers were printed and distributed to the southern portion of our Dixie Valley neighborhood. Although there were several interested parties, none of them qualified under the current income guidelines. The City will continue to provide the program and expand the outreach area to other neighborhoods.

An emergency home repair and accessibility program is available through our partner, Assist, Inc. This year they completed 35 service requests at 27 unique homes of the 52 proposed (51.9%). CDBG staff changes and an overhaul of the CDBG program, along with the necessary changes to the environmental review process delayed the execution of this subrecipient agreement for PY 2020. Because of these delays, ASSIST, Inc. continued to do the emergency work it could until the agreement was finalized. Both parties agreed to extending the period of performance for PY 2020 funds and once the agreement was signed substantial work began to happen. The numbers reported here were for PY 2020 only. The numbers of households assisted with the remaining funds from the PY 2020 agreement will be reported on the PY 2021 CAPER.

In addition to these affordable housing programs, the City has for many years partnered with Utah Community Action to provide 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. Due to the changes in the City's CDBG program including reporting and proportionality requirements Utah Community Action chose to not use CDBG funds provided from the City. It is anticipated they will participate again in PY 2021.

Discuss how these outcomes will impact future annual action plans.

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. The City will continue to watch the housing market as it slows and more affordable units become available to LMI persons seeking downpayment assistance, funding 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
Extremely Low-income	14	0
Low-income	12	0
Moderate-income	3	0
Total	29	0

Table 7 – Number of Households Served

Narrative Information

During PY 2020, the City of West Jordan provided affordable housing services to a total of 29 households, all were extremely low-, low-, and moderate-income households of West Jordan. The City partners with Utah Community Action to provide housing counseling and subsistence payments to LMI households, however in PY 2020 due to the CDBG staff requiring invoices based on proportionality, and the heavy workload brought by the pandemic, Utah Community Action chose to not accept the funds set aside for them from the City’s regular CDBG funds and instead use the CARES Act funds they had received elsewhere. Therefore the City met 0% of its goal of households supported through rental assistance. For housing rehab activities CDBG staff printed and distributed door hangers in Dixie Valley neighborhood. Although there was much interest in the program, none of the respondents qualified for the program under the current income limits. CDBG staff changes and an overhaul of the CDBG program, along with the necessary changes to the environmental review process delayed the execution of this subrecipient agreement for PY 2020. Because of these delays, ASSIST, Inc. continued to do the emergency work it could until the agreement was finalized. ASSIST, Inc. is continuing to use PY 2020 funds through the end of calendar year 2021, but only the numbers of household projects completed in PY 2020 are included in this report. ASSIST, Inc. completed 35 projects in 27 unique households in PY 2020 which is a 51.9% goal met. The City assisted 2 households with downpayment assistance for a total of 40% of the goal met.

When the delayed PY 2020 subrecipient agreement was signed an extension to the period of performance was granted and ASSIST intends to meet the goals set forth for both PYs 2020 and 2021 during PY 2021.

Years of fastly rising home prices and lack of availability of affordable units have slowed the progress of the City’s Downpayment Assistant Program. Staff will continue to watch as the market begins to slow down and will increase the funding to the program as needed.

The City began neighborhood information outreach in PY 2020, however the homeowners interested in the Housing Rehabilitation Program did not qualify under the current income guidelines. Further

outreach including door hangers distributed in lower-income neighborhoods and public places such as libraries will continue in PY 2021.

Although the Utah Community Action Housing and Case Management Program chose not to participate with West Jordan in PY 2020, they have submitted an application and were approved for funding in the West Jordan PY 2021 Annual Action Plan.

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 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 40 victims of domestic violence from West Jordan during the past fiscal year.

South Valley Sanctuary is similar to the YWCA but provides 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 additional 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 403 West Jordan LMI households during PY 2020.

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. This committee reviews applications and annually gives HOME funds to transitional housing providers.

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 PY 2020, and the economic struggle going on for nearly two years now 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.

The City partners with and makes referrals to public service providers who provide rapid rehousing and housing counseling, Our partner, The INN Between, provides respite care for LMI and/or homeless individuals with nowhere to go after they are discharged from hospitals. The City partners with ASSIST, Inc to make emergency home repairs, and provides the Housing Rehabilitation Program to keep families in existing homes that are safe and decent. The City is aware of the critical need for housing the most vulnerable and works with Salt Lake County to alleviate the need.

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 the City has participated in this effort is partnering with and providing referrals to public service providers who provide rapid rehousing and housing counseling, as well as peripheral agencies that can help cost-burdened LMI persons meet their needs such as the South Valley Neighborhood Food Pantry, the Family Support Crisis Nursery, ASSIST and Housing 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 2020 since the City of West Jordan does not operate a public housing agency.

Actions taken to provide assistance to troubled PHAs

No actions were taken during PY 2020 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 2019 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 two years. In view of that, the city has reviewed plans with smaller building lots. 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 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 2020 also included the following:

Neighborhoods: The City has identified several locations for Low- to moderate-income neighborhood infrastructure projects and will be working to proceed with a large project in the Dixie Valley

neighborhood, as well as a parks project in the Oquirrh Shadows neighborhood during PY 2021. 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 including approximately 1,500 jobs at a new Amazon Fulfillment Center.

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 2020 year.

In the emergency home repair and access program operated by ASSIST, Inc., each home is inspected by their staff and a certified staff person for lead-based paint. No rehabilitation issues were identified by ASSIST, Inc. during PY 2020.

Both inspectors utilized by the City programs and ASSIST, Inc. 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 2020 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 2020. 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 1,500 new jobs. We anticipate that these new higher paying jobs will increase the opportunity for the poverty-level families in West Jordan to make 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 LMI persons with assistance for affordable housing to special needs and homeless populations. Our funding along with the private sector's provides an important collaboration to provide the services and programs needed for housing and community development.

During PY 2020, the City continued these existing partnerships and established new relationships 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 has been invited to take part in a monthly non-profit partners meeting to create a more effective communicative environment.

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 2020 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 2020, 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 2020 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

Due to the change in CDBG staff, no subrecipient monitoring was conducted during PY 2020. A new Policies and Procedures manual has been written and includes a section on monitoring. Per the new Policies and Procedures each subrecipient will be monitored each year starting in PY 2021. Minority business outreach standards will be utilized when the City's CDBG Program looks to partner with businesses.

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 on September 12, 2021, posted on the City's website, and posted at City Hall.

Lisa Elgin

From: Tangee Sloan
Sent: Monday, September 13, 2021 11:59 AM
To: Lisa Elgin
Subject: FW: Thank you for placing your order with us.

From: orderconfirmation@sltrib.com <orderconfirmation@sltrib.com>
Sent: Tuesday, September 7, 2021 9:42 AM
To: Tangee Sloan <tangee.sloan@westjordan.utah.gov>
Cc: sthee@sltrib.com
Subject: Thank you for placing your order with us.

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

THANK YOU for your ad submission!

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

Job Details Order Number: SLT0013736 Classification: Other Notices Package: Legals Order Cost: \$150.20 Referral Code: 2020 CAPER Notice (Eng) Account Details TANGEE SLOAN 8000 S REDWOOD RD WEST JORDAN, UT 84088 801-569-5116 tangee.sloan@westjordan.utah.gov CITY OF WEST JORDAN	Schedule for ad number SLT00137360 Sun Sep 12, 2021 The Salt Lake Tribune Legals All Zones Mon Sep 13, 2021 The Salt Lake Tribune E-Edition All Zones
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1

West Jordan Announces Public Comment Period for the 2020-2021 Consolidated Annual Performance and Evaluation Report

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, 2020, through June 30, 2021. West Jordan receives grants through the Community Development Block Grant Program (CDBG).

The Consolidated Annual Performance and Evaluation Report (CAPER) will be available for public review and comment for 15 days, from **September 12 – September 26, 2021**.

This report reviews the progress that has been made in carrying out the first year of the 2020-2024 Consolidated Plan and 2020 Action Plan.

The 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 2020 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 at www.westjordan.utah.gov/grants, a hard copy will be available during regular business hours in the Community Development Department of West Jordan, Utah, beginning Monday, September 13, 2021.

Written citizen comments will be accepted from **September 13 – September 26, 2021**. Please address all comments to Lisa Elgin at lisa.elgin@westjordan.utah.gov.

Comments may also be mailed to the 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 accordance with the Americans with Disabilities Act, the City of West Jordan will make reasonable accommodations for participation in the meeting. Request for assistance can be made by contacting the Community Development Block Grant Office at 801-569-5103, providing at least three working days advance notice of the meeting. TTY 711. SLT0000000

2

Lisa Elgin

From: Tangee Sloan
Sent: Monday, September 13, 2021 12:01 PM
To: Lisa Elgin
Subject: FW: Thank you for placing your order with us.

From: orderconfirmation@sltrib.com <orderconfirmation@sltrib.com>
Sent: Tuesday, September 7, 2021 9:48 AM
To: Tangee Sloan <tangee.sloan@westjordan.utah.gov>
Cc: sthee@sltrib.com
Subject: Thank you for placing your order with us.

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

THANK YOU for your ad submission!

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

Job Details Order Number: SLT0013737 Classification: Other Notices Package: Legals Order Cost: \$170.00 Referral Code: 2020 CAPER Notice (Span) Account Details TANGEE SLOAN 8000 S REDWOOD RD WEST JORDAN, UT 84088 801-569-5116 tangee.sloan@westjordan.utah.gov CITY OF WEST JORDAN	Schedule for ad number SLT00137370 Sun Sep 12, 2021 The Salt Lake Tribune Legals All Zones Mon Sep 13, 2021 The Salt Lake Tribune E-Edition All Zones
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1

West Jordan Anuncia un Período de Comentarios Públicos Para el Informe Anual Consolidado de Desempeño y Evaluación

La ciudad de West Jordan ha preparado su informe anual de desempeño al Departamento de Vivienda y Desarrollo Urbano de los Estados Unidos sobre los usos y resultados de su financiamiento para el año fiscal del 1 de julio de 2020 al 30 de junio de 2021. West Jordan recibe subvenciones a través del Programa de Subvenciones en Bloque para el Desarrollo Comunitario (Community Development Block Grant Program CDBG).

El Informe Anual Consolidado de Desempeño y Evaluación (Consolidated Annual Performance and Evaluation Report CAPER) estará disponible para revisión pública y comentarios durante 15 días, del **12 al 26 de septiembre de 2021**.

Este informe revisa los avances realizados en la realización del primer año del Plan Consolidado 2020-2024 y del Plan de Acción 2020.

El informe contiene:

- 1. Resumen de los logros proyectados en comparación con el desempeño real.
- 2. El estado de las medidas adoptadas durante el año para aplicar plenamente la estrategia general definida en el Plan Consolidado de 5 años de West Jordan, el Plan de Acción de 2020; y
- 3. Una autoevaluación de los progresos realizados durante el último año con un enfoque en las necesidades y objetivos prioritarios identificados.

Además de verlo en línea en www.westjordan.utah.gov/grants, una copia impresa estará disponible durante el horario comercial regular en el Departamento de Desarrollo Comunitario de West Jordan, Utah, a partir del lunes 13 de septiembre de 2021.

Se aceptarán comentarios escritos de los ciudadanos del **12 al 26 de septiembre de 2021**. Por favor, dirija todos los comentarios a Lisa Elgin en lisa.elgin@westjordan.utah.gov.

Los comentarios también pueden enviarse por correo a City of West Jordan CDBG Program, 8000 South Redwood Road, West Jordan, Utah 84088. Para obtener más información, comuníquese con Lisa Elgin al (801) 569-5103.

De acuerdo con la Ley de Estadounidenses con Discapacidades, la Ciudad de West Jordan hará adaptaciones razonables para participar en la reunión. La solicitud de asistencia se puede hacer comunicando con la Oficina de Subvenciones en Bloque de Desarrollo Comunitario al 801-569-5103, proporcionando al menos tres días hábiles de anticipación de la reunión. TTY 711. SLT0000000

2

Newspaper notices - English and Spanish

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 to the program objectives were made during PY2020.

As a result of experiences, the City's CDBG program has undergone significant change over the past year. There is now oversight of the program as two staff members work together to make decisions in administration of the plan, and a new Policies and Procedures Manual has been written. We are striving to come into compliance with all federal regulations while helping our community partners make our community a better place to live.

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

No

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

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