

RESOLUTION R2026 - 29

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH, APPROVING THE 2025 CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT AND AUTHORIZING SUBMITTAL TO THE UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT.

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

WHEREAS, the City of South Jordan (“City”) has previously qualified, based on the City’s 2025 – 2029 Consolidated Plan (“Consolidated Plan”), to received CDBG funds directly from HUD; and

WHEREAS, it was determined through the preparation of the Consolidated Plan that needs do exist within the City that qualify for CDBG funds; and

WHEREAS, an Annual Action Plan (2025 AAP) was approved, and CDBG funds were allocated to the City to conduct projects consistent with the 2025 AAP during the 2025 – 2026 program year; and

WHEREAS, HUD requires that grantees of CDBG funds submit a Consolidated Annual Performance and Evaluation Report (CAPER) within 90 days of the end of the program year; and

WHEREAS, HUD requires that the City hold a public hearing to;

- 1- Gather public input on the past year performance;
- 2- Gather public input on the neighborhood and community needs that may be addressed with the future CDBG funds; and

WHEREAS, the South Jordan City Council finds it in the best interest of the City to hold the required public hearing and to approve the 2025 Consolidated Annual Performance and Evaluation Report.

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

SECTION 1. Approval. The South Jordan City Council hereby approves the 2025 Consolidated Annual Performance and Evaluation Report (2025 CAPER) as indicated in Exhibit “A” and authorizes the City to submit the 2025 to HUD.

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

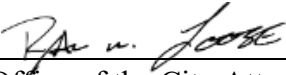
**APPROVED BY THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH,
ON THIS 15TH DAY OF SEPTEMBER 2026 BY THE FOLLOWING VOTE:**

	YES	NO	ABSTAIN	ABSENT
Patrick Harris	_____	_____	_____	_____
Kathie Johnson	_____	_____	_____	_____
Donald Shelton	_____	_____	_____	_____
Tamara Zander	_____	_____	_____	_____
Jason McGuire	_____	_____	_____	_____

Mayor: _____
Dawn R. Ramsey

Attest: _____
Anna Crookston, City Recorder

Approved as to form:



Office of the City Attorney

The City of South Jordan

2025-26 Consolidated Annual Performance Evaluation Report

for the use of
Community Development Block Grant
(CDBG) funds

First year of the
2025-2029 Consolidated Plan

Contact Information

Abigail M. Patonai

Senior Accountant

1600 W. Towne Center Dr.

South Jordan City, Utah 84095

Phone: 801-254-3742

Email: apatonai@sjc.utah.gov



CR-05 - Goals and Outcomes

Progress the jurisdiction has made in carrying out its strategic plan and its action plan.

91.520(a)

This could be an overview that includes major initiatives and highlights that were proposed and executed throughout the program year.

The 2025 program year was the fourteenth year of the City's Community Development Block Grant (CDBG) program and the first year of the City's 2025-2029 Consolidated Plan. The goals and objectives were advanced during the 2025-26 program year, in accordance with the 2025 Annual Action Plan. The 2025-2029 Consolidated Plan includes the following goals:

- Correct accessibility deficiencies
- Provide improvements in deficient neighborhoods
- Support services for vulnerable populations
- Maintain existing housing

The 2025 program year AAP allocated funds to projects associated with all of the goals:

1. Correct accessibility deficiencies
2. Provide improvements in deficient neighborhoods
3. Support services for vulnerable populations
4. Maintain existing housing

Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)

Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee's program year goals.

Goal	Category	Source / Amount	Indicator	Unit of Measure	Strategic Plan Expected	Strategic Plan Actuals	Percent Complete	Program Year Expected	Program Year Actuals	Percent Complete
Correct accessibility deficiencies	Non-Housing Community Development	CDBG: \$735,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	1000	0	0.00%	200	0	0.00%
Provide improvements in Deficient Neighborhoods	Non-Housing Community Development	CDBG: \$50,000	Public Facility or Infrastructure Activities other than Low/Moderate Incoming Housing Benefit	Persons Assisted	100	0	0.00%	20	0	0.00%
Support services for vulnerable populations	Homeless Non-Homeless Special Needs	CDBG: \$165,000	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	5020	614	12.23%	1854	614	33.18%
Maintain existing housing	Affordable Housing	CDBG: \$150,000	Homeowner Housing Rehabilitated	Household Housing Unit	15	0	0.00%	3	0	0.00%

Table 1 - Accomplishments – Program Year & Strategic Plan to Date

Assess how the jurisdiction's use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.

The City was awarded \$253,648 in CDBG funds for the 2025-2026 program year. This was a slight increase from the previous year's grant (\$235,886). This is the first year of the 2025-2029 Consolidated Plan. Despite responsibility for the CDBG program shifting between staff members, the City made progress in all open activities and kicking off 2025-2029 Consolidated Plan goals.

The largest goal in terms of funding is correcting accessibility deficiencies, particularly ADA ramps and audible push buttons throughout the City. Due to staffing changes, the City had delayed starting the 2024 program year ADA ramp activity that was combined with the 2025 program year ADA ramp activity. Environmental studies on identified sites have started. Additionally, the 2024 and 2025 program years activity for housing repairs have been delayed due to environmental studies. The City is exploring a tiered environmental system to help expedite identified sites and awards, in hopes that it has a system in place by November. All other activities are closed and completed as planned.

The prior 2020 Consolidated Plan included too many goals, resulting in a broad and overly ambitious approach. For the 2025 Consolidated Plan, the City has streamlined its goals to focus on a smaller number of clearly defined priorities. Activities are now structured around a single goal rather than multiple goals, as this approach better aligns with how program data is collected and reported. The City plans to maintain a straightforward CDBG program focused on achievable priorities, as resources permit.

CR-10 - Racial and Ethnic composition of families assisted

Describe the families assisted (including the racial and ethnic status of families assisted).

91.520(a)

	CDBG
White	403
Multi-Racial or Other	188
Black or African American	11
Asian	8
American Indian/American Native	3
Native Hawaiian/Other Pacific Islander	1
TOTAL	614

Hispanic	287
Non-Hispanic	327

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

Narrative

The City compares the percentage of beneficiaries by race at a high level with the City's overall racial makeup. This year, the City compared to the 2020 Census (U.S. Census Bureau. "PROFILE OF GENERAL POPULATION AND HOUSING CHARACTERISTICS." *Decennial Census, DEC Demographic Profile, Table DP1*, 2020, <https://data.census.gov/table/DECENNIALDP2020.DP1?q=south+jordan+racial+profile>.) Per that data, 81.6% of residents are white, 1% are black or African American, 5.3% are Asian, .4% are American Indian or American Native, 1.1% are Native Hawaiian or Other Pacific Islander, and 7.7% report being of two or more races.

Based on data collected by subrecipients at time of services provided, 65.64% of residents are white, 1.8% are black or African American, 1.3% are Asian, 0.48% are American Indian or American Native, 0.16% are Native Hawaiian or Other Pacific Islander, and 30.62% report being of two or more races or other. Whites were underrepresented, and those of two or more races (multiracial) were over represented.

Subrecipients providing public services also reported serving 32 female-headed households, and two household that reported being elderly.

All direct interactions with beneficiaries are handled by our subrecipients who provide public services.

On the City's side, several bi-lingual staff members are available to assist with calls from Spanish speakers. Disability accommodations, including TDD, are offered for public meetings. The City currently does not translate materials but will upon request. According to the American Community Survey 2024 five-year estimates, an estimated 8635 residents over age five speak a language other than English. Of this group, 4,084 are Spanish speakers, and the remainder are dispersed between several languages. Looking at residents 18 years and older, 4,718 speak a language other than English.

Public Comment Draft

CR-15 - Resources and Investments 91.520(a)

Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	Public - Federal	\$253,648	\$88,700

Table 3 - Resources Made Available

Narrative

The 2023-24 CDBG grant award was \$253,648, and 35% of the award has been drawn. The remaining balance is \$164,948. Due to staffing changes, the City had delayed starting the 2024 program year ADA ramp activity that was combined with the 2025 program year ADA ramp activity. Environmental studies on identified sites have started. Additionally, the 2024 and 2025 program years activity for housing repairs have been delayed due to environmental studies. The City is exploring a tiered environmental system to help expedite identified sites and awards, in hopes that it has a system in place by November. All other activities are closed and completed as planned.

The City also has \$7,201.34 remaining in program years 2020, 2022, and 2023 funds. These are from canceled activities, activities that came in under budget, and \$0.40 returned to the line of credit. The \$0.40 was reallocated to the 2026 program year and the remaining funds will request a minor amendment to obligate the balances towards public services and ADA Ramps.

All 2025 program year public services and admin and planning activities were closed on 6/30/26 as scheduled and on-budget. In total, the City continues improvements in completing activities on time and ensuring CDBG funds are spent in a timely manner.

Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description

Table 4 – Identify the geographic distribution and location of investments

Narrative

Since beginning CDBG, the City has had an exception to the standard low-mod income percentage of 51%. Rather than designating target areas, the City continues to focus on ADA ramps and audible push buttons throughout the City that benefit presumed eligible individuals with disabilities. The City does pay special attention to block groups that qualify as low- and moderate-income for these ramps and audible buttons. Locations for the 2024 and 2025 program years are still in the environmental review stage. All other 2025 program activities were completed at subrecipient's location and served residents of South Jordan based on income and presumed eligible categories without regard to block group

address.

Additionally, the City will consider how to implement the exceptions into the tiered environmental review for home repair and accessibility.

Public Comment Draft

Leveraging

Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.

All sub-recipients receiving CDBG funds for the 2025-2026 program year projects provide regional services and receive funds from a combination of private, other local governments, state, and federal sources. All 2025-2026 City-managed projects were supported by labor and technical assistance from City employees, including all in-house engineering and long range planning costs, which are paid by the City.

CR-20 - Affordable Housing 91.520(b)

Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	0	0
Number of Non-Homeless households to be provided affordable housing units	0	0
Number of Special-Needs households to be provided affordable housing units	0	0
Total	0	0

Table 5 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	0	0
Number of households supported through The Production of New Units	0	0
Number of households supported through Rehab of Existing Units	0	0
Number of households supported through Acquisition of Existing Units	0	0
Total	0	0

Table 6 – Number of Households Supported

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

The City does not set goals for providing units, due to the small amount of CDBG funds received by the City. The City furthers affordable housing through other means, such as accessory dwelling units and housing funds from the City's Redevelopment Agency (RDA). The RDA is the primary vehicle for addressing housing. Several years ago, the City partnered with a local developer to create nine workforce housing units. These units, part of a townhome development, are made available to city and school district employees who qualify as low and moderate income. The City's RDA subsidized a portion

of the unit's construction to bring them to affordable rates. All are owned by LMI families, with deed restrictions to preserve the housing stock for those who qualify. In addition to Workforce Housing, the RDA offers Down Payment Assistance of \$20,000 to LMI families. The City awarded one qualified applicant this program year.

The 2025 program year had no public services with mortgage or rental assistance.

In 2014, the City joined the local HOME Consortium. Through HOME Consortium, temporary rental assistance is provided and larger developments that create affordable units are funded. The City's CDBG Coordinator works to select these projects alongside the HOME committee. Since the City's HUD funds are very small, working with HOME is the City's best way to contribute to affordable housing in the valley. Typically, HOME funds have gone to cities with higher needs, but South Jordan is beginning to explore requesting funds for future years.

Discuss how these outcomes will impact future annual action plans.

The City recently reevaluated needs in preparation of its 2025-2029 Consolidated Plan. The City's recently updated Moderate Income Housing study indicates a high need for affordable housing. However, the City will continue to fund affordable housing through other means. The City's CDBG annual award has remained at approximately \$245,500 since 2022. Unless the City were to receive more CDBG funds, this amount is insufficient to create affordable units. The City plans to continue using CDBG funds for other types of public services and infrastructure improvements; housing will be addressed via our RDA funds.

Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.

Number of Households Served	CDBG Actual	HOME Actual
Extremely Low-income	514	0
Low-income	39	0
Moderate-income	16	0
Total	569	0

Table 7 – Number of Households Served

Narrative Information

No households were served specific to affordable housing, in accordance with the plan. CDBG funds are not designated for affordable housing at this time, due to the City's limited allocation of CDBG funds and the heavy requirements tied with it. While the amount of money South Jordan was allocated was not able to directly fund new housing units, the City used these funds to indirectly support housing related issues. CDBG funds spent this year work on causes indirectly beneficial to affordable housing. Funds

spent on public services, including domestic violence legal aid, and ADA modifications contribute to the larger goal of keeping people in their homes.

Public Comment Draft

CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)

Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

The City regularly provides CDBG funds to support two of the leading agencies in the region serving homeless needs and working to reduce homelessness: the Road Home and South Valley Sanctuary. There are currently no facilities or programs operating within the City itself.

The Road Home is the most comprehensive single agency in the region serving the homeless. According to their year-end report, the Road Home served 14 South Jordan residents. These individuals from South Jordan had access to case management, showers, meals, clothing, health and mental health services, and referrals to other community resources. The City provides financial support to the Road Home using other City funds, in addition to CDBG.

South Valley Sanctuary provides shelter and services for victims of domestic violence in the region. Their services are available to women, men, and children. In addition to shelter needs, they operate three Community Resource Centers, a 24/7 hotline, and several education programs. Whereas the shelter is a confidential location, the Advocacy Center and hotline make resources available for a broader range of needs and without having to shelter all individuals with needs. This program year, South Valley Sanctuary provided the following services to South Jordan residents: 270 crisis hotline calls, 7 case management services, and 20 clinical services, in addition to providing services to 13 children. Since the 2018 program year, the number of residents served by SVS has been increasing, a troubling trend though encouraging that we are meeting the needs of more residents.

Addressing the emergency shelter and transitional housing needs of homeless persons

The City funds the Road Home, in part, because of their overall approach towards homelessness. They provide emergency shelter, supportive services, and housing assistance.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

As has been mentioned, the Road Home manages a very comprehensive program founded on a Housing First approach. Services offered by the Road Home include programs for transitional housing. In addition

to this direct service, the City's investments in neighborhood accessibility, domestic violence legal help, and case management services for those experiencing domestic violence all help keep people housed.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

One of the primary objectives of the City's CDBG programs is to "support family and individual stability, self-reliance, and prosperity." The City's CDBG program supports a wide range of public services that serve essential needs (shelter, food, health care) of individuals who may be facing homelessness. The majority of these public services have a comprehensive and collaborative approach to helping homeless persons transition out of homelessness.

Due to the size of our grant, the City's support is limited to helping fund a tiny amount of existing programs. The City supports helping the homeless transition to permanent housing through the HOME Consortium.

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

Actions taken to address the needs of public housing

There are currently no public housing facilities located in the City, and public housing is not directly addressed by the City's CDBG program. However, regional public housing issues are addressed by the local HOME consortium, of which the City is a member.

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

Not applicable

Actions taken to provide assistance to troubled PHAs

Not applicable

CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)

Actions taken to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment. 91.220 (j); 91.320 (i)

The City has continued to take numerous actions to remove barriers to housing. The City adopted an updated Moderate Income Housing study in January 2025. The full study is available at <https://sjc.utah.gov/DocumentCenter/View/8116/Appendix-A--Moderate-Income-Housing-Plan-and-Housing-Study-2025> and attached to this plan. Per Utah State requirements, the City also updates its Housing Plan every year; however, due to time constraints by the legislature in 2026 session, an updated plan was not required but did request reporting the number of certificates of occupancy and the new residential dwellings. For the time frame of May 1, 2025 through April 30, 2026, the City reported 517 certificates of occupancy and 535 new residential dwelling, including condos with multiple units per certificate of occupancy.

Overall, housing supply in the City is growing at a steady rate, however the City is not immune to trends seen throughout the County where demand is outpacing supply. As a result of the supply shortage and new supply catering to the upper end of the market, 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. Housing costs have continued to climb. In the 2024 Census's American Community Survey 5-year data the median gross rent was \$1,991, compared to \$1,806 for the period from 2019-2023. Home prices have dramatically increased. In 2024, about 4.7 percent of South Jordan's single-family homes were below \$300,000. The 2024 median home value for a SFR in South Jordan was \$650,500 and median mortgage is \$2,519.

With rising housing costs, the City is facing a significant shortage of affordable units. As of 2022, there are a total of only 3,417 affordable units and 6,463 low to moderate income households, indicating a shortage in supply of 2,997 affordable units when adjusting for 49 HUD subsidized units.

As the population and number of households continue to rise, the City will have greater need to provide housing that meets the needs of current and future residents. The current shortage plus that additional need each year means that (assuming current distributions of household incomes) the City will have a shortage of 5,025 affordable housing units by 2030.

The City will need funds much more substantial than CDBG to address this affordable unit shortage. The City plans to use RDA funds for this purpose, as the City's CDBG allocation is expected to remain low due to its higher income population.

In addition to this major planning effort, a notable ordinance change was made to remove a density cap on planned developments in areas of the city located between major transportation infrastructures (the FrontRunner commuter rail line and Interstate 15). The City completed and adopted station area plans for four light rail stations and a commuter rail station. These station area plans, which are guided by Utah state law, incorporate an objective to increase the housing supply in these areas near transit resources (within ½ mile).

The City also made minor regulatory changes to detached accessory dwelling units; however, major amendments are currently being drafted to recent legislative updates and it is anticipated to expand the number of ADUs within the City. During the 202, the City approved 30 ADUs; however, these units are only being tracked if a building permit is being issued and does not include any ADUs being created that already have a certificate of occupancy; therefore, the City estimates the total ADUs may be significantly higher than reported. As previously mentioned, the City continues to actively participate in the local HOME consortium and is funding one housing program through RDA funds.

Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)

The majority of the 2025-2026 funding was allocated to installing and constructing new ADA ramps that were identified to be non-compliant to current regulations. The ramps are planned to be completed with the 2024 program year ADA ramp activity. Through these projects, the City is working hard to identify needs in these areas that may be underserved and better meet the goals of CDBG. When residents with disabilities are able to freely move around their neighborhoods, they can stay in their existing housing longer. Keeping people in their homes is critical in this housing market. Furthermore, these ramps present a liability to the City and upgrading them helps the City's goals of fiscally responsible governance, engaged community, and reliable public infrastructure for our low- and moderate-income community members.

Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)

Based on Census data and City estimates, over 90% of all housing within the City has been built since 1978, so lead-based paint is not considered to be a widespread concern in the City. Residents of South Jordan can access Health Department information and see if they qualify for free home lead clean up and/or removal services at <https://www.saltlakecounty.gov/health/healthy-living/healthy-places/lead-poisoning/>.

Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)

The City of South Jordan has a relatively wealthy population. Trends since the last CAPER show that wealth for residents has again increased. According to the 2024 American Community Survey 1-year estimates from the Census, the median income is \$161,025, up from \$126,974 in 2023. However, using the 2024 American Community Survey 1-year estimates, less residents are below poverty level: 3,374 (3.9%) vs. the estimated 4,137 (4.9%) per the 2023 ACS 1-year estimates. Most efforts this program year

have focused on preventing further poverty by increasing accessibility for disabled adults through funding upgraded ADA ramps. Since the low/mod population in South Jordan is quite small, the City gets limited CDBG resources. In addition to its infrastructure improvements, the City funded resources for those experiencing homelessness and domestic violence. These residents are particularly at-risk or already experiencing poverty. By focusing on these services with established non-profit providers, the City can stretch its dollars in this area.

Actions taken to develop institutional structure. 91.220(k); 91.320(j)

The City strives to maintain a simple but complete CDBG program due to limited funds. Responsibility for the program has shifted between Finance, Planning, and the City Manager's Office over the past several years. The Senior Accountant has been overseeing CDBG programs the past few months after inheriting the role from her predecessor. This has been relatively smooth, thanks to local District training, documentation and planning put into place, in addition to the support provided by the finance and planning departments, the Salt Lake County Consortium and the newly assigned HUD representative, Dr. Scott A. Mullner. The City will continue to explore ways to implement processes and controls to ensure continued adherence and compliance with carrying out CDBG programming.

Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)

Despite the staff turnover within South Jordan City and also within Salt Lake County, relations with the County Consortium and other agencies have been improving. The City has seen increased communications from the County now that new roles have taken shape there. Coordination between the consortium members has been more regular since the Consolidated Plan process. The City is continuing to reach out to public service providers and is seeing more applications from different providers than in the past.

Identify actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice. 91.520(a)

Last fiscal year, the City completed and adopted complete a refresh of its Moderate Income Housing Report, provided by Zions Public Finance, for the new consolidated plan. In addition to this study, the City has a Housing plan that the state requires, which is refreshed every year. The Moderate Income Housing Report study meets the standards of the Affirmatively Furthering Fair Housing interim rule and informed the Consolidated Planning process. The full housing report is included as an attachment to the CAPER. The section on affirmatively furthering fair housing begins on page 8. As the executive summary states, "While South Jordan has proportionately fewer racial and ethnic minority residents as compared to the County, its neighborhoods are highly integrated. South Jordan has no racially or ethnically concentrated areas of poverty. South Jordan's racial and ethnic minority population is growing even more rapidly than its population overall; the City will become more diverse in coming decades." As discussed in the other sections, housing costs remain the biggest obstacle.

During the program year, the City issued permits for 50 accessory dwelling units. The ADU ordinance was revised a few years ago to improve simplicity and fairness of application. Staff drafted a guidebook designed for residents to understand how and where an ADU may be constructed.

During the program year, the City permitted a majority of its new units in the Daybreak community, which typically consist of small-lot single-family homes, townhomes and multifamily. Though housing prices are still rising rapidly in the Salt Lake area, these additional units are a step towards supply issues and are moving the needle on the number of large single-family lots in the City.

A Housing & Transit Reinvestment Zone (HTRZ) in Downtown Daybreak allows a portion of the tax revenues to be used to create housing and infrastructure, including affordable units.

Additionally, the Planning and Economic Development Department has reworked agreements through amendments to work with Ivory Homes to build up to 500 affordable units alongside a Senior Center located at the District.

The City continues to participate in the local HOME consortium, which directly funds regional projects that include support for existing rent-assisted units and the development of new units.

CR-40 - Monitoring 91.220 and 91.230

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

Quarterly Reports have been the primary monitoring tool due to time available for the program. All subrecipients are required to submit reports through a ZoomGrants template. They are required to include a narrative description of any successes and obstacles, in addition to full counts of beneficiaries broken out by race, ethnicity, income, and type of service. The CDBG Coordinator monitors these for any red flags. Any discrepancies in reporting are resolved with the subrecipient; often, they are required to resubmit reports until all reported accomplishments match up and check out. These types of on-going quarterly checks have taken precedence over desk reviews.

Hard cost projects are completed in partnership with the City's Engineering Department and use regular check-ins with project managers, rather than a quarterly report since accomplishments do not happen until the end of the project.

Citizen Participation Plan 91.105(d); 91.115(d)

Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.

The City's Citizen Participation Plan, which identifies the process for plan and report preparation, was reviewed regularly throughout the program year and followed in preparing the 2025 Program Year CAPER. A public hearing to approve the CAPER was held on September 1, 2026, at the South Jordan City Hall. This public hearing is also advertised as a time for residents and interested parties to comment on general community needs that can be addressed in the 2027-28 program year. The draft of the CAPER and the Citizen Participation Plan were available online, at three city buildings (City Hall, the Public Works Building, and the Community Center), and by request from August 17th to September 16th, a thirty day comment period. On August 25th, an announcement about the public comment period and hearing will be sent to all City residents in the City's newsletter and a press release announcing the hearing will be made to the media by the communications division on August 19th. On August 13th, a public notice of the hearing and CAPER availability was issued on the City's website and the Utah Public Notice website. On August 14th and 16th, public notices were also printed in two major newspapers, including their online edition.

CR-45 - CDBG 91.520(c)

Specify the nature of, and reasons for, any changes in the jurisdiction's program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.

The City has not yet completed its 2024 program year and 2025 program year ADA ramp activity. No objectives have changed. Due to staff turnover and on-boarding, the ADA ramp activity was delayed; however, the environmental studies are in process and it is anticipated to be completed in the current program year. It is anticipated that the City will continue doing ADA ramps for quite some time, since there are still many needs outstanding. The City's internal policy has always been to use its 15% allowable for public services, though this increases the administrative burden of the program. Due to the small amount of money the City receives, future allocations need to be focused on fewer goals. Making infrastructure improvements (such as ADA ramps and audible push buttons) are the most reasonable use for our size of grant.

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

No

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

CR-45 - CDBG 91.520(c)

Specify the nature of, and reasons for, any changes in the jurisdiction's program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.

The City has not yet completed its 2024 ADA ramp activity. No objectives have changed. Due to staff turnover, that activity will be combined with the 2025 ADA ramp activity, which will be completed in the current program year. It is anticipated that the City will continue doing ADA ramps for quite some time, since there are still many needs outstanding. The City's internal policy has always been to use its 15% allowable for public services, though this increases the administrative burden of the program. Due to the small amount of money the City receives, future allocations need to be focused on fewer goals. Making infrastructure improvements (such as ADA ramps) is the most reasonable use for our size of grant.

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

No

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

CR-58 – Section 3

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

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

Table 8 – Total Labor Hours

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

Table 9 – Qualitative Efforts - Number of Activities by Program

Narrative

No construction activities were completed in 2025 program year. The 2024 program year ADA ramp activity will be combined with the 2025 program year activity and completed during 2026-2027 year. At that time, it will trigger Section 3 requirements. Results will be reported in the 2026 CAPER.

Public Comment Draft



Office of Community Planning and Development
U.S. Department of Housing and Urban Development
Integrated Disbursement and Information System
PR26 - CDBG Financial Summary Report
Program Year 2025
SOUTH JORDAN , UT

DATE: 09-09-26
TIME: 11:38
PAGE: 1

PART I: SUMMARY OF CDBG RESOURCES

01 UNEXPENDED CDBG FUNDS AT END OF PREVIOUS PROGRAM YEAR	162,910.94
02 ENTITLEMENT GRANT	253,648.00
03 SURPLUS URBAN RENEWAL	0.00
04 SECTION 108 GUARANTEED LOAN FUNDS	0.00
05 CURRENT YEAR PROGRAM INCOME	0.00
05a CURRENT YEAR SECTION 108 PROGRAM INCOME (FOR SI TYPE)	0.00
06 FUNDS RETURNED TO THE LINE-OF-CREDIT	0.00
06a FUNDS RETURNED TO THE LOCAL CDBG ACCOUNT	0.00
07 ADJUSTMENT TO COMPUTE TOTAL AVAILABLE	0.00
08 TOTAL AVAILABLE (SUM, LINES 01-07)	416,558.94

PART II: SUMMARY OF CDBG EXPENDITURES

09 DISBURSEMENTS OTHER THAN SECTION 108 REPAYMENTS AND PLANNING/ADMINISTRATION	35,625.00
10 ADJUSTMENT TO COMPUTE TOTAL AMOUNT SUBJECT TO LOW/MOD BENEFIT	0.00
11 AMOUNT SUBJECT TO LOW/MOD BENEFIT (LINE 09 + LINE 10)	35,625.00
12 DISBURSED IN IDIS FOR PLANNING/ADMINISTRATION	50,700.00
13 DISBURSED IN IDIS FOR SECTION 108 REPAYMENTS	0.00
14 ADJUSTMENT TO COMPUTE TOTAL EXPENDITURES	0.00
15 TOTAL EXPENDITURES (SUM, LINES 11-14)	86,325.00
16 UNEXPENDED BALANCE (LINE 08 - LINE 15)	330,233.94

PART III: LOW/MOD BENEFIT THIS REPORTING PERIOD

17 EXPENDED FOR LOW/MOD HOUSING IN SPECIAL AREAS	0.00
18 EXPENDED FOR LOW/MOD MULTI-UNIT HOUSING	0.00
19 DISBURSED FOR OTHER LOW/MOD ACTIVITIES	35,625.00
20 ADJUSTMENT TO COMPUTE TOTAL LOW/MOD CREDIT	0.00
21 TOTAL LOW/MOD CREDIT (SUM, LINES 17-20)	35,625.00
22 PERCENT LOW/MOD CREDIT (LINE 21/LINE 11)	100.00%

LOW/MOD BENEFIT FOR MULTI-YEAR CERTIFICATIONS

23 PROGRAM YEARS(PY) COVERED IN CERTIFICATION	PY: PY: PY:
24 CUMULATIVE NET EXPENDITURES SUBJECT TO LOW/MOD BENEFIT CALCULATION	0.00
25 CUMULATIVE EXPENDITURES BENEFITING LOW/MOD PERSONS	0.00
26 PERCENT BENEFIT TO LOW/MOD PERSONS (LINE 25/LINE 24)	0.00%

PART IV: PUBLIC SERVICE (PS) CAP CALCULATIONS

27 DISBURSED IN IDIS FOR PUBLIC SERVICES	35,625.00
28 PS UNLIQUIDATED OBLIGATIONS AT END OF CURRENT PROGRAM YEAR	2,375.00
29 PS UNLIQUIDATED OBLIGATIONS AT END OF PREVIOUS PROGRAM YEAR	3,000.00
30 ADJUSTMENT TO COMPUTE TOTAL PS OBLIGATIONS	(2,375.00)
31 TOTAL PS OBLIGATIONS (LINE 27 + LINE 28 - LINE 29 + LINE 30)	32,625.00
32 ENTITLEMENT GRANT	253,648.00
33 PRIOR YEAR PROGRAM INCOME	0.00
34 ADJUSTMENT TO COMPUTE TOTAL SUBJECT TO PS CAP	0.00
35 TOTAL SUBJECT TO PS CAP (SUM, LINES 32-34)	253,648.00
36 PERCENT FUNDS OBLIGATED FOR PS ACTIVITIES (LINE 31/LINE 35)	12.86%

PART V: PLANNING AND ADMINISTRATION (PA) CAP

37 DISBURSED IN IDIS FOR PLANNING/ADMINISTRATION	50,700.00
38 PA UNLIQUIDATED OBLIGATIONS AT END OF CURRENT PROGRAM YEAR	0.00
39 PA UNLIQUIDATED OBLIGATIONS AT END OF PREVIOUS PROGRAM YEAR	0.00
40 ADJUSTMENT TO COMPUTE TOTAL PA OBLIGATIONS	0.00
41 TOTAL PA OBLIGATIONS (LINE 37 + LINE 38 - LINE 39 +LINE 40)	50,700.00
42 ENTITLEMENT GRANT	253,648.00
43 CURRENT YEAR PROGRAM INCOME	0.00
44 ADJUSTMENT TO COMPUTE TOTAL SUBJECT TO PA CAP	0.00
45 TOTAL SUBJECT TO PA CAP (SUM, LINES 42-44)	253,648.00
46 PERCENT FUNDS OBLIGATED FOR PA ACTIVITIES (LINE 41/LINE 45)	19.99%

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Total

Total

Total