

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.

The City of West Jordan's (City) Five-Year Consolidated Plan (Consolidated Plan) for Fiscal Years (FY) 2021-2025/Program Years (PY) 2020-2024 prioritizes the housing, community development, and economic development needs of West Jordan residents and proposes strategies to address those needs and guide the use of entitlement funding received from the U.S. Department of Housing and Urban Development.

The Consolidated Plan was developed by analyzing important community data and engaging the public via community meetings and stakeholder consultations. The priorities outlined in the Consolidated Plan are as follows:

- Priority #1: Providing safe, decent and affordable housing
- Priority #2: Provision of Public Services
- Priority #3: Provision of Public Facilities
- Priority #4: Economic Development
- Priority #5: Planning and Administration

In Program Year 2024 (fifth year of the Consolidated Plan), the City received \$512,840 in Community Development Block Grant (CDBG) funding from the U.S. Department of Housing and Urban Development (HUD). It also carried forward prior year's funding for multi-year infrastructure improvement projects, as well as programming \$162,090 in Revolving Loan Funds. During PY 2024, the City advanced its goals and objectives by funding the following activities, as well as programming :

- Emergency Home Repair Program
- Down Payment Assistance
- Public Services to include shelter for victims of domestic violence; dental and hearing care for seniors; emergency rental assistance; hospice and respite care for unhoused populations; and shelter services for unhoused populations
- Economic Development Activities
- Public improvement projects to include street and park improvements

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: \$351,690	Homeowner Housing Rehabilitated	Household Housing Unit	400	166	41.50%	54	0	52.00%
Goal #1: Safe and decent Housing	Affordable Housing	CDBG: \$10,400	Direct Financial Assistance to Homebuyers	Households Assisted	25	2	8.00%	1	0	0.00%
Goal #2: Provision of Public Services	Non-Housing Community Development	CDBG: \$59,907	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	8240	2687	32.61%	446	603	135.00%
Goal #2: Provision of Public Services	Non-Housing Community Development	CDBG: \$17,018	Homeless Person Overnight Shelter	Persons Assisted	685	294	42.92%	80	111	139.00%
Goal #2: Provision of Public Services	Non-Housing Community Development	CDBG: \$0	Homelessness Prevention	Persons Assisted	120	80	66.67%	0	0	0.00%

Goal #3: Provision of Public Facilities	Non-Housing Community Development	CDBG: \$77,349	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	10000	2575	25.75%	2000	0	0.00%
Goal #4: Planning & Administration	Non-Housing Community Development	CDBG: 102,567	Other	Other	5	0	0.00%	1	0	0.00%
Goal #5: Provide Economic Development	Non-Housing Community Development	CDBG: \$56,000	Businesses assisted	Businesses Assisted	7	7	100.00%	7	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.

The City utilized its CDBG funding to address the following priorities:

Priority #1 for the City is to provide safe decent affordable housing and allocated \$362,090 to this priority. In PY 2024, the City prioritized funding for housing rehabilitation and down payment assistance:

- a) The City provided \$200,000 to ASSIST, Inc. (subrecipient) to deploy the Emergency Home Repair Program. They assisted 28 low-income households with emergency home repairs. The actual households assisted is lower than the anticipated goal of 50 due to a few specific reasons. Historically, ASSIST's average cost per home repair or accessibility project in West Jordan has been around \$1,500. That average cost gradually increased over the last several years to \$2,600 per household, due to increasing construction costs, COVID, and subsequent inflation. ASSIST used historical averages to estimate the number of households that would benefit in FY24-25. Continued increase in construction costs in part impacted the number of households we were able to help. In addition, several projects were larger accessibility retrofits with higher construction costs. These larger accessibility jobs included two wheelchair accessible bathroom retrofits and a large wheelchair ramp; this increased our average grant per household for FY24-25 up to \$4,770.
- b) The City funded a Down Payment Assistance Program in the amount of \$10,400 but no qualified applications were submitted.
- c) The City also funded a Home Rehabilitation Loan Program from its revolving loan fund in the amount of \$151,690 but it has not yet been deployed due to staffing changes.

Priority #2 for the City is the provision of public services to low income and vulnerable populations. The City allocated \$76,925 to the following public service agencies (subrecipients):

- a) Senior Charity Care was awarded \$10,510 and assisted 12 seniors with vision and dental care a total of 53 total encounters over 6 clinics: 2 Dental Diagnostic/Restorative (13 Encounters), 2 Vision Diagnostic (23 Encounters), 2 Vision Dispense (17 Encounters).
- b) South Valley Sanctuary was awarded \$31,530 and assisted 346 unhoused persons during the program year. Services included Clinical, Case Management, Advocacy, and Shelter

placement, crisis hotline.

- c) The Road Home was awarded \$17,018 and assisted 111 unhoused persons with shelter.
- d) Legal Aid Society was awarded \$17,867 and represented 245 West Jordan residents to get them a protective order.

Priority #3 for the City is the provision of Public Improvements in low income, primarily residential, census tracts. The City allocated \$77,349 for Public Infrastructure Improvements in the PY 2024 Action Plan but did have carry forward funding that was drawn in PY 2024 for the following:

- a) Camelot Park Improvements
- b) Executive Drive Storm Drain
- c) Country Squire Park Improvements

Savings from the Camelot Park Improvements and Country Squire Park Improvements projects will be reallocated to subsequent phases or Executive Drive Storm Drain Improvements.

Priority #4 for the City is Economic Development and they allocated \$56,000 to the BOOST Program to assist childcare providers to digitize their entire operation and run their business efficiently from their mobile devices. The easy-to-use WeeCare app automates administrative tasks, saving providers, on average, 20 hours per week. Beyond technical features, the BOOST program offers childcare owners personalized business coaching and dedicated 1:1 assistance. From expanding licenses to hiring new staff, the program meets all provider needs, unlocking business growth and boosting earnings. By leveraging these resources, participating providers will have the opportunity to care for more children, stay in the industry and create new childcare jobs, ultimately benefiting local families with increased access to quality and affordable childcare services. The BOOST program assisted 7 businesses.

The City also allocated \$102,567 under CDBG Planning & Administration.

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	234
Black or African American	14
Asian	3
American Indian or American Native	0
Native Hawaiian or Other Pacific Islander	2
Total	253
Hispanic	75
Not Hispanic	178

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

Narrative

The City's CDBG Program assisted a total of 253 low to moderate income persons of which 75 identified as Hispanic. Race and ethnicity information is broken down below:

- 234 people identified their race as White, of which XX people identified their ethnicity as Hispanic;
- 14 people identified their race as Black or African American;
- 3 people identified their race as Asian;
- X people identified their race as American Indian or Alaskan Native, of which 1 person identified their ethnicity as Hispanic;
- 2 people identified their race as Native Hawaiian or Other Pacific Islander; and
- XXX people identified their race as Other or Multi-Racial, of which XX people identified their ethnicity as Hispanic

It should be noted that there is no data entry field in the eCon Planning Suite for persons identifying as "other/multi-racial"; therefore, the totals for race and ethnicity will not match.

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	\$674,930	\$853,099.38

Table 3 - Resources Made Available

Narrative

The City received \$512,840 in CDBG entitlement funding from HUD and allocated \$162,090 in revolving loan funds during PY 2024.

The City expended \$853,099.38 in CDBG funding which included \$495,192.20 expended for public infrastructure improvement activities funded in PY 2023 but drawn in PY 2024. The City expended \$78,126.11 for public service activities, \$200,000 for emergency home repair activities, and \$79,781.07 for Planning and Administration.

Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
communitywide	100%	NA	NA
Dixie Valley	0%	0%	NA
Oquirrh Shadows	0%	0%	NA

Table 4 – Identify the geographic distribution and location of investments

Narrative

The City allocated \$77,349 for Public Infrastructure Improvements in the PY 2024 Action Plan and did not target investments in geographic locations but will ensure 100% of CDBG programmatic funding is invested in eligible low and moderate income, primarily residential areas.

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 2024.

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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	55	28
Number of special-needs households to be provided affordable housing units	0	0
Total	55	28

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 the rehab of existing units	54	28
Number of households supported through the acquisition of existing units	1	0
Total	55	28

Table 6 – Number of Households Supported

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

The City provided \$200,000 to ASSIST, Inc. (subrecipient) to deploy the Emergency Home Repair Program. They assisted 28 low-income households with emergency home repairs. The actual households assisted is lower than the anticipated goal of 50 due to a few specific reasons. Historically, ASSIST's average cost per home repair or accessibility project in West Jordan has been around \$1,500. That average cost gradually increased over the last several years to \$2,600

per household, due to increasing construction costs, COVID, and subsequent inflation. ASSIST used historical averages to estimate the number of households that would be benefitted in FY24-25. Continued increase in construction costs in part impacted the number of households we were able to help. In addition, several projects were larger accessibility retrofits with higher construction costs. These larger accessibility jobs included two wheelchair accessible bathroom retrofits and a large wheelchair ramp; this increased our average grant per household for FY24-25 up to \$4,770.

The City funded a Down Payment Assistance Program in the amount of \$10,400 but no qualified applications were submitted.

The City also funded a Home Rehabilitation Loan Program from its revolving loan fund in the amount of \$151,690 but it has not yet been deployed due to staffing changes.

Moreover, while the City of West Jordan is not a HOME participating jurisdiction and 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 over this Consolidated Plan period. Of these units, a total of 36 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.

Discuss how these outcomes will impact future annual action plans.

To address any deficiency in accomplishing goals, the City has assessed and adjusted allocations and goal outcome indicators to better align with actual performance - taking into consideration the housing market as well as the continued increase in construction costs. In addition, as mentioned previously, the City is working on a substantial amendment to reprogram unencumbered funds and program savings to much needed neighborhood infrastructure projects in low to moderate income neighborhoods to ensure timely CDBG expenditures.

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	12	0
Low-income	0	0

Moderate-income	0	0
Total	12	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 offered housing programs including downpayment assistance, and emergency home repair to assist West Jordan residents, the economy, supply chain, and contractor shortages, have made these programs difficult for the residents to fully utilize these programs. Although the housing market has started slowing, PY 2024 was still difficult for LMI residents to buy, rent, or maintain/rehabilitate their existing homes.

The City continues to prioritize affordable housing programs. In PY 2024, the City allocated 54% of the total available funding to Priority #1: Provision of Safe Decent Housing.

Additionally, the City continues to receive inquiries regarding the downpayment assistance program, but with the astonishing price of homes in the area, applicants who can qualify for the mortgage are over income for the City's program. During PY 2024, 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 guidelines limit housing costs (principal, interest, tax and insurance) to 35% of gross household income.

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 two agencies working to prevent homelessness in West Jordan as well as throughout Salt Lake County. These agencies are The Road Home and South Valley Sanctuary. These agencies provide case management and shelter to unhoused persons.

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 Road Home Assisted 111 persons with CDBG funding.

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 resource centers and hotline provide resources available for a broader range of needs without having to shelter all individuals. Services included Clinical, Case Management, Advocacy, and Shelter placement, crisis hotline. South Valley Sanctuary assisted 346 persons with CDBG funding.

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 is aware of the critical and ongoing need of affordable rental housing development. Low incomes and increasing rents during PY 2024 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 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.

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

Actions taken to address the needs of public housing

West Jordan does not have a public housing authority. 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 City 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 authority.

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

No actions were taken during PY2024 since the City does not have a public housing authority; 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

Not Applicable.

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 Analysis of Impediments for Salt Lake County” which is addressed in the last section of CR-35 and “The Moderate-Income Housing Plan” was updated during PY2023 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, 99 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 2024 also included the following:

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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. The City does provide information concerning lead base paint on its website and in each application for housing rehabilitation and down payment assistance programs funded with CDBG.

For 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 2024 program 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 the 2024 program year.

Inspectors for both City and ASSIST, Inc. programs 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 2024 Annual Action Plan, the City funded the BOOST Program to assist childcare providers to digitize their entire operation and run their business efficiently from their mobile devices. The easy-to-use WeeCare app automates administrative tasks, saving providers, on average, 20 hours per week. Beyond technical features, the BOOST program offers childcare owners personalized business coaching and dedicated 1:1 assistance. From expanding licenses to hiring new staff, the program meets all provider needs, unlocking business growth and boosting earnings. By leveraging these resources, participating providers will have the opportunity to care for more children, stay in the industry and create new childcare jobs, ultimately benefiting local families with increased access to quality and affordable childcare services. The BOOST program assisted 7 businesses.

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 anticipates that the CDBG-funded public infrastructure improvement projects in progress during the program year prioritized Section 3 employees who then in turn receive job training and employment opportunities.

Efforts of the City have included the location of the Amazon facility which provided 1,500 new jobs. The City anticipates that these new higher paying jobs will increase the opportunity for the low to moderate income households in West Jordan to make a living wage and make decent and safe housing more attainable. 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. The City's 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 2024, 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 2024 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)

The Regional Analysis of Impediments for Salt Lake County Identified the following concerns:

- a) Housing Ratio Goal of 77/23 as a 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 2024, 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.

- b) 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 2024 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.

- c) 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

In PY 2024, the City drafted a Compliance Monitoring Policy, conducted a Subrecipient Orientation/Training and conducted desk monitoring for all subrecipient activities. Additionally, the City conducted formal compliance monitoring of ASSIST's Emergency Home Repair Program utilizing HUD Monitoring Handbook Checklists (Exhibits 3.1 through 3.11 and 3.17 through 3.21).

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.

As outlined in the City's Citizen Participation Plan, a public notice was published in the Salt Lake Tribune on September 10, 2024 to solicit input on the City's Program Year 2024 Consolidated Annual Performance Evaluation Report (CAPER). The notice was also posted on the Utah Public Notice website and the grants page of the City of West Jordan website. The CAPER was available for public review and comment from September 10th thru 25th, 2025 on the City's website. In addition, a hard copy of the CAPER was available during regular business hours in the Community Development Department of West Jordan, Utah (8000 South Redwood Road - 2nd floor of City Hall).

No comments were received.

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 PY2024 but the City is working on a substantial amendment to reprogram unencumbered funds and program savings to much needed neighborhood infrastructure projects in low to moderate income neighborhoods to ensure timely CDBG expenditures. In the 2025-2029 Consolidated Plan, the City is no longer funded down payment assistance programs because of market conditions and lack of production.

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

No.

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

Not Applicable.

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	0	0	0	0	0
Total Labor Hours					
Total Section 3 Worker Hours					
Total Targeted Section 3 Worker Hours					

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.					
Direct, on-the job training (including apprenticeships).					
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

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