

The City of South Jordan

2015-2019 Consolidated Plan and First Year Annual Action Plan (2015-2016) for the use of Community Development Block Grant (CDBG) funds

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Executive Summary

ES-05 Executive Summary - 91.200(c), 91.220(b)

1. Introduction

The City of South Jordan in partnership with the U.S. Department of Housing and Urban Development (HUD) is required to have in place a five-year consolidated plan as a grantee of funding for the Community Development Block Group (CDBG) program. The consolidated plan represents the needs and strategic objectives that are utilized on an annual basis in identifying funded projects. Projects, including funding amounts, expected benefits and consistency with with the consolidated plan are described in annual action plans.

In 2012 the City of South Jordan was approved by HUD as a grantee for the CDBG program. The 2015 program year is the City's fourth year as a CDBG grantee and would have been the fourth year of the City's consolidated plan (2012-2016 Consolidated Plan). In order to achieve some of the City's housing objectives, the consolidated plan recommended that the City "apply to participate in the Salt Lake County HOME Consortium." (2012-2016 Consolidated Plan, page 52) The City joined the HOME Consortium in 2014. As a member of the HOME Consortium, HUD has directed the City to participate in the update of the County's consolidated plan and the resulting consolidated plan will replace the City's 2012-2016 Consolidated Plan.

This document represents the City's portion of the County's 2015-2019 Consolidated Plan; the needs, strategic objectives, and 2015 Annual Action Plan are specific to the City. As the County's 2015-2019 Consolidated Plan will replace the City's 2012-2016 Consolidated Plan, this document will reflect the portions of the 2012-2016 Consolidated Plan that remain pertinent in light of an updated needs assessment and housing market analysis.



Map: City Aerial

2. Summary of the objectives and outcomes identified in the Plan

Goal	Needs Addressed	Category	National Objective	Outcome
Maintain existing housing	Housing rehabilitation. Neighborhood improvements. Removal of barriers to accessibility.	Affordable housing	Decent housing	Sustainability, Affordability
Improve and provide adequate senior facilities	Senior services and facilities. Removal of barriers to accessibility.	Non-housing community development	Suitable living environment	Availability, Accessibility
Provide senior services	Senior services and facilities.	Non-homeless special needs	Suitable living environment	Availability
Correct accessibility deficiencies	Removal of barriers to accessibility.	Non-housing community development	Suitable living environment	Accessibility
Provide improvements in deficient neighborhoods	Neighborhood improvements	Non-housing community development	Suitable living environment	Sustainability, Accessibility
Support essential services and training programs	Special needs services. Essential needs services. Family & Individual crisis services. Poverty prevention services.	Non-homeless special needs	Suitable living environment, Expanded economic opportunities	Availability, Accessibility
Support training and education programs	Homeless services & prevention. Special needs services. Essential needs services. Family & individual crisis services. Poverty prevention services. Senior services and facilities.	Non-homeless special needs	Create economic opportunities	Sustainability
Increase access to affordable housing	Housing assistance. Additional affordable dwellings.	Affordable housing	Decent housing	Affordability

Table: Goals, Needs and Objectives Summary

3. Evaluation of past performance

The amount of CDBG funds received by a grantee each year is determined by HUD according to "a formula comprised of several measures of community needs, including the extent of poverty, population, housing overcrowding, age of housing, and population growth lag in relationship to other metropolitan areas." (www.portal.hud.gov, 1/24/13) Since becoming a grantee, the City has received the lowest annual allotment of all grantees in a seven state region (Region VIII). The City's annual allocation reflects a relatively small, but rapidly growing, population, and the lack of community concerns, at least at a lower scale, that many other communities face. The City's modest allocation of CDBG funding requires a simple program and the careful selection of projects. The City strives to address the unique and specific existing concerns in the community in a way that is also preventative of those concerns becoming larger future problems.

While maintaining a simple program, the City has been effectively addressing all objectives of the 2012-2016 Consolidated Plan. The City has also utilized other funding sources and staff time to leverage CDBG funds. The 2012-2016 Consolidated Plan included the following goals and objectives:

Program Goal: Preservation and expansion of safe and decent housing

Objectives:

- Maintaining existing housing stock.
- Encouraging affordable housing.
- Supporting agencies which provide homeless prevention, shelter, and services.
- Supporting agencies which serve victims of domestic violence.

Program Goals: A suitable living environment

Objectives:

- Improving public facilities used by seniors.
- Providing transportation services for seniors.
- Addressing accessibility deficiencies in public facilities.
- Addressing the needs of abused and neglected children and other special needs populations.

In the three years of the 2012-2016 Consolidated Plan, the City will have received \$509,055 in CDBG funds. It is anticipated, based on previous expenditures, current allocations, and a proposed amendment to the 2014-2015 AAP, that the will have expended the funds according to following breakdown:

- Public Services: \$76,356.90 (15%)
- Housing: \$15,000 (2.9%)

- Non-Housing: \$339,990.77 (66.8%)
- Planning/Administration: \$72,707.33 (14.3%)
- Unused funds: \$5,000 (1.0%)

The City has identified some areas in which to improve upon in the future. While public service providers have been activity involved in public outreach, the City's public outreach efforts have not generated a significant amount of input from residents. The City is seeking more effective outreach methods. Additionally, as a relatively new grantee, many residents, stakeholders, city staff and elected officials are not familiar with the CDBG program. A greater level of awareness and understanding about the CDBG program would contribute to more effectively addressing needs within the community.

4. Summary of citizen participation process and consultation process

The process used to prepare the Consolidated Plan followed the City's Citizen Participation Plan (attached). The City's Citizen Participation Plan was adopted in March 2012 to guide the development of the Consolidated Plans, Annual Action Plans, and amendments to those plans. The Citizen Participation Plan ensures that the community has the opportunity to work in partnership with the City to identify needs and to allocate CDBG funds. The Citizen Participation Plan established the following standards for citizen involvement:

1. All citizen participation is to be done openly.
2. Involvement of low- and moderate-income persons, minorities, project area residents, elderly, handicapped and others is to be evident.
3. Reasonable efforts to ensure continuity of involvement of citizens throughout all stages of the CDBG program are to be evident.
4. Timely and adequate information is to be given to citizens.
5. Citizens are encouraged to submit their views and proposals regarding the Consolidated Plan and use of CDBG funds.

In the process of conducting the Needs Assessment and Market Analysis, the City relied upon input from a wide range of sources through meetings, interviews, phone calls, emails, reports, research, funding request applications, public hearings, and site visits. The City relied on information from public service providers, housing providers, Salt Lake County, other local municipalities, regional agencies, residents, and City departments. A public hearing was held on September 16, 2014 to address community needs and a second public hearing will be held on April 7, 2015. The Consolidated Plan and first-year Annual Action Plan were available for review during a public comment period from April 1, 2015 through April 30, 2015.

5. Summary of public comments

During the September 16, 2014 public hearing, the Road Home and Salt Lake Community Action Program commented regarding the needs in the community and the services their organizations

provide. Comments were received mainly from public service providers at the public hearing held on April 7, 2015.

6. Summary of comments or views not accepted and the reasons for not accepting them

All comments were accepted.

7. Summary

While more input from residents would be beneficial and modest funding amounts limits some project types, the City is confident that CDBG funds are being used to effectively address needs and benefit residents.

The Process

PR-05 Lead & Responsible Agencies - 91.200(b)

1. Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
Lead Agency	SOUTH JORDAN	
CDBG Administrator	SOUTH JORDAN	Development Services
HOPWA Administrator		
HOME Administrator		
HOPWA-C Administrator		

Table 1– Responsible Agencies

Narrative

South Jordan City has administered the Community Development Block Grant (CDBG) program since becoming a grantee for CDBG funds in 2012. The City’s Finance Department is responsible for oversight of the program. The CDBG Administrator is responsible for administration of the program, including preparation of plans and report, processing draw requests, coordination of the City’s CDBG Committee, and monitoring subrecipients. CDBG administration is performed through the Development Services Department.

Salt Lake County’s Community Resources and Development Department is the lead agency for a local Home Investment Partnership Program (HOME) Consortium. South Jordan City joined the HOME Consortium in 2014. The City’s CDBG Administrator represents the City on the Consortium. The City intends to allow the Consortium to administer the City’s portion of HOME funds. As the lead agency for the Consortium, Salt Lake County is also the lead agency for the Salt Lake County 2015-2019 Consolidated Plan, which includes the HOME program.

The City does not participate in in the Emergency Shelter Grants (ESG) program or the Housing Opportunities for Persons with AIDS (HOPWA) program.

Consolidated Plan Public Contact Information

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PR-10 Consultation - 91.100, 91.200(b), 91.215(I)

1. Introduction

South Jordan City first became a grantee for a HUD program (CDBG) in 2012. In many cases, the preparation of the 2012-2017 Consolidated Plan initiated the City's relationship with many housing and public service providers in the region. In the subsequent three years, the City has consistently worked to build those relationships and reach out to others. The City has sought the input from many of those agencies in the preparation of this plan.

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(I)).

The CDBG committee annually reviews all funding request applications and regularly meets with providers and tours their facilities. Multiple times the committee has sought out public service providers to meet underserved needs in the City. The CDBG Administrator works with providers funded by the City, including on-site visits and reviews of quarterly reports. The City holds two public hearings each year to address the use of CDBG funds, which are routinely attended by public service providers.

As a relatively small grantee and receiving a modest amount of CDBG funding, the City has sought to address housing issues through other resources. In 2014, the City joined the local HOME Consortium. Participating in the HOME Consortium has introduced the City to a wider range of housing providers in the community. It has also strengthened the City's relationship and coordination with the County, as the lead agency of the HOME consortium, and other municipalities in the region, as fellow members of the Consortium. In preparation for the 2015-2019 Consolidated Plan, the City and the Housing Authority of Salt Lake County have met to discuss better coordination and alignment of goals.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness

There are three Continuums of Care organized in Utah. The local Continuum of Care serves Tooele and Salt Lake County. It receives approximately \$6 million annually from HUD for project funding and collaboration. Salt Lake County is the lead agency for the local continuum. Salt Lake County has recently formed a steering committee to restructure the Continuum of Care, specifically to implement the Collective Impact Approach model. The Continuum of Care believes that the Collective Impact Approach will more closely align the Continuum with HUD's HEARTH program. The Collective Impact Approach is intended to:

- Take a system approach instead of a program approach;

- Be more data driven;
- Involve a broad group of diverse stakeholders; and
- Implement common principles and common metric throughout the community.

The steering committee is working on finalizing an agenda of goals, policies, and systems for the Continuum. It is their hope that municipalities will adopt the agenda to align housing decisions in the region. Until the agenda is in place, the Continuum has encouraged the cities to support HUD's goals of ending veteran homelessness, ending chronic homelessness, and ending family and youth homelessness. The intent being that the systems and programs are in place so that those in danger of homelessness have the necessary resources available to them.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards and evaluate outcomes, and develop funding, policies and procedures for the administration of HMIS

The City does not receive ESG funds and does not administer the HMIS program.

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities

Table 2– Agencies, groups, organizations who participated

1	Agency/Group/Organization	HOUSING AUTHORITY OF THE COUNTY OF SALT LAKE
	Agency/Group/Organization Type	Housing PHA Regional organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Meeting at the Housing Authority offices, tour public housing facilities, and a review of the draft 2015-2020 5 Year PHA Plan.
2	Agency/Group/Organization	SALT LAKE COUNTY
	Agency/Group/Organization Type	Other government - County
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Lead-based Paint Strategy Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The County is the lead agency for the Consolidated Plan, the HOME Consortium, and the Continuum of Care. Meetings were held to address all three of those roles.

3	Agency/Group/Organization	SOUTH JORDAN CITY
	Agency/Group/Organization Type	Other government - Local Grantee Department
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Economic Development Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Representatives of the following departments were interviewed: City Commerce, Community Services, Development Services, and Public Works.
4	Agency/Group/Organization	THE ROAD HOME
	Agency/Group/Organization Type	PHA Services - Housing Services-homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Agency participated in public hearings and provided homelessness reports.
5	Agency/Group/Organization	COMMUNITY HEALTH CENTERS, INC.
	Agency/Group/Organization Type	Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Health Health Agency
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	On-site visits and reports provided by agency.
6	Agency/Group/Organization	FAMILY SUPPORT CENTER
	Agency/Group/Organization Type	Services-Children Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services - Victims Child Welfare Agency
	What section of the Plan was addressed by Consultation?	Homeless Needs - Families with children Non-Homeless Special Needs Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	On-site visit and reports provided by agency.
7	Agency/Group/Organization	Legal Aid Society of Salt Lake
	Agency/Group/Organization Type	Services-Children Services-Victims of Domestic Violence Services - Victims
	What section of the Plan was addressed by Consultation?	Homeless Needs - Families with children Non-Homeless Special Needs Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	On-site visits and reports provided by the agency.
8	Agency/Group/Organization	COMMUNITY ACTION PROGRAM
	Agency/Group/Organization Type	Housing PHA Services - Housing Services-homeless

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	On-site visit and reports provided by the agency.
9	Agency/Group/Organization	SOUTH VALLEY SANCTUARY
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-Victims of Domestic Violence Services-homeless Services - Victims
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Families with children Non-Homeless Special Needs Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	On-site visits and reports provided by agency.
10	Agency/Group/Organization	Salt Lake County Health Department
	Agency/Group/Organization Type	Services-Health Other government - County
	What section of the Plan was addressed by Consultation?	Lead-based Paint Strategy Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Phone conversations.

11	Agency/Group/Organization	Salt Lake Board of Realtors
	Agency/Group/Organization Type	Regional organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Meeting to discuss housing needs and coordination with the City.

Identify any Agency Types not consulted and provide rationale for not consulting

No agencies were intentionally avoided. As the term of the 2012-2016 Consolidated Plan has not been completed, some of the information provided in that document has been utilized in the preparation of this plan.

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Salt Lake County	The primary role of the Continuum of Care is to reduce homelessness in the region, with the goal of functionally ending homelessness. The role of the Continuum of Care aligns with the City's goal to support programs providing essential services.
2010 General Plan	South Jordan City	The City's 2010 General Plan is intended to guide City decision regarding future growth and development. The 2010 General Plan was influenced the creation of all of the City's 2015-2019 Consolidated Plan goals.
2015-2020 5 Year PHA Plan (draft)	Housing Authority of the County of Salt Lake	The Housing Authority's mission "to provide and develop quality affordable housing opportunities for individuals and families while promoting self-sufficiency and neighborhood revitalization" is aligned with the City's housing and essential services goals and all of the City's program objectives.
Economic Developmnet Strategic Plan (11/2011)	South Jordan City	The Economic Development Strategic Plan identifies the need for adequate infrastructure, specifically transportation infrastructure, and the role that it plays in providing access and opportunity to residents.

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Wasatch Choices for 2040	Wasatch Front Regional Council	Wasatch Choices for 2040 is a regional planning effort developed over the last two decades that promotes shared "growth principles." The needs and goals of the Consolidated Plan are consistent with those identified in Wasatch Choice for 2040.

Table 3– Other local / regional / federal planning efforts

Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(I))

The City's involvement with the HOME Consortium and other regional councils and agencies puts the City in contact with other public entities and units of government which have influenced the preparation of the Consolidated Plan. As the term of the City's original Consolidated Plan (2012-2016 Consolidated Plan) has not yet been completed, the information provided by the many agencies that participated at that time has also been utilized in the preparation of this plan.

Narrative

In the four years that the City has been a HUD grantee, it has consistently sought to improve relationships with local and regional government agencies and service providers for improved coordination and effectiveness.

PR-15 Citizen Participation - 91.401, 91.105, 91.200(c)

1. Summary of citizen participation process/Efforts made to broaden citizen participation

Summarize citizen participation process and how it impacted goal-setting

The citizen participation process used to prepare the Consolidated Plan followed the City's Citizen Participation Plan. The City's Citizen Participation Plan was adopted in March 2012 to guide the development of the Consolidated Plans, Annual Action Plans, and amendments to those plans. The Citizen Participation Plan ensures that the community has the opportunity to work in partnership with the City to identify needs and to allocate CDBG funds. The Citizen Participation Plan established the following standards for citizen involvement:

1. All citizen participation is to be done openly.
2. Involvement of low- and moderate-income persons, minorities, project area residents, elderly, handicapped and others is to be evident.
3. Reasonable efforts to ensure continuity of involvement of citizens throughout all stages of the CDBG program are to be evident.
4. Timely and adequate information is to be given to citizens.
5. Citizens are encouraged to submit their views and proposals regarding the Consolidated Plan and use of CDBG funds.

A public hearing was held on September 16, 2014 to address community needs and a second public hearing was held on April 7, 2015 to receive comments regarding the Consolidated Plan and Annual Action Plan. The Consolidated Plan and first-year Annual Action Plan were available for review during a public comment period from April 1, 2015 through April 30, 2015. Notices for the public hearings and public comment period were published in the two largest regional newspapers, published at City Hall and the Senior Center, mailed to 20 local affected entities, emailed to public service and housing providers, and posted on the City's social media sites. This is the first time that the social media sites were used for the CDBG public outreach process.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Newspaper Ad	Non-targeted/broad community	Notice of a public hearing and to solicit comments to address community needs was published in two local newspapers. Similar notices were mailed to affected entities in the region. An announcement was placed on the City's website and hardcopies were posted at City Hall and at the Senior Center. The notice was also emailed to local service providers and governmental agencies.	No comments were received.	Not applicable.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
2	Public Hearing	Non-targeted/broad community	A public hearing was held on September 16, 2014 to address community needs.	A representative from the Road Home reviewed the increased need for resources to support homelessness. A representative from Salt Lake Community Action Program and Headstart reviewed needs seen in their programs, including housing, food pantry, and utility assistance.	All comments were accepted.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
3	Newspaper Ad	Non-targeted/broad community	<p>Notice of a public hearing and to solicit comments regarding the draft 2015-2019 Consolidated Plan was published in two local newspapers. Similar notices were mailed to affected entities in the region. An announcement was placed on the City's website and hardcopies were posted at City Hall and at the Senior Center. The notice was also emailed to local service providers and governmental agencies.</p>	No comments were received.	Not applicable.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
4	Public Hearing	Non-targeted/broad community	The hearing was mainly attended by public service agencies requesting funds.	Comments received were from public service providers, including The Road Home, Community Health Clinic, Family Support Center, South Valley Services and Legal Aid Society. Comments were also received from Assist, a provider of emergency home repairs and disability upgrades.	All comments were accepted.	
5	Internet Outreach	Non-targeted/broad community	An announcement of the public review and comment period, as well as notification of the public hearing, were posted through the City's social media sites. No responses were received.	No comments were received.	Not applicable.	

Table 4– Citizen Participation Outreach

Needs Assessment

NA-05 Overview

Needs Assessment Overview

The rapid growth in the City is the most significant driver of the City's needs. From the 1960 Census, with a population of 1,354, to the 2010 Census, with a population of 50,418, the City has averaged a doubling of the population every decade. At submittal of this Consolidated Plan, the City's population is estimated to be approximately 65,000, continuing to grow at an annual average rate of over 5% since the 2010 Census. The growing population puts a strain on infrastructure and services. The changing demographics also requires changes in services provided.

NA-50 Non-Housing Community Development Needs - 91.415, 91.215 (f)

Describe the jurisdiction's need for Public Facilities:

The City has been experiencing significant population growth. The fastest growing age group in the City has been seniors (65 and over). The City currently estimates that the senior age group has grown by 34.5% since 2010, as opposed to 27.2% growth in total population. One of the public facilities most affected is the City's senior center. The facility is used heavily and the need for additional space is an increasing concern.

The City has taken significant steps in recent years to address architectural barriers to accessibility at public facilities, however necessary improvements are occasionally identified.

How were these needs determined?

Analysis of U.S. Census Bureau information.

Interviews with the director and assistant director of the Community Services Department and the director of the Strategic Services Department.

Meetings with the Staff Working Group.

Describe the jurisdiction's need for Public Improvements:

A large majority of the City's neighborhoods were built in the last thirty years. These are neighborhoods that have improvements and amenities that are in good condition. However, a few areas in the City have housing that is significantly older. These older neighborhoods lack improvements and amenities equivalent to current City standards and levels of services.

The majority of the City's growth has extended the developed area of the City westward. The westward development has strained water and transportation infrastructure. Additionally, the region generally lacks sufficient east/west transportation infrastructure. Adequate water is also an ongoing concern in the region.

How were these needs determined?

Interviews with directors of the Public Works, Development Services, and City Commerce Departments.

Meetings with the Staff Working Group.

Review of the City's Economic Development Strategic Plan and the region's Wasatch Choices for 2040 plan.

Describe the jurisdiction's need for Public Services:

The City provided programming and services for seniors. The rapid growth of the senior population in the City has created challenges for adequate on-going programming and services. Anecdotal information provided by the City's Community Services Department, responsible for senior programming and services, is that much of the growth in the senior population has been younger and more active seniors. The City is striving to respond with changes in the types of programming and services provided.

The City has historically been known for its large lot single-family homes, and the City has trended above the state and the country in family size. The 2013 ACS (3-year) shows an average family size of 3.87, compared to 3.62 for Salt Lake County, 3.65 for Utah and 3.25 for the country. The City is sensitive to the needs of larger families and the essential needs of all city residents.

How were these needs determined?

U.S. Census Bureau information

Interviews with the City's director and assistant director of the Community Services Department and the Strategic Services Director.

Meetings with the Staff Working Group.

Review of reports and comments provided by public service providers.

Reports from public service providers.

Public hearings.

Based on the needs analysis above, describe the State's needs in Colonias

N/A

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

The City conducted a housing study (Housing Needs Study) in 2014. This section is taken from the executive summary of the Housing Needs Study. The full report is available at www.sjc.utah.gov/pdf/planning-HousingPLAN.pdf. A supplemental section of the study, intended to serve as the City's Analysis of Impediments to Fair Housing, is attached to this plan.

South Jordan is a rapidly-growing City in Salt Lake County. The City scores well in factors such as education, livability, economic prosperity, giving the City high scores with HUD and State agencies in access to opportunity matrices. These successes, plus a strong geographical location in the Valley have driven demand to live in the City very high in the last decade, driving up housing costs and presenting challenges in providing affordable housing.

The City has primarily high-quality, new, single-family homes with large lot sizes. Half of all homes have been built since 1990. Multi-family units are less common, but have increased in recent years.

(See Table 1: Summary of Housing Stock in South Jordan)

Although rental units are usually desired as affordable units, single-family homes are actually more affordable than rentals in the City. This is largely a result of homes in Daybreak built on small lots. These homes are more affordable with a lower purchase price, but they are high quality with higher value per acre than the rest of the City.

Rental units in the City are mostly high-end market rate units with little affordability and no rental subsidy programs. This is the largest barrier to affordable housing in South Jordan because, although there are many affordable single-family properties, those with the most need for affordable housing often have difficulty obtaining a mortgage to purchase a home.

The City is short affordable units for low- and very low-income households, but has an excess of units for moderate-income households. The affordability of housing for these households is determined by setting income ranges based on HUD's Area Median Income (AMI), and then assuming that housing costs should not exceed 30 percent of a household's income. The tables below summarize these affordability levels and the units available in the City for these households.

(See Table 2: Summary of Housing Needs in South Jordan & Table 3: Housing Affordability in South Jordan.)

HOUSING TYPE	NON-RENTAL UNITS	RENTAL UNITS	TOTAL UNITS
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Single-Family (att. and det.)	13,659	1,415	15,074
Condominium Units	441	52	493
Duplex Units	4	8	12
Multi-Family Units	0	1,817	1,817
TOTAL UNITS	14,104	3,292	17,396
Percent of Units	81.1%	18.9%	100%

Table 5 - Table 1: Summary of Housing Stock

	<30% of AMI	30% to 50% of AMI	50% to 80% of AMI	TOTAL
Income Range	<\$20,610	\$20,610-\$34,350	\$34,350-\$54,960	N/A
Monthly Housing Allowance (less utilities)	\$365	\$708	\$1,224	N/A
Affordable Home Price (4%)	\$0-\$51,039	\$51,039-\$117,135	\$117,135-\$216,279	N/A
Number of units needed	825	763	2,265	3,853
Number of existing SFR/Condo/TH units	5	28	3,677	3,710
Number of existing MF rental units (including centrally-rented TH)	0	0	1,547	1,547
Total Existing Supply	5	28	5,224	5,257
Units need to meet current city demand	820	735	(2,959 excess)	(1,404 excess)

Table 6 - Table 2: Summary of Housing Needs

Total Housing Units	17,396
Affordable SFR/Condo/PUD/Duplex Units	3,710
Affordable Multi-Family Units	1,547
Percent Affordable at 80% AMI	30.2%

Table 7 - Table 3: Housing Affordability

MA-45 Non-Housing Community Development Assets - 91.410, 91.210(f)

Introduction

Residents in South Jordan, in general, are well-educated and households have relatively high incomes. Good jobs are available in high-tech manufacturing, education, health services, and professional/management areas. The competition for employees is considered a drawback for many employers. Ensuring that the transportation infrastructure and housing is in place to provide access to jobs and on-going education and skill training is essential to maintain a continued strength and growth in the area.

Economic Development Market Analysis

Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	336	23	2	0	-2
Arts, Entertainment, Accommodations	1,161	1,277	5	8	3
Construction	1,646	638	8	4	-4
Education and Health Care Services	4,262	2,532	20	16	-4
Finance, Insurance, and Real Estate	2,210	1,177	10	8	-2
Information	577	751	3	5	2
Manufacturing	2,014	2,367	9	15	6
Other Services	981	273	5	2	-3
Professional, Scientific, Management Services	3,084	3,263	14	21	7
Public Administration	956	416	4	3	-1
Retail Trade	2,463	2,260	11	15	4
Transportation and Warehousing	1,184	191	5	1	-4
Wholesale Trade	715	402	3	3	0
Total	21,589	15,570	--	--	--

Table 8 - Business Activity

Data Source Comments:

Labor Force

Total Population in the Civilian Labor Force	22,829
Civilian Employed Population 16 years and over	21,589
Unemployment Rate	5.40
Unemployment Rate for Ages 16-24	5.90
Unemployment Rate for Ages 25-65	5.40

Table 9 - Labor Force

Data Source Comments:

Occupations by Sector		Number of People
Management, business and financial	9,823	
Farming, fisheries and forestry occupations	15	
Service	2,080	
Sales and office	6,435	
Construction, extraction, maintenance and repair	1,869	
Production, transportation and material moving	1,367	

Table 10 – Occupations by Sector

Data Source Comments:

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	12,893	65%
30-59 Minutes	6,234	31%

Travel Time	Number	Percentage
60 or More Minutes	826	4%
Total	19,953	100%

Table 11 - Travel Time

Data Source Comments:

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	493	88	180
High school graduate (includes equivalency)	3,056	247	1,062
Some college or Associate's degree	6,821	165	2,545
Bachelor's degree or higher	7,601	134	1,526

Table 12 - Educational Attainment by Employment Status

Data Source Comments: The information available in the ACS does not match the age range requested. The information provide is for ages 25 to 64.

Educational Attainment by Age

	Age				
	18-24 yrs	25-34 yrs	35-44 yrs	45-65 yrs	65+ yrs
Less than 9th grade	0	34	23	51	67
9th to 12th grade, no diploma	317	167	209	189	177
High school graduate, GED, or alternative	1,539	1,539	870	1,714	1,164
Some college, no degree	1,923	1,702	1,786	3,163	920
Associate's degree	433	812	947	965	134
Bachelor's degree	302	2,140	1,734	2,501	436
Graduate or professional degree	0	612	738	1,414	278

Table 13 - Educational Attainment by Age

Data Source Comments:

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	35,588
High school graduate (includes equivalency)	39,537
Some college or Associate's degree	41,464
Bachelor's degree	55,194
Graduate or professional degree	72,591

Table 14 – Median Earnings in the Past 12 Months

Data Source Comments:

Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

The major employment sectors, by share of jobs in the city are:

1. Professional, Scientific, Management Services (21%)
2. Education and Health Services (16%)
3. Manufacturing (15%)
4. Retail Trade (15%)
5. Finance, Insurance, and Real Estate (8%)

Describe the workforce and infrastructure needs of the business community:

Businesses attracted to the community and the expansion of existing businesses are in need of educated and skilled employees. Infrastructure challenges are also a restriction for some businesses desiring to locate to the area. The greatest needs and limiting factors being water and water infrastructure, lack of wide spread fiber optic infrastructure, and improved transportation connections. Transportation can also be a challenge in the region for the workforce having access between jobs and housing. Regional attitudes, adverse to the use of CDA funds to attract

retail, has also been seen as a restriction to attracting large employers in certain areas. Large employers have expressed interest in quality retail to support their workforce.

Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.

A special service district is being considered in the Daybreak community, a 4,000 acre master planned community on the west side of the City, to install a new water tank and other water infrastructure. Water infrastructure and other future infrastructure associated with the Daybreak community is likely to attract additional business growth, and job opportunities, to the west side of the City.

How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?

Good jobs are available in high-tech manufacturing, education, health services, and professional management. The City's workforce is well educated and well trained. However, the competition for a skilled and educated workforce is viewed as a restriction to attracting new employers that would provide quality jobs. On-going education and training in areas such as math and science and ensuring that the workforce has access to employment centers is needed to continue to attract businesses with quality jobs.

Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.

The City has been working with Salt Lake Community College to establish a small-business incubator program. Businesses would be awarded, on a competitive basis, financial assistance, training, and access to office space. Additionally, the local school district (Jordan School District) has a strong technology program and the state has recently approved pay raises for teachers in math and science.

Based on the limited amount of HUD funds received by the City, and the necessarily simple nature of the City's program, it is unlikely that those funds will be allocated to projects that directly serve economic development in the City. However, the City should be conscious of and take into consideration the potential of projects funded by the City's CDBG program and the HOME Consortium to indirectly support the City's economic development goals and promote a positive business atmosphere.

Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?

If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.

No

Discussion

The City's economic development plan (Economic Development Strategic Plan, Nov. 2011) identifies the following focus areas for promoting economic growth and sustainability:

1. Promote transportation improvements.
2. Foster a regional retail perspective.
3. Advance neighborhood/community retail to capture incremental growth.
4. Encourage specialized commercial development.
5. Support the development of highway commercial and transit oriented development.
6. Expand upon the existing class A office strengths.
7. Build economic diversity through premier research and business parks.

MA-50 Needs and Market Analysis Discussion

Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")

The 2009-2013 American Community Survey (2013 ACS) reports a total of 15,477 housing units in the City. The City has experienced significant growth in the last couple of decades. The total population of the City, on average, has doubled every decade since 1960. According to the 2013 ACS, 81.5% (12,615) of the housing units in the City have been built since 1990. Only 1.8% (275) of the housing units were built prior to 1960. The 2013 ACS reports that 12 units lack complete plumbing facilities, 88 lack complete kitchen facilities, and 147 lack available telephone service. It is likely that the housing units with the reported housing problems are some of the older housing units in the City. The housing units built prior to 1960 are distributed between eleven different block groups (geographical areas defined by the U.S. Census Bureau). Block group 2 of census tract 1130.11, located between Redwood Road and 2200 W. from 10600 S. to the south boundary of the City, has the highest share (9.7%) of homes built prior to 1960. However, the median year built in this block group is 1999.

Only two block groups in the City have a majority of housing units built prior to 1990. Block group 1 of census tract 1130.10, located at approximately 2200 W. to 2700 W. and 9800 S. to 10600 S., has only 42.6% built after 1990. The majority of its housing units (57.4%) were built between 1960 and 1990, and no existing units were built before 1960. This block group has a median age built for housing units at 1988. Block group 1 of census tract 1130.07, located at approximately 4000 W. to 4800 W. and 9800 S. to the north boundary of the City, has only 36.4% built after 1990. The majority of its housing units (63.6%) were built between 1960 and 1990, and no existing units were built before 1960. This block group has the earliest median age built for housing units at 1985.

Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")

There are twenty-three Census block groups that contain portions of the City, however, four block groups contain minor areas with relatively few, if any, South Jordan residents. Of the remaining nineteen block groups, eight have a share of minorities in the individual block group that exceeds the share of minorities in the nineteen block groups as a whole (11.6%). Block Group 1 of Tract 1130.07 has the highest share of minorities (23.5%) in the City. Of the eight block groups with a higher concentration of minorities, six of them are centrally located (approximately 2200 W. to 4800 W.) along the City's northern border (approximately 9400 S. to 9800 S.). Two (Tract 1130.07, Block Groups 1 & 2) of these six block groups are located in the Glenmoor neighborhood. The remaining two of the eight block groups with a higher share of minorities are located at the most western and eastern portions of the City.

The block groups with a higher concentration of low- or moderate-income families are largely the same block groups as those with higher concentration of minorities. However, the block groups with the third

and fourth highest concentration of low- and moderate-income families some of the lowest shares of minority populations. All eight block groups with a higher concentration of minorities also individually have a higher concentration of low- or moderate-income families. The total share of low- or moderate-income families in the nineteen block groups is 17.9%. In 2014, HUD granted a low/mod area exception to the City that allows block groups with a low- or moderate-income population of 24.23% or higher to be eligible for CDBG funded projects, as opposed to 51%. Four block groups are functionally eligible.

("Minority" is defined as individuals who are not white or Hispanic and "higher concentration" is a block group where the share of a specific population exceeds the overall share of that population.)

The block group with the highest concentration of minorities is also the block group where homes have the oldest median year built in the City. The second highest concentration, by block group, of minority population, and the block group with the highest percentage of low/mod households, is the block group with the most multi-family housing units.

What are the characteristics of the market in these areas/neighborhoods?

Approximately half of the block groups with higher concentrations of minorities and low- or moderate-income families are in areas that may be considered to have higher than average amounts of amenities. Two (Tract 1130.07, Block Groups 1 & 2) of these three are located in the Glenmoor neighborhood. Block group 2 of tract 1130.07 has the lowest percentage (36.4%) in the City of homes built since 1990 (median year built is 1988) and the highest minority population (23.5%). Block group 1 has the lowest median home value of the nineteen block groups in the City and the highest share of minorities. Glenmoor is one of the City's older neighborhoods, with the majority of homes having been built between 30 to 40 years ago. However, it is a planned community with many amenities (trails, open space, parks, golf course). Block group 1 of tract 1152.09 is largely the Daybreak community, with similar amenities to Glenmoor, transit stations, and retail and commercial service areas. Block group 2 of tract 1128.17 is located on the eastern portion of the City, between the Jordan River and the City's east boundary and running from the north boundary to the south boundary. It has the highest concentration of low- or moderate-families (39.23%), the second highest concentration of minorities (20.1%) and the lowest median rent (\$1,242) in the City. Three of the City's largest apartment complexes (San Marino, 320 units; Four Seasons at Southtowne, 276 units; & Sterling Village, 300 units) are located in this area. A fourth apartment complex (Jordan Station, 302 units) is currently under construction. However, the area is adjacent to a golf course and the I-15 freeway. The area contains retail and commercial services, office buildings, a commuter train station, and access to the Jordan River trail system.

The other half of the block groups with higher concentrations of minorities and low- or moderate-families are in areas that contain some the City's older neighborhoods and may be considered to lack amenities and improvements equivalent to other areas of the City.

Are there any community assets in these areas/neighborhoods?

(see previous section)

Are there other strategic opportunities in any of these areas?

The approval of an exception to the 51% low- and moderate-income area benefit requirement to qualify for CDBG funded projects opens up opportunities in many of these areas to strengthen neighborhoods through neighborhood infrastructure improvements and the addition of amenities. The City will be conducting an audit of eligible areas to determine specific opportunities. Generally, the City anticipates that opportunities will be available for accessibility, street lighting, and park improvements.

CENSUS TRACT	BLOCK GROUP	MINORITY POP. (%)	LOW/MOD HH (%)	MEDIAN YEAR BUILT	MEDIAN HOME VALUE (\$)	MEDIAN GROSS RENT (\$)
1130.07	1	23.5	19	1985	240,300	1,724
1128.17	2	20.1	39.2	2002	370,100	1,242
1130.07	2	15.2	16.2	1995	287,300	N/A
1130.08	3	14.6	9.6	N/A	354,500	N/A
1130.1	4	14.4	19.8	1993	311,600	N/A
1130.08	4	13	36.5	1993	287,300	N/A
1130.09	1	12.5	19.8	2004	297,100	1,642
1130.1	3	12.3	20.5	1997	342,400	N/A
1130.2	1	11.4	15.6	2005	271,500	1,428
1130.12	2	10.9	15.7	1994	391,800	N/A
1130.19	1	10.6	12.1	N/A	435,000	1,404
1130.11	1	9	15.6	1992	364,900	N/A
1130.12	1	8.9	24.2	1992	354,700	1,659
1130.08	1	8.7	7	N/A	332,300	N/A
1130.11	2	7.2	8.7	1999	399,100	N/A
1130.08	2	5.6	11.8	1996	368,200	N/A
1130.1	1	5.1	7.1	1988	330,500	N/A
1130.11	3	4.7	12.8	2002	306,600	1,592
1130.1	2	2.5	28.3	1994	361,700	N/A

Table: Block Group Characteristics by Minority Population Share



Map: Census Tracts and Block Groups

Strategic Plan

SP-05 Overview

Strategic Plan Overview

The CDBG program was created through the Housing and Community Development Act (HCDA). The primary objective of the HCDA is the development of viable urban communities through the provision of decent housing, a suitable living environment, and expanded economic opportunities. The City CDBG program has developed the following city-specific objectives to support the primary objective of the HCDA, address needs in the City, and reflect the community character:

- Support family and individual stability, self-reliance, and prosperity
- Enhance housing choice
- Strengthen neighborhood value
- Improve accessibility and opportunity for all residents

The following goals are intended to guide projects and allocation during the term of the 2015-2019 Consolidated Plan:

- Maintain existing housing
- Improve and provide adequate senior facilities
- Provide senior services
- Correct accessibility deficiencies
- Provide improvements in deficient neighborhoods
- Support essential needs services and programs
- Support training and education programs
- Increase access to affordable housing

SP-10 Geographic Priorities - 91.415, 91.215(a)(1)

Geographic Area

Table 15 - Geographic Priority Areas

General Allocation Priorities

Describe the basis for allocating investments geographically within the state

Describe the basis for allocating investments geographically within the state

The City has not identified specific target areas. However, HUD granted an area benefit exception to the City in 2014. The exception allows projects to qualify for the low- and moderate-income national objective in Census block groups where at least 24.23% of the residents are low- or moderate-income. The City did not previously have any block groups which qualified through the area benefit. An audit of eligible areas will be conducted by the City to determine the potential for projects to meet needs and goals of the Consolidated Plan. The following block groups have been determined to be eligible at the time that the Consolidated Plan was prepared:

- Tract 1126.05 Group 5*
- Tract 1128.17 Group 2
- Tract 1130.08 Group 4
- Tract 1130.10 Group 2
- Tract 1130.12 Group 1
- Tract 1131.05 Group 2*

*Block groups assigned to the City by HUD and determined to be eligible, but containing only small portions of the City that do not include residential neighborhoods, and are not shown here.

SP-25 Priority Needs - 91.415, 91.215(a)(2)

Priority Needs

Table 16 – Priority Needs Summary

1	Priority Need Name	Homeless services & prevention
	Priority Level	High
	Population	Extremely Low Large Families Families with Children Elderly Rural Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth
	Geographic Areas Affected	
	Associated Goals	Support essential services and training programs Support training and education programs
	Description	Homeless services and prevention, including shelter, case management, and coordination with other available services in the community is considered an essential need. The need is likely to be addressed through public service CDBG funding.
	Basis for Relative Priority	The City intends to address this need using CDBG funding.
	2	Priority Need Name
Priority Level		High

	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities
	Geographic Areas Affected	
	Associated Goals	Support essential services and training programs Support training and education programs
	Description	The City recognizes the importance of accessibility and opportunity for all families and individuals with special needs to necessary services. It is likely that this need will be addressed with public service CDBG funding.
	Basis for Relative Priority	The City intends to address this need using CDBG funds.
3	Priority Need Name	Essential needs services
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence

	Geographic Areas Affected	
	Associated Goals	Support essential services and training programs Support training and education programs
	Description	The City recognizes the importance of residents having access to essential needs, including food, health care, clothing, etc. It is likely that this need will be addressed using public service CDBG funding.
	Basis for Relative Priority	The City intends to address this need using CDBG funds.
4	Priority Need Name	Family & individual crisis services & prevention
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence
	Geographic Areas Affected	
	Associated Goals	Support essential services and training programs Support training and education programs
	Description	The City recognizes the importance of families and individuals in crisis having access to necessary services. It is likely that this need will be addressed through public service CDBG funding.

	Basis for Relative Priority	The City intends to address this need using CDBG funds.
5	Priority Need Name	Poverty prevention services
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence
	Geographic Areas Affected	
	Associated Goals	Support essential services and training programs Support training and education programs
	Description	The City recognized the importance residents having access to necessary education, training, and counseling. It is likely that this need will be addressed through public service CDBG funding.
	Basis for Relative Priority	The City intends to address this need using CDBG funds.
6	Priority Need Name	Senior services and facilities
	Priority Level	High

	Population	Low Elderly Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Non-housing Community Development
	Geographic Areas Affected	
	Associated Goals	Provide and improve adequate senior facilities Provide senior services Support essential services and training programs Support training and education programs
	Description	The City provides senior programming and services at the City's Senior Center, but seniors are the fastest growing age group of the City's population. It is likely that the need for additional programming and services will be addressed using public service CDBG funding. Improvements at the Senior Center is expected to be a primary use of CDBG funding.
	Basis for Relative Priority	The City intends to address this need using CDBG funds.
7	Priority Need Name	Neighborhood improvements
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Non-housing Community Development

	Geographic Areas Affected	
	Associated Goals	Provide improvements in deficient neighborhoods
	Description	Some of the older neighborhoods in the City lack amenities and infrastructure common in new areas of the City. It is likely that this need will be addressed using CDBG funds.
	Basis for Relative Priority	The City intends to address this need using CDBG funds.
8	Priority Need Name	Remove barriers to accessibility
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Elderly Frail Elderly Persons with Physical Disabilities Non-housing Community Development
	Geographic Areas Affected	
	Associated Goals	Maintain existing housing Provide and improve adequate senior facilities Correct accessibility deficiencies Provide improvements in deficient neighborhoods
	Description	The City has addressed many accessibility deficiencies at public facilities over the past three year. The City intends to continue to address accessibility deficiencies with CDBG funds when identified.
	Basis for Relative Priority	The City intends on addressing this need with CDBG funds.

9	Priority Need Name	Housing rehabilitation
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities
	Geographic Areas Affected	
	Associated Goals	Maintain existing housing
	Description	With the majority of housing units built in the last thirty years, the City recognizes the importance of maintaining the existing housing supply. Due to limited CDBG funds, the City generally addresses housing needs through other means. However, it is likely that this need will be addressed with CDBG funds.
	Basis for Relative Priority	The City intends to address this need using CDBG funds.
10	Priority Need Name	Public infrastructure improvements
	Priority Level	Low
	Population	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Public Housing Residents Non-housing Community Development

	Geographic Areas Affected	
	Associated Goals	Provide improvements in deficient neighborhoods
	Description	The lack of adequate infrastructure strains growth and economic development. With rapid growth, some infrastructure has lagged behind development and the region generally lacks sufficient east/west connections.
	Basis for Relative Priority	It is not likely that this need will be addressed using CDBG funds.
11	Priority Need Name	Housing assistance
	Priority Level	Low
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence
	Geographic Areas Affected	

	Associated Goals	Increase access to affordable housing
	Description	The City lacks sufficient housing at lower income categories (below 50% AMI), which is often difficult due to higher land and housing values. Methods to reducing housing expenses is needed in the community. The City has chosen to generally address housing needs through resources other than CDBG funding.
	Basis for Relative Priority	It is not likely that the City will address this need using CDBG funds.
12	Priority Need Name	Additional affordable dwellings
	Priority Level	Low
	Population	Extremely Low Low Large Families Families with Children Elderly Rural Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence
	Geographic Areas Affected	
	Associated Goals	Increase access to affordable housing

	Description	The City lacks sufficient housing at lower income categories (below 50% AMI), which is often difficult due to higher land and housing values. The City has chosen to generally address housing needs through resources other than CDBG funding.
	Basis for Relative Priority	It is unlikely that the City will address this need using CDBG funds.

Narrative (Optional)

SP-35 Anticipated Resources - 91.420(b), 91.215(a)(4), 91.220(c)(1,2)

Introduction

The City participates in both the CDBG program, as a grantee, and the HOME program, as a member of the Salt Lake HOME Consortium. The 2015 program year marks the City’s fourth year as a CDBG grantee and the first year as a member of the HOME Consortium. The City does not anticipate directly administering HOME funds during the duration of this plan. Due to the limited amount of HOME funds expected to be available to the City and in support of the City’s desire to support regional housing and homelessness efforts, it is anticipated the City will reallocate any available HOME funds to the Consortium for administration. The City does not participate in other HUD programs.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	198,796	0	5,000	203,796	800,000	

Table 17 - Anticipated Resources

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

The City does not have match requirements of the program funding or anticipated projects funded to serve community needs. The majority of community development projects directly managed by the City are generally leveraged through staff time and other resources funded by the general fund. It is likely that all public service subrecipients will be agencies that serve the region, and funds provided by the City are leveraged by other municipalities, Salt Lake County, the State, and charitable donations. The City has demonstrated that it seeks for and takes advantage of additional opportunities to leverage CDBG funds, and the City will continue to do so.

If appropriate, describe publically owned land or property located within the state that may be used to address the needs identified in the plan

The City's Senior Center will continue to be essential to meeting needs identified in this plan. Additionally, it is expected that projects to address improvements and amenities will be built on City owned property, such as open space and parks, in neighborhoods that qualify for funding through the low- and moderate-income area benefit national objective.

Discussion

SP-40 Institutional Delivery Structure - 91.415, 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
SOUTH JORDAN	Government	Economic Development Non-homeless special needs Ownership Planning Rental neighborhood improvements public facilities public services	Jurisdiction
SALT LAKE COUNTY	Government	Homelessness Ownership Public Housing Rental	Region
THE ROAD HOME	Non-profit organizations	Homelessness	Region

**Table 18 - Institutional Delivery Structure
Assess of Strengths and Gaps in the Institutional Delivery System**

The amount of CDBG funds received by a grantee each year is determined by HUD according to “a formula comprised of several measures of community needs, including the extent of poverty, population, housing overcrowding, age of housing, and population growth lag in relationship to other metropolitan areas.”

(www.portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/communitydevelopment/programs, 1/24/13) Since becoming a grantee, the City has received the lowest annual allotment of all grantees in a seven state region (Region VII). The City’s annual allocation reflects a relatively small, but rapidly growing, population, and the lack of community concerns, at least at a lower scale, that many other communities face. The City’s modest allocation of CDBG funding requires a simple program and the careful selection of projects. The City has also utilized other funding sources and staff time to leverage CDBG funds. The City strives to address the unique and specific existing concerns in the community in a way that is also preventative of those concerns becoming larger future problems.

The City has identified two areas in which improvement could be achieved in program planning. The City’s public outreach efforts have not generated a significant amount of public input, specifically from

residents. The City is seeking more effective outreach methods. Additionally, as a relatively new grantee, many residents, stakeholders, city staff and elected officials are not familiar with the CDBG program. A greater level of awareness and understanding about the CDBG program would contribute to more effectively addressing needs within the community.

Availability of services targeted to homeless persons and persons with HIV and mainstream services

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy	X	X	X
Legal Assistance	X		
Mortgage Assistance	X		
Rental Assistance	X	X	X
Utilities Assistance	X	X	
Street Outreach Services			
Law Enforcement	X		
Mobile Clinics	X		
Other Street Outreach Services			
Supportive Services			
Alcohol & Drug Abuse	X		
Child Care	X	X	
Education	X	X	
Employment and Employment Training	X	X	
Healthcare	X	X	X
HIV/AIDS	X		
Life Skills	X	X	
Mental Health Counseling	X		
Transportation	X		
Other			
Clothing & Food	X	X	

Table 19 - Homeless Prevention Services Summary

Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)

As a metropolitan area of 16 cities and additional unincorporated county areas, there is a wide array of programs and services available in the region. Services to homeless persons are largely made available by and through coordination with the homeless shelters. While there are no shelters located within South Jordan City boundaries, since becoming a CDBG grantee, the City has provided CDBG funds to

support the Road Home homeless shelter. The Road Home take a comprehensive approach to addressing homelessness, providing case management, housing programs, and strong networking with service providers in the region.

Agencies such as Utah Pride Center and Utah AIDS Foundation collaborate with other service providers to meet the needs of persons with HIV. South Jordan is not a HOPWA entitlement. However, HOPWA vouchers are available to residents through the housing authority and other housing providers.

Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above

Due to fiscal restraints, the City strives to support services and programs which serve the needs determined to be the highest priority, have the greatest impact, and serve the most essential needs in the community. As a part of a larger region, residents have access to other services and programs that are not funded by the City's CDBG program.

Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs

The City is constantly striving to most effectively utilize the limited funds received to address needs within the community. In order to adequately fund projects to meet needs, decisions regarding priorities have to be made. The Staff Working Group meets regularly to assess needs and the effectiveness of projects in meeting needs. The Staff Working Group has demonstrated, through funding and amendment recommendations to the City Council, a sensitivity to funding adjustments to meet better serve needs when opportunities are available or identified. The City also intends to seek more effective outreach methods to the public in order to incorporate more community input.

SP-45 Goals - 91.415, 91.215(a)(4)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Maintain existing housing	2015	2019	Affordable Housing		Remove barriers to accessibility Housing rehabilitation	CDBG: \$50,000	Homeowner Housing Rehabilitated: 50 Household Housing Unit
2	Provide and improve adequate senior facilities	2015	2019	Non-Housing Community Development		Senior services and facilities Remove barriers to accessibility	CDBG: \$500,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 1000 Persons Assisted
3	Provide senior services	2015	2019	Non-Homeless Special Needs		Senior services and facilities	CDBG: \$25,000	Public service activities other than Low/Moderate Income Housing Benefit: 1000 Persons Assisted
4	Correct accessibility deficiencies	2015	2019	Non-Housing Community Development		Remove barriers to accessibility	CDBG: \$50,000	Other: 5 Other
5	Provide improvements in deficient neighborhoods	2016	2019	Non-Housing Community Development		Neighborhood improvements Remove barriers to accessibility Public infrastructure improvements	CDBG: \$80,000	Other: 15 Other

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
6	Support essential services and training programs	2015	2019	Homeless Non-Homeless Special Needs		Homeless services & prevention Special needs services Essential needs services Family & individual crisis services & prevention Poverty prevention services Senior services and facilities	CDBG: \$125,000	Public service activities other than Low/Moderate Income Housing Benefit: 1000 Persons Assisted
7	Support training and education programs	2016	2019	Homeless Non-Homeless Special Needs		Homeless services & prevention Special needs services Essential needs services Family & individual crisis services & prevention Poverty prevention services Senior services and facilities		Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 20 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
8	Increase access to affordable housing	2015	2019	Affordable Housing		Housing assistance Additional affordable dwellings		Direct Financial Assistance to Homebuyers: 20 Households Assisted

Table 20 – Goals Summary

Goal Descriptions

1	Goal Name	Maintain existing housing
	Goal Description	Assist eligible low- and moderate-income families maintain existing housing as decent affordable housing, including accessibility improvements.
2	Goal Name	Provide and improve adequate senior facilities
	Goal Description	The growing senior population in the City requires on-going improvements and additional space at the City's Senior Center.
3	Goal Name	Provide senior services
	Goal Description	The growing senior population in the City, and the changing demographic of the senior population, requires additional services and changes to the types of services provided.
4	Goal Name	Correct accessibility deficiencies
	Goal Description	The City intends to continue to address accessibility deficiencies in public facilities and public infrastructure. It is expected that five projects will be done during the term of this consolidated plan, one per year.
5	Goal Name	Provide improvements in deficient neighborhoods
	Goal Description	The City intends to provide amenities and infrastructure improvements in residential area that may have substandard improvements. A audit of eligible areas will be conducted and the City anticipates 15 projects during the term of this consolidated plan.

6	Goal Name	Support essential services and training programs
	Goal Description	The City intends to provide or support organizations that provide crisis assistance, essential needs, special needs or career training.
7	Goal Name	Support training and education programs
	Goal Description	The City seeks to utilize funding to support programs and services which enhance family and individual social, mental, emotional, and financial stability. While many of the public service agencies that will likely be funded to meet other needs also provide educational and training support and the City is involved in non-CDBG related programs, the City has not yet identified CDBG funded projects specific to address this goal.
8	Goal Name	Increase access to affordable housing
	Goal Description	The City seeks to utilize funding to support programs and services that decrease housing expenses and increase housing affordability for low-income families, specifically at lower income levels. While the City is involved in non-CDBG related programs, including the HOME Consortium, the City has not yet identified CDBG funded projects specific to address this goal. It is expected that down-payment assistance will be available to South Jordan residents through the HOME Consortium, and that approximately three household per year will benefit.

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)

According to the City's Housing Needs Study, conducted in 2014, the City had a 14,104 non-rental housing units and 3,292 rental units, for a total of 17,396 dwelling units. The same study determined that 5 units (rental and non-rental) were available for families with an income less than 30% of AMI, 28 units were available to families with an income of 30% to 50% of AMI, and 5,224 units were available to families with an income of 50% to 80% of AMI. The number of units available in the range of incomes at 50% to 80% AMI was determined to be sufficient for the City's needs, the number of units in the other two income categories was determined to be insufficient to meet the City's needs. CDBG funds are not anticipated to be used to address the need for additional units in these two categories due to the limited amount of funding received. However, the City intends to address these needs through other means, specifically through its involvement with the HOME consortium and the City is also currently formulating plans to utilize RDA housing set-aside funds to address housing needs.

SP-65 Lead-based Paint Hazards - 91.415, 91.215(i)

Actions to address LBP hazards and increase access to housing without LBP hazards

It is recommended that city residents in housing units built prior to 1978 become familiar with the dangers of lead-based paint and actions that can be taken to reduce hazards. Information is available from the Salt Lake County Health Department at:

www.slcohealth.org/programs/leadfreekids/index. Construction and rehabilitation projects are required to comply with HUD regulations. The City will monitor activities associated with construction and rehabilitation to ensure that HUD regulations are met.

How are the actions listed above integrated into housing policies and procedures?

Subrecipients receiving funding for housing projects report on evaluation for lead-based paint and actions taken for each project. Reports are reviewed as part of the City's monitoring practices.

SP-70 Anti-Poverty Strategy - 91.415, 91.215(j)

Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families

The 2010 General Plan includes goals to provide for safe, attractive, and well maintained City neighborhoods, provide for development of adequate moderate income housing, develop a positive business atmosphere that fosters economic development for the benefit of City residents and businesses, and plan for adequate land within the City for shopping and employment locations which will ... provide employment opportunities and contribute to the City's tax base. The City Council's Strategic Priorities include a goal of fiscal responsibility with a priority to reduce tax burden, a goal of sustainable growth in the form of development that contributes to quality of life for residents, a goal of desirable amenities and open space that would support safe and valued neighborhoods, and a goal of operational excellence to include fair prices to residents for services. The goals of the City's Housing Needs Study address the importance access to transit, having affordable housing in close proximity to transit, energy efficiency to reduce costs, and support for the maintenance of the existing housing supply.

How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan

The goals of the 2010 General Plan, the City Council's Strategic Priorities, and the Housing Needs Study are supported by the needs identified through the preparation of this plan. The goals of this plan mirror the goals of the other City documents in order to address those needs. The goals of this plan were created to support the underlying objectives of the City's CDBG program, including the objective to support family and individual stability, self-reliance, and prosperity.

	1 Person	2 Persons	3 Persons	4 Persons	5 Persons	6 Persons	7 Persons	8 Persons
Extremely Low Income (30% AMI, \$)	15,200	17,350	20,090	24,250	28,410	32,570	36,730	40,890
Very Low Income (50% AMI, \$)	25,300	28,900	32,500	36,100	39,000	41,900	44,800	47,700
Low Income (80% AMI, \$)	40,450	46,200	52,000	57,750	62,400	67,000	71,650	76,250

Table 21 - Table: HUD Income Limits by Family Size

SP-80 Monitoring - 91.230

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

The main objective of the City's monitoring plan is to maximize the effective use of CDBG funds for the benefit of all City residents, whether directly or indirectly, through compliance with all relevant City and federal requirements. The City recognizes that successfully accomplishing program goals and objectives requires a good working relationship as partners, through openness and approachability, with subrecipients and contractors. In addition to regular and ongoing communication with subrecipients and contractors, the City of South Jordan strives for a multi-faceted approach to monitoring projects and activities funded by CDBG.

Committee Tours

The City's Staff Working Group recognizes the importance of being familiar with subrecipient organizations, facilities, services, and practices in order to adequately review funding request applications and to make allocation recommendations to the City Council. The CDBG committee will conduct at least two on-site tours each year.

Quarterly Reports

Quarterly reports are expected of all subrecipients. The City will use a standardized quarterly review template for subrecipients, which is emailed following the end of each quarter. A coordination meeting will be held quarterly between the CDBG Administrator and representatives of City departments managing projects and activities. Project managers are assigned to each project and activity by a department director. Project managers are responsible for on-site observations and interviews of construction activities, and submitting invoices for payment.

Desk Reviews

Desk reviews are conducted annually on all subrecipients. Desk reviews include updating file information, review of the quarterly reports and invoices, and contact with a representative of the subrecipient. A risk category (low, medium, or high) is assigned at the end of each Desk Review based on missing information, employee turn-over, performance measurements, new subrecipient, amount funded, and type of project/activity. Actions are identified to address any findings.

In-Depth Reviews

In-depth reviews include file reviews, and on-site visits, and interviews to determine performance and compliance of subrecipients. In-depth reviews are conducted by the CDBG Administrator. In-depth reviews are typically scheduled based on the risk category identified in desk reviews; however in-depth reviews may also be conducted for new subrecipients and others as considered pertinent. Areas to be reviewed include finance systems and reports, budget, eligibility, insurance, procurement, record keeping, and non-discrimination. Actions are identified to address any findings.

Expected Resources

AP-15 Expected Resources - 91.420(b), 91.220(c)(1,2)

Introduction

The City participates in both the CDBG program, as a grantee, and the HOME program, as a member of the Salt Lake HOME Consortium. The 2015 program year marks the City’s fourth year as a CDBG grantee and the first year as a member of the HOME Consortium. The City does not anticipate directly administering HOME funds during the duration of this plan. Due to the limited amount of HOME funds expected to be available to the City and in support of the City’s desire to support regional housing and homelessness efforts, it is anticipated the City will reallocate any available HOME funds to the Consortium for administration. The City does not participate in other HUD programs.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	198,796	0	5,000	203,796	800,000	

Table 22 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how

matching requirements will be satisfied

The City does not have match requirements of the program funding or anticipated projects funded to serve community needs. The majority of community development projects directly managed by the City are generally leveraged through staff time and other resources funded by the general fund. It is likely that all public service subrecipients will be agencies that serve the region, and funds provided by the City are leveraged by other municipalities, Salt Lake County, the State, and charitable donations. The City has demonstrated that it seeks for and takes advantage of additional opportunities to leverage CDBG funds, and the City will continue to do so.

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

The City's Senior Center will continue to be essential to meeting needs identified in this plan. Additionally, it is expected that projects to address improvements and amenities will be built on City owned property, such as open space and parks, in neighborhoods that qualify for funding through the low- and moderate-income area benefit national objective.

Discussion

Annual Goals and Objectives

AP-20 Annual Goals and Objectives - 91.420, 91.220(c)(3)&(e)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Maintain existing housing	2015	2019	Affordable Housing		Housing rehabilitation	CDBG: \$10,000	Rental units rehabilitated: 15 Household Housing Unit
2	Provide and improve adequate senior facilities	2015	2019	Non-Housing Community Development		Senior services and facilities Remove barriers to accessibility	CDBG: \$116,996	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 200 Persons Assisted
3	Provide senior services	2015	2019	Non-Homeless Special Needs		Senior services and facilities	CDBG: \$4,500	Public service activities other than Low/Moderate Income Housing Benefit: 200 Persons Assisted
4	Correct accessibility deficiencies	2015	2019	Non-Housing Community Development		Remove barriers to accessibility	CDBG: \$12,000	Other: 1 Other
5	Support essential services and training programs	2015	2019	Homeless Non-Homeless Special Needs		Special needs services Essential needs services Family & individual crisis services & prevention Poverty prevention services	CDBG: \$30,300	Public service activities other than Low/Moderate Income Housing Benefit: 370 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
6	Increase access to affordable housing	2015	2019	Affordable Housing		Additional affordable dwellings		Direct Financial Assistance to Homebuyers: 3 Households Assisted

Table 23 – Goals Summary

Goal Descriptions

1	Goal Name	Maintain existing housing
	Goal Description	Assist eligible low- and moderate-income families maintain existing housing as decent affordable housing, including accessibility improvements.
2	Goal Name	Provide and improve adequate senior facilities
	Goal Description	The City's Senior Center requires on-going improvements and additional space to keep up with the growing senior population.
3	Goal Name	Provide senior services
	Goal Description	The growing senior population, and changing demographics of the senior population, requires additional services and changes to the type of services provided.
4	Goal Name	Correct accessibility deficiencies
	Goal Description	The City intends to continue to address accessibility deficiencies in public facilities and infrastructure.
5	Goal Name	Support essential services and training programs
	Goal Description	Provide opportunities for residents to have access to necessary services, such as crisis, essential needs, and special needs assistance.

6	Goal Name	Increase access to affordable housing
	Goal Description	Support for programs that decrease housing expenses and increase housing affordability for low-income families, specifically at lower income levels. While the City is involved in non-CDBG related programs, including the HOME Consortium, the City has not yet identified CDBG funded projects specific to address this goal. It is expected that down-payment assistance will be available to South Jordan residents through the HOME Consortium, and that approximately three household per year will benefit.

AP-35 Projects - 91.420, 91.220(d)

Introduction

As a relatively small CDBG grantee, the City maintains a simple program. The City intends to maximize the allowable funding (15%) for public services. The City's non-housing community development will focus on public facilities, specifically the Senior Center and City Hall, during the 2015-2016 program year. While housing needs are generally addressed through other means, CDBG funding is allocated to funding emergency home repairs and residential accessibility improvements.

#	Project Name
1	Homeless shelter and services
2	Domestic violence victim shelter and services
3	Family crisis services
4	Senior services
5	Food bank services
6	Legal support services
7	Health clinic services
8	Senior Center improvements
9	Public service facility repairs
10	Public facility accessibility corrections
11	Emergency home repairs and accessibility improvements
12	Administration & Planning

Table 24 – Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

Funding requests for the 2015-2016 program year exceeded CDBG funds to be received by the City. The Staff Working Group has the responsibility to review funding requests and make allocation recommendations to the City Council. All projects were determined to be eligible for use of CDBG funds and beneficial to South Jordan residents. The Staff Working Group evaluated funding requests based on consistency with the goals of the Consolidated Plan, the number of residents project to benefit, the type and scale of the project, and the capacity of the organization to carry-out a project.

AP-38 Project Summary

Project Summary Information

1	Project Name	Homeless shelter and services
	Target Area	
	Goals Supported	Support essential services and training programs
	Needs Addressed	Homeless services & prevention Essential needs services
	Funding	CDBG: \$5,000
	Description	The City intends on providing funds to support the Road Home's homeless shelter and services.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that the number of individuals served will be 25, which will mostly be single individuals and some couples.
	Location Description	The Road Homes primary facility is located at 210 S. Rio Grande Street in Salt Lake City.
	Planned Activities	Homeless shelter and services
2	Project Name	Domestic violence victim shelter and services
	Target Area	
	Goals Supported	Support essential services and training programs
	Needs Addressed	Essential needs services Family & individual crisis services & prevention
	Funding	CDBG: \$8,300

	Description	The City intends on providing funds for the South Valley Sanctuary's domestic violence shelter and services.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that 10 individuals will benefit directly from this project and that half will be families with children.
	Location Description	Activities will occur at the South Valley Sanctuary, which is at an undisclosed location for security purposes.
	Planned Activities	Planned activities include shelter and services for victims of domestic abuse and repairs to the fire sprinkler system in the facility.
3	Project Name	Family crisis services
	Target Area	
	Goals Supported	Support essential services and training programs
	Needs Addressed	Special needs services Family & individual crisis services & prevention Poverty prevention services
	Funding	CDBG: \$4,500
	Description	The City intends to support the counseling and crisis nursery of the Family Support Center.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that 30 individuals will benefit and that they will all be families with children, approximately 10 families.
	Location Description	The Family Support Center has several locations. The closest to South Jordan is located in Midvale at 777 W. Center Street.
	Planned Activities	Crisis nursery and counseling.

4	Project Name	Senior services
	Target Area	
	Goals Supported	Provide senior services
	Needs Addressed	Senior services and facilities
	Funding	CDBG: \$4,500
	Description	The City intends to provide funding for increased and additional senior service and programming.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that 200 individuals will benefit and that most will be singles.
	Location Description	Senior programming and services largely occur at the City's Senior Center, located at 10778 S. Redwood Road in South Jordan.
	Planned Activities	Senior programming and services.
5	Project Name	Food bank services
	Target Area	
	Goals Supported	Support essential services and training programs
	Needs Addressed	Essential needs services Family & individual crisis services & prevention Poverty prevention services
	Funding	CDBG: \$4,500
	Description	The City intends to support the South County Neighborhood Food Pantry program of the Salt Lake Community Action Program.
	Target Date	6/30/2016

	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that this project will benefit 75 households, and the majority of those being married families with children.
	Location Description	The south County Neighborhood Food Pantry is located at 8446 S. Harrison Street in Midvale.
	Planned Activities	Support of a local food pantry.
6	Project Name	Legal support services
	Target Area	
	Goals Supported	Support essential services and training programs
	Needs Addressed	Special needs services Essential needs services Family & individual crisis services & prevention Poverty prevention services
	Funding	CDBG: \$3,000
	Description	The City intends to support the Legal Aid Society's legal aid services available to victims of domestic violence.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that this project will serve 50 individuals that each represent married families with children.
	Location Description	The closest Legal Aid Society location is in the West Jordan Courthouse at 8000 S. Redwood Road.
	Planned Activities	
7	Project Name	Health clinic services
	Target Area	
	Goals Supported	Support essential services and training programs

	Needs Addressed	Special needs services Essential needs services Family & individual crisis services & prevention Poverty prevention services
	Funding	CDBG: \$5,000
	Description	The City intends to support the health clinic operated by the Community Health Center.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that 180 individuals will be served, and that those individuals represent 100 families with children.
	Location Description	The Community Health Clinic operates several clinics. The closest is located in Midvale at 220 W. 7200 S.
	Planned Activities	Support of a health clinic.
8	Project Name	Senior Center improvements
	Target Area	
	Goals Supported	Provide and improve adequate senior facilities
	Needs Addressed	Senior services and facilities
	Funding	CDBG: \$116,996
	Description	The City intends to provide funding for improvements at the Senior Center.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that this project will benefit 200 individuals, approximately half being married couples and the remainder being singles.
	Location Description	The Senior Center is located at 10778 S. Redwood Road in South Jordan.

	Planned Activities	Facility Improvements - kitchen countertops, sidewalk heat tape, repair and repaint walls, classroom cabinets, tile replacement. Patio addition (partial funding).
9	Project Name	Public service facility repairs
	Target Area	
	Goals Supported	Support essential services and training programs
	Needs Addressed	Homeless services & prevention Essential needs services Family & individual crisis services & prevention Poverty prevention services
	Funding	CDBG: \$5,000
	Description	The City intends to provide funding for fire sprinkler repairs at the South Valley Sanctuary.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that 10 individuals will benefit from this project, nearly all representing married families and most being families with children.
	Location Description	The location of the South Valley Sanctuary is not a publicly disclosed location due to the sensitive nature of the services.
	Planned Activities	Fire sprinkler repairs.
10	Project Name	Public facility accessibility corrections
	Target Area	
	Goals Supported	Correct accessibility deficiencies
	Needs Addressed	Remove barriers to accessibility
	Funding	CDBG: \$12,000

	Description	The City intends to provide funding to address accessibility deficiencies at the front counter of the City's Courts Division.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that 50 disabled individuals will benefit from this project. The number and type of families is expected to match the demographic averages.
	Location Description	The Courts Divisions is located in City Hall at 1600 W. Towne Center Drive.
	Planned Activities	Remodel of the front counter to better accommodate disabled individuals.
11	Project Name	Emergency home repairs and accessibility improvements
	Target Area	
	Goals Supported	Maintain existing housing Correct accessibility deficiencies Increase access to affordable housing
	Needs Addressed	Special needs services Essential needs services Family & individual crisis services & prevention Poverty prevention services Remove barriers to accessibility Housing rehabilitation
	Funding	CDBG: \$10,000
	Description	The City intends to provide funding for the Assist's emergency home repair and residential accessibility improvement program.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that 15 families will benefit, and approximately half being families with children.
	Location Description	The program will be available to all eligible homeowners throughout South Jordan.

	Planned Activities	Emergency home repairs and accessibility improvements.
12	Project Name	Administration & Planning
	Target Area	
	Goals Supported	
	Needs Addressed	
	Funding	CDBG: \$25,000
	Description	The City administers the CDBG program and associated planning.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	The CDBG program is administered by City staff at City Hall (1600 W. Towne Center Drive).
	Planned Activities	Program administration and planning.

AP-50 Geographic Distribution - 91.420, 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

Only two of the top ten Census block groups by minority concentration have a high enough share of low- and moderate-income residents to qualify for the low- and moderate-income national objective by area. The City intends to conduct an audit of all eligible low- and moderate-income block groups during the 2015-2016 program year to determine projects that serve needs and goals of the Consolidated Plan. It is expected that future program years of the Consolidated Plan will include projects specific to eligible block groups. The projects included in the 2015 AAP are not area-specific.

Geographic Distribution

Target Area	Percentage of Funds

Table 25 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

Geography was not a determination in allocating 2015-2016 program year funds.

Discussion

AP-85 Other Actions - 91.420, 91.220(k)

Introduction

Actions planned to address obstacles to meeting underserved needs

Limited funding and high housing costs are primary obstacles to addressing underserved needs. The City will continue to seek programs and activities to more efficiently meet community needs through leveraging funds, better coordination with and awareness of local organizations, and seeking to meet needs with resources other than CDBG funding.

Actions planned to foster and maintain affordable housing

The range and availability of housing types within the City has significantly increased in recent years. A housing study (Housing Needs Study) conducted in 2014 concluded that sufficient housing units are available to families with incomes that are 50% to 80% of the AMI, however, the City lacks sufficient housing for families with incomes less than 50% of AMI. The City recently became a member of the HOME Consortium and is currently formulating plans to use RDA housing set-aside funds to address affordable housing needs. The proposed 2015-2016 HOME Consortium allocation includes an additional \$50,000 set-aside for the Community Development Corporation's down-payment assistance program to be used to serve Sandy City and South Jordan City. It is expected that 10 homes will be served between the two cities. CDBG funds during 2015-2016 are being allocated to emergency housing repairs and residential accessibility improvements to address the goal to maintain existing housing.

Actions planned to reduce lead-based paint hazards

Approximately 9% of the City's housing units were built prior to 1978, when lead-based paint was banned. Lead-based paint is not considered a wide-spread concern in the City. For similar reasons, the Salt Lake County Health Department has recently discontinued testing and mitigation programs. The Health Department is now focused on education. It is recommended that city residents in housing units built prior to 1978 become familiar with the dangers of lead-based paint and actions that can be taken to reduce those hazards. Information is available from the Salt Lake County Health Department at: www.slcohealth.org/programs/leadfreekids/index.

Actions planned to reduce the number of poverty-level families

The goals of the Consolidated Plan were created to support the underlying objectives of the City's CDBG program, specifically the objective to support family and individual stability, self-reliance, and prosperity. In order to meet that objective, preferred public services serve essential immediate needs and provide case management and coordination with other agencies to assist families and individuals to achieve long-term stability. The City is seeking ways to improve access from transit stations in the City

to housing and employment areas. The City's City Commerce department actively pursues opportunities for job creation.

Actions planned to develop institutional structure

The City is constantly striving to most effectively utilize the limited funds received to address needs within the community. The City intends to seek more effective outreach methods to the public in order to incorporate more community input. Additional training is also planned to increase awareness of the CDBG program among City staff to better coordinate the goals of the Consolidated Plan with potential projects, resources, and capacity of individual departments.

Actions planned to enhance coordination between public and private housing and social service agencies

The Staff Working Group will continue to tour the facilities of funded public service agencies. The CDBG Coordinator has increased the number of on-site monitoring visits and intends to do so more regularly. The CDBG Administrator will continue to serve on the HOME Consortium and coordinate with housing providers.

Discussion

Program Specific Requirements

AP-90 Program Specific Requirements - 91.420, 91.220(I)(1,2,4)

Introduction

Community Development Block Grant Program (CDBG) Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	0

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	100.00%

Discussion

A one-year time frame will be used to determine the low and moderate income benefit.

Attachments

Citizen Participation Comments

SOUTH JORDAN CITY CITY COUNCIL MEETING

September 16, 2014

Present: Mayor David Alvord, Councilman Steve Barnes, Councilman Chuck Newton, Councilman Chris Rogers, Councilman Don Shelton, CM Gary Whatcott, General Counsel Rob Wall, Fire Battalion Chief Andrew Butler, Administrative Services Director Dustin Lewis, Police Lieutenant Rob Livingston, Strategic Services Director Don Tingey, Development Services Director Brad Klavano, COS Paul Cunningham, Economic Development Director Brian Preece, Chief Technology Officer Jon Day, Public Works Director Jason Rasmussen, City Council Secretary MaryAnn Dean

Absent: Councilman Mark Seethaler

Others: See Attachment A

REGULAR MEETING – 6:00 PM

A. Welcome and Roll Call - *Mayor David Alvord*

Mayor Alvord welcomed everyone present. He noted that Councilman Seethaler is excused from this meeting.

B. Invocation – *By Mayor David Alvord*

Mayor Alvord offered the invocation.

C. Pledge of Allegiance

Dallin Brown, Scout from Troop 186, led the audience in the Pledge of Allegiance.

Mayor Alvord recognized all of the scouts present at the meeting.

Councilman Rogers said he has a motion to amend the agenda to include an item R which would be a motion to direct the City Manager to place a memorandum in the official City file of the Y2 Analytics Agreement.

Councilman Rogers made a motion to amend the agenda, adding an item R, to put a memorandum in the official city file of the Y2 Analytics agreement. Councilman Newton seconded the motion. The vote was 4-0 in favor. Councilman Seethaler absent.

The City Council moved to item R, on the agenda.

- R. Direction to the City Manager to place a memorandum in the official City file of the Y2 Analytics agreement.

Councilman Rogers read the following prepared statement, "Due to the non-disclosure request of potential developers, tenants and/or landlords received by the City during prior discussions involving the Mulligans property, the City informally sought without cost, advice from several public communications professionals relative to the process of the Request for Qualifications and Concepts for Mulligans. One of those professionals was Mr. LaVar Webb; another was Y2 Analytics. Both Mr. Webb and Y2 Analytics are highly respected in their respective disciplines and have proven experience in advising local government.

Initially the City Council considered retaining the combined services of Mr. Webb and Y2 Analytics to assist the Council in community outreach and analytics activities. After considerable discussion the City Council determined that the services of Mr. Webb were not currently desired but that the services of Y2 independent of Mr. Webb would survey and identify options in the best interests of the City.

The City Council, pursuant to Section 4-12 of the *South Jordan City Purchasing Policy*, authorized the procurement of professional services from Y2 Analytics by Resolution R2014-75, foregoing the RFP provisions of the Purchasing Policy for the following reasons:

- 1) Y2 Analytics is recognized as a top provider in their field in terms of polling and focus groups;
- 2) The price for services from Y2 is competitive and reasonable for the anticipated services to be provided;
- 3) There are no conflicts of interest that exist with any council member or staff and Y2 Analytics;
- 4) Following the traditional procurement process would unduly delay the effort to gather the information the Council seeks through the services of Y2 Analytics given the reputation and experience of Y2 Analytics; and
- 5) Y2 is performing professional services which, in compliance with existing State law, City Code, and City policy, can be negotiated and implemented in a manner that advances the interests of local government without the formality and time restraints of competitive bidding practices."

Councilman Rogers made a motion that we direct the City Manager to place a memorandum in the official City file of the Y2 Analytics agreement which:

- 1) References and includes a copy of Resolution 2014-75;**
- 2) References this motion and includes a copy of the City Council minutes in which this motion is approved; and**
- 3) Reiterates the information stated in this motion as the basis for the City Council retaining Y2 Analytics without the formalities of the RFP process.**

Councilman Barnes asked why this was not done 2 weeks ago when we were voting on the resolution? General Counsel Wall said in the Resolution that was approved two weeks ago, it summarized this in a sentence or two; that you had consciously not decided to follow the competitive process. The intent of the law was already met, this just further clarifies it.

Councilman Newton seconded the motion. The vote was 4-0 in favor. Councilman Seethaler was absent.

- D. Minute Approval

1. September 2, 2014 Study Meeting
2. September 2, 2014 Regular Meeting

Some changes were made to the September 2, 2014 Regular Meeting minutes.

Councilman Newton made a motion to approve the September 2, 2014 Study Meeting minutes, as printed, and the September 2, 2014 Regular Meeting minutes, as amended. Councilman Rogers seconded the motion. The vote was 4-0 in favor. Councilman Seethaler was absent.

E. Public Comment

Deanna Kauffman, noted Resolution 2013-35 that calls for the updating of the trails and open space master plan. The cost for the update is \$80,000. It discusses completing the study in this fiscal year. If that study was approved and funded, why are they spending time and money with Y2 Analytics? The last parks master plan update was in 2007. There was a parks impact fee update in 2012. Relating to agenda item M., there is not a good cost allocation structure related to cost and overhead for Mulligans. She asked if secondary water will be accounted for differently than culinary water?

Julie Holbrook, said there are solar street lights in her community that don't work at night. The community is north of Mulligans. It is a public safety issue. She has met with city employees and understands that once the builder is done, it is up to the HOA to replace the lights. It is cost prohibitive for the HOA to put in those street lights. The builder continues to build and install those same street lights. She recommended a 1/3, 1/3, 1/3 cost split between the city, the builder, and the HOA to replace those street lights. She has been working with Councilman Seethaler on the issue but has not heard anything on the issue since mid-July.

CM Whatcott said staff would follow up on that issue.

Tony Benjamin, said there are a lot of outcomes that he can live with regards to Mulligans. One thing he cannot live with is the city owning a golf course. Any government ownership retards and distracts from private forces. The city owning Mulligans is no different than the Federal Government owning General Motors. He said he does not want the City Council bartered by private individuals. He wants the City Council to be leaders. He said he does not want a survey done. If they lose their Council seat because of it, it is only a Council seat. If this had been left with a private ownership originally, that facility would be making money for the city, the private business, and the employees at the golf course. All parties should come together to resolve the issue.

Kayla Lyman, said they need to consider if short term economic gain is more important than long term quality of life. Does the city need the financial boost right now? Economics have ups and downs. When they give away a beautiful green area, they never get it back. They should keep Mulligans until the city has a financial pitfall where it would be financially beneficial to sell

and develop the property. For now, it is a family oriented place for family night or a date night. If that is taken away, people will go to Sandy or Draper.

Max Young, 10550 S. 919 W., wanted to discuss a rezone. It was noted that the hearing was scheduled at the next Planning Commission meeting.

- F. **Presentation:** 2014-15 Youth Council Oaths of Office (1st of 2) Council Advisor, Sheila Angerhofer. *(Oath Administered by City Recorder Anna West).*

Anna West, City Recorder, administered the Oaths of Office to the 2014-15 Youth Council.

- G. **Presentation:** Proclamation "Extra Mile Day." *(Presented By Mayor Alvord)*

Councilman Newton made a motion to approve the Proclamation "Extra Mile Day". Councilman Shelton seconded the motion. The vote was 4-0 in favor. Councilman Seethaler was absent.

- H. **Presentation:** Proclamation recognizing Kevin Moritz and Cynthia Cox as Outstanding High School Teachers at Bingham High School. *(Presented By Mayor Alvord)*

Mayor Alvord recognized Kevin Moritz, outstanding High School teacher at Bingham High School, and presented him with the Proclamation.

Mayor Alvord recognized Cynthia Cox, outstanding High School teacher at Bingham High School, and presented her with the Proclamation.

Councilman Shelton said he sees Ms. Cox on the sidelines of a lot of football games. She has healed a lot of athletes.

- I. **Public Hearing: Resolution R2014-73**, amending the 2010 General Plan by approving an updated housing plan and replacing the City's current housing plan. *(By Long Range Planner, Jake Warner)*

Mr. Warner reviewed the affordable housing study (Attachment B).

Mayor Alvord opened the public hearing. There were no comments. He closed the public hearing.

Councilman Rogers emphasized that the price of apartments in South Jordan are not "affordable". He said he would like to focus less on high density development and more on financial assistance, rent subsidies, section 8 vouchers, etc. and integrate the lower income individuals into the existing housing stock.

Councilman Barnes asked if there are any other ways to meet the low income housing requirements? Mr. Warner said the housing study provides a good framework. They will be

putting together an implementation plan. He said they are already meeting Goal 6 through the CDBG funding given to those that provide home repair and maintenance services.

Councilman Barnes asked if they could use CDBG funding for something like public lighting that presents a safety problem? Mr. Warner said to do that, they have to designate an area as blighted or identify a low income area in the city where the funds could be directed. The city does not have an area that would qualify under those conditions. They could receive an exception if over 51 percent of the people in the area are under a certain income level.

Councilman Barnes asked if the shortage of housing in the less than 30 percent ami, and the 30-50 percent ami is a big deal, or is it considered as a whole? Mr. Warner said the important thing is to recognize the need and how to remedy the need. The breakdown is looked at more closely by the Federal Government. If they are excluding housing in a certain category, that would be concerning to some agencies.

It was noted that there was an error with the map in the plan. The data, however, is accurate.

Mr. Warner said the current housing plan was done with the General Plan update to meet state law. There are some other requirements covered in this plan that includes Federal requirements, and that is related to fair housing. The city gets CDBG funds. With that, the city says it will comply with the Fair Housing Act. Regardless of the CDBG funds, they would still have to comply with the Fair Housing Act. To get those funds, they have to provide information to HUD, including this plan.

Councilman Newton asked if assisted living facilities qualify in that housing range, and were the ones under construction considered in this study? Mr. Warner said the seniors are protected and ineligible to get certain grants of HUD funds. To qualify for housing funds, it is based on income. They would have to do a survey to see if the resident was considered eligible. He said the units that were under construction were considered in the study. They were not counted in the current housing stock, unless the development was complete. They are not considered affordable housing unless there was a rent restriction, which they did not have.

Councilman Barnes asked about the value by parcel versus value by acre. Mr. Warner said on smaller lots, there are more homes, thus more value per acre.

Mayor Alvord said according to the Fair Housing Act, if a city had more than average low income housing, would they be required to build luxury housing so it is fair? Mr. Warner said no, because low income housing is accessible to higher income households.

Mayor Alvord asked if this is a good law? He asked if the City Council should pass a Resolution asking representatives to repeal this law? Councilman Rogers said he does not want a target on the city. Councilman Newton concurred. He said a repeal of this law would not pass Congress.

Councilman Barnes asked if they can use CDBG funds to pay for the study? Mr. Warner said they could have, but they used RDA housing funds.

Councilman Barnes made a motion to approve Resolution R2014-73. Councilman Newton seconded the motion. Roll call vote. The vote was 4-0 in favor. Councilman Seethaler was absent.

- J. **Public Hearing: Resolution R2014-74**, approving the 2013 Consolidated Annual Performance and Evaluation Report and authorizing submittal to the US Department of Housing and Urban Development. *(By Long Range Planner, Jake Warner)*

Mr. Warner reviewed the 2013 CAPER: CDBG Year-End Report, (Attachment C).

Mayor Alvord opened the public hearing.

Jessica Burnham, representing the Road Home homeless shelter, introduced herself. She thanked the city for the partnership with their agency. She reviewed homeless statistics.

Sal Janson, representing Salt Lake Community Action and Headstart, gave some background information on their program. They have expanded the food pantries to the community centers. She reviewed their housing and HEAT program. Their headstart program serves 2000 families. They appreciate the help they have received in the past and look forward to more support next year.

Mayor Alvord closed the public hearing.

Councilman Barnes asked what are the leading causes of homelessness here? Ms. Burnham said they saw a drastic increase with the downturn in the economy, especially with families. They have seen a 260 percent increase in the last 5 years.

Councilman Barnes asked about prevention measures. Ms. Burnham said affordable housing is an important investment that communities can make.

Mr. Warner said the majority of the funds not used are obligated to project at the senior center that were not complete in this fiscal year. The \$3,500 for Valley Services can be reprogrammed towards future projects.

Councilman Newton recommended that they extend the sidewalk at the senior center to the rounded curb with heat tape and a ramp. He said he would also like to see if they can use some money toward the homeless shelter for teens.

Mr. Warner said the homeless shelter for teens submitted a request for 2014. It was denied because they felt that some of their needs were covered by other services. He said they are limited to use 15 percent of the grant funds for public services. They meet as many of the needs as they can. Councilman Newton suggested they consider giving them \$1,000.

Councilman Shelton asked how they expected that the Road Home would serve 13 people from South Jordan, but it actually served 23 people. Mr. Warner said the Road Home tracks that and reports it quarterly. Mr. Shelton noted an error in the calculation for people served in the assist home repair category. Mr. Warner said that was automatically calculated on the HUD website. There are other miscalculations. He has expressed his concern to HUD.

Mr. Warner said people will be applying for a new grant in Spring 2015. Funding requests start January 1st, and they are due to HUD on April 15th.

Councilman Newton made a motion to approve Resolution R2014-74. Councilman Shelton seconded the motion. Roll call vote. The vote was 4-0 in favor. Councilman Seethaler was absent.

The City Council took a brief recess.

- K. **Public Hearing – Ordinance 2014-16**, amending regulations pertaining to accessory buildings in the Zoning Ordinance (Title 17), specifically chapters 17.24, 17.28, 17.32, 17.36, 17.40, 17.45, 17.46, 17.48, and 17.98 of the Municipal Code. *(By Long Range Planner, Jake Warner)*

Planner Warner reviewed the presentation on the zone text amendment for accessory building regulations (Attachment D). The Planning Commission made the recommendation to allow home occupations to be conducted in an enclosed and properly permitted accessory building.

Mayor Alverd opened the public hearing.

Darrin Loertscher, said he has a 2 acre piece of property with plenty of room and big trees that will hide much of his accessory building. He said his proposed building will not work with the proposed Ordinance. He said there is not one rule that fits the situation on every lot.

Valerie Bandmann, said she lives in Springville and she is trying to buy a home in South Jordan. In Springville, they have a catering kitchen that they run out of their 2 car garage. She said in calling the city, she was told that she would not be allowed to have a catering kitchen in the garage. She said they need this home because it meets their needs in caring for her handicapped father. She asked if the laws could be changed so they can do what they are wanting for their home business?

Sharon Lloyd, said they just moved into 9661 S. Iron Gate Rd. She said they were drawn here because people take care of their yards. She said she prefers to let people have a garage so all of their stuff is not stored in the yard.

Robert Lloyd, said they were drawn to South Jordan because of the allowance of larger accessory buildings. He asked if this Ordinance is a knee jerk reaction to an undesirable 2-story outbuilding built in the city? He said the regulations for the size of accessory buildings have

changed over the years in South Jordan. What can they do to make a provision so when the regulation changes, they can add onto their building so it will store what they need.

Mayor Alvord closed the public hearing.

Councilman Rogers asked why the 80 percent threshold for the footprint? It seems like 50 percent of a footprint could be significant. He said they might consider decreasing the amount so the Planning Commission would have to review buildings in the 50-60 percent threshold. Mr. Warner said that decision had to do with staff and Planning Commission work load.

The accessory building that created this question would have exceeded the height in this Ordinance, but not the footprint.

Councilman Rogers said regarding the concern with the home occupation catering business that was brought up, wouldn't that be allowed under this Ordinance? Mr. Warner said the concern is having the home occupation entirely in the dwelling unit so it does not impact the neighboring property owners. There is also concern about allowing the garages because that could include auto repair shops. Councilman Rogers said he agrees with not allowing auto repair shops, but he feels that is different than having a catering business in the garage.

Mr. Warner said if there is a 3rd car garage for the proposed catering businesses, he does not believe it would conflict with the current Ordinance. He said he would discuss that with the Bandmann's tomorrow.

The City Council discussed the variance process. General Counsel Wall indicated that it is difficult to get a variance. You have to meet 5 criteria set by the state. One of those criteria is that the property itself has unique provisions, not the use.

Councilman Rogers said the rules for a home occupation in an accessory building should mirror the rules for the primary buildings. They should have a Planning Commission review if there are concerns expressed by the neighbors over the use of the accessory building.

Councilman Rogers asked if they can easily tweak or make changes to the home occupations, and include the Planning Commission for review. General Counsel Wall said it is doable, but not easy.

CM Whatcott said right now, they have tried to hold the integrity of the residential zone in tact, but provide leeway for those that wish to have a non-intrusive business in their home. He said currently, they receive complaints from residents if the home occupation receives UPS deliveries regularly. Councilman Rogers said that is all the more reason to have a Planning Commission hearing so the objections are on record. CM Whatcott said they can change the process, but they may not want to allow more type of home occupations in a residential zone.

CM Whatcott said he just wants to protect the integrity of the neighborhood. There is an expectation that you are living in a residential area.

Councilman Newton said the reason for the concern is because of the problem of the big outsize buildings that are almost as big and tall as the main home and they put it in the corner of the property where it is impeding the neighbors view.

Councilman Newton asked if this will impact normal sheds? Mr. Warner said sheds have the same requirements as all accessory buildings, but the smaller structures don't require a building permit.

Councilman Newton asked if this includes carports? Mr. Warner said if the carports are detached from the home, it would fall under the same requirement as the accessory building. If the carport is attached, they have to meet the same requirements as the home itself. Councilman Newton said he does not favor detached carports on the side yards. Mr. Warner said they get a lot of calls about carports when they want to cover boats or a vehicle.

Mr. Warner discussed the home occupation appeal process.

Councilman Newton made a motion to table this item to a work session agenda. Councilman Rogers seconded the motion.

Councilman Barnes asked if there is anything they can do to help the catering business owners in the meantime? Mr. Warner said he would talk to the Bandmann's tomorrow and make sure they know what the regulations are.

Councilman Newton said he feels there will still be room for people to store their boats and play toys, but they don't want a building the size of the current home.

Councilman Barnes said he would also like to consider a grandfather clause.

The vote was 4-0 in favor. Councilman Seethaler was absent.

- I. **Action Item: Resolution R2014-70**, authorizing the City to enter into an agreement for a temporary staging area for debris in the event of an emergency with Trans-Jordan Landfill and authorizing the Mayor to sign said agreement. *(By Public Works Director, Jason Rasmussen)*

Public Works Director Rasmussen reviewed the background information on this item. This will allow them to keep their parks clear if they have a need to store debris temporarily. They would be liable to repair any damage to the space, and they indemnify TransJordan for anything the city does while they are on the land.

Councilman Rogers made a motion to approve Resolution R2014-70. Councilman Barnes seconded the motion. Roll call vote. The vote was 4-0 in favor. Councilman Seethaler was absent.

M. Action Item: Resolution R2014-80, accepting the recommendation from the Audit Committee and Staff, and directing staff to move forward with allocating water and insurance cost to Mulligans beginning FY 2014. (By Mayor Alvord for Audit Committee)

Mayor Alvord said there has been some confusion of statements made from the previous Mayor and him regarding the cost of Mulligans. He said the previous Mayor referred to a CAFR report when saying Mulligans was operating at a profit. This Council asked staff to look at the true costs, and that report was on a cash basis. When they evaluated Mulligans on a cash basis, they determined that the city is subsidized this business.

Councilman Newton said the city was picking up the costs of the water and insurance, as well as administrative costs without thinking anything about it. That issue was addressed with the auditors. The auditors said they can determine the water numbers for culinary water and the insurance numbers. They cannot audit the administrative costs, so that is not included in this Resolution. The auditors indicated that because this is an enterprise fund, they should be allocating the water and insurance costs to Mulligans. The costs for the secondary water are not for the water itself, but there are electrical costs to pump the water. Those costs are included in the enterprise fund. There is no cost for the secondary water because they have water rights.

Councilman Barnes said if they want to look at this as a business, there are shared costs. He asked if they plan on applying this standard to every entity that is an enterprise fund? Mayor Alvord said a cost analysis would be needed if they were looking to sell the rec center.

Councilman Barnes asked how are they coming up with the water costs? Councilman Newton said the electricity costs for the secondary water are covered in the enterprise fund.

Public Works Director Rasmussen said they meter the culinary water. They also meter the secondary water at the pump station, but they don't bill for the secondary water. There is a cost because they maintain the Beckstead Ditch. The costs for the secondary water are negligible.

Mayor Alvord said the auditor stated that the \$4 million bond repayment cannot be considered a loss to the property, if it is considered an investment. If it is an investment, that would be a mischaracterization. That statement did not void the audit or the other assumptions. Councilman Newton said the auditor was looking at it on an accrual basis, not a cash basis. He said this Resolution tracks the trackable items and makes sure it is in the enterprise fund.

Councilman Newton made a motion to approve Resolution R2014-80. Councilman Shelton seconded the motion.

Councilman Shelton said you can't take the full bond payment and count it as an expense, even in cash accounting. That does not mean that there is not a negative cash flow. That was an error on their part to consider that a loss. He said he believes that all enterprise funds should stand on their own. If they are being subsidized, that should be clearly noted. He said his understanding is that every enterprise fund right now is standing on its own 100 percent.

CM Whatcott said the other enterprise funds are water, secondary water, sanitation, recycling, and Mulligans. The community center is a special revenue fund. He said the rec center does not bill for water currently. The funds are set up, as required by law.

Councilman Barnes said he feels this Resolution will help the Utah Golf Alliance with their task. Councilman Shelton concurred.

Roll call vote. The vote was 4-0 in favor. Councilman Seethaler was absent.

- N. **Action Item: Resolution R2014-84**, approving the appointment of Councilman Mark Seethaler and City Manager Gary L. Whatcott to the Audit Committee. *(By Mayor Alvord)*

Mayor Alvord said Councilman Newton will no longer serve on the audit committee, and Councilman Seethaler will serve in his place. He, as Mayor, will retain his seat.

Councilman Newton asked why are they appointing CM Whatcott? He is already a de facto member. CM Whatcott said when the Resolution was passed, it listed former CM John Geilman as the member to serve on the audit committee.

Councilman Barnes asked if they should have a resident serve on this committee? Councilman Newton said it is not needed for this committee. Councilman Rogers said this committee makes recommendations to an outside auditor.

Councilman Barnes made a motion to approve Resolution R2014-84. Councilman Rogers seconded the motion. Roll call vote. The vote was 4-0 in favor. Councilman Seethaler was absent.

- O. **Action Item: Resolution R2014-81**, appropriating \$40,000 from the Park Impact Fee Fund Balance for the Bingham Creek trail and Transferring \$25,000 from the 11400 S. 4000 W. Project to fund a wall placement on 4800 W. 10200 S. and the approval to move forward on these projects and to move forward on the budgeted Public Works Storage Mezzanine Project. *(By Development Services Director, Brad Klavano)*

Development Services Director Klavano reviewed the background information on this item.

Mayor Alvord asked about the total cost of the Mezzanine project? Mr. Klavano said it is budgeted at \$50,000.

Councilman Barnes asked what is the project at 11400 South 4000 West? Mr. Klavano said it is on the northeast corner. They are installing dual left turn lanes and widening the curb and gutter to the north, adding an additional lane and moving the traffic signal. They are not widening 4000 West on the north side.

Councilman Shelton made a motion to approve Resolution R2014-81. Councilman Newton seconded the motion. Roll call vote. The vote was 4-0 in favor. Councilman Seethaler was absent.

P. Action Item: Resolution R2014-83, adopting City Wide Policy 200-12 for Travel-related Fringe Benefits. (By COS, Paul Cunningham)

COS Cunningham reviewed the background information on this item. When an employee rents a car, the city requires liability insurance. They have to get that coverage from the rental car agency.

Councilman Shelton made a motion to approve Resolution R2014-83. Councilman Rogers seconded the motion. Roll call vote. The vote was 4-0 in favor. Councilman Seethaler was absent.

Q. Reports and Comments: (Mayor, City Council, City Manager, and other)

Mayor Alvord said he recommended against doing the school feasibility study. He said he was wrong because the result was the memorandum of understanding with the School District.

1. Regarding the 5 year plan, they are looking at the school needs in the next 5 years.
2. Mayor participation in the school board meetings has been realized.
3. The evaluation of real district property is a confidential document that he has seen. He said the total value of the real district property is less than \$20 million. That is land not currently considered for a school site.
4. Facility design and construction methods he said Mayor Applegarth will be serving on this committee. He has background in building/construction.
5. Legal counsel. He said they are moving forward. It will be good for the School District. Fewer mistakes will be made.
6. The school board wants a legislative meeting on Jan 13th. Senator Osmond is working on an equalization bill. The City Council discussed Councilman Seethaler attending that meeting. Councilman Barnes expressed a desire to attend as well. It was noted that Senator Osmond has agreed to sponsor legislation to correct a truth in taxation issue as a result of the school district split. There is some question if a truth in taxation hearing is needed. Mr. Tingey said that issue was discussed at tonight's town hall meeting. It was also discussed with Senator Howard Stephenson.

Mr. Tingey said a number of options were discussed at today's meeting regarding the 5 year plan for schools. Most of the discussion was centered around a plan that had 5 schools proposed, 1 elementary and 1 middle school in South Jordan. They are working to get the final document

done by October 30th. They discussed putting together a bond schedule so they can equalize the bond payment impact over the next 20 years. It was noted that the school district will see a significant bond payment reduction in 2020. That might be a time to do an increase because there would be less impact felt.

He said the property is already acquired for the schools on the 5 year plan. They have a list and a schedule for building the schools. He has a copy of the list that he can send to the City Council. It will be put in the formal document that is due October 30th.

Mr. Tingey said there was some general discussion about the impact of charter schools in the school district. Mayor Alvord said by law, they have to be able to house all of the students in their boundaries. There is a reluctance on the part of the school board to consider the vacancies that the charter schools are creating.

Councilman Barnes noted legislation that was recently passed where the charter school gives preferential treatment to the neighborhood kids. He said for the Montessori school in his neighborhood, they don't have to provide seats at Daybreak Elementary. They can have those vacancies anywhere in the School District.

Councilman Barnes said he recently met with the Youth Council. They discussed Mulligans because the students felt it was a big issue. Only 1 student felt that Mulligans should be sold. Ms. Lyman, the Youth Mayor, spoke tonight in public comment regarding Mulligans.

Councilman Barnes said the Mosquito Abatement District feel that the west nile virus case in the District is an enigma. They are unsure how it happened.

Councilman Shelton said he attended the meetings for the Utah League of Cities and Towns Conference. He discussed some of the breakout sessions.

Mayor Alvord said he was invited to do a presentation on Mulligans at a local law school. He did a power point presentation outlining reasons for and against development. That presentation was recorded on film. He intends to post the presentation on social media. He encouraged the Council to view the video. They can use it as a tool if they feel it is objective and informative enough. It could be posted to the city's website, or used as part of a public meeting to give voters information. He said he tried to remain objective. IT Director Day said they could put the video on the City Council's share file.

Development Services Director Klavano discussed a joint meeting on October 14, 2014 with the Planning Commission to discuss some land use items. It is scheduled for 8 pm, right after the Planning Commission meeting ends. Mayor Alvord indicated that he would be at a school board meeting.

CM Whatcott said the Jordan Heights HOA has contacted the city and wants the city to take over the open space and parks. Philosophically, past City Councils have not wanted to do that. The neighborhood wants to disband the HOA.

Councilman Rogers recommended that they put this issue on a work session agenda. He said they can look at creating a special service district and contract for maintenance of the property.

CM Whatcott said more and more HOA's are becoming problematic. They may need to look at their options for doing neighborhoods differently in the future. He said they will schedule a work session discussion. Mayor Alvord said he has had a request on how to make a neighborhood an HOA.

CM Whatcott said many times neighborhoods are developed with special privileges or zoning requirements, and then they want to take away the HOA on the backend. Councilman Rogers said almost every HOA wants the city to take over their park.

Councilman Newton said they can tell people that if a park doesn't fit into the city's plans, they may rezone the property and make it homes.

The City Council discussed an upcoming social activity. The October date is problematic. Mayor Alvord said he would propose a November date in the future.

ADJOURNMENT

The September 16, 2014 City Council meeting adjourned at 10:11 p.m.

This is a true and correct copy of the September 16, 2014 City Council minutes, which were approved on October 7, 2014.

Anna M. Tullis
South Jordan City Recorder

**SOUTH JORDAN CITY
City Council Meeting
September 16, 2014
6:00 P.M.**

**ALL THOSE ATTENDING, PLEASE
PRINT NAME & ADDRESS**

PRINT NAME	PRINT ADDRESS
Tish Bunker	10350 Riverwalk Dr
James Bannerman	436 W. 114th Brook Dr.
SAL Jansson	9790 Amberwood Cir
Zach Zaiton	11353 Carrie Rim Circle
Michelle Fiquelica	10695 S 1300W
Mary Dwyer	8319 Brookway Ash Prior Lane
Kenzie Evans	11721 south 1220W.
Jennifer Simpson	11238 So. 2515 W.
Julie Evans	11721 So. 1220W.
Nate Sedge	873 W 10375 S
BARRY W PRAH	6323 Venenza Hill Wy.
Cynthia Cox	9973 S Florence Way ST
Deana Kaufman	10293 S Jordan Creek Dr
Rulon Dutton	4700 Canyon Creek Pkwy.
Tony Benjamin	11756 Gold Dust Dr.
Connor B. Dutton	11756 Gold Dust Dr.
Kepla & Valeria Bandmann	1512 W 920 S, Springville, UT
Maula Lyman	2792 W. 9760 S
MAX YOUNG	919 W 10550 S D
Robert & Sharon Lloyd	9661 S Iron Gate
Krystal Hansen	1431 Heather Downs Dr
Chris Noble	5062 Woodridge @
Don Simon	2560 Horse Silos St. R.
Scott Brown	Salt Lake Community College

SOUTH JORDAN CITY
COMBINED CITY COUNCIL,
REDEVELOPMENT AGENCY, AND
MUNICIPAL BUILDING AUTHORITY MEETING

April 7, 2015

Present: Mayor David Alvord, Councilman Steve Barnes, Councilman Chuck Newton, Councilman Chris Rogers, Councilman Mark Seethaler, Councilman Don Shelton, COS Paul Cunningham, City Attorney Ryan Loose, Development Services Director Brad Klavano, Administrative Services Director Dustin Lewis, Strategic Services Director Don Tingey, Police Chief Lindsay Shepherd, Fire Chief Andrew Butler, Finance Director Sunil Naidu, IS Director Jon Day, Public Works Director Jason Rasmussen, City Council Secretary MaryAnn Dean

Others: Attachment A

REGULAR MEETING – 6:00 PM

A. Welcome and Roll Call

Mayor Alvord welcomed everyone present. All members of the City Council were present, as listed.

B. Invocation

Merlin Stout, scout from Troop 1783, offered the invocation.

C. Pledge Of Allegiance

Collum Argyle, scout from Troop 1783, led the audience in the Pledge of Allegiance.

Mayor Alvord recognized all scouts and their leaders in attendance.

D. Minute Approval

1. January 27, 2015 Sandy/South Jordan Circulator Meeting at Sandy
2. March 17, 2015 Study Meeting
3. March 17, 2015 Regular Meeting

Councilman Newton made some amendments to the January 27, 2015 Sandy/South Jordan Circulator meeting minutes. Councilman Rogers made an amendment to the March 17, 2015 Regular meeting minutes.

Councilman Newton requested that staff put the audio recording from the January 27, 2015 Sandy/South Jordan Circulator meeting on the city's website.

Councilman Rogers made a motion to approve the January 27, 2015 Sandy/South Jordan Circulator meeting minutes at Sandy, as amended, the March 17, 2015 Study meeting minutes as printed, and the March 17, 2015 Regular meeting minutes, as amended. Councilman Shelton seconded the motion. The vote was unanimous in favor.

E. Public Comment

Jennifer Boehme, 10233 Mystic Creek Bay, read a prepared statement regarding concerns with paying off the Mulligans bond (Attachment B). Ms. Boehme also expressed concern with the circulator study that shows the rail line going through Mulligans. She appreciates the statements of opposition from the City Council.

Mayor Alvord indicated that he is willing to meet with the Save Mulligans group to address their concerns.

Note - At the end of the meeting, Councilman Seethaler submitted a response to the prepared statement given by Ms. Boehme. He asked that his response be included in this portion of the minutes. (See Attachment C).

Susan Pulsipher, Jordan School Board, said a week ago, the Jordan School Board passed a Resolution of appreciation. She said the last Legislation was successful and they felt good about the team work evident between the legislators and the cities. She read the resolution and presented it to the city (Attachment D). She again thanked South Jordan for their help during the legislative session.

Jessica Burnham, Road Home Homeless shelter, thanked the City Council for their past support of their agency. She reviewed the 2014 statistics and noted their 2014 annual report (Attachment E). Their request is for \$5000 to support the efforts of the downtown shelter. They served 23 South Jordan residents in 2014 with 738 nights of shelter. They also partnered with a landlord in South Jordan to provide housing for 2 residents. She reviewed what the grant would be used for. She asked that their current request be considered.

Mayor Alvord closed the public comment.

F. Presentations:

1. Jordan Valley Water Conservancy Board Update. (By Scott Osborne)

Scott Osborne, JWCD Board, recognized the staff present from the Jordan Valley Water Conservancy District (JWCD). He reviewed a prepared presentation on water supply and conservation (Attachment F). JWCD has been delivering 135 percent and 128 percent of their contract with the city in the last few years. He said they can supply more water, if it is available. If the additional water is not available, South Jordan would have to live within their contract amount. He reviewed the water supply situation. They anticipate the entire snow pack will be

melted by the end of this month. It is a concern. If the water levels continue to drop, the canals will be dry.

Mr. Osborne reviewed the infrastructure built by JWCD. They will be investing \$15 million in new projects through 2020. They are also considering another pump station at approximately 6000 West to make sure the city is getting their required water. He indicated that conservation is important. 65 percent of the water used is outside of the home. He reviewed the 2025 conservation goals. They are not in line to make their goal for the district, as a whole. South Jordan also needs to increase their conservation efforts as they are 3 percent behind their goal for today's date.

Mr. Osborne said the city can help with AMI (Advanced Metering Infrastructure). Public Works Director Rasmussen said the city's metering will be done at the end of this month. Mr. Osborne said the city can also help by doing a conservation pricing structure and encourage water efficient landscapes. He showed examples of some water wise landscaping. He said the JWCD would like to do some water wise plantings on property that they own in South Jordan. They discussed the .0004 tax rate for the JWCD that is used to fund capital enlargement costs. That doesn't pay for water, but infrastructure to deliver the water. Mr. Day said that property tax revenue is ¼ of the revenue to the JWCD.

Councilman Newton said they added a staff member responsible for water conservation. They are switching their parks to secondary water. There is money available for rebates for sprinkler controllers.

Councilman Seethaler asked what portion is used for agricultural purposes? Mr. Osborne said the JWCD is responsible for potable water. Mr. Bay said statewide, of all of the water diverted from streams, 82 percent is for agricultural purposes.

Councilman Rogers said he would like the City Council and staff to realize the recommendations that have been proposed. He said this issue should come back as a study session item. It is a priority to the city. Mr. Osborne offered his resources to the city, including in the study sessions.

Mayor Alvord said there are opportunities to look at park strip landscaping throughout the city.

Councilman Barnes asked when will the Bear River project be needed? Mr. Osborne said right now, it has been pushed back to 2040. It depends on the community's conservation methods and growth. They would like to push the date back even further.

G. SUMMARY ACTION ITEMS:

1. Resolution R2015-33, Public Information & Community Outreach Plan and setting forth the City Council's direction going forward. *(By Councilman Don Shelton)*
2. Resolution R2015-34, Adopt AED Rebate Guidelines for South Jordan City
3. Resolution R2015-21, Adopt Tentative City Budget for FY 2015-16

Councilman Newton requested that they remove items 1., 2., and 3. from the Summary Action Items, and the same for items H. and I.

G.1. Resolution R2015-33, Public Information & Community Outreach Plan and setting forth the City Council's direction going forward. (By Councilman Don Shelton)

Councilman Shelton said they drafted a Resolution that laid out a public information plan and a survey by Y2 analytics to make sure they had an open and public process. He said there are steps prescribed in Resolution 2014-77 that are now irrelevant given the results of the survey. Some of the steps are still appropriate.

Councilman Shelton made a motion to approve Resolution R2015-33. Councilman Rogers seconded the motion.

Councilman Newton said he feels it was counter-productive to put together a community outreach Resolution and not give any information publically about it.

Councilman Barnes asked which parts of Resolution R2014-77 are now irrelevant? Councilman Shelton said the ones that anticipated a result from the survey where they didn't have a clear direction. Those steps indicated hiring a development consultant, creating competing plans for the future of Mulligans. He still anticipates concepts plans that would show different improvements that they can take to an open house for the residents to give input, but nothing that would require the hiring of a development consultant.

Councilman Barnes asked if they still anticipate town hall meetings? Councilman Shelton said yes. I think it would be a mistake not to.

Councilman Barnes said he is in favor of the clause that says they have a desire to maintain the area as open space. He said by passing this, he feels they are saying that they have achieved their 5 objectives and he is concerned that they have not. He noted that there were only 2 posts on the Mulligans Commission Facebook page.

Councilman Barnes said he thinks this resolution is unnecessary. He does not feel they have done the feedback with the public meetings and social media. There has not been 2 way dialog. The public comment has been limited in the last year. He feels they have marginalized the residents with one sided statements that were not fair to previous council and staff. He said the only part that is necessary is to recognize the results of the survey.

Councilman Newton disagreed. He said members of the Council have met with residents. They have had hours of public comment, emails, public discussion, and they are going the way that the survey indicated. If they are doing what the residents want, how are they erring? He complimented Mayor Alvord and Councilman Seethaler on their plan to pay off the Mulligans bond. They are saving the residents \$1.6 million in interest, and providing cash flow to make improvements to Mulligans.

Councilman Barnes said he hopes they are not saying everything in the Resolution has been met. They can still work on those issues and do a better job moving forward.

Councilman Seethaler said things have changed since Resolution R2014-77 was passed. This Resolution is a re-recognition of their commitments. They continue to recognize, reach out, and fulfill their responsibilities that have been unfulfilled at this time.

Roll call vote. The vote was 4-1 in favor, with Councilman Barnes opposed.

2. Resolution R2015-34, Adopt AED Rebate Guidelines for South Jordan City

Mayor Alvord said this issue was already addressed and passed with a vote of 3-2. It was agreed that there would be a 100 percent reimbursement of the AED. This is just implementing what was passed.

Councilman Newton said he supported the original Resolution. He feels this goes far beyond what was discussed. He feels the Mayor has a conflict of interest because he has an AED at his business. He said the reimbursement percentage was left open until they determined the funding. There is not a funding source for this, it has not been budgeted for, and he is not prepared to support it. He said they should put this on a future work session.

Mayor Alvord asked if the concern is that they need money for other things? Councilman Newton said he feels there are higher priorities.

Mayor Alvord asked how many inquiries have they had for AED reimbursement's so far? Fire Chief Butler said none. Councilman Newton said if no one is asking, they don't need to do it.

Mayor Alvord said they discussed the issue thoroughly. It has already been voted on.

Councilman Newton made a motion to not approve Resolution R2015-34. Councilman Seethaler seconded the motion.

Councilman Barnes made a substitute motion to approve Resolution R2015-34, with the changes made today regarding implementation dates.

Councilman Rogers asked if there is a line item in the budget for the AEDs? Finance Director Naidu said no. There is nothing proposed at this time.

Councilman Barnes included in his motion for staff to bring back a change to this budget to allocate funds for reimbursement of applications for AED's and to include a line item in next year's budget, and to reimburse the AED's at 100 percent of the purchase price.

Mayor Alvord said the 100 percent reimbursement is already outlined in the Resolution.

City Attorney Loose said in Resolution 2014-18, no percentage was specified. He said he thought \$50,000 was put in the proposed budget for this program. He may be incorrect.

Councilman Newton said they don't have enough to reimburse everyone. They discussed needing the program being self-sustaining.

Councilman Barnes said he will add to his motion that as long as a person has applied for a reimbursement in the approved time, their application can be considered the next year if funds run out.

Councilman Rogers asked if Councilman Barnes is including a \$50,000 cap?

Councilman Barnes restated his motion to approve Resolution 2015-34, with the changes included in the packet, as well as giving the provision that if the application deadlines have been met within the given timeframe, if the funds have been used, their application is still considered good and can be refunded in subsequent years if funds are available and approved by the City Council, and that they are refunded 100 percent, and to direct staff to incorporate it in the budget with a \$50,000 cap per year. Councilman Shelton seconded the motion.

Mayor Alvord asked why should a business owner bear the budget for a safety issue for the entire population? He said if they are committed to providing AED's in the community, the burden should be borne by all. He believes in the program. He feels making it part of the general fund is the most equitable way to fund the program.

Councilman Newton said the program is worthy, but they do not rebate or pay the cost to install sprinkler systems or the cost of commercial fire suppression systems. Staff does inspect and ensures that they are there. They don't rebate for fire extinguishers. If the AED cost is so burdensome, they should do away with the program. He said the businesses will just pass the cost onto the consumer. This is not a good use of taxpayer's funds. There are other issues for the city to address.

Councilman Barnes agreed that if they don't value the program, they should discontinue it. If they do value it, they should pay for it for the public good. He said he is concerned because they were discriminately passing this requirement onto certain businesses. If they want AED's in high risk areas, they should put it in donut shops, ice cream shops, and fast food restaurants. People that are going to the doctor or dentist are less likely to have a problem because they are proactive in their health. They should all take on the cost sharing if they all agree this is a valuable program. He said some businesses have fire suppression systems. Some businesses need more police presence, but don't pay more for it.

Councilman Seethaler said in their earlier discussion in the study session about the snap program, the standard is that if less than 10 kids will use the crosswalk, it is not warranted. He feels they are on a slippery slope if they reimburse for things to business owners and operators that they have to comply with at the cost of doing business in the city.

Mayor Alvord said they do require businesses to pay for fire suppression equipment and extinguishers because that protects the structure and the people who enter the building as well as

adjacent buildings should a fire arise. In the case of an AED, the structure does not cause the cardiac arrest. The building is not creating liability for the sudden cardiac arrest.

Councilman Newton said the cost of the fire suppression equipment is many times more than the cost of an AED. They require smoke detectors in the homes and will requirement landscaping changes for water conservation.

Roll call vote. The vote passed 3-2, with Councilman Newton and Councilman Seethaler opposed.

3. Resolution R2015-21, Adopt Tentative City Budget for FY 2015-16

Councilman Newton suggested they add a discussion of the audit committee to the key fiscal management practices as well as a discussion or breakout of the priority based budgeting.

Councilman Newton asked why the fluctuation in the fund balance reserve? Finance Director Naidu said because the total budget figure fluctuates.

Councilman Newton said in the key fiscal principals, they should note that they took repairs out of the CIP and moved it to the general fund. They should also note the property tax decrease. He recommended they put an asterisk next to the cities that have a lower tax rate than South Jordan and explain those that contract for services such as fire or police, etc.

Councilman Newton said on page 37, the page is inaccurate. It should say 5.5.

Councilman Newton said they should note the drop in personnel costs from 77 percent to 67 percent. He said the PACD Board will be changing their name and that will need to be corrected in the budget.

Councilman Newton said they need to make note of the fire hydrant replacement schedule. There is also nothing that discusses the wireless sprinkler system. They also need to note that they added sanitation dumpsters and CNG waste management trucks. They need to note that they are paying off the Mulligans bond, and saving \$1.6 million in taxpayer's interest. The Arbor Day paper should be moved to the beginning of the budget.

Councilman Newton said they need to note that they paid off the MBA bond and saved \$600,000 in interest. He noted a spelling error on page 180. He asked about the reduction in fees for dogs? Police Chief Shepherd said that is for dogs that have been sterilized. Councilman Newton asked about the storm drain cleaning fee? Public Works Director Rasmussen said that is if they have to clean it for a private commercial use. It would not affect residents.

Councilman Newton said the part time employee ratios should be put under the office of the CM.

Finance Director Naidu explained why the principle on bonds paid for the Mulligans Enterprise Fund is zeroed out every year.

Councilman Seethaler said the Mulligans fund will be building at the end of the coming fiscal year, barring any other expenditures. Those funds are to be used to make the needed improvements. That number will be more than \$500,000 in the coming fiscal year and that will be able to be appropriately expended under proper authority.

He said on page 6, there is a statement “promotes itself as a safe, attractive place to live” that is replicated.

Councilman Seethaler complimented staff for the budget. It was noted that it is available online and a printed copy is available at the front desk.

Councilman Newton made a motion to approve Resolution R2015-21, as amended. Councilman Seethaler seconded the motion. Roll call vote. The vote was 4-1 in favor, with Councilman Barnes opposed.

The City Council took a brief recess.

RECESS CITY COUNCIL AND MOVE TO MUNICIPAL BUILDING AUTHORITY MEETING (MBA)

Councilman Shelton made a motion to recess the City Council meeting and move into a Municipal Building Authority meeting. Councilman Barnes seconded the motion. The vote was 3-0 in favor, with Councilman Newton and Councilman Seethaler not present for the vote.

H. SUMMARY ACTION ITEM: Municipal Building Authority Resolution MBA 2015-02. Adopting a Tentative MBA Budget for FY 2015-16. *(By CFO Sunil Naidu)*

Board Member Rogers made a motion to approve Resolution MBA 2015-02. Board Member Newton seconded the motion.

Board Member Barnes asked if the defeasance of the bond is reflected in the budget? Finance Director Naidu said no. This is just the fitness center bond.

Roll call vote. The vote was unanimous in favor.

ADJOURN MBA MEETING AND MOVE TO REDEVELOPMENT AGENCY MEETING (RDA)

Board Member Rogers made a motion to adjourn the Municipal Building Authority meeting and move to a Redevelopment Agency meeting. Board Member Seethaler seconded the motion. The vote was unanimous in favor.

I. SUMMARY ACTION ITEM: Redevelopment Agency Resolution RDA 2015-03. Adopting a Tentative RDA Budget for FY 2015-16. *(By CFO Sunil Naidu)*

Board Member Newton asked about additional money that will be coming in in the next couple of months in the RDA housing fund. Finance Director Naidu said that is the remaining portion of the increment that is settled with the County.

Board Member Newton said they recently passed money out of the rda housing fund. Is that reflected? Finance Director Naidu no, not in this budget. It will be in the final amended budget of 2014-2015. The money was already taken out.

Board Member Rogers made a motion to approve Resolution RDA 2015-03. Board Member Seethaler seconded the motion. Roll call vote. The vote was unanimous in favor.

ADJOURN RDA MEETING AND RETURN TO CITY COUNCIL MEETING

Board Member Rogers made a motion to adjourn the RDA meeting and return to the City Council meeting. Board Member Seethaler seconded the motion. The vote was unanimous in favor.

- J. PUBLIC HEARING:** The Cottages at Glenmoor Greens property Rezone. Rezone Ordinance 2015-11-Z, rezoning the property from A-1 to R-3; and Resolution R2015-28, amending the Land Use Designation from Open Space to Low Density Residential on property located at approximately 4700 West 10200 South. Robert Grow and Alex Winder, Applicants. *(By Planner David Munn)*

Planner Schindler reviewed the background information on this item.

Mayor Alvord opened the public hearing. There were no comments. He closed the public hearing.

Councilman Rogers noted the 2 maps in the packet, and asked if they would be able to build 8-9 lots? Mr. Schindler said no. The second map was a previously approved concept plan for this site and property further to the east. That map was never recorded and has nothing to do with this application.

It was noted that 10200 South is considered a minor collector. Councilman Newton said he wishes that they could connect this property to the other piece of property and have a second access point.

Councilman Newton made a motion to approve Rezone Ordinance 2015-11-Z. Councilman Barnes seconded the motion. Roll call vote. The vote was unanimous in favor.

Councilman Newton made a motion to approve Resolution R2015-28. Councilman Rogers seconded the motion. Roll call vote. The vote was unanimous in favor.

- K. PUBLIC HEARING:** Resolution R2015-25, Amending the 2014 Annual Action Plan for the use of Community Development Block Grant Funds for the 2014-15 Program Year. *(By Planner Jake Warner)*

Planner Warner reviewed a prepared presentation (Attachment G).

Mayor Alvord opened the public hearing.

Ellen Parrish, Community Health Centers, said they delivered 6 babies and cared for a total of 174 South Jordan patients. The total cost of care was \$60,000, and the patients paid \$40,000. They help people who can't afford health care. She thanked the City Council for their past support, and asked for future support to continue.

Kelli Mieremet, Family Support Center, thanked the City Council for their support over the years. She said they provided 13 children, with 126 free visits, for a total of 321 hours of service to South Jordan residents. They provided \$11,192 worth of crucial crisis nursery and clinical services in the past years. They prevent child abuse and neglect, and support the family.

Councilman Barnes asked how many cases are undocumented or unverified? Ms. Mieremet said there are many. She said these numbers are just the confirmed cases.

Jessica Burnham, made some comments under public comment. She reiterated her thanks for the partnership with the city on behalf of the Road Home Shelter. She asked for consideration of \$5,000 to use for their emergency shelter for South Jordan residents.

Councilman Newton asked if they receive Pamela Atkinson fund? Ms. Burnham said yes.

Amy Dorsey, Development Director for South Valley Services which is a domestic violence shelter. They have been recommended for continued funding of \$5000. She thanked the City Council for considering them again.

Councilman Seethaler noted that he is on the Board of Trustees for South Valley Services. He asked what is the objective of operating in remote locations? Ms. Dorsey said the community resource centers offer services for people that need information but not shelter. They help with law enforcement issues, protective orders, housing opportunities, employment, food stamps, etc.

Councilman Newton asked if they receive funding from the Pamela Atkinson fund? Ms. Dorsey said yes.

Roger Borgenicht, Director of ASSIST, said they have done emergency home repair for people for 40 years. They have done 13 projects in South Jordan. They do accessibility design to create safety and accessibility as people age. They are also participating with Salt Lake County on issues such as asthma, lead base paint, radon, and mold.

Councilman Shelton asked if they do seminars and presentations to senior citizen groups? Mr. Borgenicht said yes. It was suggested that the city let ASSIST have a free booth at the health and safety fair and do a presentation at the senior center.

Mayor Alvord closed the public hearing.

Councilman Newton noted an area at the senior center where the sidewalk was torn up. They installed heat strips, but they did not create a ramp in that area. He asked if that is included in the rebuild? Mr. Warner said no, but it has been identified to be done with some excess funds. They are also looking at doing more heat tape.

Mr. Warner noted that all agencies that spoke tonight are funded in the proposal.

Councilman Seethaler asked who disapproved the original project for \$75,000? Mr. Warner said it was not eligible for funding because it was not used for severely disabled adults. The word adults distinguished the project from being eligible.

Councilman Newton asked about the court accessibility remodel? Mr. Warner said it is in this location. It is needed to address the ability to serve those in wheelchairs. Councilman Newton said he thought they were moving next year. Could they use the funds at the new location? Mr. Warner said it can't be used for new construction. They can only use it to remove barriers to accessibility. Councilman Newton said they are moving to an existing building, with existing construction.

Councilman Shelton made a motion to approve Resolution R2015-25. Councilman Rogers seconded the motion. Roll call vote. The vote was unanimous in favor.

- L. PUBLIC HEARING: Resolution R2015-26, approving the 2015-19 Consolidated Plan and First Year Annual Action Plan (2015-2016) and authorizing the City to enter into associated Grant Agreements for the use of CDBG Funds. *(By Planner Jake Warner)*

Planner Warner reviewed the background information on this item and reviewed a prepared presentation (Attachment H). He reviewed the proposed funding summary.

Mayor Alvord opened the public hearing.

Stewart Ross, Legal Aid Society, said last year they assisted 26 residents with protective orders. This year, it has grown to 30 clients and 88 related family members. There is no income eligibility for emergency services.

Mayor Alvord closed the public hearing.

Mr. Warner said certain groups of people are automatic qualifiers, such as victims of domestic abuse.

Councilman Rogers indicated that he had no objections to the funding. He asked about some of the goals in the plan. It was noted that the homeowner housing rehabilitation is done by the ASSIST program. The goal is 10 houses a year, for 5 years. It was also noted that correcting accessibility deficiencies and improvements in deficient neighborhoods are all non-housing improvements.

Councilman Rogers asked what funding items are they identifying that satisfies the goal to affordable housing? Mr. Warner said they have determined that access to affordable housing is not something the city can address through CDBG funding. They are doing some things with RDA funds. As they joined the Home Consortium, South Jordan and Sandy were able to get \$50,000 for home down payment assistance. Councilman Rogers clarified that they are not setting a goal to build low income housing. Mr. Warner said that is correct. It is a funding assistance program. He indicated that it is a lower priority item.

Councilman Newton said in the budget, they recently approved some money for street lights. Could they use CDBG money instead? Mr. Warner said potentially. Staff will be addressing where the needs are. Development Services Director Klavano said they can't wait on the street lights for 2700 West and 11800 South. He said he doubts that would qualify for CDBG funding.

Councilman Newton asked if the initial expectations have been met with the home consortium? Mr. Warner said yes, especially with the down payment assistance program.

Mr. Warner said they are in the 3rd year administering the funds on their own. Councilman Seethaler said he has asked in the past if they cannot participate in this program? The net they get out of this is \$140,000 in improvements to facilities that may qualify. He said he does not think it's attractive to be a HUD Entitlement City. He feels it is mind boggling to be part of a system that is cumbersome and fraught with government expense, inefficiencies and regulations for only \$140,000. He can't believe this is valuable to the city. He said someone needs to say that they don't want to participate in this program. He suggests that someone is South Jordan, and the time to say that is this evening. He continues to be uncomfortable being a HUD Entitlement City. He doesn't want to rely on the Federal Government for anything they can avoid. He said the process is frustrating.

Councilman Rogers asked if Councilman Seethaler is opposed to the Home Consortium or the CDBG program? Mr. Seethaler said the CDBG program.

Councilman Newton made a motion to approve Resolution R2015-26. Councilman Barnes seconded the motion.

Councilman Newton said this is long running funding that was used to fund curbs, gutters and sidewalks. If they don't use it, the money will go to the County and the County will decide how it's used. He said they know that the residents take advantage of and have needs for these services. He said the money is used to help the residents with the greatest need. He said he supports this. It is not the best way to do this, but it is a way to support their residents.

Councilman Rogers asked what would be the consequences of not proceeding with the home consortium? Would the County get to delegate the funds? Mr. Warner said yes. Councilman Rogers asked if there are any other consequences? Mr. Warner said he would have to do more research. The County would get the funds. If the city wanted to use them, they would have to get the funds from the County. They get approximately \$40,000 a year from the County for projects currently.

Councilman Rogers asked if there is the potential of using CDBG funds to assist in the development of a senior center? Mr. Warner said yes, that is a possibility. He said seniors automatically qualify. There is a loan program through HUD. Sandy City built a senior center with a loan against their HUD allocation. They could use it for a new center or to remodel their old facility.

Councilman Shelton said he shares Councilman Seethaler's concerns, but they are at a place and a level of government that they can't change it. He said he will support the Resolution.

Mayor Alvord asked if it is true that they are giving more than they are getting? Mr. Warner said he shares some of Councilman Seethaler's concerns. There are inefficiencies in the process. He said the little bit that they get back is the only part that they have control over locally. He said they are entitled to the money, even if its pennies on the dollar. It is a program intended to give the local government more control over that small portion. He said his fight is on the front end, not the back end. He works to maximize the benefit to the residents. He also looks at preventative measures, such as street lights. He said the CDBG funds are getting cut, and it has forced them to be more efficient with their use of the funds.

Mayor Alvord said he agrees with Councilman Seethaler's sentiments, however, refusing the money won't move the needle.

Roll call vote. The vote was 4-0 in favor, with Councilman Seethaler abstaining because he is on the Board of Trustees for the South Valley Services.

M. PUBLIC HEARING: Ordinance 2015-03, amending section 10.24.020 and 10.24.030 of the South Jordan Municipal Code pertaining to Truck Parking and Truck Routes. *(By Development Services Director Brad Klavano)*

Development Services Director Klavano reviewed the background information on this item.

Mayor Alvord opened the public hearing. There were no comments. He closed the public hearing.

Councilman Rogers said he would like to delete the term truck so people are not confused with commercial trucks versus residential use trucks.

Councilman Rogers asked if they want to delete the "as posted" provision so they don't have to post signs everywhere that parking is prohibited. He said he would clarify the truck parking provision, subsection B, and title that residential zone parking. He said paragraph D refers to commercial zone parking.

They clarified that loading cargo into a truck is exempted from the 2 hour restriction.

Councilman Newton asked if they are moving or removing the signs in the Daybreak alleys? Development Services Director Klavano said they will likely leave the existing signs. They felt it would be better to put it in the code, rather than rely just on signs, from a cost and clutter

perspective. Councilman Newton asked how do people visiting know the laws? They discussed advertising the requirements. Councilman Newton said what about people that are from out of town? How will this be enforced? Mr. Klavano said it will be complaint driven. They typically start with warnings. The problems are the people that live in the area. They do education first. Right now, the police can't do anything without the signs. Councilman Newton suggested they put the signs right on the curbs. Mr. Klavano said they can't ticket with those signs because they don't meet the standard.

Mr. Klavano said the public lanes are the roads in Daybreak often referred to as Alleys.

Councilman Rogers said he has had many complaints about dump trucks or construction trucks being parked all over the city overnight in residential areas.

Councilman Newton asked if they need to mail out a letter to everyone with a construction business in the city to put them on notice? Mr. Klavano said all they are doing with this change is allowing them to park in the commerce park for a period of time. The rest is just clarification. The main changes are with the public lanes, the parking by them, and adding some streets as truck routes.

Councilman Barnes made a motion to approve Ordinance 2015-03, with the changes noted by Councilman Rogers. Councilman Seethaler seconded the motion.

Councilman Rogers clarified that the changes are deleting the word truck from section 10.20.030, and to add the words residential zone on sub paragraph B of 10.24.020, and add the words commercial zone parking at the beginning of subparagraph D for section 10.24.020.

Roll call vote. The vote was unanimous in favor.

N. Reports and Comments: (Mayor, City Council, City Manager, City Attorney)

Councilman Shelton said he sent out a Resolution for the PACD Board and it is on the next agenda. They had a visioning meeting with the Board. The idea came up to change the name to the South Jordan Arts Council. The whole board is excited to change it. They are tired of explaining what the name is. Almost every other city calls it the Arts Council. They have to explain their name to people that provide grants. There is the potential for misunderstanding what their function is because of their name.

Councilman Shelton said he met with the seniors today. They have many members of their board whose term is up for renewal. They need a new person from District 5. With the Council boundary realignment, there are 2 senior board members from Councilman Seethaler's district. If everyone reappoints those in their district, and the Mayor appoints Lloyd, it solves that concern. Everyone's district is up for re-appointment except Councilman Seethaler's district. They can advertise on the Facebook page for people to apply. Mr. Lewis will send the Council an email with the names and a map of all current senior's board members.

Councilman Barnes said he has not had a meeting with the mosquito abatement district this month. He said he needs to make an appointment for the Historical Committee. He asked that it be on the next City Council meeting agenda. She is a former member of the Youth Council. They noted a change in the adult leadership of the Youth Council. They need to ask the leader of the Youth Council if they need more than one person to run that group.

Councilman Barnes complimented South Jordan's Facebook page. It is an excellent resource. His criticism of the communications plan was not directed at staff.

Councilman Rogers said they are looking into a lobbyist that will help with federal lobbying for water and transportation issues, etc. He said the more people they have making a case for the city, the better. He feels they will get more in return than what it would cost.

Councilman Rogers said he will be meeting with the Historical Committee later this week.

Councilman Seethaler submitted a response to the letter read by Jennifer Boehme in the public comment portion of the meeting (Attachment C). He asked that the response be included adjacent to the letter than Ms. Boehme submitted (See Item E.).

Mayor Alvord said he also met with the potential federal lobbyist. He said if they have a clear objective with some financial merit, he is open to it. He said they need to vet the idea as a city and make sure there is true value. He asked that the item be put on a work session.

Mayor Alvord said the question has been raised at COM and COG if they could ask the City Council's to endorse the County Council putting the local option sales tax on the ballot as a County wide initiative. He said personally, he wants to see the numbers. He said the Council needs to decide if they want to go for the second tax increase. Councilman Newton said they should put that issue on the next work session because if they are going to support it, they need to move quickly.

Mayor Alvord said they can't reduce the amount of money they spend in the general fund for a certain number of years, according to the law. He said he is disappointed that they can't offset the tax increase with a property tax reduction. He asked that staff analyze the numbers and see if the money will be used for things that aren't as urgent in the city.

Councilman Newton said the gas tax will go to state roads. The city could get a small piece. He said the local option gets subdivided and comes to them to use for local roads. Councilman Shelton said he understood it differently. Mayor Alvord said both taxes could equate to some savings in the budget. He said they need to see what they are getting with the one that is already done. If they send a letter of support to the County, the next thing they will want is for them to ask the residents to support the initiative. He said they will discuss this in more length at a later time. He said they need to make sure they have a huge need for the extra revenue.

Development Services Director Klavano said there are a lot of streets in the city without curb, gutter, and sidewalk. There are roads that need to be rebuilt and they need additional road maintenance. It was noted that there is a little over 500 lane miles in the city.

ADJOURNMENT

Councilman Barnes made a motion to adjourn. Councilman Newton seconded the motion. The vote was unanimous in favor.

The April 7, 2015 City Council meeting adjourned at 10:56 p.m.

This is a true and correct copy of the April 7, 2015 Council meeting minutes, which were approved on April 21, 2015.

Rana M. West
South Jordan City Recorder

Attachment A
4-7-15 C.C.
Mtg.

**SOUTH JORDAN CITY
City Council Meeting
April 7, 2015
8:00 P.M.**

**ALL THOSE ATTENDING, PLEASE
PRINT NAME & ADDRESS**

PRINT NAME	PRINT ADDRESS
Eileen Parrish	220 W 7200 S. Midvale
SCOTT OSBORNE	10156 S. CHATEL CIR. S.J.
Jessica Burnham	210 S. RIO GRANDE ST. SLC
Kellie Mieremet	Family Support Center 1760 W. 4800 S.
Lyndee Petersen	CH140
Trent Nelson	164 W Leola St. Keyserville, Utah 84037
Oliver Hansen	9669 S. 1630 W. S. Jordan 84095
Braxton Kennedy	9775 S 1673 W S Jordan UT 84095
Kadden McNeil	9668 S 1630 W S Jordan
Austin Gungor	1634 W 9620 S South Jordan, UT 84095
Mitch Hargor	9624 S 1630 W South Jordan, Utah 84095
WILLIAM & VICKIE LIZASEK	10137 BARNESLEY WAY
Drew Cluff	10728 S. 2070 W SO. JORDAN UT
Logan Weaver	
Braeden Barton	
Kyle Jorgensen	10549 Crest Haven Court
Melany Marsh	10573 south haven
BEN PHILLIPS	
Sally Maden	
Austin Hone	
Mark Hennrichsen	11107 S Hampton Way, South Jordan
← BSA Troop 1783	South Jordan (Jordan Heights)
James Dzimek	- Asst Scoutmaster Troop 1783 South Jordan (Jordan Heights)

RESOLUTION R2015 - 26

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH, APPROVING THE 2015-2019 CONSOLIDATED PLAN AND FIRST YEAR ANNUAL ACTION PLAN (2015-2016) AND AUTHORIZING THE CITY TO ENTER INTO A GRANT AGREEMENT FOR THE USE OF CDBG FUNDS.

WHEREAS, the Department of Housing and Urban Development (HUD) has developed the Community Development Block Grant (CDBG) program to provide funds to address community needs through the development of viable communities by providing decent housing, a suitable living environment and expanded economic opportunity; and

WHEREAS, the City of South Jordan (City) has previously qualified as a grantee for CDBG funds directly from HUD; and

WHEREAS, it was determined through a needs assessment and market analysis that needs do exist within the City that are eligible for the use of CDBG funds; and

WHEREAS, a five year strategic plan (2015-2019 Consolidated Plan), to guide annual spending, and an annual action plan (2015-2016 Annual Action Plan), outlining projects and funding, have been prepared in a manner consistent with HUD requirements; and

WHEREAS, needs may be met and residents of South Jordan will benefit from projects and services funded through CDBG funds.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF SOUTH JORDAN CITY, UTAH:

SECTION 1. Approval. The South Jordan City Council hereby approves the 2015-2019 Consolidated Plan and First Year Annual Action Plan (2015-2016) as indicated in Exhibit "A" (with forthcoming technical amendments by HUD) and authorizes the City to enter into agreements for the use of CDBG funds.

SECTION 3. Severability. If any section, clause or portion of this Resolution is declared invalid by a court of competent jurisdiction, the remainder shall not be affected thereby and shall remain in full force and effect.

SECTION 2. Effective Date. This Resolution shall become effective immediately upon passage.

APPROVED BY THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH,
 ON THIS 7 DAY OF April, 2015 BY THE FOLLOWING VOTE:

	YES	NO	ABSTAIN	ABSENT
Mark Sothaler	—	—	X	—
Chuck Newton	X	—	—	—
Donald Shelton	X	—	—	—
Steve Barnes	X	—	—	—
Christopher Rogers	X	—	—	—

Mayor: [Signature]
 David L. Alvord

Attest: [Signature]
 City Recorder

Approved as to form:

[Signature]
 Office of the City Attorney



Exhibit "A"

**2015-2019 Consolidated Plan and
First Year Annual Action Plan (2015-2016)**

Resolution R2015 - 26
Page 3 of 3

Order Confirmation for Ad #0000977920-01

Client	SOUTH JORDAN CITY	Payor Customer	SOUTH JORDAN CITY
Client Phone	801-254-3742	Payor Phone	801-254-3742
Account#	9001350317	Payor Account	9001350317
Address	1800 TOWN CENTER DR SOUTH JORDAN UT 84095-8687 USA	Payor Address	1800 TOWN CENTER DR SOUTH JORDAN UT 84095-8687
Fax		Ordered By	Accl. Exec
EMail	scarier@ajc.utah.gov	Name	Jake

Total Amount	\$75.58			
Payment Amt	\$0.00			
Amount Due	\$75.58	Tear Sheets	Proofs	Affidavits
		1	0	1
Payment Method		PQ Number	City Council PH 9/16	

Confirmation Notes:
Text: Jake

Ad Type	Ad Size	Color
Legal Liner	1.0 X 42 Li	<NONE>

Product	Placement	Position
Salt Lake Tribune::	Legal Liner Notice - 0998	Public Meeting/Hear-ing Notices
Scheduled Date(s):	8/23/2014	
Product	Placement	Position
utahlegals.com::	utahlegals.com	utahlegals.com
Scheduled Date(s):	8/23/2014	
Product	Placement	Position
Deseret News::	Legal Liner Notice - 0998	Public Meeting/Hear-ing Notices
Scheduled Date(s):	8/23/2014	

Ad Content Proof Actual Size
CITY OF SOUTH JORDAN
NOTICE OF PUBLIC HEARING

Notice is hereby given that the South Jordan City Council will hold a public hearing on Tuesday, Sept. 16, 2014 at 6:00 pm to receive public comment regarding the Community Development Block Grant (CDBG) year-end report (2013 CDBG) and community needs for the 2015 CDBG annual action plan. The hearing will be held at Salt Lake Center City Hall, 1800 W. Town Center Drive (16010 S), the 2013 CDBG will be available for public review and comment from Aug. 22, 2014 to Sept. 22, 2014 on the City's website (www.sltrib.com) and by hard copy at City Hall and the Service Center. Funding request applications for the 2015 CDBG program year will only be available to the City website and upon request, and must be submitted by Jan. 1, 2015. The City will provide reasonable accommodations, including accessibility, for all timely requests. For requests, comments, and information, contact Jake Scarier at scarier@ajc.utah.gov or 801-254-3742. The hearing will proceed via webcast to contact TDD Utah Relay, 977920. FAX# 977920



Order Confirmation for Ad #0001019675-01

Client	SOUTH JORDAN CITY	Payor Customer	SOUTH JORDAN CITY
Client Phone	801-264-3742	Payor Phone	801-264-3742
Account#	9001350317	Payor Account	9001350317
Address	1600 TOWN CENTER DR SOUTH JORDAN UT 84085-8897 USA	Payor Address	1600 TOWN CENTER DR SOUTH JORDAN UT 84085-8897
Fax		Ordered By	ACCL EXEC
EMail	scortor@sju.utah.gov	Jobe	mfulz

Total Amount	\$83.96			
Payment Amt	\$0.00			
Amount Due	\$83.96	Tear Sheets	Proofs	Affidavits
		1	0	1
Payment Method		PO Number	PH 4/7	
Confirmation Notes:				
Text:	Jake			
Ad Type	Ad Size	Color		
Legal Liner	1.0 X 47 Li	<NONE>		

<u>Product</u>	<u>Placement</u>	<u>Position</u>
Salt Lake Tribune:	Legal Liner Notice - 0998	Public Meeting/Hearing Notices
Scheduled Date(s):	3/28/2015	
<u>Product</u>	<u>Placement</u>	<u>Position</u>
Deseret News:	Legal Liner Notice - 0998	Public Meeting/Hearing Notices
Scheduled Date(s):	3/28/2015	
<u>Product</u>	<u>Placement</u>	<u>Position</u>
utahlegals.com:	utahlegals.com	utahlegals.com
Scheduled Date(s):	3/28/2015	

Ad Content Proof Actual Size
CITY OF SOUTH JORDAN

NOTICE OF PUBLIC HEARING

Notice is hereby given that the South Jordan City Council will hold a public hearing on Tuesday, April 7, 2015 at 6:00 pm to receive public comment regarding the 2015-2019 Consolidated Plan and First Year Annual Action Plan (2015-2016) for the use of Community Development Block Grant funds. The hearing will be held at South Jordan City Hall, 1600 W. Town Center Drive (10610 S). The agenda will be available for public review and comment from April 1, 2015 through April 30, 2015 on the City's website www.southjordan.gov/planning and by hard copy at City Hall and the Senior Center (4270 S. Grandwood Road). The City will provide reasonable accommodations, including necessary interpretation, for all timely requests. For requests and comments, contact Jake Weaver at jweaver@southjordan.gov at 801-264-3742. The hearing agenda may also be accessed by contacting the City at 801-264-3742.

3/26/2015 8:25:40AM



CITY OF SOUTH JORDAN, UTAH

CITIZEN PARTICIPATION PLAN

MARCH, 2012

City of South Jordan

1600 W. Towne Center Drive (10610 S.), South Jordan, Utah 84095 (801) 254-3742

The Citizen Participation Plan Requirement

This document constitutes the Citizen Participation Plan for the City of South Jordan's Consolidated Plan. South Jordan's Citizen Participation Plan (CPP) describes how citizens will participate in three programmatic areas:

1. Development of the Consolidated Plan,
2. Substantial amendments made to the Consolidated Plan, and
3. Development of the annual performance report (CAPER).

This CPP sets forth the City of South Jordan's policies and procedures for citizen participation for the use of Community Development Block Grants (CDBG) funds. The Citizen Participation Plan provides an opportunity for the community to work in partnership with the City to identify needs and to allocate CDBG funds.

The City of South Jordan holds the following standards regarding citizen involvement:

1. All citizen participation is to be done openly.
2. Involvement of low- and moderate-income persons, minorities, project area residents, elderly, handicapped and others is to be evident.
3. Reasonable efforts to ensure continuity of involvement of citizens throughout all stages of the CDBG program are to be evident.
4. Timely and adequate information is to be given to citizens.
5. Citizens are encouraged to submit their views and proposals regarding the Consolidated Plan and use of CDBG funds.

While the Citizen Participation Plan will aim to ensure the participation of all residents, special assurances will be made to ensure the participation of the following groups:

- extremely low-, low-, and moderate-income persons;
- persons living in areas where CDBG funds are proposed to be used;
- residents of publicly assisted housing;
- low-income residents of target neighborhoods;
- minorities;
- non-English speaking persons; and
- persons with physical disabilities.

As required by law, the Citizen Participation Plan adheres to guidelines provided by the U.S. Department of Housing and Urban Development (HUD), 24 CFR Part 91.105, in order to qualify for participation in the Community Development Block Grant Program (CDBG).

Citizen Participation Plan Development Process and Adoption

The Consolidated Plan process begins with the preparation of the Citizen Participation Plan (CPP) which describes the Plan Development Process. The CPP informs the public about processes and procedures for public access and influence on the Consolidated Plan and Annual Action Plans, and the proposed scheduling for development and submission of the plan.

Copies of the CPP are made available at least 2 weeks prior to the first public hearing at the City of South Jordan City Hall, selected community based organization offices, and on the City of South Jordan's website: <http://sjc.utah.gov/>. The CPP is also made available during the review of the Consolidated Plan.

Prior to the adoption of the Citizen Participation Plan, implementation of the following public comment, review, and adoption procedures ensure that all citizens have a chance to participate in development of the Plan.

- i. The City will provide a notice of the 15-day public review period for the Citizen Participation Plan in the legal section of *The Salt Lake Tribune* and *The Deseret News*.
- ii. The proposed Citizen Participation Plan will be available for public review at the City of South Jordan Town Hall, the City of South Jordan Community Center, and the City of South Jordan website at <http://sjc.utah.gov/>.

Upon request, the Plan will be made accessible to any person with disabilities. The City will provide a reasonable number of free copies of the Citizen Participation Plan to citizens and groups that request copies.
- iii. Comments or views of citizens received in writing during the public review period will be solicited by the City of South Jordan staff. Comments can be sent to Jake Warner at jawarner@sjc.utah.gov, in writing to his attention to the South Jordan Planning Dept, 1600 W. Towne Center Dr. (10610 S.), South Jordan, Utah 84095, or by calling 801-254-3742.
- iv. The Final Plan will include a summary of public comments and a summary of any comments not accepted and the reasons therefore, all of which will be attached to the final Citizen Participation Plan.

Amendment of the Citizen Participation Plan

The City will amend its approved Citizen Participation Plan whenever a change in the public participation process, as outlined in this plan, is proposed. An amendment to the approved Citizen Participation Plan will be reviewed by the City of South Jordan City Council, and approved by the City of South Jordan City Manager. Notice of any amendment to the Citizen Participation Plan will be published in the *Salt Lake Tribune* and *The Deseret News* no less than 15 days prior to the review and adoption to allow the public the opportunity to review and comment on the amendment. Appeals concerning the amendment should follow the Appeal procedures outlined in this document.

Consolidated Plan Development Public Process

The CPP includes a vigorous effort to notify the Salt Lake County Housing Authority and other government agencies as well as the affected public about the Plan Development Process and to provide ample opportunity for citizen input at all stages. In the course of developing the Consolidated Plan, there is a public hearing and a 30-day, open comment period during the drafting stages before the document is finalized and submitted to HUD.

The Consolidated Plan development process consists of the following steps:

- Preparing and issuing the Citizen Participation Plan with Notice of the Consolidated Plan and Annual Action Plan Public Hearing,
- Preparing and issuing a draft proposed Five-Year Plan (if a new 5-Year Plan must be developed), and/ or a draft proposed Action Plan for the current fiscal year,
- Submitting the final proposed Consolidated Plan and Annual Action Plan to the City Council for approval,
- Finalizing the Consolidated Annual Action Plan, and
- Submitting the Consolidated Annual Action Plan to HUD prior to the May 17th annual deadline.
- If necessary, the Annual Action Plan may have to be amended in order to reallocate funding or modify program language. If the amendment is considered substantial (the criteria are outlined later in this document), a formal amendment will be proposed, considered, and acted upon;
- At a second public hearing at the end of the performance year, the Consolidated Annual Performance Evaluation Report (CAPER) will be addressed. After the completion of the performance year, a CAPER will be drafted and submitted to HUD.

PLAN DEVELOPMENT SCHEDULE*

EVENT	DATE
Issuance of Citizen Participation Plan with Notice of Hearing	February - March
Publication of proposed Consolidated Plan and Action Plan	April
Public Hearing on proposed Action Plan & Budget	April
Finalization of Action Plan	April - May
DHCD Submits final Proposed Plan to the City Council for Approval	May
Submission of Action Plan application to HUD	May

*Specific dates and locations are provided in published Notices, through direct mailings, in publicly-accessible locations and on the City of South Jordan web-site.

Public Notice

There shall be advanced public notice once a federally required document is available, such as the Proposed Annual Action Plan or Five Year Consolidated Plan, any proposed Substantial Amendment to the Action Plan or Consolidated Plan, and the Consolidated Annual Performance Evaluation Report (CAPER).

In addition, there shall be advanced public notice of all public hearings relating to the funds or planning processes covered by this Citizen Participation Plan.

Forms of Public Notice

1. Any activity requiring public notice will be placed on the City's web page at <http://sjc.utah.gov/>.

2. Newspapers of General Circulation: Public notices will be published as notices in the legal section of *The Salt Lake Tribune* and *The Deseret News* at least 15 days before the date of a hearing.
3. Press Releases will also be distributed to the local media.
4. Notice will be given to organizations that may receive funding from or who have collaborated with the City of South Jordan in the past, neighborhood organizations, and any other parties on our mailing list. The list includes, but is not limited to: public and private agencies that provide housing, health, and social services including those that provide services to children, elderly, disabled, persons living with HIV/AIDS, and the homeless; public and private agencies that represent minority groups living in the City of South Jordan; organizations representing non-English speaking citizens in the City of South Jordan; and other interested parties.
5. Notice will be posted on the public bulletin board outside the City Council Chambers.
6. Notice will also be given to any person or group that requests information.

Public Hearings

The City will conduct public hearings at locations and at times that are convenient to the public, especially for those persons affected by program resources, and the locations will be equipped to accommodate persons with physical disabilities. As such, all public hearings and meetings will be conducted at City Hall, 1600 W. Towne Center Drive (10610 S), South Jordan, UT, 84095.

For non-English speakers, Spanish translation will be available at all public hearings if requested three (3) days prior to the hearing date. Other requests for reasonable accommodation (such as sign language) must be made three (3) days prior to the hearing date and the City will provide appropriate assistance to the extent feasible. Residents should call (801) 254-3742 to request translation or other reasonable accommodations.

Public Access and Accommodation

The City of South Jordan facilitates broad-based participation in its planning process by providing:

- No less than two-week advance publication of a Notice of Public Hearings,
- No less than 30 days to review the draft documents,
- Two-week periods following hearings for the submission of additional comments,
- Direct mailings of Notices to a wide range of interested groups,
- Easy access to draft documents (hard copies and on-line) and hearing transcripts,
- Accommodation of special needs participation through sign-language interpreters and interpreters for Spanish speaking constituents, and
- Holding hearings at convenient times and in barrier-free facilities that are easily accessible by public transportation.

Development of The Consolidated Plan

A. Identifying Needs

The critical first step in a collaborative effort to address the City's housing and community development programs and goals is to reach an agreement on the City's priority needs.

Gathering Input on Housing and Community Development Needs: The City of South Jordan will actively solicit and encourage input from citizens on needs within the community. The City will especially encourage participation from low- and moderate- income residents where housing and community development funds may be spent. Input will be sought from all residents and low and moderate income residents, public housing residents and Section 8 voucher holders, minorities, seniors and other special needs populations through the use of a web-based survey instrument identifying top community needs. This survey will be available on the City website, and distributed widely to the Utah County Housing Authority, community and neighborhood groups, nonprofit agencies and service providers, philanthropic organizations, the Utah County Continuum of Care, community and faith based organizations. Paper surveys will be provided to those without computer access. The survey will be advertised on the City website, through community groups and service providers, and in *The Desert News*.

The City will also conduct a series of interviews with agencies that provide services and housing for special needs and low income populations on the needs of their clients. These include adjacent local governments, economic development interests, and state and local health agencies. The City will consult private agencies that provide health services, social services for children, elderly, disabled, homeless, persons with AIDS, victims of domestic violence, and persons with alcohol/drug abuses, etc.

All of the groups, populations, and agencies mentioned above will be encouraged to participate in the Public Hearing held to discuss the proposed strategies and actions in the draft Five Year Consolidated Plan and Annual Action Plan.

B. The Proposed Action Plan (and/or Five-Year Consolidated Plan)

The Consolidated Plan consists of three parts: the needs assessment, housing and community development strategic plan, and an action plan. The Consolidated Plan identifies the housing and community development needs in the City, prioritize the needs for funding, and prescribe a comprehensive strategy for addressing the needs. To maintain relevance, an annual One-Year Action Plan is developed which includes the following elements:

- Dollar amounts proposed for each activity
- A description and location of each activity
- The entity responsible for implementation of each activity
- Time frame for each activity

In all cases, the Consolidated Plan and Action Plan seek to minimize the displacement of residents from their homes or places of business.

Three groups involved in the process of Consolidated Plan and Action Plan development include:

- Citizens and Agencies Contacted During the Consolidated Plan Process
- Staff Working Group
- City Council

Citizens and Agencies Contacted for Input During the Planning Process – (see above)

Staff Working Group – Coordinated through the City Manager's and Planning Offices, the working group will be comprised of representatives from the various City departments responsible for HUD-funded programs/projects, including Finance, Planning, Seniors and the Community Center, and the City Manager's Office. The group will perform in an advisory manner to the City Council concerning planning, implementing and assessing the CDBG program and activities through the following:

- Collecting citizen input concerning neighborhood/community needs;
- Preparing a prioritized list of neighborhood/community needs for review during the preparation of the Consolidated Plan and Annual Action Plan;
- Preparing project recommendations for review by the City Council and for the Council's final approval; and
- Reviewing project/program progress.

City Council - The City Council will fulfill its role by holding public hearings and carrying out the procedures established in this Citizen Participation Plan. The City Council makes the final determination about the priority of various community needs that will guide the Council when annually allocating CDBG funds in the Action Plan.

C. Public Hearing and Comment Period on the Proposed Five Year Consolidated Plan, Annual Action Plan and the CAPER

1. **Public Notice – Proposed Five Year Plan, and / or Annual Action Plan Hearing:** In February or March, the City will give notice of a public hearing on the Proposed Five Year Consolidated Plan and Action Plan to be held in April, providing 15 days' advance notice. The notice will follow the guidelines set out in the "Public Notice" section of this Citizen Participation Plan. The public hearing notice shall include a summary of the contents and purpose of the Action and/or Consolidated Plan, and shall include a list of the locations where copies of the entire proposed plan may be examined.
2. **Public Review – Proposed Five Year Plan and/or Annual Action Plan:** During the 30-day public comment period, copies of the proposed Action Plan and/or Consolidated Plan will be made available for public review at City Hall and the Community Center. Reasonable accommodations will be made for non-English speaking persons and for people with disabilities. The City of South Jordan shall provide a reasonable number of free copies of the Action and/or Consolidated Plan to citizens and groups upon request.
3. **Public Comments – Proposed Five Year Plan and/ or Annual Action Plan:** The public may comment on the Action Plan and/or Consolidated Plan in writing or at the public hearing. Written comments must be directed to Jake Warner, City Planner at j.warner@sjc.utah.gov, in

writing to his attention to the South Jordan Planning Dept, 1600 W. Towne Center Dr. (10610 S.), South Jordan, Utah 84095, or by calling 801-254-3742

4. The City of South Jordan shall consider any comments or views received during the 30 day public comment period in preparing the final Action and/or Consolidated Plan. A summary of all comments or views, and a summary of any comments or views not accepted (that is, comments or views that do not result in changes) and the reasons thereof, shall be attached to the final Action Plan and/or Consolidated Plan.

A public hearing is held by the City of South Jordan to gather public input on the City's annual performance and evaluation report for the last program year. The report analyzes progress toward the goals established in previous plans with regard to the unit of measure for the project, as well as timely completion. This report also provides information on the performance of funded projects in relationship to the program objectives.

5. **Public Notice and Hearing – Annual CAPER Report** – The City of South Jordan will conduct one additional public hearing to allow the public to comment on the annual CAPER Report to IIUD, which reports the accomplishments, expenditures, and outcomes of the CDBG program. The City will follow the guidelines set out in the “Public Notice” section of this Citizen Participation Plan. The public hearing notice shall include a summary of the contents and purpose of the CAPER, and shall include a list of the locations where copies of the entire CAPER may be examined.
6. **Public Review – CAPER:** During the 15-day public comment period, copies of the CAPER will be made available for public review at the front desk in City Hall. Reasonable accommodations will be made for non-English speaking persons and for people with disabilities. The City of South Jordan shall provide a reasonable number of free copies of the CAPER to citizens and groups upon request.
7. **Public Comments – CAPER:** The public may comment on the CAPER in writing or at the public hearing. Written comments must be directed to Jake Warner, City Planner at jawarner@sjc.utah.gov, in writing to his attention to the South Jordan Planning Dept, 1600 W. Towne Center Dr. (10610 S.), South Jordan, Utah 84095, or by calling 801-254-3742.
8. The City of South Jordan shall consider any comments or views received during the 30-day public comment period in preparing the final CAPER. A summary of all comments or views, and a summary of any comments or views not accepted (that is, comments or views that do not result in changes) and the reasons thereof, shall be attached to the final CAPER.

D. The Final Action Plan (and/or Five-Year Consolidated Plan)

Copies of the final Action Plan and/or Consolidated Plan and the Executive Summary will be made available to the public for free upon request. The Executive Summary will also be posted on the City's website

E. Amendments to the Action Plan (and/or Five-Year Consolidated Plan)**Substantial Amendment Criteria:**

Consolidated Plan (Five-Year Strategy) - The City will amend its approved Consolidated Plan (Five-Year Strategy) whenever a decision is made to propose a substantial change in allocation priorities. For the purpose of the Consolidated Plan, a "substantial change" will constitute a cumulative change equal to or in excess of 25% of the City's CDBG entitlement for a program year.

Changes in funding priority not amounting to more than 25% of a program year will not be considered a substantial change to the Consolidated Plan; no formal amendment to the Consolidated Plan requiring public review and comment will be warranted. (For example, an amendment to the Consolidated Plan is needed if the five-year Strategy identifies only a low priority need for historic preservation, but during the five-year timeframe the City decides to establish a CDBG-funded historic preservation program that amounts to more than 25% of the City's annual allocation.)

Annual Action Plan - The City will amend its approved Action Plan whenever one of the following decisions is made:

- to carry out an activity not previously described in the Action Plan;
- to cancel an activity previously described in the Action Plan;
- to increase the amount to be expended on a particular activity from the amount stated in the Action Plan by more than 25%; or
- to substantially change the purpose, scope, location, or beneficiaries of an activity.
- Changes in funding for an existing activity (project) not amounting to more than 25% will not be considered a substantial change to the Action Plan; no formal amendment to the Action Plan requiring public review and comment will be warranted.

Comment Period for Substantial Amendments: A "substantial amendment" is an amendment to the Consolidated Plan or Annual Action Plan that requires 30 days of public comment. Prior to submitting substantial amendments to IIUD, the City of South Jordan will provide citizens with 30 days' advance notice – advertised in the publications listed in the public notice section – of an opportunity to comment whenever a substantial amendment is being proposed for the City of South Jordan CDBG program. The City of South Jordan shall consider any comments received in preparing substantial amendments. A summary of all comments received shall be attached to any substantial amendment of the plan. Any comments that are not accepted (that is, comments that do not result in changes to the amendment) and the reasons thereof shall be included in this summary.

Access to Records

The City of South Jordan shall provide citizens, public agencies and other interested parties with reasonable and timely access to information and records relating to the Consolidated Plan and the City's use of resources under the CDBG program during the preceding five years (or as many years as the City has been administering the program, if less).

Standard Documents

Standard documents include: copies of the proposed and final Annual Action Plans, the proposed and final Consolidated Plan, proposed and final substantial amendments, the Consolidated Annual Performance and Evaluation Report, the Citizen Participation Plan, as well as information regarding use of funds and other program information will be maintained by City of South Jordan staff.

Availability to the Public

The public may access standard documents by contacting the Finance Department, CDBG Program, City Hall, 1600 W. Towne Center Drive (10610 S), South Jordan, UT, 84095, tel: (801) 254-3742, 8:00 a.m. to 5:00 p.m., Monday through Friday. Reasonable accommodation for persons with disabilities will be made upon request. Any interested party may receive copies of standard documents at no cost. Documents may also be downloaded from the City of South Jordan website.

Complaints and Grievances

The City of South Jordan will provide written responses to written complaints and grievances received regarding any aspect of the annual Consolidated Plan federal entitlement grant program within 15 working days, where practicable, of receiving the complaint or grievance. Comments, complaints, and grievances concerning the Consolidated Plan, Annual Action Plan, or CAPER should be addressed to the Finance Department to the attention of Tara Allred.

Technical Assistance

Upon request, staff will provide technical assistance to groups representing extremely-low, low- and moderate-income persons to develop funding requests for CDBG eligible activities. Technical assistance will be provided as follows:

- Answer, in writing or verbally, all inquiries received from citizens or representative groups relating to funding requests.
- Meet with groups or individuals as appropriate, to assist in identifying specific needs and to assist in preparing request/application for assistance.
- Provide bi-lingual translation on as needed basis.

Anti-Displacement

In the event that any residential displacement and relocation must take place in order to carry out a program activity, the City of South Jordan ensures that it will develop an Anti-displacement and Relocation Plan in connection with that project as applicable per Federal regulations.

In the event that any acquisition and relocation must take place in order to carry out a program activity, South Jordan will also comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended and implementing regulations of 49 CFR Part 24.

Definitions

For purposes of the CDBG program, the following definitions will apply:

Community Development Block Grant (CDBG): A grant program administered by the U.S. Department of Housing and Urban Development (HUD). This grant allows money to cities and counties for housing rehabilitation, affordable housing assistance, community services, and community development activities (including community facilities and economic development).

Consolidated Plan (CP): The Consolidated Plan is a five-year planning document for the CDBG program. The CP must contain a housing and community development needs assessment, a five-year strategic plan to address the needs identified, a one-year action plan to identify specific activities and planned use of CDBG funds. The CP is due at HUD 45 days before the beginning of a program year. The City of South Jordan CDBG program begins annually on July 1, making the CP due at HUD no later than May 17 of each year.

Consolidated Annual Performance Evaluation Report (CAPER): CAPER is an annual report summarizing the City's progress in implementing Consolidated Plan. CAPER is due at HUD 90 days after the close of a program year. For the City of South Jordan, each program year ends on June 30, making the CAPER due at HUD no later than September 28 of each year.

Median Family Income (MFI): HUD surveys major metropolitan areas annually to develop an index of median family income by household size.

Low- and Moderate-Income Households - Pursuant to HUD regulations, the primary beneficiaries of the CDBG and HOME programs should be low- and moderate-income households, defined by HUD as follows:

Extremely Low-Income -	0-30% County Median family income (MFI) adjusted for household size.
Low-Income -	31-50% County MFI adjusted for household size.
Moderate-Income -	51-80% County MFI adjusted for household size.

Low- and Moderate-Income Neighborhood - Generally defined as a census tract(s) or block group(s) in which a minimum of 51 percent of the residents have an income not exceeding 80 percent of the area median family income.

Slum or Blighted Area - An area that meets the definition of a slum, blighted, deteriorated or deteriorating area under State or local law, typically identified as Redevelopment Project Areas, or where a substantial number of deteriorating or dilapidated buildings or improvements are present throughout the area.

Publicly Assisted Housing Developments - Housing projects (either rental or ownership housing) developed with the assistance of public funds such as HOME, CDBG, and redevelopment set-aside funds.

Development and Adoption of the 2012 Citizen Participation Plan

Prior to the adoption of the Citizen Participation Plan, the following processes were followed to ensure that the public had adequate time to review and comment on the Plan.

- i. The City provided a notice of the 15-day public review period for the Citizen Participation Plan in the legal section of *The Salt Lake Tribune* and *The Deseret News*. A copy of this notice is attached to the Citizen Participation Plan.
- ii. The proposed Citizen Participation Plan was available for public review at the City of South Jordan Town Hall, the City of South Jordan Community Center, and the City of South Jordan website at <http://sjc.utah.gov/> for two weeks.
- iii. Upon request, the Plan was made accessible to any person with disabilities. The City offered to provide a reasonable number of free copies of the Citizen Participation Plan to citizens and groups that request copies.
- iv. Citizens were asked to comment on the draft CPP. No comments were submitted on the CPP. The plan was also presented to the City of South Jordan City Council on February 21st, 2012.
- v. This Final Citizen Participation Plan was adopted by John Geilmann, City Manager, on March 14, 2012.

SIGNATURE

ADOPTED BY:



 Original Signature

3-14-12

 Date

John Geilmann
City Manager

Appendix "C"

**Fair Housing Equity Assessment
(Housing Needs Study: Section 3 Fair Housing Equity and Impediments)**

Consolidated Plan

SOUTH JORDAN

78

OMB Control No: 2506-0117 (exp. 07/31/2015)

Section 3

Fair Housing Equity and Impediments



Section 3: Fair Housing Equity and Impediments

South Jordan is a Housing and Urban Development (HUD) entitlement city and is required, as a condition of Community Development Block Grant funding, to provide an Analysis of Impediments (AI) to Fair Housing or participate in a regional AI. A regional AI for Salt Lake County has already been completed through a Sustainable Communities Grant by the Bureau of Economic and Business Research (BEBR) at the University of Utah. South Jordan has chosen to opt-in to this regional AI and must complete a local action plan to address the AI's findings. This should be a plan to "affirmatively affirm fair housing." This section summarizes the regional study's findings, along with findings from the Fair Housing Equity Assessment also completed for South Jordan through the same grant. Areas of improvement are then identified and an action plan specific to those findings and in compliance with HUD requirements is then given.

Summary of Findings – Fair Housing Equity Assessment

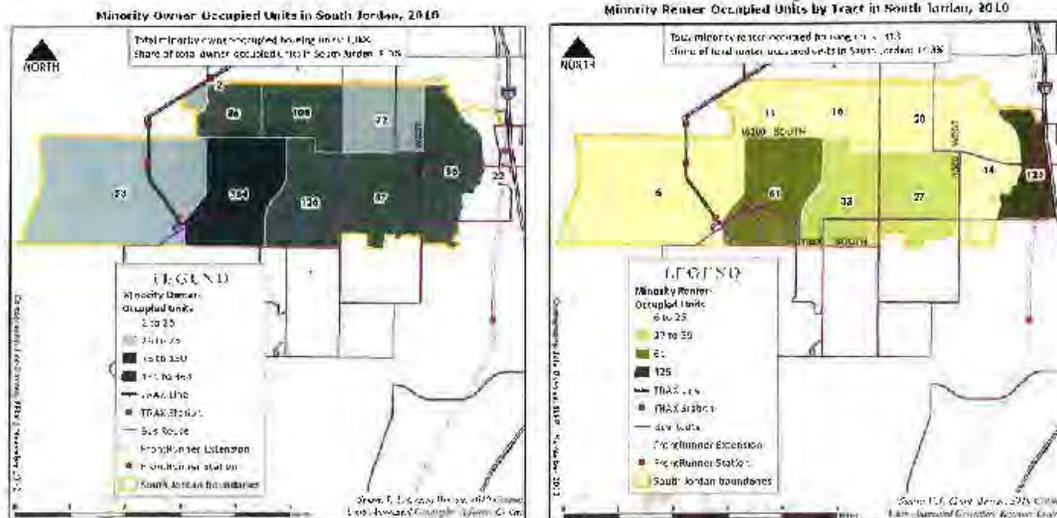
The Fair Housing Equity Assessment (FHEA) analyzes South Jordan specifically with issues involving affordability and protected classes. The analysis determines areas where there are barriers to fair housing, barriers to equal opportunity, and other ways that housing may be disproportionately impacting protected classes. The primary findings are listed below.

Background

- The new housing construction in Daybreak has contributed significantly to the increase in South Jordan's housing stock, which nearly doubled from 2000 to 2010.
- Minorities constituted only 8.3 percent of the City's net population growth from 1990 to 2000, but they accounted for a fifth of the City's growth in the following decade.
- Only 2.6 percent of the County's large renter households (five or greater members) reside in South Jordan, compared to 9.3 percent in West Jordan. Cities on the south and east sides of the County have similarly low proportions.
- Minority households tend to have larger household sizes. Hispanic/Latino households had an average household size of 3.89 in 2010, while Pacific Islanders had 5.73. Higher household sizes in minority groups make it difficult and challenging to find affordable and suitable housing. As South Jordan has shortages in affordable housing, these shortages can become magnified for large households looking for affordable units that are also large enough, often disproportionately affecting minority households.
- South Jordan is moderate in the County in the number of disabled social security disability beneficiaries.

Segregation

- Minorities accounted for nearly 14 percent of the growth in total households in South Jordan from 2000 to 2010, but represented nearly 18 percent of the growth in rental households during this time period.
- More than a third of minority owner-occupied units are in the Daybreak community, which has nearly 40 percent of the City's single-family homes that are affordable at the 80 percent AMI level. On the other hand 40 percent of minority rental units are on the easternmost part of South Jordan, which only has 1.8 percent of the City's affordable single-family homes at the 80 percent AMI level.

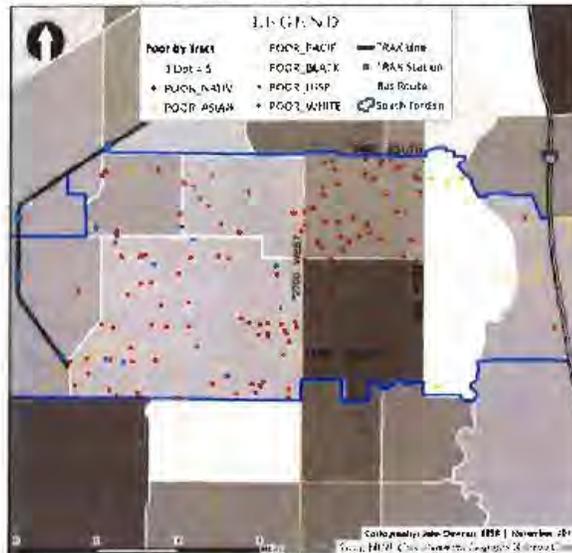


- While the non-Hispanic white and minority homeownership rates were fairly similar in 2000 at 90 and 86 percent, respectively, the gap has widened since. In 2010 the gap was about ten percentage points with whites at 86 percent and minorities at 76 percent homeownership.
- Minorities represent slightly over 14 percent of rental households yet comprise only nine percent of the total households in the City.
- The minority household share is severely below the predicted share based income distribution in the metropolitan area. The predicted percent of minority households would be 11.9 percent, compared to the 6.1 actual percent of households.
- A dissimilarity index, calculating the share of the minority group that would have to move to different census blocks in order to match the non-Hispanic white distribution, shows South Jordan to have lower segregation than the County.

Racially or Ethnically Concentrated Areas of Poverty (RCAP/ECAP)

- The overall poverty rate in South Jordan in 2010 was one of the lowest in the County at under two percent. However, a minority resident was twice as likely to be poor as a non-Hispanic white resident.
- Due to the overwhelmingly large white population, poor minorities only comprised about 13 percent of the total poor population.
- The City has no racially or ethnically concentrated areas of poverty, or any concentrations of minorities or Hispanics more than 10 percentage points above the County average.
- The poor residents of South Jordan primarily live to the west of 1300 West, with all poor Hispanic residents west of 2700 West.
- The concentration of poor people in the City tends to get denser near public transportation options.
- The following map shows the distribution of poor residents by race and location.

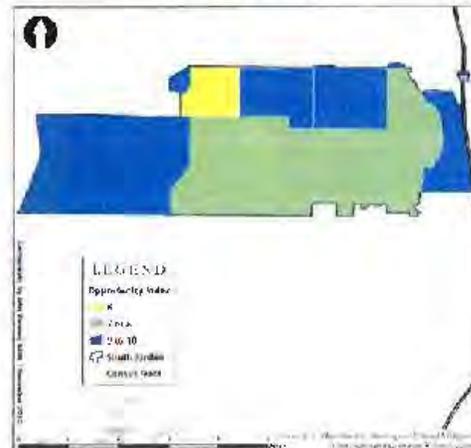
Poor by Census Tract in South Jordan, 2010



Disparities in Opportunity

- HUD provided an opportunity index that aggregated a variety of factors such as school proficiency, job access, poverty, and housing stability. Overall, South Jordan received one of the highest scores of 8 out of 10, which is 3.1 points above the County average.
- The schools in South Jordan also score highly in terms of access to opportunity, with 80 percent of the ranked schools scoring a 9 or 10, the highest possible scores.
- South Jordan only scored below the County on one index: job access. This is attributable to suburban zoning and lack of public transportation options.
- The assessed single family home values in the City are generally high, above \$250,000, with few home values affordable to low and limited-income families. As a result, even though there is tremendous access to opportunity in the City, not many protected classes live in, or are able to afford to live in, South Jordan.

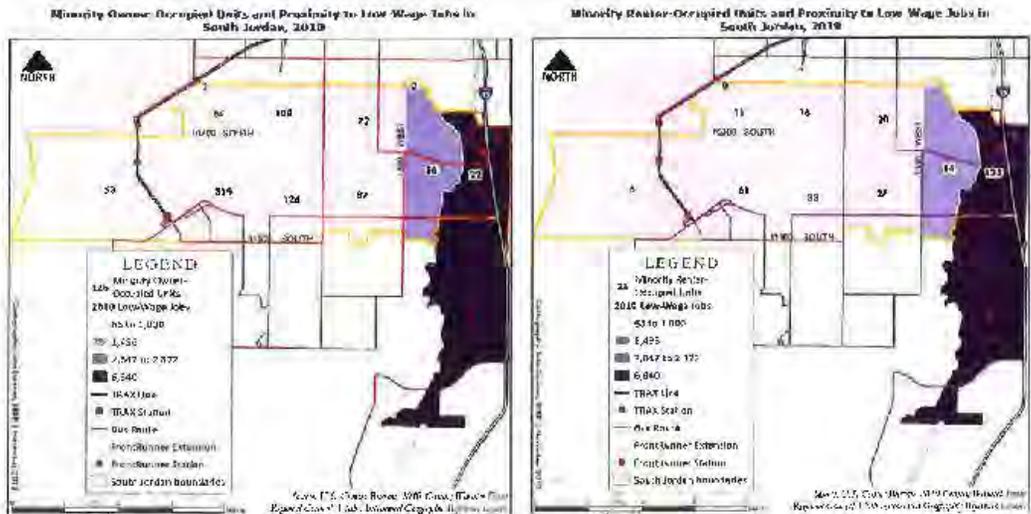
Opportunity Index by Census Tract in South Jordan



- It meetings with area HUD representatives, the high opportunity indexes in South Jordan were viewed very positively. However, HUD worries that housing is limiting the access to these great features to low-income potential residents.
- There are few large-capacity childcare facilities in the City, limiting economic opportunity to low-wage workers to live in the City.
- Homes tend to be more affordable the further west in the City, but the City overall has prices in the mid-range of over \$250,000, making the opportunity to buy or rent a home in the City difficult for minority and low-income families.
- The City has had low shares of foreclosed homes since 2008.
- The mortgage approval rate gap between non-Hispanic white and Hispanic applicants is roughly 20 percent.
- From 2006 to 2011, the percentage of high-interest loans given to Hispanic/Latino applicants was 36 percent – 2.6 times the rate for white applicants. This gap widens further with increasing incomes. However, controlling for neighborhood selection, Hispanic/Latino applicants choosing Daybreak were more likely to get approved for a mortgage than those choosing other areas of the City. The approval gap for between whites and Hispanics was a smaller 11 percent for Daybreak applicants.

Affordability, Poverty and Other Findings

- Although much affordable housing is in Daybreak, there are no bus routes that connect Daybreak to the commercial centers or the east side of the City, where low-wage jobs are primarily located. Low-income households in Daybreak are then disconnected from the rest of the City that has more established employment, education, healthcare and commercial amenities. Low-income households in other parts of the City are disconnected from options in Daybreak. Further development of transit infrastructure will better connect opportunities throughout the City. TRAX also doesn't connect with the east side where the highest numbers of minority rental units are located.





- This study found rental units in the City to be very unaffordable, with only 310 units affordable to those households with incomes less than 80 percent of AMI. Specifically, none were affordable to households under 30 percent and only 15 were to those under 50 percent. Given these units, the City is not covering its "fair share" at <30 percent AMI, is only covering three percent at 30 to 50 percent, and only covering 11 percent of their fair share at 50 to 80 percent AMI.
- Nearly 40 percent of all single-family homes that are affordable are in Daybreak.
- There are no subsidized apartment projects in the City; however, there is a large tax-credit complex in Herriman on South Jordan's border.
- There were only seven Section 8 vouchers used in the City in 2011.
- South Jordan has 4,451 individuals on public assistance in 2012, double from 2007.

Summary of Findings – Salt Lake County FHEA

A regional Fair Housing Equity Assessment was also performed for Salt Lake County, along with an Analysis of Impediments (AI). This section summarizes the County's FHEA as it pertains to South Jordan.

Reviewing the County-wide findings is important for putting South Jordan's findings into a regional context. Housing needs do not stop at city boundaries and trends in need are usually regional. The County-wide FHEA summarizes the major fair housing attributes in the table shown below.

	Minority Population 2010	% Chg Minority Population 2000-2010	Percent of Individuals in Poverty	Opportunity Index (1 very low 10 very high)	% of Affordable Housing Needs Met ^a
Entitlement Cities					
Salt Lake City	64,115	20.1	16.6	4.9	130
Sandy City	12,201	54.5	5.7	7.0	39
South Jordan	6,031	229.4	1.5	8.0	3
Taylorsville	17,112	48.3	9.5	3.3	40
West Jordan	26,352	147.5	5.5	4.5	21
West Valley	59,982	85.4	10.7	2.0	62
Non-Entitlement Cities					
Bluffdale	542	149.8	4.7	3.0	26
Cottonwood Heights	3,957	76.1	5.3	7.5	15
Draper	5,792	107.5	4.9	7.7	5
Herriman	3,266	2,415	1.7	6.0	
Holladay	2,852	249.0	6.0	7.3	35
Midvale	8,858	23.3	17.7	3.1	82
Murray	7,575	79.5	7.7	5.9	59
Riverton	3,737	184.0	3.8	5.7	6
South Salt Lake	6,031	35.9	37.3	1.5	196
Salt Lake County					
Salt Lake County	267,770	56.4	9.4	4.9	na

^a Rental housing needs met for renters with incomes from 30% to 50% AMI.
Source: U.S. Census Bureau and HUD.

It is important to know that the percentage of affordable housing needs being met is based on rental housing in the 30 to 50 percent of AMI bracket only. While rental needs are high for all low-



income brackets, it does not consider owner-occupied residences or the 50 to 80 percent income bracket – an area that the Affordable Housing Plan found to be incredibly well met.

The City has a very high opportunity index, low poverty, and one of the highest rises in minority population since 2000. Affordable housing options in Daybreak have greatly increased housing access for minority populations in South Jordan. A high opportunity index in the City is noted as an asset in ensuring equity in the City, compared to areas such as West Valley with low opportunity and where equity is at risk.

Background: Demographic Shifts

Demographics were analyzed, as required by HUD, to determine the dynamics that underlie opportunity and equity.

Minorities

- From 2000 to 2010, three quarters of the County's population growth was due to increases in the minority population.
- Minority populations are concentrated in the north in West Valley City, South Salt Lake, Salt Lake City, Midvale and Taylorsville.
- Hispanics are the largest minority group in the County, increasing at a faster rate since 2000 than any other group.

Disabled Individuals

- Changes in definitions resulted in lower estimates of the disabled population, but this is not truly comparable to 2000 figures.
- Eight percent of the Salt Lake County population was disabled in 2010, many with more than one disability. Seniors comprise 37 percent of the disabled population.
- 80 percent of disabled individuals live in owner-occupied units, meaning they are less likely to have accessible units. Local building codes are necessary to encourage accessibility in private homes.
- For those with Type A accessibility, due primarily to use of a wheelchair, demand exceeds supply. It is estimated that there are less than 285 total rental units in the County that are suitable for wheelchair access. Half of these units are in Salt Lake City.
- An estimated 1,800 individuals in the County require a wheelchair.
- Disabled individuals with "worst case housing needs," defined as disabled individuals with no housing assistance, very low income, and severe housing cost burdens, is estimated to number 2,800 in the County. Sixty percent of these individuals have ambulatory difficulty.

Familial Status

- Familial status as a protected class includes pregnant women, children living with their parents, and legal custodians of children. This status ranks third in discrimination behind race and disability.
- Single-parent households have grown at a slower rate than most other household types in the last ten years. The total number of single-parent households in the County in 2010 was 29,624.

Segregation

- The minority population in the County is concentrated in seven areas: Keams, Magna, Midvale, Salt Lake City's River District, South Salt Lake, Taylorsville and West Valley.



- Hispanic populations have increased in West Valley, Salt Lake City and Taylorsville. West Jordan and Sandy have also seen increases in minority population in terms of absolute growth.
- South Jordan exceeded the countywide increase in minority population. The County increased its minority population by 56 percent whereas South Jordan increased 229 percent.
- Public transportation access and affordable housing are the largest factors in minority population distribution.
- Using HUD developed ratios of predicted/actual racial concentrations, South Jordan has minority household shares at half of the predicted shares, along with Riverton, Cottonwood Heights and Holladay.
- Using dissimilarity indices, the County has moderate levels of segregation.
- Nearly half of all large renter households live in Salt Lake City, West Valley, South Salt Lake and Taylorsville. Less than ten percent of large families renting live in the five-city area of South Jordan, Riverton, Herriman, Bluffdale and Draper.
- Segregation of disabled individuals, like large families, are also segregated by affordable housing patterns.

Racially or Ethnically Concentrated Areas of Poverty (RCAP/ECAP)

- The consequences of poverty are harmful to children; thus HUD requires the noting of densely poor neighborhoods, especially as they pertain to concentrations by race or ethnicity. These children are more likely to drop out of high school, face teenage pregnancy, have health disparities or live with higher crime rates.
- In 2010, 9.4 percent of Salt Lake County's population was poor. Minorities were three times as likely to be poor as non-Hispanic whites. Blacks had the highest prevalence with 22 percent, followed by Hispanics at 19 percent.
- Though whites had the lowest prevalence of poverty, they still comprised about 56 percent of the total poor population in the County.
- Although minorities comprised a quarter of the County's total 2010 population, they accounted for 44 percent of the total poor.
- South Jordan had the lowest concentration of poor at a 1.6 percent poverty rate. South Salt Lake was the highest at 37 percent.
- Salt Lake County has three RCAP/ECAP areas as defined by HUD, all three in the northern half of the County. These are census tracts where the number of families in poverty is greater than 40 percent of all families and a non-white population greater than 50 percent. There are also four "near" RCAP/ECAP status. Two of these areas are in downtown Salt Lake, the third in South Salt Lake and one in Midvale.
- RCAP/ECAPs also have a high concentration of renter households. Two of the RCAP/ECAPs have over 70 percent of households as renters.

Disparities in Opportunity

- HUD administrators note that geographies of opportunity are important – too many HUD-assisted families are at a disadvantage in improving their lives as they are stuck in neighborhoods with concentrated poverty, often leading to poor education, employment, and health outcomes.
- The HUD opportunity index, based on school proficiency, poverty, labor market, housing stability, and job access, shows a wide range of opportunity throughout the County.



- South Jordan has the highest opportunity index with a score of eight out of ten. The lowest score was South Salt Lake at 1.5. The table below summarizes these scores for the County.

Low Opportunity	Opportunity Index	Moderate Opportunity	Opportunity Index	High Opportunity	Opportunity Index
South Salt Lake	1.5	West Jordan	4.5	Herriman	6.9
West Valley	2.0	Salt Lake City	4.9	Sandy	7.0
Bluffdale	3.0	Riverton	5.7	Holladay	7.3
Midvale	3.1	Murray	5.9	Cottonwood Heights	7.5
Taylorsville	3.3			Draper	7.7
				South Jordan	8.0

Source: HUD Spreadsheet for Sustainable Communities grantees.

- About 30 percent of the County's population lives in areas with the lowest opportunity index of 1-2, but 60 percent of Hispanics and 54 percent of minorities overall live in these geographies. Less than five percent of Hispanics live in high opportunity areas.
- Further barriers to opportunity outside the HUD definition were also analyzed, as listed below. South Jordan fared well in these opportunity markers as well.
 - Child Care Facilities – The distribution of these facilities favors east-side neighborhoods, though there are no pronounced gaps in availability.
 - Food Deserts – Food deserts were identified in South Salt Lake and the neighborhoods of Rose Park, Fair Park and Poplar Grove.
 - Medically Underserved Areas/Population – Underserved areas, as designated by the U.S. Department of Health and Human Services, include west-side Salt Lake City, South Salt Lake, Taylorsville, Midvale, West Valley, Magna and Kearns.
 - Crime Rates – Areas with the highest crime rates include Salt Lake City, South Salt Lake, Murray, West Valley and Taylorsville.
 - Deteriorating Quality of Housing Inventory – These homes are defined as those older than fifty years and a value less than \$150,000. The neighborhoods at risk in this category include Rose Park, Poplar Grove, Glendale, Kearns and Magna.
 - Diversity of Home Values and Affordability – The County's northwest side has few opportunities for households seeking home values about \$300,000 while the south and east sides have lower opportunity for moderate- to low-income families.
 - Educational Opportunity – BEBR developed its own school opportunity index outside of HUD's. On this index, Draper, South Jordan and Herriman had the highest school opportunity in the County, while West Valley, West Side Salt Lake City and South Salt Lake had the lowest. The FHEA also noted that concentrations of minority and low income populations in Salt Lake, South Salt Lake, West Valley, Kearns and Magna place heavy burdens on a school's administration and resources, impacting proficiency and school achievement.
 - Affordable Housing Need – The need for affordable housing throughout the County is substantial. Most cities have a deficit of affordable housing units for the 30 to 50 percent of AMI category. The table below outlines this need for each city.



Deficit/Surplus of Affordable Housing Units in Salt Lake County
County Deficit 16,000 Units
 (Renter Income Level - 30% to 50% AMI)

City	Deficit/Surplus	City	Deficit/Surplus
Bluffdale	-157	Salt Lake City	2,762
Cottonwood Hts.	-1,211	Sandy City	-2,908
Draper	-1,220	South Jordan	-1,376
Herriman	-523	South Salt Lake	914
Holladay	-762	Taylorsville	-1,370
Midvale	-236	West Jordan	-2,263
Murray	-874	West Valley	-1,668
Riverton	-869		

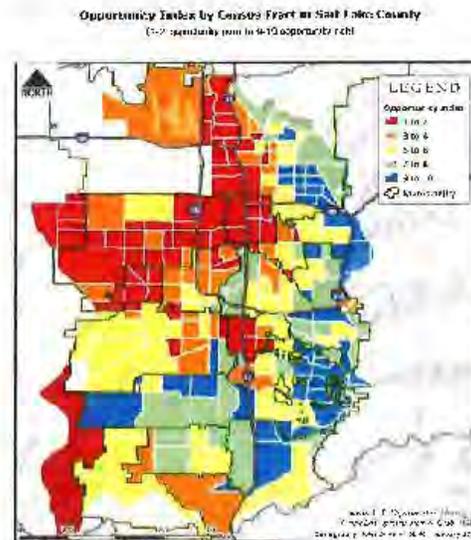
Source: HUD Spreadsheet for Sustainable Community Grantees.

Summary of Findings - County Analysis of Impediments

The AI identifies factors that perpetuate the concentration of protected classes and are barriers to fair housing choice and opportunity. This information is found using analysis performed in the local and regional FHEAs. Impediments affect all protected classes, but especially minority, disabled and large family households. These impediments and barriers are listed below.

Affordable Housing Needs: Protected Classes

- One in four households in Salt Lake County is at or below 50 percent of AMI – about 83,750 households in total.
- About 17,000 households in the County have rental assistance from the various programs in the County. This is far short of the need and demand. HUD estimates that there are nearly 20,000 households with very low income and severe housing cost burden – more than 50 percent of income going to housing costs.
- Of these severely burdened households, 7,000 are minority households, 2,800 with a disabled individual and 1,500 are large families.
- Much of these households are also concentrated in the opportunity poor areas of the valley.



Regional Impediments

Public Policy and Impediments

- Lack of Regional Collaboration – the intent of the grant that funded the FHEAs and AI, the Sustainable Communities Grant, is to foster jurisdictions to plan together since most issues do not stop at city boundaries and are common to each city. Mitigation of impediments is most effective when coordinated on a



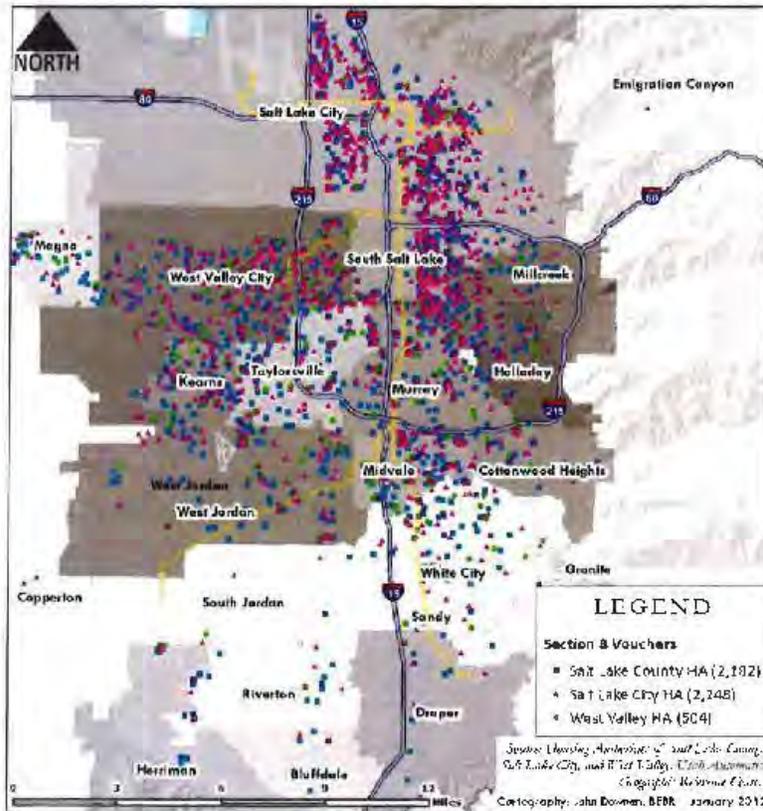
- regional level. The current affordable housing statute in Utah encourages a jurisdictional approach, in addition to being very broad in affordability requirements.
- **Testing for Housing Discrimination** – The fair housing complaint process was determined by the AI to be ineffective at measuring discrimination. The absence of a testing program is an impediment for all protected classes and a testing program is recommended.
- **Vague Housing Plans** – Few plans address needs or improving housing opportunities for protected classes. South Jordan is addressing this with an updated housing plan.
- **Limited Cases of Innovative Public-Private Partnerships** – Land and development costs are major barriers to affordable housing, especially in South Jordan. An impediment throughout the County is a lack of commitment by jurisdictions to form public-private partnerships to overcome this barrier. Various mechanisms could be used with RDA funding to reduce land and development costs.
- **More Aggressive Use of RDA Housing Set-Asides** – Few cities in the County, with the exception of Salt Lake City, have been aggressive in using RDA housing set-asides.
- **Affordable Housing at TOD Sites** – TODs are ideal for affordable housing development, reducing costs for residents in transportation and employment. Cities need to ensure a portion of housing developed at TOD sites is affordable for both renters and owners.
- **Good Land Use Programs** – Some programs can be interpreted as discriminatory and impediments to fair housing for some protected classes. Salt Lake City's program is a good model.
- **Long Range Transportation Plan and Wasatch Choice 2040** – A lack of attention to equitable housing and transit needs of protected classes in long-range planning is an impediment to long-range fair housing choice.

Zoning Ordinances: Siting of Affordable Housing

- **Segregation Due to Concentrations of Affordable Housing: "Nimbyism", Zoning and Land Prices** – The high-growth areas in the southwest, including South Jordan, will become highly concentrated and segregated by 2020 without allowing for increased levels of affordable housing, including rental housing. Rental opportunities have been limited due to Nimbyism, zoning and land prices, concentrating rentals – more often used by protected class categories – to areas in the northwest.
- **Concentration of Tax Credit Projects** – Siting practices have concentrated tax credit, public housing and project based housing in Salt Lake City and West Valley City. While senior tax credit projects have moved forward in opportunity-rich communities, there is a greater need for family projects in opportunity-rich areas, allowing benefit to children. Families are more likely to be protected classes than seniors. Utah Housing Corporation should provide bonus points to tax credit projects in opportunity-rich areas.
- **Concentration of HUD Voucher Holders** – Voucher assistance is limited to use where rental units are both available and priced at or below Fair Market Rent. Those options are primarily older units in the north, not high rent properties in the south of the County.
- **Concentration of Rental Units for Large Families and Disabled** – The demand for rental units with four or more bedrooms far exceeds the supply. Half of the current large units are in Salt Lake City and West Valley City. This impedes the choice of large families to rent in the south end of the County. Likewise, accessible units are concentrated on west-side Salt Lake City, South Salt Lake, West Valley and Midvale.
- **Limited Supply of Vouchers** – Despite their limited geographic use in the County currently, these vouchers are still strong tools for those households able to obtain this assistance. However, the supply of these vouchers is severely limited and has not kept pace with

population increases. Waiting lists are years long at all three of the housing authorities in the County.

Location of Section 8 & Voucher Holders – 2011



- **Housing Price Diversity** – Lack of price diversity, on both the low and high end, affects housing choice. West Valley City and Taylorsville have limited opportunities for high-income households.

Fair Housing Infrastructure

- **Uneven Outreach and Fragmented Fair Housing Complaint Process** – All jurisdictions need to improve their housing complaint process, including outreach and education. Increased efforts should be part of a regional collaboration. Many counties have a central, county-wide complaint center, but Salt Lake County is very fragmented, impeding information and assistance for those being discriminated against.
- **Housing and Disabled Individuals** – Forty percent of all rental housing in the County is detached single-family homes. These individual renters are often not educated on the



- implications of the Fair Housing Act and the “reasonable accommodations” provision for disabled individuals. Landlords need to be educated on their responsibilities under the law.
- Lending Practices – Even when controlling for income, the denial rate for Hispanics is double the rate for white non-Hispanics. Data also shows that Hispanics were victims of predatory lending. Outreach efforts need to be increased in the County to provide credit counseling to minorities.

Economic and Demographic Impediments

Economic and demographic impediments are largely the result of the economic forces of supply and demand. While these are largely independent of local policies, there are cases where local public policy has impacts on reducing them as an impediment.

- Income – Low incomes are the biggest individual barrier to housing choice. Local action is limited in this factor, but higher wages can be encouraged in a community in the long-run by improving opportunity through education, transportation, economic development, and reducing crime.
- Employment – Unemployment severely limits housing choice and opportunity. Much like income, municipalities have little impact over this economic force but can encourage economic development in the City to provide more local job opportunities.
- Land and Housing Prices – There is significant volatility and variability in housing and land prices in the County. Zoning and lot sizes are a major factor in housing prices, an area of strong local control. For example, the growth of affordable housing in South Jordan in Daybreak has largely resulted from smaller lot sizes. Although the homes are some of the most valuable on a per acre basis, the actual cost of the home is more often in affordable range.
- Rental Housing Demand – Due to the Great Recession, there is pent-up demand in the rental market. There was a pause on migration and frequent doubling of households. As the economy improves, these households will be in demand of rental housing and will not be able to qualify for ownership. Availability of rental housing is constrained by zoning and Nimbysism.
- Demographic Changes – Minority groups are the fastest growing demographic groups, outpacing whites significantly since 2000. Minority households have a greater likelihood of being moderate- to low-income renter households. As this population grows, demand will continue to exceed supply in affordable rental housing. The senior population is also growing quickly, putting pressure on the supply of residential care facilities.

Impediments Specific to South Jordan

- Housing Plan – The 2010 Affordable Housing Plan and the General Plan element puts a low priority on rental housing affordability, with an absence of estimates and projections of needs. The updated plan is addressing these concerns.
- Large Single-Family Lots – Of the entitlement cities in the County, South Jordan has the largest lot sizes. Three quarters of all parcels are larger than .17 acres, with a median size of .28 acres. This increases housing prices in the City and reduces housing opportunity.
- Absence of Rent-Assisted Family Rental Units – There are no rent-assisted family projects in the City. Most rental inventory in the City is comprised of high-end market rate units.



HUD Review of South Jordan Compliance

As an entitlement city, South Jordan's Consolidated Annual Performance Report was reviewed by HUD for risk and compliance in fair housing issues and laws. This review found that South Jordan has moderate risk in fair housing. The following factors were cited as risks to fair housing compliance in South Jordan:

- Lack of alternative languages in the public participation process and notices, including the unavailability of translation services upon request or at meetings.
- South Jordan must implement a Citizen Participation Plan with specific outreach efforts to protected classes.
- The City's Analysis of Impediments is outdated and missing elements. This specific need is currently being addressed.
- Lack of specificity on how impediments impact protected classes.
- Lack of evidence that CDBG plans are providing direct benefit to protected classes.

It was noted in this review the positive steps have occurred in South Jordan, especially due to Daybreak. Other positive steps noted were the approval of accessory units, the ongoing analysis of RDA fund usage, inclusion of inclusive wording in public notices for CDBG funding, and improvements on accessibility at the City Hall for improved access to public hearings.

Fair Housing Action Plan

Goal 1: Encourage Development of Affordable Housing, Focusing at Transit Sites and Significant Transportation Corridors

- *Responsible Parties:* City Administration, Community Development, Planning Department, and Planning Commission, Redevelopment Agency, Daybreak developers
- *Timeline:* 1-10 years

Although segregation of affordable housing in a City is generally frowned upon, concentration of affordable housing at TOD sites and along bus routes is highly encouraged by HUD as these sites also reduce cost of living and increase access to employment opportunity for low-income families. As the need for affordable housing is high, in addition to overall strong market demand in the City, filling TOD development should not be a challenge to the City. Daybreak already plans to have density centered around TRAX. Mixed-use development is currently still allowed in the City in TOD zoned areas. Major transportation corridors are busy areas more suited to affordable development than single-family homes, and it has ample access to UTA bus routes.

Action Items:

1. Identify TOD Sites and create CDAs at each site if needed. The map below identifies transit sites in and near the City and the areas that could foster TODs. The two TRAX stops in the northwest of the City are not currently in RDA zones.
2. Identify affordable housing development sites along major transportation corridors with access to current bus routes.
3. Provide financial assistance and tools to developers to encourage affordable housing at TOD sites, when appropriate. Using the mechanisms detailed in this study, partner with



- multi-family developers to reduce development costs or incentivize builders to provide affordable units.
- 4. Engage community partners in attracting affordable development.
- 5. Assist low-income families to purchase affordable units at TOD or bus route sites through a revolving loan fund with down-payment assistance and interest rate buy downs (or deferred payment loans).
- 6. Waive fees to reduce construction and maintenance costs, allowing lower rental fees to be more feasible.

Goal 2: Encourage Energy Efficient Housing that Reduces Resident Costs

- *Responsible Parties:* City Planning and Planning Commission, Community Development, Developers
- *Timeline:* 1-15 years

Energy efficiency and green building practices are a win-win for all parties involved. Not only are they an attractive selling point, especially to Millennials, but they also reduce housing costs for low-income households. Several projects in Daybreak and the District have capitalized on this practice with much success:

Action Items:

1. Provide incentives for green building, such as grants or loan assistance, to builders and developers on affordable housing projects.
2. Educate homebuilders on federal and state tax credits for energy efficient building.
3. Provide zero interest deferred payment loans for down payments to low-income households seeking an efficient home.
4. Provide loans to multi-family developments to install green features, such as water saving features or solar panels. These developments can use these features as a marketing tool and use the saved energy costs to pay back the loan.
5. Waive City fees in return for using green building practices.

Goal 3: Support Housing Needs for Special Needs Residents

- *Responsible Parties:* City Planning, City Council, Community Development
- *Timeline:* Ongoing

Action Items:

1. Maintain CDBG grants to special needs agencies, such as South Valley Sanctuary and ASSIST.
2. Become involved with the County's HOME Consortium.
3. Continue to encourage the development of affordable senior housing, especially as this is a fast growing population in the City with high needs for affordable housing.
4. If a revolving loan fund is developed with RDA funds, include provisions for disability housing and accessibility modifications.

Goal 4: Eliminate Barriers to Affordable and Fair Housing

- *Responsible Parties:* City Administration, City Council, Planning Department, Community Development, Disability Law Center
- *Timeline:* 1-15 years



Barriers to affordable and fair housing have been identified in both this Plan and at the regional planning level. Commitment to overcoming these barriers is important for compliance under the law, as well as under requirements as an entitlement city.

Action Items:

1. Review zoning ordinances to re-examine the effectiveness of mixed-use and high-density zoning on affordable housing.
2. Examine low-density affordable options and availability, including voucher programs and other possible uses of RDA funding.
3. Provide translation services for City housing assistance and public notices, in addition to special needs accommodations.
4. Provide housing education to low income and protected class families.
5. Use RDA funds to provide advocacy and assistance to minority families in the loan approval process.
6. Cooperate with regional partners in addressing discrimination issues.
7. Provide education to landlords regarding fair housing laws and regulations, especially for single-family and accessory rental units.

Goal 5: Work with UTA to Improve and Increase Bus Routes

- *Responsible Parties:* City Planning, Administration, and Community Development Departments, UTA
- *Timeline:* 1-5 years

The lack of sufficient bus routes in the City, especially connecting the east and west sides, was noted in regional planning documents as a significant barrier to low-income households. Much of the affordable housing in the City is not near the low-wage jobs or transit stations. Access to affordable transportation improves the cost of living for low-income households, as well as improving access to opportunity.

Action Items

1. Work with UTA to add more bus routes, especially between TRAX and FrontRunner.
2. Work with UTA to promote access to commercial and residential nodes.
3. Work with UTA to further to continue to develop the Circulator study and system.

Goal 6: Maintain Existing Housing Stock Appeal and Quality

- *Responsible Parties:* City Planning, Public Works, Code Enforcement, Residents
- *Timeline:* Continuous

Action Items:

1. Maintain design and maintenance standards outlined in the General Plan.
2. Ensure new development is cohesive and integrative to its community.

Grantee SF-424's and Certification(s)

OMB Number: 4040-004
 Expiration Date: 6/31/2016

Application for Federal Assistance SF-424		
* 1. Type of Submission: <input type="checkbox"/> Preapplication <input checked="" type="checkbox"/> Application <input type="checkbox"/> Changed/Corrected Application	* 2. Type of Application: <input checked="" type="checkbox"/> New <input type="checkbox"/> Continuation <input type="checkbox"/> Revision	* IF Revision, select appropriate letter(s): <input type="text"/> * Other (Specify): <input type="text"/>
* 3. Date Received: <input type="text"/>	4. Applicant Identifier: <input type="text"/>	
5a. Federal Entity Identifier: <input type="text"/>	5b. Federal Award Identifier: <input type="text"/>	
State Use Only:		
6. Date Received by State: <input type="text"/>	7. State Application Identifier: <input type="text"/>	
8. APPLICANT INFORMATION:		
* a. Legal Name: <input type="text" value="City of South Jordan"/>		
* b. Employer/Taxpayer Identification Number (EIN/TIN): <input type="text" value="87-6113473"/>	* c. Organizational DUNS: <input type="text" value="052921285000"/>	
d. Address:		
* Street1: <input type="text" value="1600 Towne Center Drive"/>	Street2: <input type="text"/>	
* City: <input type="text" value="South Jordan"/>	County/Parish: <input type="text"/>	
* State: <input type="text" value="UT: Utah"/>	Province: <input type="text"/>	
* Country: <input type="text" value="USA: UNITED STATES"/>	* Zip / Postal Code: <input type="text" value="84095"/>	
e. Organizational Unit:		
Department Name: <input type="text" value="Finance"/>	Division Name: <input type="text" value="CDBG"/>	
f. Name and contact information of person to be contacted on matters involving this application:		
Prefix: <input type="text"/>	* First Name: <input type="text" value="Jake"/>	Middle Name: <input type="text"/>
* Last Name: <input type="text" value="Warner"/>	Suffix: <input type="text"/>	
Title: <input type="text" value="Long Range Planner"/>		
Organizational Affiliation: <input type="text" value="City of South Jordan"/>		
* Telephone Number: <input type="text" value="801-254-3743"/>	Fax Number: <input type="text"/>	
* Email: <input type="text" value="jwarner@ajc.utah.gov"/>		

Application for Federal Assistance SF-424	
<p>* 8. Type of Applicant 1: Select Applicant Type:</p> <input type="text" value="City or Township Government"/> <p>Type of Applicant 2: Select Applicant Type:</p> <input type="text"/> <p>Type of Applicant 3: Select Applicant Type:</p> <input type="text"/> <p>* Other (specify):</p> <input type="text"/>	
<p>* 10. Name of Federal Agency:</p> <input type="text" value="U.S. Department of Housing and Urban Development"/>	
<p>11. Catalog of Federal Domestic Assistance Number:</p> <input type="text" value="14-218"/> <p>CFDA Title:</p> <input type="text" value="Community Development Block Grants/Entitlement Grants"/>	
<p>* 12. Funding Opportunity Number:</p> <input type="text"/> <p>* Title:</p> <input type="text"/>	
<p>13. Competition Identification Number:</p> <input type="text"/> <p>Title:</p> <input type="text"/>	
<p>14. Areas Affected by Project (Cities, Counties, States, etc.):</p> <input type="text"/> <div style="display: flex; justify-content: space-around;"> <input type="button" value="Add Attachment"/> <input type="button" value="Delete Attachment"/> <input type="button" value="View Attachment"/> </div>	
<p>* 15. Descriptive Title of Applicant's Project:</p> <input type="text" value="2015-2019 Consolidated Plan and First Year Annual Action Plan (2015-2016)"/>	
<p>Attach supporting documents as specified in agency instructions.</p> <div style="display: flex; justify-content: space-around;"> <input type="button" value="Add Attachments"/> <input type="button" value="Delete Attachments"/> <input type="button" value="View Attachments"/> </div>	

Application for Federal Assistance SF-424	
16. Congressional Districts Of:	
* a. Applicant	Utah 3
* b. Program/Project	Utah 3
Attach an additional list of Program/Project Congressional Districts if needed.	
<input type="text"/> <input type="button" value="Add Attachment"/> <input type="button" value="Delete Attachment"/> <input type="button" value="View Attachment"/>	
17. Proposed Project:	
* a. Start Date:	07/01/2015
* b. End Date:	06/30/2016
18. Estimated Funding (\$):	
* a. Federal	198,796.00
* b. Applicant	
* c. State	
* d. Local	
* e. Other	
* f. Program Income	
* g. TOTAL	198,796.00
* 19. Is Application Subject to Review By State Under Executive Order 12372 Process?	
<input type="checkbox"/> a. This application was made available to the State under the Executive Order 12372 Process for review on <input type="text"/> .	
<input type="checkbox"/> b. Program is subject to E.O. 12372 but has not been selected by the State for review.	
<input checked="" type="checkbox"/> c. Program is not covered by E.O. 12372.	
* 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)	
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If "Yes", provide explanation and attach	
<input type="text"/>	
21. *By signing this application, I certify (1) to the statements contained in the list of certifications** and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 21B, Section 1001)	
<input checked="" type="checkbox"/> ** I AGREE	
** The list of certifications and assurances, or an Internet site where you may obtain this list, is contained in the announcement or agency specific instructions.	
Authorized Representative:	
Prefix:	Mr.
* First Name:	David
Middle Name:	L.
* Last Name:	Alvord
Suffix:	
* Title:	Mayor
* Telephone Number:	801 254-3742
Fax Number:	
* Email:	dalvord@sjc.utah.gov
* Signature of Authorized Representative:	
* Date Signed:	5/13/15

CERTIFICATIONS

In accordance with the applicable statutes and the regulations governing the consolidated plan regulations, the jurisdiction certifies that:

Affirmatively Further Fair Housing -- The jurisdiction will affirmatively further fair housing, which means it will conduct an analysis of impediments to fair housing choice within the jurisdiction, take appropriate actions to overcome the effects of any impediments identified through that analysis, and maintain records reflecting that analysis and actions in this regard.

Anti-displacement and Relocation Plan -- It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, and implementing regulations at 49 CFR 24; and it has in effect and is following a residential antidisplacement and relocation assistance plan required under section 104(d) of the Housing and Community Development Act of 1974, as amended, in connection with any activity assisted with funding under the CDBG or HOME programs.

Anti-Lobbying -- To the best of the jurisdiction's knowledge and belief:

1. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;
2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions; and
3. It will require that the language of paragraph 1 and 2 of this anti-lobbying certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

Authority of Jurisdiction -- The consolidated plan is authorized under State and local law (as applicable) and the jurisdiction possesses the legal authority to carry out the programs for which it is seeking funding, in accordance with applicable HUD regulations.

Consistency with plan -- The housing activities to be undertaken with CDBG, HOME, ESG, and HOPWA funds are consistent with the strategic plan.

Section 3 -- It will comply with section 3 of the Housing and Urban Development Act of 1968, and implementing regulations at 24 CFR Part 135.

 5/13/15
Signature/Authorized Official Date

Specific CDBG Certifications

The Entitlement Community certifies that:

Citizen Participation -- It is in full compliance and following a detailed citizen participation plan that satisfies the requirements of 24 CFR 91.105.

Community Development Plan -- Its consolidated housing and community development plan identifies community development and housing needs and specifies both short-term and long-term community development objectives that provide decent housing, expand economic opportunities primarily for persons of low and moderate income. (See CFR 24 570.2 and CFR 24 part 570)

Following a Plan -- It is following a current consolidated plan (or Comprehensive Housing Affordability Strategy) that has been approved by HUD.

Use of Funds -- It has complied with the following criteria:

1. Maximum Feasible Priority. With respect to activities expected to be assisted with CDBG funds, it certifies that it has developed its Action Plan so as to give maximum feasible priority to activities which benefit low and moderate income families or aid in the prevention or elimination of slums or blight. The Action Plan may also include activities which the grantee certifies are designed to meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available);
2. Overall Benefit. The aggregate use of CDBG funds including section 108 guaranteed loans during program year(s) ~~2015~~ : one (a period specified by the grantee consisting of one, two, or three specific consecutive program years), shall principally benefit persons of low and moderate income in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such persons during the designated period;
3. Special Assessments. It will not attempt to recover any capital costs of public improvements assisted with CDBG funds including Section 108 loan guaranteed funds by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements.

However, if CDBG funds are used to pay the proportion of a fee or assessment that relates to the capital costs of public improvements (assisted in part with CDBG funds) financed from other revenue sources, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds.

The jurisdiction will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108, unless CDBG funds are used to pay the proportion of fee or assessment attributable to the capital costs of public improvements financed from other revenue sources. In this case, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds. Also, in the case of properties owned and occupied by moderate-income (not low-income) families, an assessment or charge may be made against the property for public improvements financed by a source other than CDBG funds if the jurisdiction certifies that it lacks CDBG funds to cover the assessment.

Excessive Force -- It has adopted and is enforcing:

1. A policy prohibiting the use of excessive force by law enforcement agencies within its

jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and

2. A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction;

Compliance With Anti-discrimination laws -- The grant will be conducted and administered in conformity with title VI of the Civil Rights Act of 1964 (42 USC 2000d), the Fair Housing Act (42 USC 3601-3619), and implementing regulations.

Lead-Based Paint -- Its activities concerning lead-based paint will comply with the requirements of 24 CFR Part 35, subparts A, B, J, K and R;

Compliance with Laws -- It will comply with applicable laws.


Signature/Authorized Official

5/13/15
Date

Mayer
Title

Specific HOME Certifications

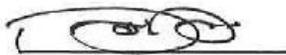
The HOME participating jurisdiction certifies that:

Tenant Based Rental Assistance -- If the participating jurisdiction intends to provide tenant-based rental assistance:

The use of HOME funds for tenant-based rental assistance is an essential element of the participating jurisdiction's consolidated plan for expanding the supply, affordability, and availability of decent, safe, sanitary, and affordable housing.

Eligible Activities and Costs -- It is using and will use HOME funds for eligible activities and costs, as described in 24 CFR § 92.205 through 92.209 and that it is not using and will not use HOME funds for prohibited activities, as described in § 92.214.

Appropriate Financial Assistance -- before committing any funds to a project, it will evaluate the project in accordance with the guidelines that it adopts for this purpose and will not invest any more HOME funds in combination with other Federal assistance than is necessary to provide affordable housing;


Signature/Authorized Official

5/13/15
Date

Mayor
Title

APPENDIX TO CERTIFICATIONS

INSTRUCTIONS CONCERNING LOBBYING:

A. Lobbying Certification

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

Appendix - Alternate/Local Data Sources