

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”) received an annual allocation of CDBG funds for Program Year 2022 (“PY2022”) of \$533,932. The goals and objectives advanced during PY2022 included the following:

- Safe and Decent Housing. Projects undertaken to advance this goal were Emergency Home Repair, Housing Rehabilitation, and Downpayment Assistance.
- Provision of Public Services. The public service providers the City partnered with provided services such as services to victims of domestic violence; legal aid for victims of domestic violence; dental and hearing care for seniors; hospice and respite care for homeless; and homeless shelter operation.
- Provision of Public Facilities. The City completed one project and started construction of a second project in PY2022 anticipating completion in PY2023.
- Planning and Administration. The City utilizes two employees (one each from Planning and Finance) to administer the CDBG program.

PY2022 Accomplishments

Through the use of PY2022 CDBG funds, the City was able to progress towards the majority of Consolidated Plan goals.

- Safe and Decent Housing: The City provided a total of 49 emergency home repairs and access improvements; completed one housing rehabilitation project; and assisted seven families with housing subsistence payments.
- Provision of Public Services: The City aided 619 LMI persons and households for activities described above.
- Provision of Public Facilities: Rehabilitation of the Oquirrh Shadows parks was completed. The sidewalk project is anticipated to be completed in PY2023. With the completion of the parks project, the City has exceeded the persons assisted goal of its strategic plan.

The strategic plan goals for Safe and Decent Housing and Provision of Public Services are lagging what was intended when the plan was adopted. This is primarily due to the difficulty of providing services during the pandemic. Additionally, the rising cost of maintenance and

rehabilitation of residential units has contributed to the lower than expected numbers of housing units assisted.

After creating the CAPER template some changes were made to Tables 1 and 2. These changes are based on the following:

Goal #1 – Safe and Decent Housing

Homelessness Prevention – The seven units served by Utah Community Action was double counted in this category. The seven units were taken out of the Public service activities other than Low/Moderate Income Housing Benefit.

Goal #2 – Provision of Public Services

Indicator – Homeless Person Overnight Shelter – This incorrectly populated as 88. The Road Home served only 82 people from the City during PY2022.

CARES Act “CV” Accomplishments

PY 2021 is the second year the City disbursed funds allocated from the CARES Act. The City received a total of \$612,242 in CARES Act funds. During PY 2022, a total of \$328,806.83 was expended on CV public service projects and \$35,191.14 was used for administration. The Senior Services project provided 11,400 meals to senior citizens preventing infection by facilitation of social distancing. Other public services using CV funds were provided by Family Support Center, South Valley Sanctuary, and Utah Community Action.

A spreadsheet of accomplishments is provided on the CR-00 Administration Screen.

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: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0			0	0	
Goal #1: Safe and decent Housing	Affordable Housing	CDBG: \$	Homeowner Housing Rehabilitated	Household Housing Unit	400	120	30.00%	80	50	62.50%
Goal #1: Safe and decent Housing	Affordable Housing	CDBG: \$	Direct Financial Assistance to Homebuyers	Households Assisted	25	2	8.00%	1	0	0.00%
Goal #1: Safe and decent Housing	Affordable Housing	CDBG: \$	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	0	0				
Goal #1: Safe and decent Housing	Affordable Housing	CDBG: \$	Homelessness Prevention	Persons Assisted	0	7		0	7	
Goal #2: Provision of Public Services	Non-Housing Community Development	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	8240	2156	26.17%	1648	619	37.56%
Goal #2: Provision of Public Services	Non-Housing Community Development	CDBG: \$	Public service activities for Low/Moderate Income Housing Benefit	Households Assisted	0	0		4	0	0.00%
Goal #2: Provision of Public Services	Non-Housing Community Development	CDBG: \$	Homeless Person Overnight Shelter	Persons Assisted	685	242	35.33%	137	82	59.85%

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	72	60.00%			
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	11710	117.10%	2000	5855	292.75%
Goal #4: Planning & Administration	Non-Housing Community Development	CDBG: \$	Other	Other	5	3	60.00%	1	0	0.00%

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.

Three of our high priorities in the City are Homeownership, Home Rehabilitation, and Emergency Home Repair and Access Improvement. Of all the PY 2022 activities, the highest funded and drawn activity was our Emergency Home Repair and Access Improvement Activity. The total amount drawn from the PY2022 grant for Administration, Public Improvements, and Public Services was \$175,377.25. Those three highest priority housing activities in PY2022 were drawn from earlier grant years and the revolving loan funds totaled \$214,333. West Jordan prioritized and used more funds on those two activities than all other activities combined.

Although Down Payment Assistance was offered, no qualified applications were submitted.

Another 13 high priorities discussed in the Con Plan are public services. The City funded all seven applications for public services this program

year, and used 13.3% of the total annual grant for provision of public services.

The last high priority listed in the Con Plan is ADA ramps. Due to the excessive amount of unspent funds the City must use, Oquirrh Shadows parks and Kentucky Drive Sidewalks projects have been implemented.

CARES Act “CV” Impacts

Throughout the duration of using the CDBG-CV funds, our overall CDBG program and resources were significantly impacted. The Senior Services Project was labor intensive, taking up most of the staff time available. The pandemic itself required staff to reprioritize projects to consider the safety of moving forward with public facilities projects, housing rehabilitation projects, and emergency home repair. All CDBG-EN projects were either scaled back or put on hold until the spread of the coronavirus was largely under control.

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	2,135
Black or African American	34
Asian	29
American Indian or American Native	14
Native Hawaiian or Other Pacific Islander	8
Total	2,220
Hispanic	371
Not Hispanic	1,849

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

Narrative

In addition to the 2,220 individuals and families reported on the table, many other racial and ethnic people are not reported, including the following: Mixed race-18, and Other-543.

These additional individuals and families bring the total to 2781 with 521 being Hispanic and 2,260 Not Hispanic.

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	667,832	561,942

Table 3 - Resources Made Available

Narrative

PY 2022 disbursements for Administration totaled \$104,374.66; Public Services totaled \$71,002.59; Housing totaled \$259,776.64; Public Facilities totaled \$126,788.00. Disbursements for projects benefitting low- to moderate-income persons, housing, and areas totaled \$457,567.23.

CARES Act Disbursements PY 2022

During PY2022 the City completed all CDBG-CV projects and activities. South Valley Sanctuary and Utah Community Action spent down their awarded funds for victims of domestic violence and rent subsidies for a total of \$3,643.89. Our Senior Services project used \$246,096.99 to provide meals to and prevent infection of senior citizens by facilitating social distancing. A small portion of \$35,225.01 was used for administrative expenses.

CARES Act Totals

The City of West Jordan was awarded \$612,242 in CDBG-CV funds. Public services were funded to provide hazard pay, personal protection equipment, emergency overnight shelter for victims of domestic violence, and subsistence payments. Our public service providers used \$82,709.84 of the total grant. The City's Senior Services Project provided hot meals to seniors from local restaurants to prevent infection by facilitating social distancing. This project used \$396,390.70 of the total grant. Administration of the grant totaled \$119,837. The City has now completed all CDBG-CV projects and activities leaving only \$13,304.44 unused.

Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
Oquirrh Shadows		21.9	

Table 4 – Identify the geographic distribution and location of investments

Narrative

Due to an unknown glitch in IDIS, the only geographic area that populates in the CAPER is one local target area, Oquirrh Shadows. We also utilize communitywide, and a second local target area, Dixie

Valley.

As noted in the table above, 21.90 percent of the funds expended during PY 2022 were in Oquirrh Shadows. Those funds were used to rehabilitate two local parks. A Phase 1 ESA was performed during PY 2022 for an upcoming project in Dixie Valley which used less than 1% of the funds. The remaining 78.09% of funds were used communitywide.

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.

No matching funds were required and there were no local or state funds used to leverage the CDBG funds received by the City during PY 2022. The parks project in Oquirrh Shadows was located on City-owned property, and much of the labor including installation of sun shades, replacement of picnic tables and moving of irrigation lines was performed by City employees.

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

Table 5 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	5	7
Number of households supported through The Production of New Units	0	0
Number of households supported through Rehab of Existing Units	50	36
Number of households supported through Acquisition of Existing Units	0	0
Total	55	43

Table 6 – Number of Households Supported

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

Seventy-eight percent of the overall affordable housing goal was technically met during PY 2022 while the rental assistance goal was exceeded by 40%. One housing rehabilitation loan project was completed. Although the emergency home repair project did not meet its goal of 50 individual homes, 49 individual projects were completed in those 35 homes. All funds for that project were expended. The average cost per household was higher than expected.

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 36 affordable senior housing units have been developed in West Jordan along with two 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 has made qualification for the program difficult for many LMI persons. As the housing market continues to slow in the region we will continue to offer the program.

The City continues to provide a Housing Rehabilitation Loan Program for LMI homeowners. During PY 2022 one homeowner was provided a loan to make extensive repairs on their home.

An emergency home repair and accessibility program is available through our partner, Assist, Inc. During PY 2022 they completed 49 service requests in 35 homes.

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 match performance, or anticipated performance based on the housing market as well as the rapidly increasing cost of building supplies and contractor expense.

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	18	0
Low-income	7	0
Moderate-income	11	0
Total	36	0

Table 7 – Number of Households Served

Narrative Information

The housing market in West Jordan over the last several years has seen severe rises in home prices and rents. Although the City offers housing programs including downpayment assistance, housing

rehabilitation, emergency home repair, and subsistence payments to help our residents, the economy, supply chain, and contractor shortages, have made these programs difficult for the residents to use. Although the housing market has started slowing, PY 2022 was still difficult for LMI residents to buy, rent, or maintain/rehabilitate their existing homes.

CDBG staff receives frequent inquiries into the downpayment assistance program, but with the astonishing price of homes in the area almost all applicants who can qualify for the mortgage, receive too much annual income to qualify for the City's program. During PY 2022 two applications were received, but did not qualify because the cost of the house was nearly 50% of the household income. The West Jordan program limits the cost of the house to 35% of household income.

The City prioritizes housing programs. In PY 2022 the City provided nearly 33% of the total entitlement amount to its Emergency Home Repair and Accessibility Access Project. For the past two years, the city has partnered with Utah Community Action for an activity to provide subsistence payments for renters who need help paying their rent and utilities to prevent homelessness. Although the City has no control over for rent properties in West Jordan, CDBG staff receive phone calls periodically from LMI renters looking for new housing options due to paying high portions of their income for rent, have lost their leases, or are disabled/have disabled children. Staff refers these callers to the Salt Lake City Housing Authority and the the West Valley City Housing Authority.

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 provides funds to three separate agencies working to prevent homelessness in West Jordan as well as throughout Salt Lake County. These agencies are The Road Home, South Valley Sanctuary, and Utah Community Action. These agencies assess and provide for individual needs of their clients.

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.

South Valley Sanctuary provides services to both men and women who are victims of domestic violence. The South Valley Sanctuary developed its first Community Resource Center in the West Jordan City Hall and expanded to an additional 3 locations since then. The City Hall location has been temporarily shut down due to a remodel of the building, but is anticipated to reopen in calendar year 2023 with an even larger space. The resource centers and hotline provide resources available for a broader range of needs without having to shelter all individuals.

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 homelessness 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 homelessness 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. Low incomes and increasing rents during PY 2022 have increased the affordability gap

between resident's income and their housing costs. 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 of low- to moderate-income housing projects throughout the County.

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.

Although the City does not offer housing options for homeless people who have been discharged from mental health facilities, foster care and corrections programs, there are several group homes located in West Jordan for which CDBG staff can make referrals. Homeless persons who require respite care after being released from a health care facility can be referred to our partner, The INN Between, by CDBG staff.

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 Big Brothers Big Sisters, Senior Charity Care Foundation, Legal Aid Society of Salt Lake, ASSIST, and Housing Rehabilitation Loan Program.

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 entitlement cities of the County. The City works with them closely with the agencies and makes referrals to them.

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 PY2022 since the City of West Jordan does not operate a public housing agency. However, the Downpayment Assistance Program is open to any person wishing to purchase a home in West Jordan.

Actions taken to provide assistance to troubled PHAs

No actions were taken during PY2022 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 PY2022 General Plan Update and identifies the greatest needs and how to mitigate the negative effects of public policies that serve as barriers to affordable housing 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 population boom in the valley and surrounding counties, this number has been reduced substantially in the last few years. The City reviews this plan each year and makes updates as necessary and appropriate to provide a pathway for availability of moderate-income homes.

In the last few years, the State has legislated that accessory dwelling units be allowed in all jurisdictions. West Jordan has responded by amending the Zoning Code to allow for internal accessory dwelling units in all single-family, detached dwellings, and external accessory dwelling units are allowed in residential areas with a lot size of 10,000 square feet or larger. Since the amendment, 58 accessory dwelling units have been approved by the Community Development Department.

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 in 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 2022 also included the following:

Neighborhoods: The City has identified several locations for Low- to moderate-income neighborhood infrastructure projects and has been working on a large sidewalk replacement project in the Dixie Valley Neighborhood which is anticipated to be completed by the end of calendar year, the City has also begun work on two parks projects and a storm drain project. We anticipate those projects to go out to bid in early 2024. 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.

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 application for housing rehabilitation and home purchase funded with CDBG funds.

In the Housing Rehabilitation Loan 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 2022 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 2022.

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 2022 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 maintaining 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 also anticipates the Kentucky Drive Sidewalk Project will continue construction during PY 2023 and will have Targeted Section 3 employees which will receive training and job opportunities from the Contractor of that project.

Efforts of the City have included the location of the Amazon facility which provided 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. A large retailer is expected to open in PY 2023 adding hundreds of jobs for residents.

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 any needs from 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 2022, 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 our community service partners 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. CDBG staff participates 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 2022 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 77/23 is Regional Impediment – West Jordan's recent housing plan articulates a long-term goal of an owner to renter ratio of 77 percent to 23 percent. This renter ratio is significantly lower than 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, 23 percent renter housing 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 23 percent of the housing inventory in a large and rapidly growing city is contrary to a regional approach to fair housing.

At the end of Calendar Year 2022, the City reviewed the current and projected Housing Ratio Goal of 77/23. It was determined that the current rate of development and the number of proposed projects for the City is currently at a 73/27 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.

During PY 2022 the City entered into discussions with a Utah-based non-profit builder who has completed several projects in the county. The City offered to provide the land for a small low-income apartment community. The builder was not able to build a strong enough capital stack to continue. The developer is looking for areas with Qualified Census Tracts to increase the amount of tax credits allowed for the project.

3. Housing Plan is vague on Future Needs by Type – The West Jordan housing element (2023) quantifies projected housing needs for moderate income households only through 2023. Greater detail on housing needs by income group would help clarify long-term housing plans.

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

During PY2023 25% of PY2022 subrecipients will be monitored using a Risk Assessment Form, Subrecipient Monitoring Checklist, Exhibit 3-18 Guide for Review of Financial Management, and Exhibit 3-19 Guide for Review of Cost Allowability.

Minority business outreach will occur when the City engages in economic development activities.

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.

No subrecipient monitoring was completed during PY 2022.

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 PY2022.

As a result of experiences, the City's CDBG staff have undertaken the writing of a new Policies and Procedures Manual which is anticipated to be approved by the CDBG committee in 2024.

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-45 - CDBG 91.520(c)

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No

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

CR-58 – Section 3

Identify the number of individuals assisted and the types of assistance provided

Total Labor Hours	CDBG	HOME	ESG	HOPWA	HTF
Total Number of Activities	1	0	0	0	0
Total Labor Hours	0				
Total Section 3 Worker Hours	0				
Total Targeted Section 3 Worker Hours	0				

Table 8 – Total Labor Hours

Qualitative Efforts - Number of Activities by Program	CDBG	HOME	ESG	HOPWA	HTF
Outreach efforts to generate job applicants who are Public Housing Targeted Workers					
Outreach efforts to generate job applicants who are Other Funding Targeted Workers.	1				
Direct, on-the job training (including apprenticeships).	1				
Indirect training such as arranging for, contracting for, or paying tuition for, off-site training.					
Technical assistance to help Section 3 workers compete for jobs (e.g., resume assistance, coaching).					
Outreach efforts to identify and secure bids from Section 3 business concerns.					
Technical assistance to help Section 3 business concerns understand and bid on contracts.					
Division of contracts into smaller jobs to facilitate participation by Section 3 business concerns.					
Provided or connected residents with assistance in seeking employment including: drafting resumes, preparing for interviews, finding job opportunities, connecting residents to job placement services.					
Held one or more job fairs.					
Provided or connected residents with supportive services that can provide direct services or referrals.					
Provided or connected residents with supportive services that provide one or more of the following: work readiness health screenings, interview clothing, uniforms, test fees, transportation.					
Assisted residents with finding child care.					
Assisted residents to apply for, or attend community college or a four year educational institution.					
Assisted residents to apply for, or attend vocational/technical training.					
Assisted residents to obtain financial literacy training and/or coaching.					
Bonding assistance, guaranties, or other efforts to support viable bids from Section 3 business concerns.					
Provided or connected residents with training on computer use or online technologies.					
Promoting the use of a business registry designed to create opportunities for disadvantaged and small businesses.					
Outreach, engagement, or referrals with the state one-stop system, as designed in Section 121(e)(2) of the Workforce Innovation and Opportunity Act.					

Other.					
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Table 9 – Qualitative Efforts - Number of Activities by Program

Narrative

The Neighborhood Infrastructure Project/Kentucky Drive Sidewalk Activity began in June 2023. The contractor met the Section 3 Benchmark in that month, but not the Targeted Section 3 Benchmark. It is anticipated that the work done in PY 2023 on this project will meet both benchmarks.