

The City of South Jordan

2020-2024 Consolidated Plan and First Year Annual Action Plan (2020-2021) for the use of Community Development Block Grant (CDBG) funds

Contact Information

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Executive Summary

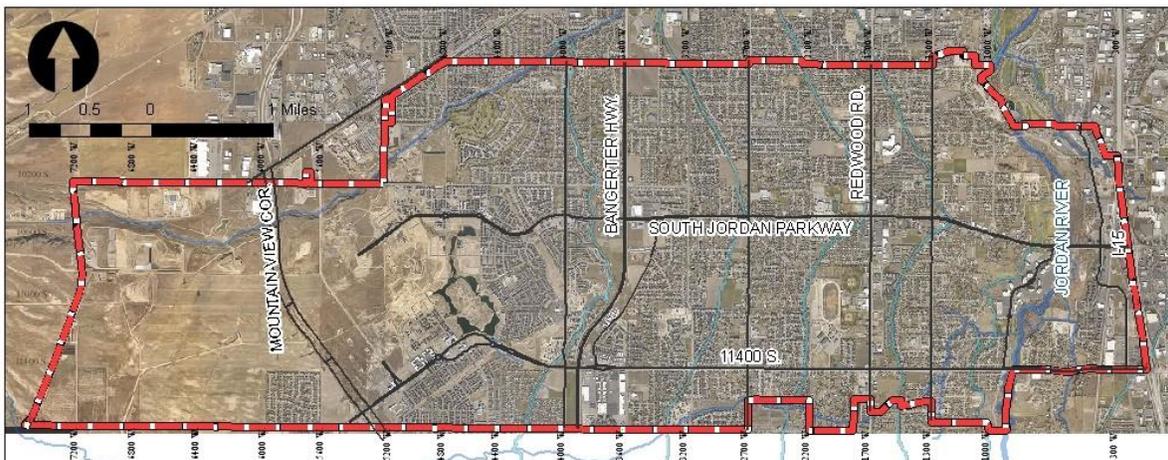
ES-05 Executive Summary – 24 CFR 91.200(c), 91.220(b)

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 staff uses on an annual basis in identifying projects to be funded. Projects, including funding amounts, expected benefits, and consistency with the consolidated plan, are described in annual action plans.

The 2020 program year is the City of South Jordan’s ninth year as a CDBG grantee. In 2012, HUD approved the City as a grantee for the CDBG program. In order to achieve some of the City’s housing objectives, the 2012-2016 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, resulting in the 2015-2019 Consolidated Plan.

The 2020-2024 Consolidated Plan will be the city’s second consolidated plan under the Consortium. As such, this document represents the City’s portion of the County’s 2020-2024 Consolidated Plan; the needs, strategic objectives, and 2020 Annual Action Plan are specific to the City.



City Aerial

2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview

3. Evaluation of past performance

Since becoming a grantee, the City has received the lowest or second-lowest annual allotment of all CDBG 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 careful project selection. 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.

During the 2014-2019 Consolidated Plan, the City underwent two staffing changes: the City's first CDBG Coordinator, Jake Warner, left in 2017 and was replaced by his assistant, David Mann. Since early 2019, David has been transitioning CDBG duties to Katie Olson, the new CDBG Coordinator.

Despite changes, the City has been effectively addressing all objectives of the 2014-2019 Consolidated Plan. The 2014-2019 Consolidated Plan included the following goals and objectives:

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

In the five years of the 2015-2019 Consolidated Plan, the City received \$1,085,327 in CDBG funds. Based on previous expenditures, current allocations, and an amendment to the 2019-2020 AAP, the funds from these grant years are anticipated to be expended according to the following breakdown:

- Public Services: \$144,734.00 (13.3%)
- Housing: \$10,000 (0.9%)
- Public Improvements: \$732,888.59 (67.5%)
- Planning/Administration: \$183,349.72 (16.9%)
- Unassigned funds: \$14,354.69 (1.3%)

This breakdown is very similar to what was completed under the first three years of the 2012-2016 Consolidated Plan (which was replaced by the 2014 plan when the City joined the Consortium).

From 2015-2018, the City's projects have benefited an estimated 4,167 individuals. (Accomplishments for the 2019 year will be available in the 2019 CAPER.)

In the 2015-2019 Consolidated Plan, the City identified increasing public outreach and generating more resident input as a key area of improvement. Outreach for the 2020-2024 Consolidated Plan involved a significantly increased effort to obtain public input. Though actual turnout was lower than expected, the City heard from target groups in greater numbers than usual. The City plans to continue greater outreach efforts along these lines.

A second area of improvement identified previously was increasing awareness and understanding about the program. During the 2020-2024 Consolidated Plan, the CDBG Coordinator worked to improve internal communication about CDBG eligible activities. The success of this effort can be seen in the increased number of applications for 2020 CDBG funds: 17 applications were received, as opposed to nine in 2019.

Announcement of the CARES Act CDBG funding was made near the end of the creation of this Plan. The City plans to amend the 2015-2019 Con Plan a second time to incorporate the funding and get it into action immediately.

Moving into the 2020 program year, the City has identified some areas in which to improve upon in the future. The City will continue to increase public outreach efforts. During staff turnover, monitoring efforts have not been as consistent. As of February 2020, the City has begun doing site visits and desk reviews on a more regular basis. This effort will continue and special efforts are being made to visit subrecipients in a timely manner.

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 October 1, 2019 to address community needs and a second public hearing was held on April 21, 2020. The Consolidated Plan and 2020 Annual Action Plan were available for review during a public comment period from April 7, 2020 through May 7, 2020.

Due to COVID-19, the April 21 public hearing was conducted electronically following all applicable standards and procedures.

5. Summary of public comments

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

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	Executive Department
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 Coordinator is responsible for administration of the program, including preparation of plans and reports, processing draw requests, coordination of the City’s CDBG Committee, and monitoring subrecipients. CDBG administration is performed through the Executive Department; prior to 2019, it was performed through the Planning Division.

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 Coordinator 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 2020-2024 Consolidated Plan, which includes the HOME program.

The City does not participate 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, 91.110, 91.200(b), 91.300(b), 91.215(I) and 91.315(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. Like several cities in Salt Lake County, South Jordan lacks service providers located directly in the City. Providers are physically spread throughout the County, providing their unique type of services to residents from all cities in the county. In the following years, the City has worked to build 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 strives to regularly meet with providers and tour their facilities. The CDBG Coordinator works with providers funded by the City, including regular phone and email communications 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. During the staff turnover for the City's CDBG programs, fewer committee and providers interactions were held. In preparation for this Consolidated Plan, a significant effort was made to reconnect in-person with providers. The Committee met several times between January and March and site visits were made to two providers. Following meeting requirements for COVID-19, scheduled visits were changed to virtual meetings. The CDBG Coordinator connected with all six public service providers in the process of preparing the Consolidated Plan. These visits have substantially strengthened communication channels, and for many subrecipients marked the first time they'd received a direct visit from a grantee.

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.

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 and is overseen by the Salt Lake Valley Coalition to End Homelessness (SLVCEH). It receives approximately \$7.8 million annually from HUD for project funding and collaboration. Salt Lake County provides staffing support to the Salt Lake Valley Coalition to End Homelessness (SLVCEH) whose goal is to establish a strong and effective homeless system structure that:

Supports a community wide commitment to make homelessness rare, brief, and non-recurring.

Unites communities and service providers in profoundly new ways.

Informs funding and policy decisions through a variety of mechanisms, including a report released annually.

Aligns multiple funding streams for efforts to quickly rehouse homeless individuals and families while minimizing trauma and dislocation caused to homeless individuals, families, and communities.

Promotes access to and effective utilization of mainstream programs by homeless individuals and families.

Optimizes self-sufficiency among individuals and families experiencing homelessness

Reinforces an overall system planning effort which includes all resources, stakeholders, and funding.

Provides multiple opportunities for client input and feedback.

The SLVCEH convenes eight core function groups (Community Engagement, Client Focus, Crisis Response, Education, Employment, Health and Wellness, Housing, and Legal Rights & Safety) which inform the work of the Steering Committee that fulfills the responsibilities of the Continuum of Care Board. The Coalition is made up of 279 individual members that represent public, private and nonprofit organizations and individuals interested in issues related to homelessness or provide services to those experiencing homelessness.

South Jordan coordinates with the Continuum primarily through its regular County meetings.

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

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Table 2– Agencies, groups, organizations who participated

1	Agency/Group/Organization	SOUTH JORDAN
	Agency/Group/Organization Type	Other government - Local Grantee Department
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs Economic Development 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?	Representatives of the following departments were interviewed: City Commerce, Strategic Services, Engineering Planning, Public Works, and Administrative Serves (including senior services, parks, and recreation).
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	The Road Home
	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?	Interview held with the director and reports provided by the agency.
4	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 Mental Health
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Interview with staff and reports provided by the agency.
5	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?	Site visit held with staff and reports provided by the agency.
6	Agency/Group/Organization	COMMUNITY ACTION PROGRAM
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-Elderly Persons 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 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?	Interview with staff and reports provided by the agency.
7	Agency/Group/Organization	South Valley Services to End Family Violence
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-Elderly Persons 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?	Site visit held with director and reports provided by the agency.

8	Agency/Group/Organization	NeighborWorks
	Agency/Group/Organization Type	Housing PHA Services - Housing Services-homeless Service-Fair Housing
	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?	Site visit with directors and reports provided by the agency.
9	Agency/Group/Organization	The INN Between
	Agency/Group/Organization Type	Housing Services - Housing Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-homeless Services-Health Health Agency
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homelessness Needs - Veterans
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Interview with director and reports provided by the agency.

10	Agency/Group/Organization	ASSIST
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-Elderly Persons
	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?	On-going talks with director and staff.
11	Agency/Group/Organization	U.S. Department of Housing and Urban Development - Office of Fair Housing and Equal Opportunity
	Agency/Group/Organization Type	Housing PHA Services - Housing Service-Fair Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homelessness Strategy Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Discussion with a representative on needs.

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

The primary focus of this outreach was to consult with all current service providers, which was achieved. Because of COVID-19, in-person meetings and site visits were limited or unavailable. Every effort was made to conduct outreach with providers via electronic means. Direct contact was not made with the Salt Lake County Health Department out of respect for the current strain on their services, and because most of their information regarding lead-based paint strategy is available online. For the Housing Authority of Salt Lake County (now Housing Connect), information from the County and their website was relied on, rather than duplicating outreach efforts.

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.
March 2020 Key Highlights	Southwest Vision	Similar goals of increasing access to affordable housing and providing improvements in deficient neighborhoods, particular with regards to open space and recreation opportunities. Overall, we want to improve accessibility and opportunity for all residents and to support family and individual stability, self-reliance, and prosperity.
South Jordan 2019 General Plan	City of South Jordan	Plan includes Transportation Master Plan and Housing Plan. Goals align with preserving stable neighborhoods, facilitate growth of safe and well-planned neighborhoods, ensuring well-designed moderate income housing, and enhancing public spaces.
South Jordan Transportation Master Plan	City of South Jordan	See above
South Jordan Moderate Income Housing Plan	City of South Jordan	See above
Economic Development Strategic Plan	City of South Jordan	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?
2020-2025 5 Year PHA Plan (draft)	Housing Connect, formerly Housing Authority of the County of Salt Lake	According to the plan, Housing Connect's mission is to connect people and communities to quality affordable housing opportunities while promoting self-sufficiency and neighborhood revitalization. This directly connects with the City's goals of affordable housing, maintaining existing housing, and supporting service providers.

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(l))

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 has influenced the preparation of the Consolidated Plan. The City regularly meets with the other entitlement cities in the County. Information and help are consistently shared between the cities, particularly West Jordan and West Valley, which has been invaluable in the creation of this plan.

Narrative

PR-15 Citizen Participation - 91.105, 91.115, 91.200(c) and 91.300(c)

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

Summarize citizen participation process and how it impacted goal-setting

The process used to prepare the Consolidated Plan followed the City's Citizen Participation Plan. The City's 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 can work in partnership with the City to identify needs and to allocate funds. The Citizen Participation Plan is included as an attachment.

In preparing the 2020-2024 Consolidated Plan, the City made an unprecedented effort to encourage participation through an online survey and mailed postcard surveys. Both surveys sought to get targeted, actionable insights on what needs were present in the community and directly tying those to eligible CDBG activities. City staff worked to translate CDBG matrix codes into a public-friendly list. In both surveys, residents listed these as the most needed projects: parks and recreational facilities, sidewalk improvements, tree planting, and street improvements.

The top four listed here were true for LMI respondents, as well as for those living in Eligible Block Groups. Improving deficits in eligible neighborhoods is one of our top goals, as well as sidewalk accessibility improvements. Parks and trees will also fall under those goals.

Air quality was the top health concern, followed by mental health and suicide prevention; for LMI respondents, mental health was the top priority of the two. Citywide—and for LMI and eligible block group residents—living wage/cost of living and economic independence were top concerns. For LMI respondents, poverty was the third greatest concern, though it was last on the list for the other groups. A lack of housing affordability was the top housing concern (36%). Survey-wide 40% reported no housing needs; however, 34% of those living in the eligible block groups reported having housing repair needs. Of services, neighborhood cleanups, crime awareness and prevention, and mental health services ranked top among the many options. These three items are included specifically in the City's goals.

Of respondents, 38% reported a household income of less than \$82,051. Six percent of respondents reported having experienced homelessness, and 8% considered themselves to be severely disabled. Ten percent provide care for a severely disabled individual. Sixteen percent of respondents qualified as low/moderate income based on family size. Though only 204 responses were received, this was significant for a survey of this type. The representation of low/moderate income residents was much higher than expected for a City with a high median income.

A one-question survey along with an open comment section was sent via postcard to all 4,633 households in the City’s five block groups. Of those, 214 residents responded. Their top four concerns were the same as those in the online survey.

Full survey report, along with full comments, for both the online and postcard survey is available as an attachment.

A public hearing was held on October 1, 2019 to address community needs and a second public hearing was held on April 21, 2020 to receive comments regarding the Con Plan and AAP. The Con Plan and first-year Annual Action Plan were available for review during a public comment period from April 7, 2020 through May 7, 2020. Notices for the public hearings and public comment period were published in the two largest regional newspapers, published at City Hall, emailed to public service and housing providers, and posted on the City’s social media sites. Due to COVID-19, the hearing was held virtually in accordance with all applicable laws and regulations.

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	Public Hearing	Non-targeted/broad community				

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	Online Survey	<p>Non-English Speaking - Specify other language: Spanish</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Seniors</p>	204 responses	Improvements in deficient neighborhoods was the top requested project.	Air quality was a top concern, but is tough to address with our limited funds. Though this concern is not directly represented in our goals, it is a priority on our radar using other types of City funding.	
3	Newspaper Ad	<p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Seniors</p>	Ads for the online community survey were placed in the two major local newspapers, as were notices of the Public Hearings.	No direct comments received.	N/A	

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	Internet Outreach	Persons with disabilities Non-targeted/broad community Seniors	5 social media posts made, 10 total shares to 9,507 followers. Survey also posted on City website and draft Con Plan posted on website and social media.	Comments regarding clarification of funds and internet connectivity were received.	All comments related to CDBG items were accepted.	
5	Online Survey	Non-English Speaking - Specify other language: Spanish Residents of LMI eligible block groups	4,633 postcards mailed, 214 completed responses returned.	All comments accepted	N/A	

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)
6	Online Survey	<p>Non-English Speaking - Specify other language: Spanish</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Seniors, families with children</p>	40 posters and 500 handouts placed directing to online survey	N/A	N/A	
7	Internet Outreach	<p>Non-targeted/broad community</p> <p>Daybreak Residents</p>	eNewsletters from the City and Daybreak, the local planned community, were sent to a total of 18,374 emails, informing and directing residents to the online survey.	See survey results	N/A	

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)
8	Online Survey	Seniors	A paper version of the online survey was available at city locations. 1 survey was returned and entered in with online responses	See survey comments.	All comments were accepted.	

Table 4– Citizen Participation Outreach

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Needs Assessment

NA-05 Overview

Needs Assessment Overview

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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. While much of the City's housing and infrastructure is new, the demand for more is continuous. Between the creation of the 2015 General Plan and the 2019 General Plan, the City added more than 20,000 new residents. Growth is happening primarily in the west-end of the City in Daybreak, a master-planned new urbanist community. New construction is happening west of Mountain View Corridor on previously undeveloped land. The population increase has required expanded police and fire services to cover the increased geographical area in addition to higher densities being added. A new fire station located in Daybreak is currently under construction.

In August of 2015, near the start of the previous Con Plan, the city had 1,632 housing units designated as 55+. By August of 2019, that number had grown by 56% to 2,552 units. Attendance at the City's Senior Center has likewise grown: between 2015 and 2018, attendance grew from 15,804 to 20,292 visitors, an increase of 28%. Since 2018, growth has followed a similar pattern. The need for keeping up with programming and providing additional space at the Senior Center is an increasing concern.

How were these needs determined?

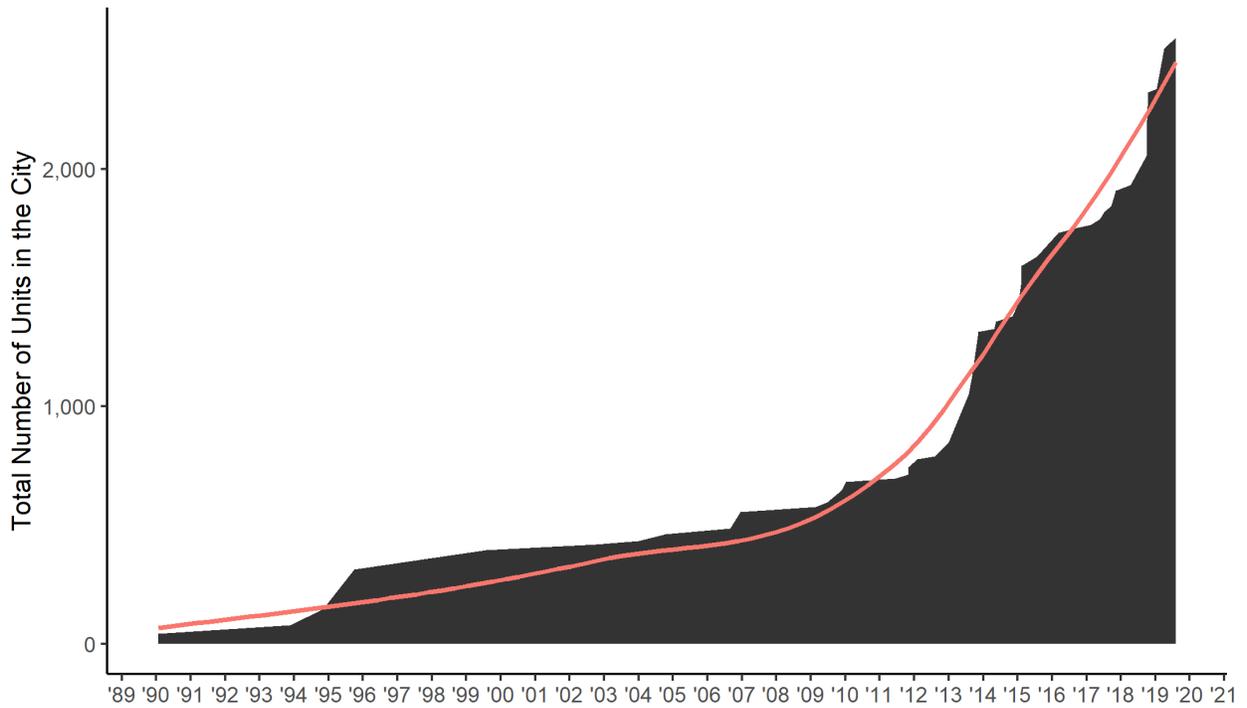
Analysis of data from the Planning Department and the Senior Center

Review of the City's 2019 General Plan

Interviews with directors and staff from the City Planning, Engineering, and Administrative Services departments

Meetings with Assistant City Manager and Strategic Services Director

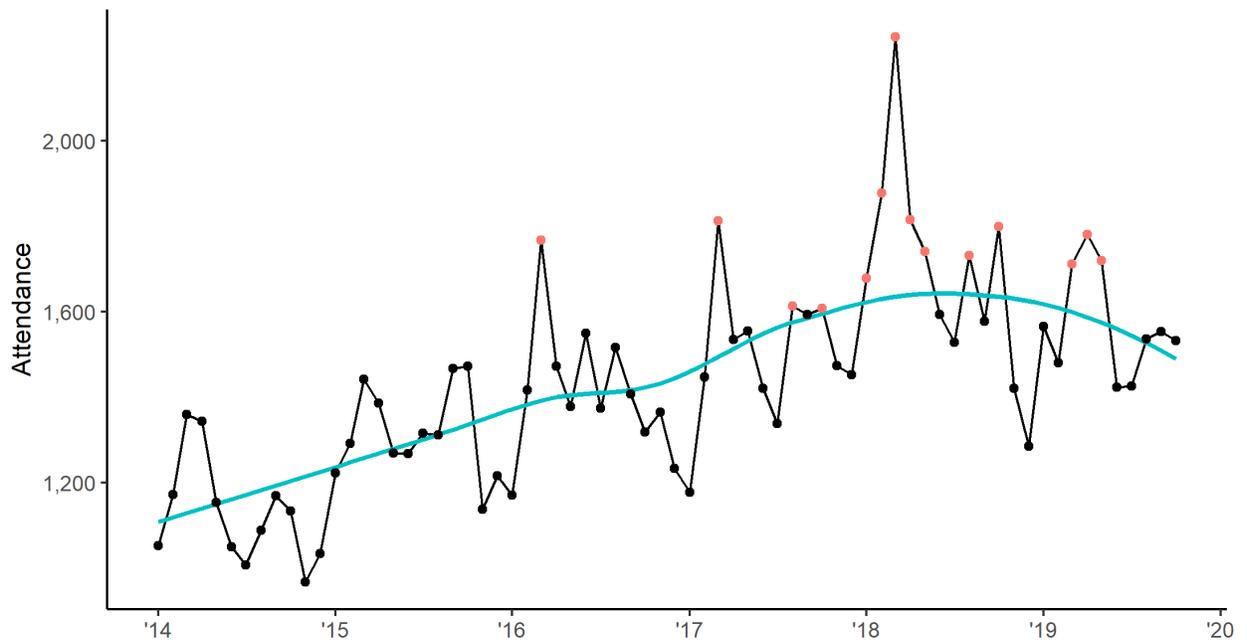
Number of 55+ Housing Units Has Grown Exponentially



55 plus housing

Senior Center Monthly Attendance Growing

Months with attendance above 1,600 are becoming the norm.



Senior Center Attendance

Describe the jurisdiction's need for Public Improvements:

A large majority of the City's neighborhoods were built in the last thirty-five 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.

As stated above, 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.

In the Daybreak area and throughout the City, most residents have access to a park. However, the Director of Parks and Recreation has identified some holes in eligible block groups that may need increased park resources.

The Engineering Department and the Streets division have identified many curbs in need of ADA ramps. As the Streets division puts new overlays on the roads, they are required to fix accessibility needs at the same time. This has resulted in a steady stream of accessibility repairs that need to be made in a timely manner. In addition to accessibility services, some areas of the eligible groups need sidewalks put in.

How were these needs determined?

Interviews with directors of the Public Works, Engineering, Planning, Administrative Services, and City Commerce Departments

Meetings with the Staff Working Group

Review of the City's 2019 General Plan and the Southwest Vision Study

Describe the jurisdiction's need for Public Services:

Because of the City's demographics, there is not a concentrated need for services to low- and moderate-income residents. Typically residents needing services qualify on a limited clientele basis. The south Salt Lake Valley is considered to have a dearth of services, which tend to be located closer to Salt Lake City. The population is rapidly growing in the Southwest Valley, yet the service providers remain further north. As such, the City's subrecipients are all outside of the City's boundaries, yet document serving South Jordan residents for food, health services, homeless prevention and assistance, and domestic violence needs. No significant changes in demand for services have been discovered, excepting the increased need for senior services. Other groups seeking services have remained consistent in number.

The City will continue providing services through its subrecipients, as no need is expected to diminish altogether.

How were these needs determined?

Interviews with all City subrecipients providing public services

Review of reports provided by public service providers

Interviews with the City Police Department victim advocate and Senior Services leadership

Meetings with the Staff Working Group

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

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

The City adopted a Moderate Income Housing Plan in November of 2019, which is included as Appendix A in the City's 2020 General Plan. This section is taken from that Moderate Income Housing Plan. The full plan is available at <https://www.sjc.utah.gov/wp-content/uploads/2020/03/Appendix-A-South-Jordan-Moderate-Income-Housing-Plan-November-2019.pdf>.

Overall, housing supply in the City is in good condition and growing at a steady rate. The City is not immune to trends seen throughout the County, and affordable housing is becoming harder to find due to the overall increase in the average price of homes in the City. Therefore, the City may do well to primarily concentrate on increasing the number of affordable housing units.

The majority of housing units in the City are owner-occupied, single-family homes with large lot sizes. The Salt Lake County Assessor currently lists 19,553 residential parcels in the City representing 21,839 housing units. Over 83 percent of those units are categorized as single-family residences (SFRs). The median value for SFRs is \$384,100, according to the County's assessed market values, and the average lot size is 0.29 acres. In addition to housing units, the City has 11 assisted living and nursing home facilities with a total of 840 beds. Although assisted living and nursing home beds are important housing resources for residents, they are reserved for special needs and not available to most households as a housing choice. These facilities are included in the analysis where appropriate, but generally are not included in market affordability considerations.

The following maps show the geographic distribution of housing types in the City. This map visually shows the predominance of SFRs in the City.

Compared to the City's 2014 Housing Needs Study, there are more rental options available within the City, but a lower proportion of SFRs are available as rentals. In 2014 about 9.4 percent of SFRs were rentals, compared to the 6.7 percent today. However, the overall proportion of rentals of all types has increased from 18.9 percent to 23.1 percent. But the Census's 2017 American Community Survey (ACS) data estimated 63 percent of all rentals have a gross rent above \$1,000 per month. The median gross rent is \$1,405, compared to the County's \$1,015. Additionally, compared to the 2014 Housing Needs Study, overall home prices in the City have risen dramatically. In 2014, about 71 percent of homes were below \$300,000. Now only 24 percent are below that value.

With rising housing costs, the City is facing a significant shortage of affordable units. The following table shows the estimated number of cumulative units at each affordability threshold of all housing types – SFR, condo, duplex and apartments – and how those units match up with current demand of households

within the City. There is a total of 3,007 affordable units and 10,687 low to moderate income households, indicating a shortage in supply of 7,680 affordable units in comparison to current City demographics.

As the population and number of households continue to rise, the City will have greater need to provide housing that meets the needs of residents and those interested in moving to the City. The current shortage plus that additional need each year means that (assuming current distributions of household incomes) the City will have a need of 10,370 affordable housing units by 2024. A large portion of this is made up of the current shortage with an additional 505 to 560 per year until 2024. Just five years ago the City had an excess of affordable moderate-income housing, but – despite best efforts by the City – housing affordability is a major statewide issue presenting challenges for all communities.

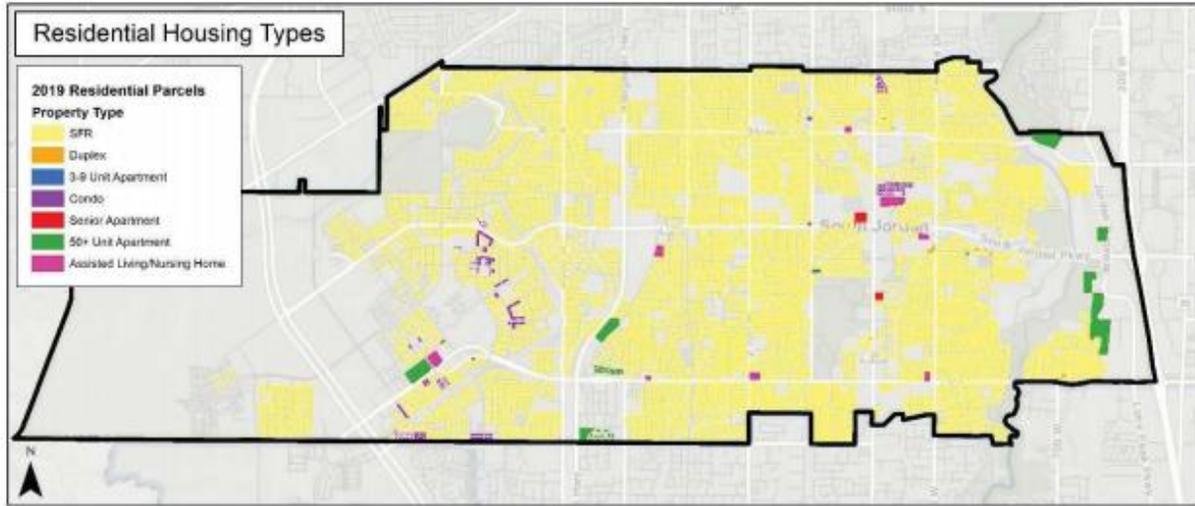
HOUSING TYPE	TOTAL NUMBER OF HOUSEHOLD UNITS	AVG. PARCEL SIZE (ACRES)	MEDIAN VALUE	AVG. FINISHED (SQ. FT.)	PERCENT RENTAL UNITS
Apartments (Total)	2,690	NA	NA	NA	100.0%
3-4 Unit Complex	4	0.24	NA	NA	100.0%
5-9 Unit Complex	10	0.82	NA	NA	100.0%
99+ Unit Apt. Complex	2,201	NA	NA	NA	100.0%
Apartment Townhomes	229	NA	NA	NA	100.0%
Senior Apartments	246	NA	NA	NA	100.0%
Condo	921	NA	\$223,700	1,864	19.7%
Duplex	24	0.41	\$261,000	2,015	58.3%
Single-Family Residence	18,204	0.29	\$384,100	2,745	6.7%
TOTAL	21,839				23.1%
Assisted Living/ Nursing Home Beds	840	2.58	NA	NA	

Source: Salt Lake County Recorder’s Office and Salt Lake County Assessor, 2019 Parcel Shapefile and CAMA database

*Types are categorized and grouped based on the parcel database. Although some townhomes are noted as part of the various multi-family apartment complexes, owner-occupied townhomes are not specifically categorized or noted by the County and are represented across Condo and SFR categories. Some apartments also include townhomes.

**Duplex acres, values, square feet, and percent rental are based on the total building (pair of units). The County records duplexes as one parcel and building with two housing units. A duplex is considered owner-occupied if the owner is occupying one of the two units.

Housing Type Table



Source: Salt Lake County Recorder and Assessor Offices, 2019 Parcel Shapefile and CAMA database, Utah AGRC

Housing Type Map

Affordability	Cumulative Total Affordable Housing Units Available	Cumulative Percentage of Affordable Units	Cumulative Number of Households at Income Level	Cumulative Percentage of Households at Income Level	Current Cumulative Shortage
30% of AMI	78	.36%	1,351	5.9%	1,273
50% of AMI	243	1.11%	2,533	11.0%	2,290
80% of AMI	3,007	13.77%	10,687	46.5%	7,680

Source: South Jordan Moderate Income Housing Plan, November 2019

Housing Affordability Table

Affordability	Cumulative Total Affordable Housing Units Available	Cumulative Percentage of Affordable Units	Cumulative Number of Households at Income Level	Cumulative Percentage of Households at Income Level	Current Cumulative Shortage
30% of AMI	78	.36%	1,351	5.9%	1,273
50% of AMI	243	1.11%	2,533	11.0%	2,290
80% of AMI	3,007	13.77%	10,687	46.5%	7,680

Source: South Jordan Moderate Income Housing Plan, November 2019

Affordable Housing Unit Shortage

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 bio-science research and manufacturing, education, health services, financial services, and professional/management areas. The competition for employees is considered a drawback for many employers; this trend is true across Utah. According to the U.S. Bureau of Labor Statistics data, as reported in the *Salt Lake Tribune*, “Utah’s job growth rate was more than double the national average of 1.4%” (<https://www.sltrib.com/news/politics/2020/01/24/utahs-unemployment-rate/>). In 2019, Utah led that nation in job creation and the state’s unemployment rate has hit a historic low of 2.3%. Data provided by HUD for the 2015-2019 Con Plan reported an unemployment rate of 5.40; this year, the data pulled in reports 3.73. While the overall rate is very low, this data does show a rate of 12.04 for ages 16-24. While Utah is experiencing a strong economy, the effects of COVID-19 will likely present challenges to the economy statewide. Data reported below is the HUD-supplied data from the 2011-2015 ACS. Based on more current city data, it underreports employees in manufacturing, particularly the bio-sciences, and in public administration, which should be at least 500 based on the city alone. For the purposes of comparison with the last Con Plan, the HUD supplied-data is retained here.

Moving forward, ensuring that the transportation infrastructure and housing are in place to provide access to jobs will continue to be essential. In addition, on-going education and skill training will also be necessary to maintain 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	186	9	1	0	-1
Arts, Entertainment, Accommodations	2,417	2,265	11	11	0
Construction	1,635	1,124	7	5	-2
Education and Health Care Services	3,452	2,654	15	13	-2
Finance, Insurance, and Real Estate	2,548	2,353	11	11	0
Information	925	1,425	4	7	3
Manufacturing	2,290	3,351	10	16	6

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Other Services	786	457	3	2	-1
Professional, Scientific, Management Services	3,159	3,837	14	18	4
Public Administration	0	0	0	0	0
Retail Trade	3,244	2,970	14	14	0
Transportation and Warehousing	1,042	315	5	1	-4
Wholesale Trade	1,287	445	6	2	-4
Total	22,971	21,205	--	--	--

Table 5 - Business Activity

Data Source: 2011-2015 ACS (Workers), 2015 Longitudinal Employer-Household Dynamics (Jobs)

Labor Force

Total Population in the Civilian Labor Force	29,623
Civilian Employed Population 16 years and over	28,520
Unemployment Rate	3.73
Unemployment Rate for Ages 16-24	12.04
Unemployment Rate for Ages 25-65	2.31

Table 6 - Labor Force

Data Source: 2011-2015 ACS

Occupations by Sector	Number of People
Management, business and financial	10,690
Farming, fisheries and forestry occupations	1,229
Service	1,495
Sales and office	7,780

Occupations by Sector	Number of People
Construction, extraction, maintenance and repair	1,880
Production, transportation and material moving	1,145

Table 7 – Occupations by Sector

Data Source: 2011-2015 ACS

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	16,265	62%
30-59 Minutes	9,000	34%
60 or More Minutes	1,010	4%
Total	26,275	100%

Table 8 - Travel Time

Data Source: 2011-2015 ACS

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	485	85	265
High school graduate (includes equivalency)	3,315	205	1,170
Some college or Associate's degree	8,655	215	2,745
Bachelor's degree or higher	10,290	195	2,185

Table 9 - Educational Attainment by Employment Status

Data Source: 2011-2015 ACS

Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	25	20	30	120	30
9th to 12th grade, no diploma	455	160	220	290	275
High school graduate, GED, or alternative	1,455	1,345	1,110	2,245	1,163
Some college, no degree	2,175	2,035	2,410	3,815	1,358
Associate's degree	445	1,150	945	1,305	370
Bachelor's degree	390	2,385	2,865	3,235	930
Graduate or professional degree	0	980	1,320	1,895	790

Table 10 - Educational Attainment by Age

Data Source: 2011-2015 ACS

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	30,253
High school graduate (includes equivalency)	71,194
Some college or Associate's degree	97,573
Bachelor's degree	142,550
Graduate or professional degree	145,428

Table 11 – Median Earnings in the Past 12 Months

Data Source: 2011-2015 ACS

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 (18%)
2. Manufacturing (16%)
3. Retail Trade (14%)
4. Education and Health Services (13%)
5. Finance, Insurance, and Real Estate (11%)

Compared with the data reported in the 2015-2019 Con Plan, the major employment sectors have diversified, with each representing a smaller percentage of the whole, excepting finance, which increased from 8% to 11%, and manufacturing, which made a 1% gain. Overall the top five sectors are the same, in a slightly different order.

According to the jobs available by sector, data for this Con Plan shows a total of 21,205 jobs, compared to 15,570 reported in the 2015 plan: an increase of 36%.

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 widespread 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, which are averse to the use of CDA funds to attract retail, have also been seen as a restriction to attracting large employers in certain areas. In particular, major employers currently prefer to be located within five to seven blocks of the Interstate-15 corridor. 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 assessment has recently been created 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.

During the creation of the Con Plan, business closures resulting from COVID-19 are becoming of increasing concern. While the situation is still evolving, the City anticipates its small businesses, particularly in the restaurant and entertainment industries, needing some support. To address this concern, we have added a tentative goal for supporting economic recovery; however, the City plans to use its CARES act money in 2019. Because needs are constantly changing, this goal will remain a part of the Con Plan to help with potential needs.

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

Good jobs are available in bio-science research and manufacturing, education, health services, financial 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 the South Jordan Chamber of Commerce and 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 simplified 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 is conscious of 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. Though no projects are being seriously considered at the time of writing, the COVID 19 situation has resulted in a greater understanding of what types of economic development the City can do using CDBG funds. If needed, these types of projects will be further explored as the situation unfolds.

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")

(An area with "higher concentration" is a block group where the share of a certain housing problem exceeds the overall share of that housing problem in South Jordan.)

The 2018 5-Year Estimate American Community Survey (2018 ACS) reports a total of 20,827 housing units in the City. According to the 2018 ACS, 84.5% (17,616) of the housing units in the City have been built since 1990. Only 1.6% (344) of the housing units were built prior to 1960. The 2018 ACS reports that in the City, 48 units lack complete plumbing facilities, 115 lack complete kitchen facilities, and 384 lack available telephone service. It is likely that some of the housing units with the reported housing problems are some of the older housing units in the City. However, these numbers have increased since the 2013 ACS that was included in the last Consolidated Plan, which reported 12 units lack complete plumbing facilities, 88 lack complete kitchen facilities, and 147 lack available telephone service. This increase indicates that it is also possible that more households are living in less suitable or complete units that are not necessarily older, such as ADUs or basement apartments. However, a lack of Block Group level data on these housing issues prevents more specific geographic analysis of these issues.

Only one Block Group in the City has a majority of housing units built before 1990. Block Group 1 in Census Tract 1130.07 is the area with the oldest median year built at 1987 and is eligible for CDBG funding. The majority of housing units in this Block Group were built between 1960 and 1990, and no existing units were built before 1960. 1.5% of the units were built between 1960 and 1969, 32.3% were built between 1970 and 1979, and 23.9% were built between 1980 and 1989. This adds up to a majority of 57.7% of units in this Block Group built before 1990.

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

("Minority" is defined as individuals who are not white or Hispanic and an area with "higher concentration" is a block group where the share of a certain population exceeds the overall share of that population in South Jordan.

Of the nineteen major Block Groups in the City, seven contain higher concentrations of minority populations, and nine contain higher concentrations of low/moderate income households. However, the City only has five Block Groups where the share of low/moderate income households exceeds the area exception granted to the City of 23.62%. Three of the five Block Groups that qualify for CDBG funding based on area exception also contain higher concentrations of minority populations. Two of the qualifying Block Groups are the Block Groups containing the highest concentrations of minority populations in the City. Block Group 3 in Census Tract 1130.10 contains the highest share of minorities at 18.0%, and also the second highest share of low/moderate income households in the City at 35.78%.

Block Group 1 in Census Tract 1130.10 contains the second highest share of minority populations at 14.4%, and also contains the third highest share of low/moderate income households in the City at 29.82%. Block Group 2 in Census Tract 1128.17 does not contain a higher concentration of minority populations but does contain the highest percentage of low/moderate income households at 38.63%.

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

Block Groups 3 and 1 in Census Tract 1130.10 have the highest concentrations of minority populations, Block Group 2 in Census Tract 1128.17 contains the highest concentration of low/moderate income households, and Block Group 1 in Census Tract 1130.07 is the only Block Group with a majority of housing built before 1990. Although Block Group 2 in Census Tract 1128.17 contains the highest concentration of low/moderate income households, the median year built is 2005, indicating many of the units were built more recently than in other areas of the City. Four of the City's largest apartment complexes (San Marino, 320 units; Four Seasons at Southtowne, 276 units; & Sterling Village, 300 units; Jordan Station, 302 units) are located in this area. Block Group 1 in Census Tract 1130.07 is located in the Glenmoore neighborhood, one of the City's oldest neighborhoods. Block Groups 3 and 1 in Census Tract 1130.10 are located in some of the City's older neighborhoods. However, while Block Group 1 contains mostly stable residential neighborhoods, Block Group 3 contains a much larger variety of uses including multi-family, office, and commercial uses.

Are there any community assets in these areas/neighborhoods?

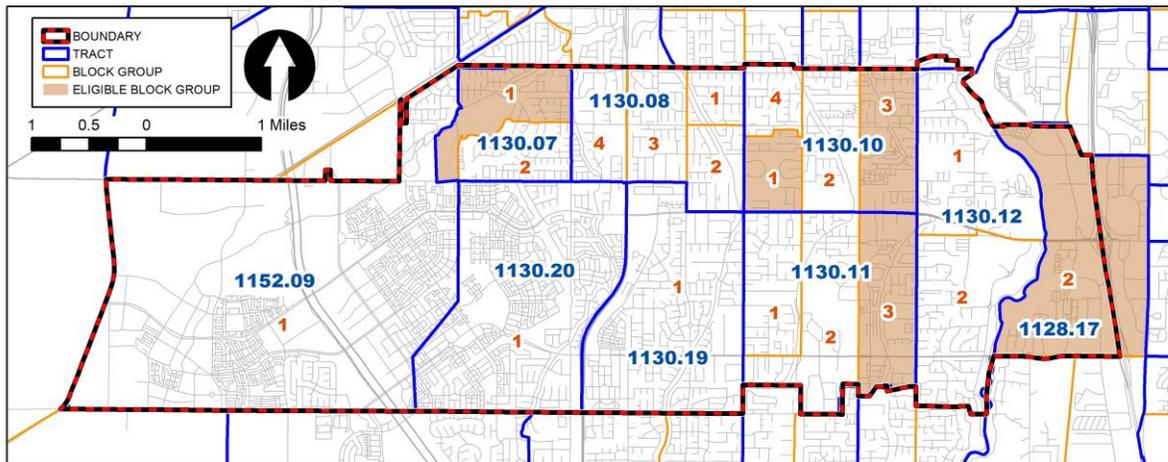
Block Group 2 in Census Tract 1128.17 is located on the eastern portion of the City, between the Jordan River and the City's east boundary and running from the north boundary to the south boundary. It contains a large portion of the City's largest apartment complexes and is adjacent to a golf course 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.

Block Group 1 in Census Tract 1130.07 is located in the Glenmoor neighborhood. Glenmoor is one of the City's older neighborhoods, with the majority of homes built between 20 to 50 years ago. However, it is a planned community with many amenities (trails, open space, parks, golf course). It is also adjacent to a planned 160-acre county park with a large number of sports fields and other amenities, and a stop for the TRAX Red line.

Block Groups 3 and 1 in Census Tract 1130.10 are located in the northeast area of the City in some of the City's older neighborhoods. Block Group 1 contains mostly stable residential neighborhoods and Block Group 3 contains a much larger variety of uses including multi-family, office, and commercial uses. Unique amenities in Block Group 3 include a large commercial area, the Jordan River Temple, one of the South Jordan canal trails, and the City's Gale Center of History and Culture. Block Group 1 includes a number of larger residential lots and South Jordan Middle School.

Are there other strategic opportunities in any of these areas?

The approval of an exception to the 51% low/moderate income area benefit requirement to qualify for CDBG funded projects opens up opportunities in these areas to strengthen neighborhoods through neighborhood infrastructure improvements and the addition of amenities. The City is currently working to improve accessibility in these areas and anticipates continuing this effort. Other opportunities that will be available to the City include improvements or addition of sidewalks, street lighting, and parks. In the 2020 Community Needs Survey, publicly owned facilities, street and sidewalk improvements, and park enhancements were the top ranked concerns for residents City-wide as well as for residents in these eligible Block Groups. Air quality and mental health/suicide prevention ranked as the top two health concerns as well for City residents and the City is seeking opportunities to address these concerns in eligible Block Groups.



Eligible Block Groups Map

Census Tract	Block Group	Low/Mod Households	Minority Population	Median Year Built	Median Home Value	Median Gross Rent
1128.17	2*	38.63%	6.9%	2005	\$393,800	\$1,350
1130.10	3*	35.78%	18.0%	1997	\$373,100	\$1,107
1130.10	1*	29.82%	14.4%	1991	\$420,200	N/A
1130.07	1*	28.47%	7.9%	1987	\$296,100	\$1,917
1130.11	3*	26.87%	2.0%	2003	\$384,300	\$1,571
1130.07	2	23.00%	6.1%	1993	\$329,700	N/A
1152.09	1	22.08%	8.1%	2010	\$361,500	\$1,618
1130.20	1	22.08%	8.9%	2007	\$348,300	\$1,566
1130.08	3	21.79%	4.3%	1995	\$416,900	N/A
1130.08	2	20.12%	7.2%	1996	\$420,200	N/A
1130.12	1	18.79%	2.9%	1996	\$406,700	\$610**
1130.12	2	18.70%	8.5%	1995	\$486,900	N/A
1130.08	4	16.41%	0.4%	1993	\$367,800	\$1,467
1130.19	1	15.24%	9.6%	2008	\$483,000	\$1,534
1130.10	2	15.24%	6.1%	1996	\$429,700	\$1,147
1130.11	1	15.12%	2.5%	1991	\$377,800	N/A
1130.10	4	8.71%	4.0%	1991	\$344,700	N/A
1130.08	1	6.75%	5.6%	1995	\$389,600	N/A
1130.11	2	4.47%	4.7%	1997	\$474,600	N/A
Citywide		20.87%	7.8%	2003	\$379,200	\$1,418

Source: U.S. Census Bureau, 2018 American Community Survey 5-Year Estimates

* Block group eligible for CDBG funding (low/mod area exception is 23.62%)

** This is the Gross Median Rent reported in the 2018 ACS, however we have concerns about the accuracy of this number.

Gross Rent - contract rent plus estimated average monthly cost of utilities

Minority - not Hispanic, Latino, or White

N/A - not available due to small sample size

Census Tracts

MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households - 91.210(a)(4), 91.310(a)(2)

Describe the need for broadband wiring and connections for households, including low- and moderate-income households and neighborhoods.

Since 2011, the Utah Broadband Advisory Council has been coordinating broadband efforts throughout the State. Their extensive mapping efforts, available at broadband.utah.gov, allow residents, businesses, and leaders to view broadband availability and speeds on an address-by-address basis. Using this tool, The City of South Jordan has produced the attached maps. Though fiber is not yet available everywhere in the City, all areas of the city are served with either Cable, DSL, or Fiber. Fixed and mobile wireless are also available across the entire city.

While services can always be improved, South Jordan has no neighborhoods that lack a form of internet access, according to the State's broadband.utah.gov tool.

Describe the need for increased competition by having more than one broadband Internet service provider serve the jurisdiction.

The following providers currently service the jurisdiction:

- Comcast
- CenturyLink
- Keystone Solutions
- Sprint
- AT&T
- T-Mobile
- Verizon
- Utah Broadband
- Rise Broadband



Areas with Some Type of Wireline Connectivity

MA-65 Hazard Mitigation - 91.210(a)(5), 91.310(a)(3)

Describe the jurisdiction’s increased natural hazard risks associated with climate change.

The City of South Jordan takes an “all hazards” approach to identifying and mitigating natural and technological hazards. Consideration is given to those hazards that may be affected by climate change such as floods and drought. The City participates in regular reviews of its hazard analysis and mitigation planning as required by DMA 2000 and in cooperation with Salt Lake County Emergency Management efforts to develop a county-wide natural hazard mitigation plan. Currently, the following hazards have been identified in our hazard analysis:

- Floods (riverine, dam failure, flash floods, other sources)
- Earthquake (including associated hazards, liquefaction, rock fall, etc.)
- Severe Weather Events (winter storms, thunderstorms, tornados, high winds)
- Wildfire
- Drought
- Pandemic/Epidemic

In reviewing such hazards, it is noted that climate change may cause more extreme events in all of the above areas, except for earthquake and pandemic/epidemic. As the hazards are reviewed for frequency, duration, and severity, consideration is given in the analysis for climate change impacts and adjustments made to the mitigation plan as necessary.

The full Hazard Analysis and mitigation plan, including maps, is available at <https://hazards.utah.gov/salt-lake-county/> in the South Jordan Appendix of the Plan.

Describe the vulnerability to these risks of housing occupied by low- and moderate-income households based on an analysis of data, findings, and methods.

The City has five eligible block groups, which are spread around the eastside of the city. One block group (1128.17 group 2) is located along the Jordan River and has 38.63% low- and moderate-income. Portions of this area contain Special Flood Hazard Areas as indicated on FEMA’s Flood Insurance Rate maps. The City mitigates potential flooding through its flood damage prevention ordinance found in Title 13 of the City’s Municipal Code. This area is also located in a portion of the city estimated to have high and moderate liquefaction potential. Another block group (1130.07 group 1) is located along Bingham Creek and also has some mapped special flood hazard zones. The area along Bingham Creek also has some risk from wildfire in the wooded and brushy areas along the creek.

Strategic Plan

SP-05 Overview

Strategic Plan Overview

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 allocations during the term of the 2020-2024 Consolidated Plan:

- Maintain existing housing
- Improve senior facilities and services
- Correct accessibility deficiencies
- Provide improvements in deficient neighborhoods
- Support services for vulnerable populations
- Support mental health programs and resources
- Support training, prevention, and education programs
- Increase access to affordable housing
- Support COVID-19 response efforts as needed

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

Geographic Area

Table 12 - Geographic Priority Areas

General Allocation Priorities

Describe the basis for allocating investments geographically within the state

The City has not identified specific target areas. However, the City is focused on making improvements to its eligible block groups. HUD has granted an area benefit exception to the City each year since 2014. The 2019 exception allows projects to qualify for the low- and moderate-income national objective in Census block groups where at least 23.62% of the residents are low- or moderate-income. The following block groups have been determined to be eligible at the time that the Consolidated Plan was prepared:

- Tract 1128.17 Group 2, LMH 38.63%
- Tract 1130.10 Group 1, LMH 29.82%
- Tract 1130.10 Group 3, LMH 35.78%
- Tract 1130.11 Group 3, LMH 26.87%
- Tract 1130.07 Group 1, LMH 28.47%

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

Priority Needs

Table 13 – Priority Needs Summary

1	Priority Need Name	Homeless Services and Prevention
	Priority Level	High
	Population	Extremely Low 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 Unaccompanied Youth
	Geographic Areas Affected	
	Associated Goals	Support services for vulnerable populations Support mental health programs and resources Support training, prevention, & education programs Support COVID-19 response efforts as needed
	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	Though our subrecipients serve a relatively small number of former South Jordan residents experiencing homelessness, the City intends to continue to address this need through CDBG funding.
	2	Priority Need Name
Priority Level		High

	Population	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Public Housing Residents Families with Children Victims of Domestic Violence Victims of Domestic Violence
	Geographic Areas Affected	
	Associated Goals	Increase access to affordable housing Improve senior facilities and services Support services for vulnerable populations Support mental health programs and resources Support training, prevention, & education programs Support COVID-19 response efforts as needed
	Description	The City recognizes that a number of its residents experience domestic violence. As such, the City wants to ensure services are available to meet this need.
	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 Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Victims of Domestic Violence Elderly Frail Elderly Persons with Mental 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	Improve senior facilities and services Support services for vulnerable populations Support mental health programs and resources Support training, prevention, & education programs Support COVID-19 response efforts as needed
	Description	The City recognizes the importance of residents having access to essential needs, including food, health care, clothing, housing, etc. It is likely that this need will be addressed using public service CDBG funds.
	Basis for Relative Priority	The City intends to address this need with 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 Chronic Homelessness Individuals Families with Children 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 Improve senior facilities and services Support services for vulnerable populations Support mental health programs and resources Support training, prevention, & education programs Support COVID-19 response efforts as needed
	Description	The City recognizes the importance of families and individuals in crisis having access to necessary services.
	Basis for Relative Priority	The City intends to address this need using CDBG funds.
5	Priority Need Name	Senior services and facilities
	Priority Level	High

	Population	Extremely Low Low Moderate Middle Elderly Victims of Domestic Violence Elderly Frail Elderly Victims of Domestic Violence
	Geographic Areas Affected	
	Associated Goals	Maintain existing housing Improve senior facilities and services Support services for vulnerable populations Support mental health programs and resources Support COVID-19 response efforts as needed
	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.
	Basis for Relative Priority	The City intends to address this need using CDBG funds.
6	Priority Need Name	Neighborhood improvements
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Elderly Frail Elderly
	Geographic Areas Affected	
	Associated Goals	Maintain existing housing Increase access to affordable housing Correct accessibility deficiencies 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.
	Basis for Relative Priority	The City intends to address this need using CDBG funds.
7	Priority Need Name	Remove barriers to accessibility
	Priority Level	High
	Population	Extremely Low Low Moderate Middle Persons with Physical Disabilities
	Geographic Areas Affected	
	Associated Goals	Correct accessibility deficiencies Provide improvements in deficient neighborhoods
	Description	Accessibility improvements, particularly ADA ramps, are needed throughout the City.
	Basis for Relative Priority	The City intends to address this need with CDBG funds.
8	Priority Need Name	Housing rehabilitation
	Priority Level	Low
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Elderly Frail Elderly
	Geographic Areas Affected	

	Associated Goals	Maintain existing housing Increase access to affordable housing Correct accessibility deficiencies Provide improvements in deficient neighborhoods
	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, this need may be address with CDBG funds if the right project comes up.
	Basis for Relative Priority	It is not likely that this need will be addressed using CDBG funds.
9	Priority Need Name	Public infrastructure improvements
	Priority Level	Low
	Population	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Elderly Non-housing Community Development
	Geographic Areas Affected	
	Associated Goals	Maintain existing housing Correct accessibility deficiencies 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	Due to the size of the City's CDBG funding, it is unlikely that this need will be addressed using CDBG funds.
10	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 Victims of Domestic Violence
	Geographic Areas Affected	
	Associated Goals	Increase access to affordable housing Support services for vulnerable populations Support training, prevention, & education programs
	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 of reducing housing expenses are needed in the community.
	Basis for Relative Priority	It is not likely that the City will address this need using CDBG funds.
11	Priority Need Name	Additional affordable dwellings
	Priority Level	Low

	Population	Extremely Low Low Moderate Large Families Families with Children Individuals Families with Children Victims of Domestic Violence Elderly Victims of Domestic Violence
	Geographic Areas Affected	
	Associated Goals	Increase access to affordable housing Support training, prevention, & education programs Support COVID-19 response efforts as needed
	Description	The City lacks sufficient housing at lower income categories (below 50% AMI), which is often difficult due to higher land and housing values.
	Basis for Relative Priority	The City is unlikely to use CDBG funds to address this need.
12	Priority Need Name	Training, prevention, and education programs
	Priority Level	Low
	Population	Extremely Low Low Moderate Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities
	Geographic Areas Affected	

	Associated Goals	Support services for vulnerable populations Support mental health programs and resources Support training, prevention, & education programs
	Description	Though the City has a well-educated population, prevention through education is a priority for the City. Needs for domestic violence prevention training and mental health education, along with other types of education programs are beginning to surface.
	Basis for Relative Priority	CDBG funds for this type of need are limited, so the City expects to use a small portion to address this need.
13	Priority Need Name	Mental Health
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Victims of Domestic Violence Persons with Mental Disabilities Victims of Domestic Violence
	Geographic Areas Affected	
	Associated Goals	Support services for vulnerable populations Support mental health programs and resources Support training, prevention, & education programs Support COVID-19 response efforts as needed
	Description	The City recognizes the increased need for mental health services.
	Basis for Relative Priority	The City is likely to address this need using CDBG funds.

14	Priority Need Name	Economic recovery from COVID-19
	Priority Level	Low
	Population	Extremely Low Low Moderate Large Families Families with Children Families with Children
	Geographic Areas Affected	
	Associated Goals	Support services for vulnerable populations Support COVID-19 response efforts as needed
	Description	The City recognizes the economic burden on individuals, families, and businesses posed by the COVID-19 pandemic.
	Basis for Relative Priority	The City is likely to address this need through an amendment to its 2019 AAP, but may still elect to use funds in the 2020-2024 Con Plan as needs evolve.

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 2020 program year marks the City’s ninth year as a CDBG grantee and the sixth 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.

The City will be receiving \$138,355 extra CDBG funds as part of the COVID-19 relief CARES Act. Currently, the City anticipates spending this money in the 2019 year and as such has not included these funds in calculations below.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder 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	235,190	0	55,592	290,782	888,000	Prior year resources assumes all funding for 2019 projects will be expended by the start of the 2020 year. Estimated \$220,000 yearly for remainder of con plan. See note above on CARES Funding.

Table 14 - 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. As indicated, affordable housing and other housing-related projects will be completed using the City's RDA fund, due to its size rather than the City's CDBG grant. 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, other Federal grants, 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 sidewalks, 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 Planning neighborhood improvements public facilities public services	Jurisdiction
SALT LAKE COUNTY	Government	Homelessness Ownership Public Housing Rental	Region
THE ROAD HOME	Non-profit organizations	Homelessness Public Housing	Region
COMMUNITY ACTION PROGRAM	Non-profit organizations	Homelessness Rental	Region
South Valley Sanctuary	Non-profit organizations	Homelessness	Region

Table 15 - 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.” Since becoming a grantee, the City has received the lowest or second-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 as significant an amount of public input as hoped, specifically from residents. The City is seeking more effective outreach methods. Many residents, stakeholders, city staff, and elected officials are still less 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		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	X	X
Child Care	X		
Education	X	X	X
Employment and Employment Training	X	X	X
Healthcare	X	X	X
HIV/AIDS	X		X
Life Skills	X	X	X
Mental Health Counseling	X	X	X
Transportation	X	X	X
Other			

Table 16 - 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, Salt Lake County has a wide array of programs and services available, however none are located within South Jordan’s

boundaries. Services to homeless persons are largely made available by and through coordination with the homeless shelters. Our residents, as well as those of cities outside Salt Lake City, seek care at service providers, who relay to the City how many of our residents sought services. While there are no permanent 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 takes a comprehensive approach to addressing homelessness, providing case management, housing programs, and strong networking with service providers in the region.

Utah Community Action provides several homeless prevention services, including case management, utilities assistance, job training, and connecting clients with medical services. In addition, South Valley Sanctuary provides shelter to those dealing with domestic violence, in addition to other supportive services beyond overnight stays.

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.

At the time of writing, a temporary homeless shelter is located in South Jordan to house clients of the Salt Lake Rescue Mission, whose normal building sustained earthquake damage.

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. Though no services are located directly in South Jordan, most are within reach, and service providers offer some transportation options. As the South Valley expands, however, accessibility of services continues to decline due to traffic and population growth in the area. Eventually, more service locations will need to be added south of Salt Lake City.

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 better serve needs when opportunities are available or identified.

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	2020	2024	Affordable Housing		Senior services and facilities Neighborhood improvements Housing rehabilitation Public infrastructure improvements		Homeowner Housing Rehabilitated: 3 Household Housing Unit
2	Increase access to affordable housing	2020	2024	Affordable Housing		Services for those experiencing domestic violence Family & individual crisis services & prevention Neighborhood improvements Housing rehabilitation Housing assistance Additional affordable dwellings		Direct Financial Assistance to Homebuyers: 1 Households Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
3	Correct accessibility deficiencies	2020	2024	Non-Housing Community Development		Neighborhood improvements Remove barriers to accessibility Housing rehabilitation Public infrastructure improvements		Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 200 Persons Assisted
4	Improve senior facilities and services	2020	2024	Non-Homeless Special Needs		Services for those experiencing domestic violence Essential needs services Family & individual crisis services & prevention Senior services and facilities		Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 100 Persons Assisted Public service activities other than Low/Moderate Income Housing Benefit: 100 Persons Assisted
5	Provide improvements in deficient neighborhoods	2020	2024	Non-Housing Community Development		Neighborhood improvements Remove barriers to accessibility Housing rehabilitation Public infrastructure improvements		Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 500 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
6	Support services for vulnerable populations	2020	2024	Homeless Non-Homeless Special Needs		Homeless Services and Prevention Services for those experiencing domestic violence Essential needs services Family & individual crisis services & prevention Senior services and facilities Housing assistance Training, prevention, and education programs Mental Health Economic recovery from COVID-19		Public service activities other than Low/Moderate Income Housing Benefit: 900 Persons Assisted Homeless Person Overnight Shelter: 100 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
7	Support mental health programs and resources	2020	2024	Non-Homeless Special Needs		Homeless Services and Prevention Services for those experiencing domestic violence Essential needs services Family & individual crisis services & prevention Senior services and facilities Training, prevention, and education programs Mental Health		Public service activities other than Low/Moderate Income Housing Benefit: 30 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
8	Support training, prevention, & education programs	2020	2024	Non-Homeless Special Needs		Homeless Services and Prevention Services for those experiencing domestic violence Essential needs services Family & individual crisis services & prevention Housing assistance Additional affordable dwellings Training, prevention, and education programs Mental Health		Public service activities other than Low/Moderate Income Housing Benefit: 30 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
9	Support COVID-19 response efforts as needed	2020	2024	Non-Homeless Special Needs		Homeless Services and Prevention Services for those experiencing domestic violence Essential needs services Family & individual crisis services & prevention Senior services and facilities Additional affordable dwellings Mental Health Economic recovery from COVID-19		Public service activities other than Low/Moderate Income Housing Benefit: 30 Persons Assisted Jobs created/retained: 10 Jobs Businesses assisted: 1 Businesses Assisted

Table 17 – Goals Summary

Goal Descriptions

1	Goal Name	Maintain existing housing
	Goal Description	Assist eligible low- and moderate-income families to maintain existing housing as decent affordable housing, including accessibility improvements.

2	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 but will continue to be open to these types of projects.
3	Goal Name	Correct accessibility deficiencies
	Goal Description	The City intends to continue to address accessibility deficiencies in public facilities and public infrastructure.
4	Goal Name	Improve senior facilities and services
	Goal Description	The growing senior population in the City requires on-going improvements to the City's Senior Center and changes to its services.
5	Goal Name	Provide improvements in deficient neighborhoods
	Goal Description	The City intends to provide amenities and infrastructure improvements in residential areas that may have substandard amenities and infrastructure.
6	Goal Name	Support services for vulnerable populations
	Goal Description	The City intends to provide or support organizations that provide crisis assistance, essential needs, and special needs for vulnerable populations.
7	Goal Name	Support mental health programs and resources
	Goal Description	The City intends to provide or support organizations that enhance family and individual social, mental, and emotional wellbeing.
8	Goal Name	Support training, prevention, & 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 through education, training, and prevention.

9	Goal Name	Support COVID-19 response efforts as needed
	Goal Description	Though it remains unclear how much support will be needed, the City is preparing to address the economic effects of COVID-19. This goal may go unneeded as the City plans to amend its 2015-2019 plan in order to address needs in the 2019 program year.

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 Moderate Income Housing Plan, conducted in November of 2019, the City had 19,553 residential parcels in the City representing 21,839 housing units. Of these units (including rental and non-rental), 78 units were available for families with an income less than 30% of AMI, 165 units were available to families with an income of 30% to 50% of AMI, and 2,764 units were available to families with an income of 50% to 80% of AMI. The number of units available in all three categories of extremely low-income, low-income, and moderate income were 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 utilizing RDA housing set-aside funds to address housing needs through a down payment assistance program and a housing repair and rehab program.

Source: South Jordan Moderate Income Housing Plan, November 2019

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

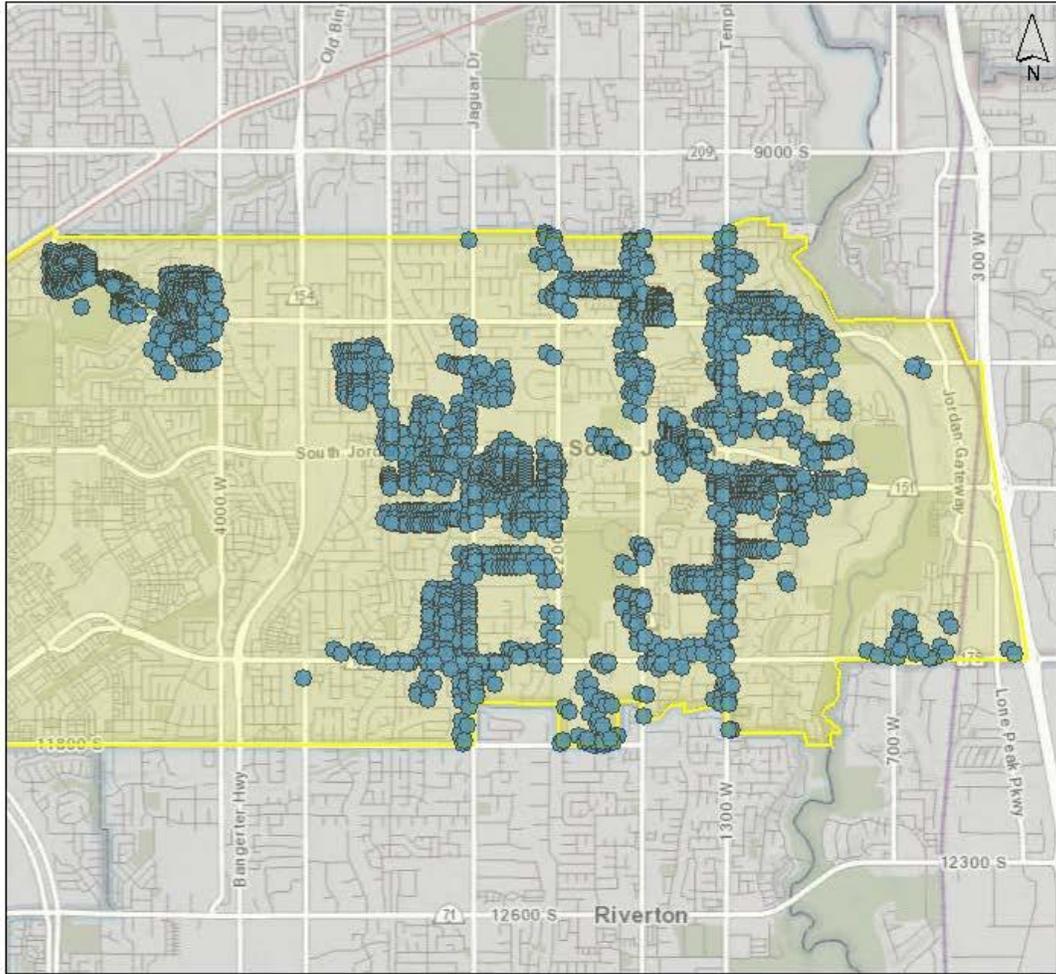
Actions to address LBP hazards and increase access to housing without LBP hazards

The City recommends 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: <https://slco.org/lead-safe-housing/>. 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?

Each of the city's five eligible block groups contains some housing built prior to 1978. Subrecipients receiving funding for housing projects must report on evaluation for lead-based paint and actions taken for each project. Reports are reviewed as part of the City's monitoring practices.

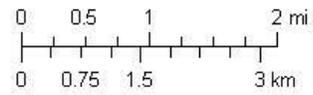
Printed from the Utah DEQ Interactive Map



3/11/2020

1:72,224

● Pre-1978 Residential Structures



Pre-1978 housing

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

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

According to the ACS 2018 5-year data, South Jordan's poverty rate is 2.7%. As such, South Jordan's goals are citywide in nature, focused on providing a great city for all residents. Based on an extensive citywide process, the 2019 General Plan set goals for how we move, how we grow, and where we live, work, play, and gather. The where we live section defines the following vision, "South Jordan is a balanced community that provides a range of desirable housing forms and amenities that appeal to all stages of life and lifestyles, while retaining its one-of-a-kind character and heritage." Goals include

- Preserve stable neighborhoods
- Ensure well-designed moderate-income housing
- Promote diverse housing types
- Facilitate growth of safe and well-planned neighborhoods

We heard from our residents that they want to have safe communities, attainable housing, diverse neighborhoods, and "a healthy and safe community that provides a variety of high-quality community services and amenities to all residents, encourages water and resource conservation, and strengthens community resiliency and fiscal sustainability with each new development through open communication and cohesive development patterns." Throughout our General Plan the phrase "all residents" is a common one.

The City Council's Strategic Priorities include a goal of fiscally 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.

Affordable housing will be the most important front for bringing and keeping residents out of poverty. The City's Moderate Income Housing Plan sets the following goals:

- Ensure development of well-designed housing that qualifies as Affordable Housing to meet the needs of moderate-income households within the City.
- Promote the development of diverse housing types that provide life-cycle housing for a full spectrum of users.
- Maintain existing and well-maintained single-family residential neighborhoods.
- Facilitate the growth of new, safe, and well-planned neighborhoods within the City.

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

The goals of the 2019 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.

FY 2020 Income Limits Table (Salt Lake City, UT HUD Metro FMR Area)

Income Category	1	2	3	4	5	6	7	8
Extremely Low (30%) Income (\$)	18,450	21,100	23,750	26,350	30,680	35,160	39,640	44,120
Very Low (50%) Income (\$)	30,800	35,200	39,600	43,950	47,500	51,000	54,500	58,050
Low (80%) Income (\$)	49,250	56,250	63,300	70,300	75,950	81,550	87,200	92,800

(Source: <https://www.huduser.gov/portal/datasets/il/il2020/2020summary.odn>, 4.7.20)

2020 Income Limits

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 Coordinator 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 Coordinator. 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 2020 program year marks the City’s ninth year as a CDBG grantee and the sixth 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.

The City will be receiving \$138,355 extra CDBG funds as part of the COVID-19 relief CARES Act. Currently, the City anticipates spending this money in the 2019 year and as such has not included these funds in calculations below.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder 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	235,190	0	55,592	290,782	888,000	Prior year resources assumes all funding for 2019 projects will be expended by the start of the 2020 year. Estimated \$220,000 yearly for remainder of con plan. See note above on CARES Funding.

Table 18 - 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. As indicated, affordable housing and other housing-related projects will be completed using the City's RDA fund, due to its size rather than the City's CDBG grant. 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, other Federal grants, 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 sidewalks, 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	Correct accessibility deficiencies	2020	2024	Non-Housing Community Development		Neighborhood improvements Remove barriers to accessibility Public infrastructure improvements	CDBG: \$148,844	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 2300 Persons Assisted
2	Provide improvements in deficient neighborhoods	2020	2024	Non-Housing Community Development		Neighborhood improvements Remove barriers to accessibility Public infrastructure improvements	CDBG: \$21,500	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 1300 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
3	Support services for vulnerable populations	2020	2024	Homeless Non-Homeless Special Needs		Homeless Services and Prevention Services for those experiencing domestic violence Essential needs services Family & individual crisis services & prevention Housing assistance Economic recovery from COVID-19	CDBG: \$32,500	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 190 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
4	Support COVID-19 response efforts as needed	2020	2024	Non-Homeless Special Needs		Homeless Services and Prevention Services for those experiencing domestic violence Essential needs services Family & individual crisis services & prevention Training, prevention, and education programs Mental Health Economic recovery from COVID-19		Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 10 Persons Assisted Jobs created/retained: 10 Jobs Businesses assisted: 1 Businesses Assisted

Table 19 – Goals Summary

Goal Descriptions

1	Goal Name	Correct accessibility deficiencies
	Goal Description	

2	Goal Name	Provide improvements in deficient neighborhoods
	Goal Description	
3	Goal Name	Support services for vulnerable populations
	Goal Description	
4	Goal Name	Support COVID-19 response efforts as needed
	Goal Description	Though the City intends to support COVID-19 response efforts using its CARES funding in the 2019 PY, as circumstances develop and if additional funds become available, the City may reallocate funding in the 2020 PY to support efforts.

AP-35 Projects - 91.420, 91.220(d)

Introduction

The City's 2020-2021 program year projects have been divided into three areas; public services, infrastructure improvements, and administration and planning.

#	Project Name
1	Public Services (2020)
2	Infrastructure Improvements (2020)
3	Planning and Admin (2020)

Table 20 – Project Information

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

This year, the CDBG Coordinator made a special effort to encourage more applications. The total amount requested in applications was \$532,000. While the City is glad to see more projects surfacing, this is far more than can be funded in one program year and required hard choices by the Staff Working Group. 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 projected 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	Public Services (2020)
	Target Area	
	Goals Supported	Support services for vulnerable populations Support COVID-19 response efforts as needed
	Needs Addressed	Homeless Services and Prevention Services for those experiencing domestic violence Essential needs services Family & individual crisis services & prevention Senior services and facilities Training, prevention, and education programs Mental Health Economic recovery from COVID-19
	Funding	CDBG: \$35,200
	Description	Public services 2020
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	190 individuals are expected to benefit, including those receiving shelter
	Location Description	N/A

	Planned Activities	<p>Homeless shelter, services, and hospice care, 03T Homeless/AIDS Patients Programs</p> <ul style="list-style-type: none"> • Road Home, \$5,000 • INN Between, \$7,000 <p>Domestic violence victim shelter and services, 05G Services for Victims of Domestic Violence</p> <ul style="list-style-type: none"> • South Valley Sanctuary, \$7,200 • Legal Aid Society, \$3,000 <p>Food pantry, 05W Food Banks</p> <ul style="list-style-type: none"> • UCA Food Pantry, \$5,000 <p>Comprehensive case management, 05Q Subsistence Payment</p> <ul style="list-style-type: none"> • UCA Housing and Case Management, \$5,000 <p>Health Services, 05M Health Services</p> <ul style="list-style-type: none"> • Roseman University Oral Health, \$3,000
2	Project Name	Infrastructure Improvements (2020)
	Target Area	
	Goals Supported	<p>Correct accessibility deficiencies</p> <p>Provide improvements in deficient neighborhoods</p>
	Needs Addressed	<p>Neighborhood improvements</p> <p>Remove barriers to accessibility</p> <p>Public infrastructure improvements</p>
	Funding	CDBG: \$170,345

	Description	Funds allocated for infrastructure projects, including accessibility upgrades and safety improvements in eligible areas.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	An estimated 3,500 individuals will benefit. These include individuals with disabilities and families with children attending Welby Elementary, where a ped crossing will be added.
	Location Description	Daybreak Community Center Monica Ridge Way and Jordan Gateway Shields Lane and San Marino Drive Yorkshire near Stonehaven Street ADA Ramps
	Planned Activities	Daybreak ADA Parking, \$6,000 Pedestrian Crossing at Monica Ridge Way and Jordan Gateway, \$15,000 Pedestrian Crossing at Shields Lane and San Marino Apartments, \$6,500 Yorkshire Sidewalk and Pedestrian Crossing, \$15,000 ADA Ramp Upgrade, \$127,844.69
3	Project Name	Planning and Admin (2020)
	Target Area	
	Goals Supported	Correct accessibility deficiencies Provide improvements in deficient neighborhoods Support services for vulnerable populations Support COVID-19 response efforts as needed
	Needs Addressed	
	Funding	CDBG: \$44,000

Description	This project includes expenses related to program administration of the CDBG program and eligible planning activities.
Target Date	6/30/2021
Estimate the number and type of families that will benefit from the proposed activities	Planning and admin activities are assumed to benefit in the same amounts as other projects.
Location Description	N/A
Planned Activities	Program Administration, \$13,424, Matrix Code 21A Planning, \$30,576, Matrix Code 20

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

Though the City does not have designated target areas, the City is focused on improving eligible block groups. The City has five Census block groups that qualify as low- and moderate-income. Three activities this year were identified in two of these block groups as areas of need.

- Pedestrian Crossing at Monica Ridge Way and Jordan River Gateway: Activity is located in 1128.012 Group 2 and will improve ADA accessibility at a major connection.
- Pedestrian Crossing at Shields Lane and Jordan River Trail: Activity is located in 1128.012 Group 2. Activity gives LMI residents a safer crossing point and increased access.
- Yorkshire Sidewalk and Pedestrian Crossing: Activity is located in 1130.07 Group 1 and will improve crosswalk and sidewalk access for elementary school students and improve efficiency in crossing guard usage.

Other accessibility improvements will be happening throughout the City.

Geographic Distribution

Target Area	Percentage of Funds

Table 21 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

See above.

Discussion

HUD has granted an area benefit exception to the City each year since 2014. The 2019 exception allows projects to qualify for the low- and moderate-income national objective in Census block groups where at least 23.62% of the residents are low- or moderate-income. The following block groups have been determined to be eligible at the time that the Consolidated Plan was prepared:

- Tract 1128.17 Group 2, LMH 38.63%
- Tract 1130.10 Group 1, LMH 29.82%
- Tract 1130.10 Group 3, LMH 35.78%
- Tract 1130.11 Group 3, LMH 26.87%
- Tract 1130.07 Group 1, LMH 28.47%

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

Introduction

Due to the amount of CDBG funds and current City demographics, the City maintains a simple CDBG program and meets most needs using funds other than CDBG.

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

As the population and number of households continues to rise, the City will have greater need to provide housing that meets the needs of residents and those interested in moving to the City. The current shortage plus that additional need each year means that (assuming current distributions of household incomes) the City will have a need of 10,370 affordable housing units by 2024. Just five years ago the City had an excess of affordable moderate-income housing, but—despite best efforts by the City—housing affordability is a major statewide issue presenting challenges for all communities.

Since the City receives a small amount of CDBG funds, the City has chosen to tackle affordable housing through other means. In January 2020, the City Council approved two programs to be funded through the City's RDA fund: 1) a down payment assistance program, and 2) a housing repair and rehab program. Both programs will qualify applicants based on HUD's income guidelines but will be more flexible in other requirements based on the funding source. These programs are expected to be up and running by the end of 2020.

Actions planned to reduce lead-based paint hazards

According to the Housing Plan, the City has 21,839 units. Of these, the Department of Environmental Quality reports 2,601 units built prior to 1978, representing 12% of the City's housing stock. Lead-based paint is not considered a widespread concern in the City. For similar reasons, the Salt Lake County Health Department has 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.

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. The effort began with outreach visits and phone calls to all of our service providers during the creation of the Con Plan. Now that in-person relationships have been better established, we are seeking to communicate updates more frequently through email. Additionally, the goals of this Con Plan, though similar to the last one, were created with a higher level of specificity, so that potential subrecipients could apply with specific goals in mind. The advertising for the Con Plan community survey resulted in an increased awareness of the program among residents and City staff. The CDBG Coordinator as also worked one-on-one with key project managers on staff whose work could benefit from the CDBG funding. Furthering these connections and conversations remains a primary objective of the CDBG staff. The CDBG Coordinator is committed to increasing awareness of the CDBG program among City staff and to 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, once social distancing regulations are lifted. The CDBG Coordinator has increased the number of on-site monitoring visits and intends to do so more regularly. The CDBG Coordinator will continue to serve on the HOME Consortium and coordinate with housing providers.

Discussion

See above.

Program Specific Requirements

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

Introduction

The City does not have any programs with program income.

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

The City does not use funds for urgent needs or slum/blight.

Attachments

2020 Community Needs Survey

Summary

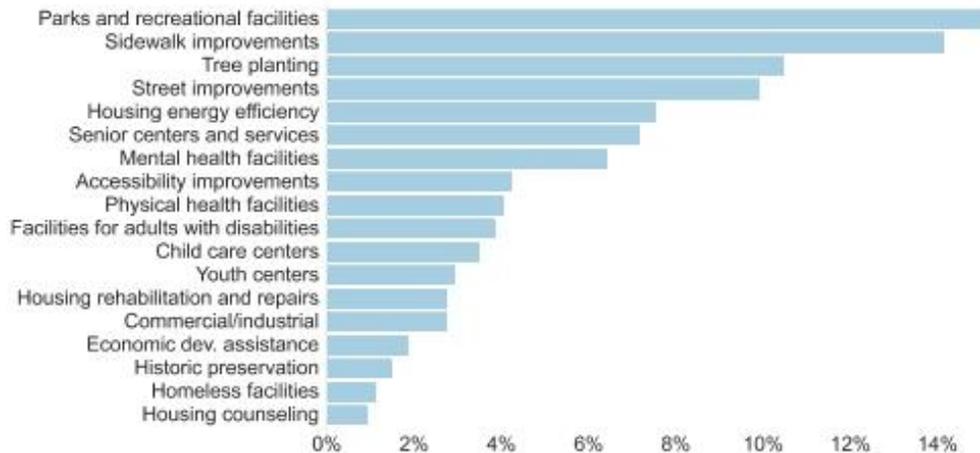
Since South Jordan's population is largely affluent, one goal of this survey was to hear the voices of those who are eligible for CDBG funds and who may not be heard as often. The survey was available to all residents, per our citizen participation plan and was advertised widely through posters, mailings, social media, fliers, and newspaper ads. Paper copies were available at City Buildings.

The respondents were not a representative sample, due to opt-in bias. Family size, income, and households with children were all much lower than we'd see in the full city population. However, we did succeed in hearing from those eligible for CDBG funds: namely LMI households, those experiencing homelessness, and those living in eligible census tracts. Where these groups had different opinions from the response pool, those are shown individually.

In short, residents prioritized public facilities (particularly parks and rec facilities), sidewalk and street improvements, and tree planting. Air quality and mental health were top health concerns. Cost of living and housing affordability were also key concerns, particularly with rising HOA fees and taxes.

Which of these projects are the most needed in your community?

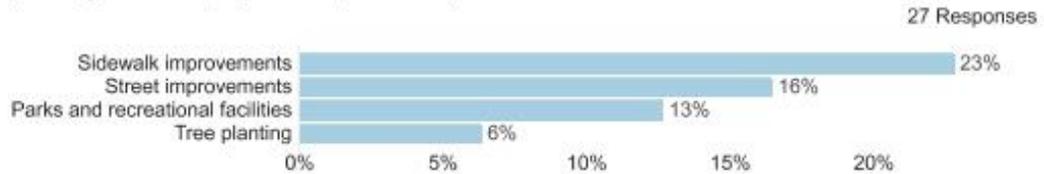
204 Responses



Top needs are parks, sidewalk improvements, tree planting, and street improvements. When we sort to only LMI households and those living in eligible areas, these areas stay in the top 4, but in a slightly different order.

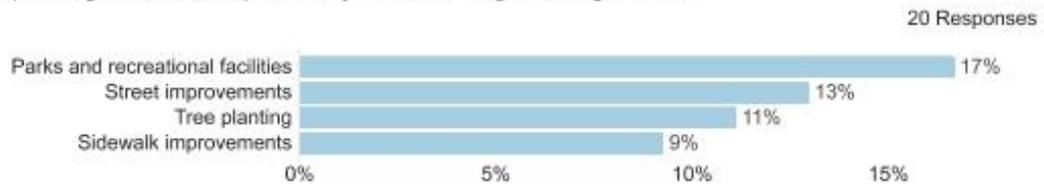
LMI Only: Which of these projects are the most needed in your community?

Top 4 categories shown; responses only from LMI qualified households.

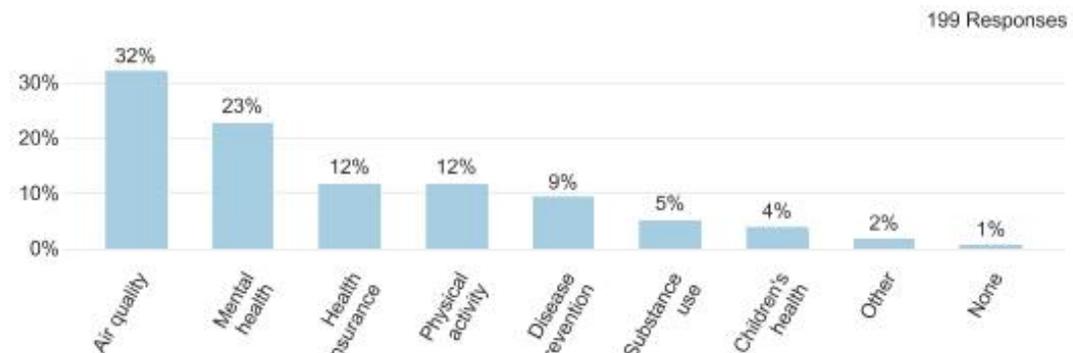


Lives in Eligible Area: Which of these projects are the most needed in your community?

Top 4 categories shown; responses only from those living in LMI eligible tracts.

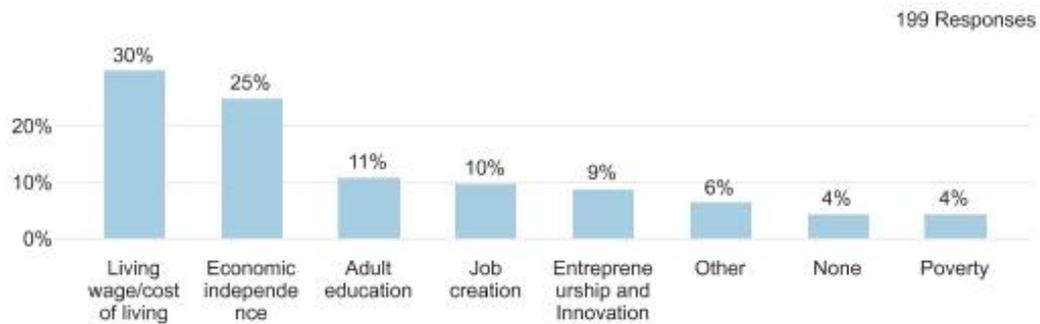


Which are the most pressing health concerns in your community?



Air quality is tough to directly address through CDBG funds, particularly because the size of our grant precludes major transportation projects. However, smaller projects concerning transportation and air quality should be considered. Mental health and suicide prevention are also top priorities for residents. For those who are LMI, mental health is a higher priority.

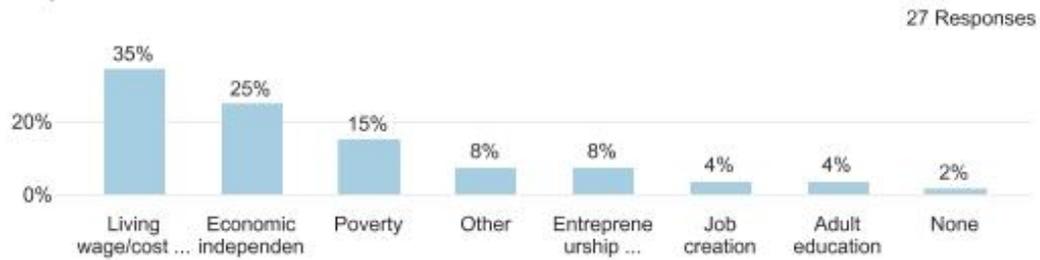
Which are the most pressing **economic** concerns in your community?



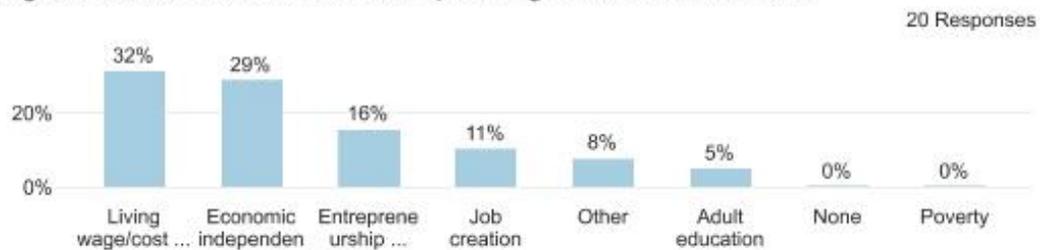
Respondents expressed concerns about rising HOA fees and rising taxes in open response fields. These types of costs seemed to be driving the concerns about affordability more so than actual housing prices.

LMI Only: Which are the most pressing economic concerns?

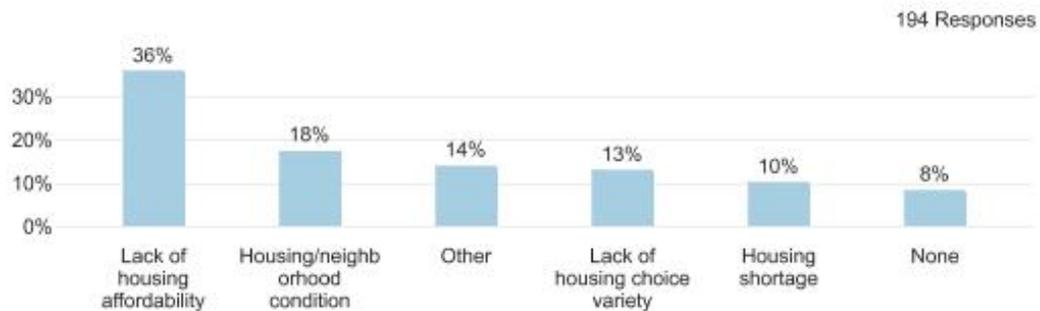
Poverty raises as a concerns for these households.



Eligible Tracts: Which are the most pressing economic concerns?

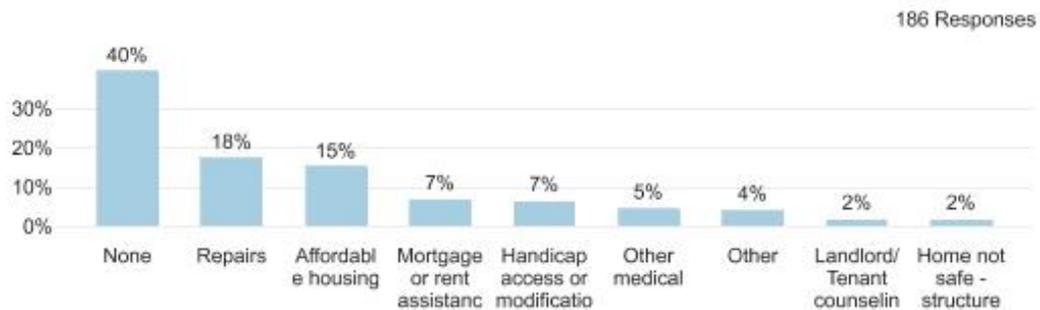


Which are the most pressing **housing** concerns in your community?

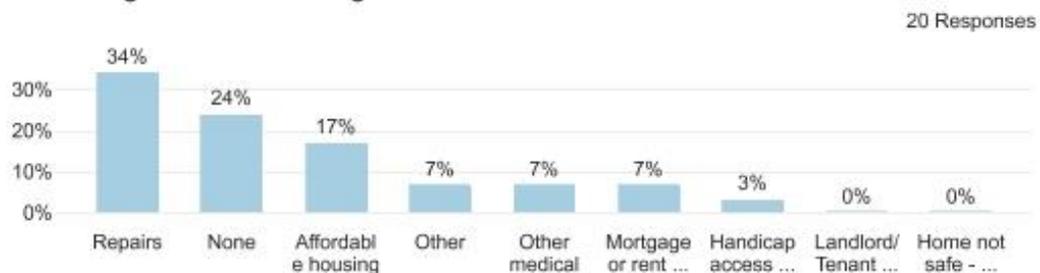


This pattern held for all groups, with a slightly higher concern for neighborhood conditions in eligible tracts. Those who said "other" expressed a dislike for high density housing.

Do you have any of the following housing related needs?

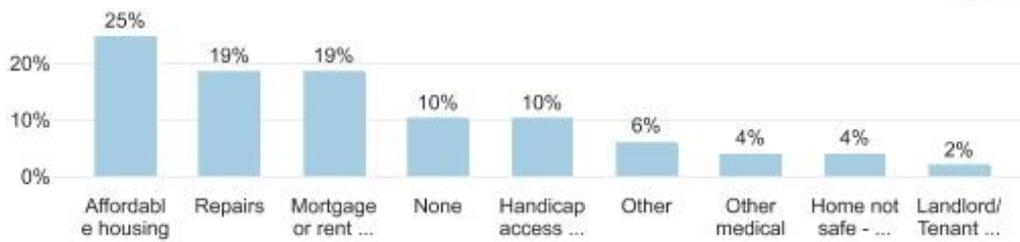


Lives in eligible tract: Housing needs?



LMI: Housing needs?

27 Responses



As expected, 40% of the general population had no housing needs. However, for those in eligible tracts, repairs jump up as an issue. For LMI households, being able to pay for housing is a top issue, in addition to repairs.

There is enough housing in South Jordan for...

Seniors

194 Responses



Low-income individuals/ families

194 Responses



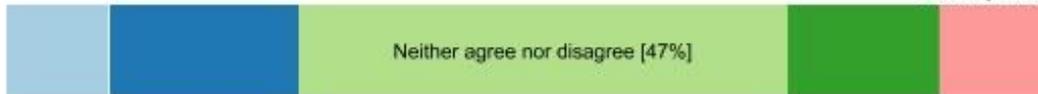
People experiencing homelessness

194 Responses



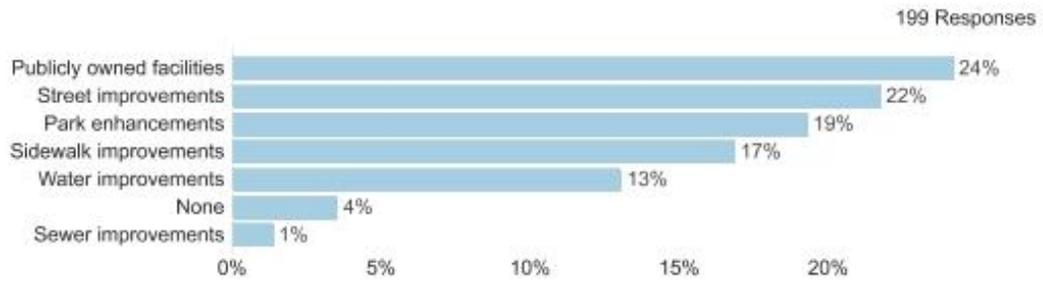
People with disabilities or special needs

194 Responses

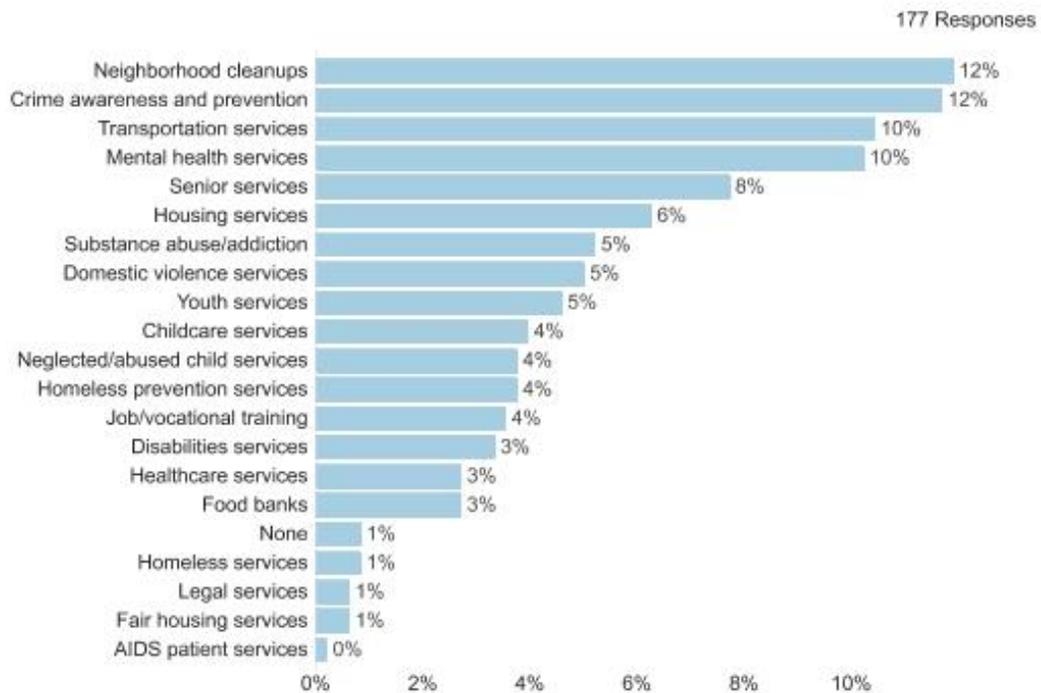


South Jordan has put in a substantial amount of 55+ housing in recent years. Residents are more concerned with low- and moderate-income housing and housing for those experiencing homelessness.

Which community/neighborhood improvements should South Jordan prioritize funding for?

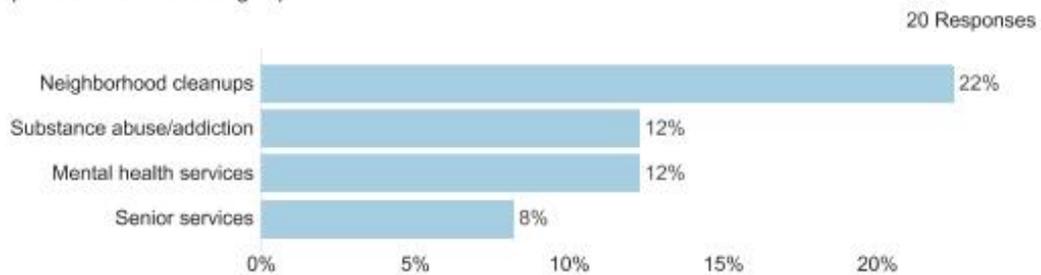


Which services should South Jordan prioritize funding for?



Lives in eligible tracts or LMI: Which services should South Jordan prioritize?

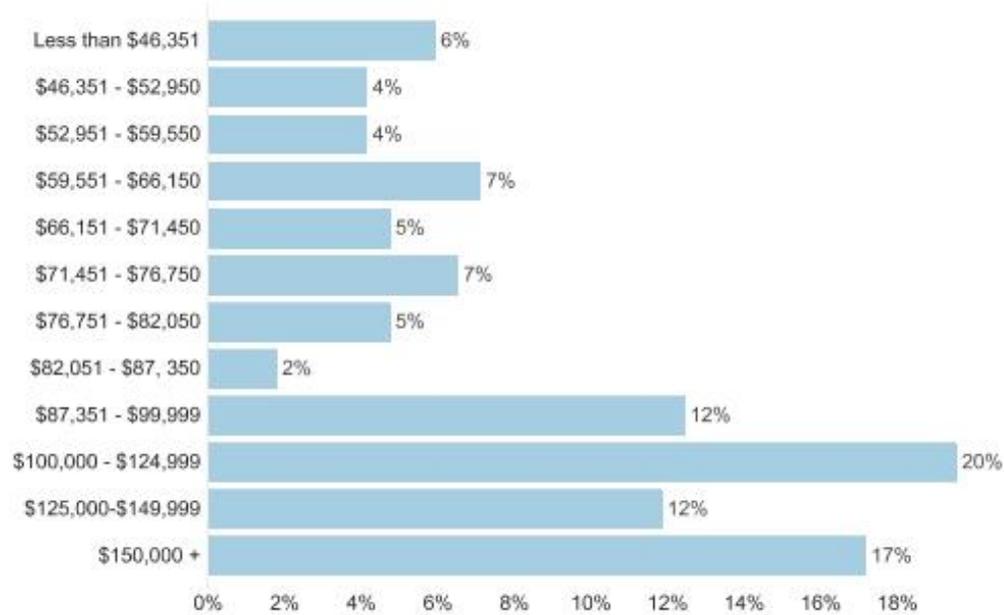
Top 4 listed. Same for both groups.



Demographics Report

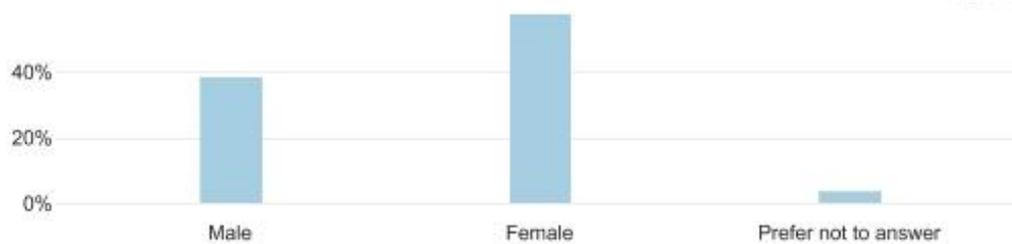
Q11 - What is the yearly income of your household from all sources?

169 Responses



Q17 - What is your gender?

171 Responses



Q42 - Do you have children under age 18 in your household?

168 Responses



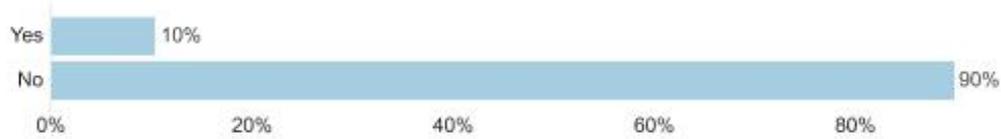
Q12 - Do you consider yourself to be severely disabled?

166 Responses



Q13 - Do you provide care for a severely disabled individual?

165 Responses



Q40 - Are you currently experiencing or have you at any time in the past experienced homelessness?

168 Responses



Q19 - Are there any other community needs or ideas for improvement that you would like to share?

80 Responses

Are there any other community needs or ideas for improvement that you would like to share?

Crosswalks (Redwood 107 South)

Speed bumps on South Jordan parkway near school crosswalks to slow traffic to the speed limit.

Reflective paint on streets for easy visibility in storms

Possible incentives for green energy such as solar and electric cars. Jordan River activities (could be added to Mulligans) like canoe rentals, horseback riding, climbing wall, Zip line rope course. Educational tours of Jordan River; such as recreation, water use, plants, environment, wild life, history, future assessment and improvement of natures beauty.

you guys are doing a wonderful job and we love South Jordan. It is getting a bit crowded however. We like the open spaces, without being shoulder to shoulder. Thanks

Mobile homes parked on streets in daybreak block traffic flow and are dangerously large as to see children

Please don't price me out of South Jordan. Don't approve more programs requiring higher taxes. Encourage HOA's in the city to not raise fees.

Looking forward to library in Daybreak area.

Need better east/west transportation corridors

The question about spending required me to click on one of the green blocks. That's stupid. What if I have no opinion. You have now forced me to give you false data or abandon the survey. Congratulations for wasting my time and my tax money!

Greater police presence for texting and driving, running red lights, etc.

The main concern is poor air-quality

Paint lines on streets/enforce speed limits/ distracted drivers big fines.

Not sure you can do anything about the parking at Bingham High School. Cars are parked everywhere including the park behind the school. I am not able to take grandkids there because there is no where to park.

Dog parks

More in for cement on people running red light! Cops need to be sitting at the lights to catch them and give out tickets, also the streets in daybreak are not wide enough for people to park on both sides of the streets, and builders should have to clean up every day on the streets, rocks, nails, dirt, can not tell you how many tires I had to have fixed due to lack of lazy builders and workers!

We need lots of pickle ball courts, a real skateboard park, a pool that adults and teenagers can dive in(deep), and it should be on the NW side of daybreak, or, near trax

More amenities: pickle ball courts, deep diving pools (all pools accommodate babies only) skate park, & large rec center ALL IN DAYBREAK on the NW side

Lighting on walking paths for safety.

Infrastructure for growth. Fiber for internet.

Too much high density housing in the city.

I don't like some of the master plan changes. I wish we could have the free ice skating rink back. I wish there were more things for kids, teens, and families to do in the area. I also feel we are not prioritizing green space.

Better traffic solutions for East and West directions

The "block" maps are impossible to read! Honestly, give an option to expand for readability! Respect women residents. List gender alphabetically: F precedes M.

Maybe inspect the homes that are being built here so people don't have to go bankrupt because builders take profits and build horrible homes.

The South Jordan Parkway TRAX Station needs a pedestrian entrance with a real sidewalk. I am blind and I have to walk in the street and through a parking lot to take the train. The north entrance to this station needs to be built out.

Improve bike infrastructure - look at protected bike lanes and protected intersections for bike lanes at major intersections. Biking provides a transportation alternative to owning a car or multiple cars for families.

Parking in front of condos needs to be changed before someone is hurt. It dangerous to not have a clear view to see cars coming. Daybreak is the worst for this with the small streets and too many cars parked in front of condos that block view of oncoming cars

Did South Jordan join other cities for zero emissions by 2030, like 24 other Utah cities? Lines on main roads, I. E. Jordan Parkway need to be repainted - can't see the lanes.

More spacious dog parks with shade and benches. A lake with a dock for dogs to swim in would be an added bonus! The closest one they can actually swim in is in park city.

Streetlights that actually work!

Policing the Park's to prevent violence and Drug crimes.

Glenmore Village needs sidewalks, lighting, and road repairs

I am very concerned with the traffic in South Jordan. It is impacting air quality and safety.

Roadways to accommodate the increased housing / traffic. Enough clean water and sewage treatment. Clean air.

Burglary-car, home, delivery(porch pirates)

Need fall leaf curbside pickup badly and stop planting cheap quick growing trees

affordable housing for young families/singles. So Jo is priced out for beginner apts./condos

The maps you have produced are too small to determine where anything is. I don't like the changes to the recycling system. I feel like I can't really recycle anything anymore.

Bingham Creek Regional Park should be developed more aggressively. Bleachers should be installed at Glenmoor Baseball Field.

Side walk on 2200 w both sides of the road from 11400 S to 10400 S. Dangerous for Bingham students walking on road to get to school.

Plan for reasonable growth.

Improved planning for traffic flow out of burgeoning small new housing developments onto main thoroughfares

Affordable housing!! Parks trails and open space

I'd like to see a splash pad at one of the parks.

I'd like to see South Jordan provide better incentives / encouragement For energy efficient housing construction and retrofitting.

Job training for seniors, help for seniors to retrain for jobs that meet their needs as they age

Making homes more handicapped friendly.

Need more street lights. I don't have a car and do a lot of walking. Night time comes early, and more lighting is needed.

Build Welby Park and a dog park on the West side of SJ.

Build the damn park you promised us years ago! And a decent dog park in the city would be fantastic.

It would be wonderful to have a place where we could fly model helicopters and airplanes. It's a hobby that often gets overlooked but is something someone can do for their entire life. There also is a lack of safe flying locations. The field in Layton was sold by the city for development, the field in Lehi is in danger of being lost because of development. The only one left is by the dump in SL but it is under water half the year and faces into the Sun. I believe South Jordan could build a very nice facility that would bring lot of enthusiasts together, both young and old.

Safe bike paths

Trash on the streets and sidewalks

Walking paths, more green- please :)

Houses in my area have been flooding from underground springs

Not at this time

Cut spending

It would be really nice to have a bathroom at some of the smaller parks, like the one on 2700 W and current creek drive. With little kids it is really hard to go to parks without bathrooms. Also it would be nice to have a designated trail on midas creek where the easement is

Only as stated above, please stop denying my neighborhood's requests for additional parking spaces. The grass area is practically unused and guest parking is heavily unbalanced towards one end of the neighborhood, making it difficult for elderly family members and for teenagers friends to visit our neighborhood safely.

No

More bus service please. More plantings in park strips that don't need mowing will help save \$\$ and water and can be beautiful

South Jordan drivers and stupid road designs. The merge at 4000 W S of 114, the constant U turns between Costco and WalMart at that light. We just moved in my elderly father, he's afraid to go near the road! They race through the streets, never a police car around.

Our parks really need swings!!! Or some recreational options for children. A park was recently added to our neighborhood and Our kids were just sad because there is no playground. And the other playgrounds nearby could use some improvements to make them less boring.

Park at 3400 west 9400 s

I think it's crazy you've asked these questions without any background for us as residents to give an appropriate opinion

Add dog parks!

I would like Glenmor Village to have sidewalks

Micro transit expansion, more childcare, much more mental health resources

Stop building high density. Too many people and no structure to support it.

Better streets and sidewalks

More snow plow trucks to better plow the streets in South Jordan. South Jordan's streets in the winter are the worst of any of the cities within 15 miles in any direction.

I hate it that the Marv Jensen rec center is closing. What are we supposed to do without it?

Waterwise lawns and parkstrip, with someone to install them. We'd save a ton of water and money on bills and less mowing. My neighbors have 12 cars they move around daily it's like a noisy circus! My other neighbor has 3 dogs who park non stop! Noise and parking issues!

City should help homeowners replace old wooden fencing that are along major streets. City code is they must replace with stone or brick which is very expensive. Most owners cant afford the expense so old fencing stays in place & in most cases is in poor condition. The city should replace the fencing along these public roadways with concrete walls.

The city needs to improve water and air quality

Wider roads in Garden Park/Daybreak

No input from community on new building design. Not adequate off-street parking for new developments. Stupid narrow intersections.

More resources dedicated to plowing snow

Stop spending money on entitlement programs

Appendix - Alternate/Local Data Sources