
SOUTH JORDAN CITY CITY COUNCIL REPORT

Council Meeting Date: Sept. 3, 2024

Issue: RESOLUTION R2024-41, APPROVING THE 2023 CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT AND AUTHORIZING SUBMITTAL TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT AND COMMUNITY NEEDS HEARING FOR THE 2025-26 PROGRAM YEAR.

Submitted By: Katie Olson, Associate Director of Strategy and Budget
Department: City Manager's Office, Strategy and Budget

Staff Recommendation (Motion Ready)

Approve Resolution No. R2024-41, approving the 2023 Consolidated Annual Performance and Evaluation Report, and take public comment regarding community needs to be considered during the preparation of the 2025 Annual Action Plan and 2025-2029 Consolidated Plan.

BACKGROUND

The City of South Jordan became an annual grantee of Community Development Block Grant (CDBG) funds in 2012. Grantees are required to annually submit an annual action plan (AAP) and a year-end report, the Consolidated Annual Performance and Evaluation Report (CAPER), to the Department of Housing and Urban Development (HUD). The CAPER addresses the use of CDBG funds during the previous program year (July 1 to June 30), progress towards goals of the City's strategic plan, and compliance with federal regulations.

A public hearing is required to review the 2023 CAPER (attached) prior to submittal to HUD. A public hearing is also required to provide an opportunity to discuss community needs in advance of preparing the 2025 AAP and 2025 Consolidated Plan. The public hearing to be held on September 3, 2024, is intended to accomplish both of these requirements.

Additionally, the 2022 CAPER is available for public comment. A public hearing to approve and allow for comment on the 2022 CAPER was held on October 17, 2023. While the previous hearing was noticed per Utah's requirements, the text of the plan was not made available for public comment per the City's stricter requirements in its Citizen Participation Plan that applies only to CDBG. To correct this, the 2022 CAPER text is available now for comment from August 19 to September 18, along with the 2023 CAPER.

2023 CAPER

The 2023 CAPER was prepared and will be submitted in HUD's online reporting template system (IDIS). The proposed 2023 CAPER is a download from the IDIS system and reflects the structure, format, content, and attachments required by the template.

A key achievement of the program year was finalizing and formally closing out 19 activities in IDIS. The City is moving forward with a clean slate as it enters the 2024 program year, the final

year of the 2020 Consolidated Plan. Staff is pleased to report that only \$12,700.94 is left to be spent from past year grants; plans for using these funds are already in motion. Excepting the new 2024 activities, only one older activity is being carried over this year. In addition, the City spent the remainder of its CDBG-CV (COVID relief funds) this year.

Below is the full list of activities that were closed in IDIS during the 2023 program year with their total beneficiaries and total amount spent. This means that final invoices were paid, beneficiaries reported, and the activity was formally closed in IDIS. Physical work may have been completed in past years, and funds drawn in prior years. Items with an asterisk indicate activities where 80% or more of the work was completed in the 2023 program year.

Activities Formally Closed During the 2023 Program Year

Project/Activity	Total Beneficiaries	Total Expenditures
Admin/Planning	N/A	\$ 92,007.00
2022 Program Administration	N/A	\$ 45,140.00
2022 Eligible Planning	N/A	\$ -
2023 Program Administration*	N/A	\$ 23,434.00
2023 Eligible Planning*	N/A	\$ 23,433.00
Infrastructure Improvements	3649	\$ 667,071.70
2020 Yorkshire Crossing	2915	\$ 35,647.00
2020 ADA Ramps	584	\$ 128,701.46
2021 ADA Ramps	see '20 ramps	\$ 162,441.99
2021 Jordan Gateway ADA Improvements	37	\$ 30,281.25
2022 ADA Ramps*	113	\$ 151,058.00
2023 ADA Ramps*	see '22 ramps	\$ 158,942.00
Public Services	672	\$ 54,092.00
2021 Homeless End of Life Care*	4	\$ 5,092.00
2022 DV Legal Support Services	81	\$ 3,000.00
2022 DV Shelter and Services	72	\$ 10,000.00
2022 Homeless Shelter and Services	15	\$ 8,000.00
2022 Mental Health Services	304	\$ 3,000.00
2023 Homeless Shelter and Services*	10	\$ 10,000.00
2023 DV Legal Support Services*	89	\$ 5,000.00
2023 DV Shelter and Services*	97	\$ 10,000.00
CV Public Services	37	\$ 61,608.00
CV Mortgage Assistance	37	\$ 61,608.00
Total (CDBG)	4321	\$ 782,126.70
Total (CV)	37	\$ 92,652.00
Grand Total	4358	\$ 874,778.70

* indicates 80%+ of work completed in PY23

The 2023 program year had six activities planned. All six have been completed according to the 2023 Annual Action Plan (AAP). The 2023 ADA ramp activity was combined with the 2022 ADA Ramp activity. The work came in under budget. The remaining \$3,526 will be allocated to a future infrastructure activity in the PY2025 AAP.

COMMUNITY NEEDS

The 2023 program year is the fourth year of the City's 2020-2024 Consolidated Plan. The 2024 program year, the last year of the current Consolidated Plan, is currently in progress. The City is now beginning public outreach and needs assessments to prepare the 2025-2029 Consolidated Plan and the 2025 AAP. The deadline for funding requests for projects for the 2025 AAP is tentatively set for January 31, 2025. Applications will open in November or December. Public comments provided during the September 3 public hearing regarding community needs will be considered in the preparation of the new Consolidated Plan and 2025 AAP.

Community members are invited to make comments at the public hearing on any community needs that they wish considered in the preparation of these plans. Comments can also be submitted directly to the City Recorder during the comment period, August 19 through September 18. A second hearing to address community needs for the 2025 AAP and new Consolidated Plan will be held in spring 2025. Though types of CDBG activities are limited by federal regulations, community input is crucial for ensuring funds have the greatest impact possible within their scope of acceptable use.

STAFF FACTS, FINDINGS, CONCLUSIONS & RECOMMENDATIONS

Facts & Findings

- The City of South Jordan was allocated \$234,335 in CDBG funds for the 2023 program year (July 1, 2023 to June 30, 2024). The 2023 AAP was carried out according to plan. All six activities have been completed, with \$3,526 leftover from ADA ramps. This will be moved to a future activity.
- The City was allocated a total of \$268,363 in CDBG-CV funds. At the beginning of PY23, \$13,045.50 remained unspent. The City partnered again with the Community Development Corporation of Utah to revive its Mortgage Assistance activity. The funds quickly went to help four eligible households. The City has now completed spending all of its CDBG-CV funds.
- HUD requires that the CAPER be submitted 90 days from the end of the program year for all grantees of HUD funds.
- HUD's required online reporting template system (IDIS) was used to prepare the 2023 CAPER. The comment period and public hearing for the 2023 CAPER is being conducted according to the City's Citizen Participation Plan and HUD requirements. Public participation is also being conducted for the 2022 CAPER and will meet all requirements by the conclusion of the comment period on September 18.
- National objectives were furthered by the City during the program year, both through projects utilizing CDBG and CDBG-CV funds and through other actions taken by the City not involving CDBG funds.
- Ongoing monitoring, reporting, training, planning, and research were conducted in an effort to comply with all federal requirements.

- South Jordan residents have benefitted by all 2023 projects that expended CDBG funds. A total of 200 direct beneficiaries have been reported from public service activities; of those 21 also received overnight shelter. Four households received assistance from CDBG-CV. An estimated 113 individuals benefited from the 2023 and 2022 ADA ramp activities.
- The 2025 AAP and 2025-2029 Consolidated Plan will be prepared in early 2025. The City is required to hold two public hearings to hear comments regarding community needs to consider in the preparation of the 2025 AAP and Consolidated Plan. Interested parties are invited to comment at the present public hearing and a second hearing in early 2025.

Conclusions

- It is Staff's understanding that the City's CDBG program, including associated projects, has been conducted during the 2023-24 program year in a manner consistent with the 2023 AAP, the 2020-2024 Consolidated Plan, past plans (including those identifying CDBG-CV activities), the City's Citizen Participation Plan, and federal requirements.

Recommendations

Based on the Facts, Findings, and Conclusions listed above, Staff recommends that the City Council take the following actions, unless, during the hearing, facts are presented that contradict these findings or new facts are presented, either of which would warrant further investigation by Staff:

- Take public comment and approve Resolution R2024-41, approving the 2023 CAPER, with the understanding that minor revisions may be required following HUD's review; and,
- Take public comment regarding community needs and provide direction regarding future projects and allocations to be considered, together with federal requirements, by the Staff Working Group and CDBG Coordinator during the preparation of the 2025 AAP and 2025-2029 Consolidated Plan.

FISCAL IMPACT

While no direct fiscal impact is anticipated by the approval of the 2023 CAPER, Staff anticipates that the use of CDBG funds to address needs identified in the 2020-24 Consolidated Plan provides a positive fiscal impact. Not submitting a CAPER as required by HUD could result in a loss of future CDBG funds.

ALTERNATIVES

- Approve the resolution.
- Approve the resolution with modifications.
- Deny the resolution.
- Schedule the decision for a future date.

SUPPORT MATERIALS

- Resolution No. R2024-41 (2023 CAPER)
- Draft of 2023 CAPER
- 2022 CAPER

City Council Action Requested: 
Sunil Naidu (Aug 28, 2024 17:47 MDT)

Department Head

Date

RESOLUTION R2024 – 41

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH, APPROVING THE 2023 CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT AND AUTHORIZING SUBMITTAL TO THE U.S. 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 of viable communities by providing decent housing, a suitable living environment and expanded economic opportunity; and

WHEREAS, the City of South Jordan (the “City”) has previously qualified, based on the City’s 2020-2024 Consolidated Plan (Consolidated Plan), to receive 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 (2023 AAP) was approved, and CDBG funds were allocated to the City to conduct projects consistent with the 2023 AAP during the 2023-24 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.

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 2023 Consolidated Annual Performance and Evaluation Report (2023 CAPER) as indicated in Exhibit “A” and authorizes the City to submit the 2023 CAPER to HUD.

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

[SIGNATURE PAGE TO FOLLOW]

**APPROVED BY THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH,
ON THIS _____ DAY OF _____, 2024 BY THE FOLLOWING VOTE:**

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

Mayor: _____
Dawn R. Ramsey

Attest: _____
City Recorder

Approved as to form:



Office of the City Attorney

Exhibit A

2023 Consolidated Annual Performance and Evaluation Report (2023 CAPER)

2023 CAPER

South Jordan City, Utah



2023 Consolidated Annual Performance and Evaluation Report (CAPER)

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

Program Year 2023-2024

Fourth year of the 2020-2024 Consolidated Plan

The 2023 CAPER is available for public comment from August 19, 2024 through September 18, 2024. Comments may be submitted by contacting the City Recorder or by attending the public hearing virtually or in-person on Tuesday, September 3, 2024.

The 2023 CAPER is required by HUD to be completed entirely within the Federal Integrated Disbursement & Information System (IDIS). The included CAPER is a download from IDIS, with its inherent formatting, structure, and tables. The City does not receive HOME or ESG funds, and sections or tables applicable to those two programs may not contain information. Attachments provided within IDIS, but not available with the download, have been added to the hard copy.

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 2023 program year was the twelfth year of the City's Community Development Block Grant (CDBG) program and the fourth year of the City's 2020-2024 Consolidated Plan. The goals and objectives were advanced during the 2023-24 program year, in accordance with the 2020 Annual Action Plan. The 2020-2024 Consolidated Plan includes the following goals:

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

The 2023 AAP allocated funds to projects associated with two of these goals:

1. Correct accessibility deficiencies
2. Support services for vulnerable populations

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

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

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Correct accessibility deficiencies	Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	2800	869	31.04%	80	113	141.25%
Improve senior facilities and services	Non-Homeless Special Needs	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	100	0	0.00%			
Improve senior facilities and services	Non-Homeless Special Needs	CDBG: \$	Public service activities for Low/Moderate Income Housing Benefit	Households Assisted	100	0	0.00%			
Increase access to affordable housing	Affordable Housing	CDBG: \$	Direct Financial Assistance to Homebuyers	Households Assisted	1	0	0.00%			
Maintain existing housing	Affordable Housing	CDBG: \$	Homeowner Housing Rehabilitated	Household Housing Unit	3	8	266.67%			
Provide improvements in deficient neighborhoods	Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	2000	3915	195.75%			

Support COVID-19 response efforts as needed	Non-Homeless Special Needs		Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	30	216	720.00%			
Support COVID-19 response efforts as needed	Non-Homeless Special Needs		Jobs created/retained	Jobs	10	41	410.00%			
Support COVID-19 response efforts as needed	Non-Homeless Special Needs		Businesses assisted	Businesses Assisted	1	9	900.00%			
Support mental health programs and resources	Non-Homeless Special Needs	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	112	304	271.43%			
Support services for vulnerable populations	Homeless Non-Homeless Special Needs	CDBG: \$25000	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	900	1069	118.78%	162	200	123.46%
Support services for vulnerable populations	Homeless Non-Homeless Special Needs	CDBG: \$25000	Homeless Person Overnight Shelter	Persons Assisted	100	64	64.00%	25	21	84.00%
Support services for vulnerable populations	Homeless Non-Homeless Special Needs	CDBG: \$25000	Overnight/Emergency Shelter/Transitional Housing Beds added	Beds	0	0		0	0	

Support services for vulnerable populations	Homeless Non-Homeless Special Needs	CDBG: \$25000	Homelessness Prevention	Persons Assisted	0	0		22	0	0.00%
Support training, prevention & education programs	Homeless Non-Homeless Special Needs	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	30	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 \$234,335 in CDBG funds for the 2023-24 program year. This was a slight increase from the previous year's grant (\$225,698). This is the fourth year of the 2020 Consolidated Plan. The highest priority is correcting accessibility deficiencies, particularly ADA ramps throughout the City. This year, the City focused on completing all open activities and building staffing, following turnover. In particular, all but one activity from prior years have now been closed. This marks excellent progress on wrapping up the 2020-2024 Consolidated Plan goals.

Looking at goals with zero progress, these are areas that the City did not have enough CDBG funds to do. The City decided not to use CDBG for seniors or housing needs, as these were being met through other funds as the City works with a developer to consider options for a new senior center and explores options with Redevelopment Agency funds. Many of the activities that supported vulnerable populations also include some education, prevention, and training aspect (one of our goals), but were all reported under the vulnerable population goal. The City plans to continue operating a simple CDBG program, especially in the midst of staff turnover this year.

With regard to CDBG-CV funds, the City has addressed its priorities of supporting low- and moderate-income employees with short-term business grants and supporting public services during increased demand. This year, the City paid out the last of its CDBG-CV funds. The contract with the mortgage assistance subrecipient had lapsed, though they had \$13,045.50 unspent. The CDBG Coordinator reopened communications with them and found there was still substantial demand for help. The remaining funds quickly went to help four very grateful households.

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	196
Black or African American	8
Asian	4
American Indian or American Native	2
Native Hawaiian or Other Pacific Islander	2
Total	212
Hispanic	19
Not Hispanic	193

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>. Accessed on August 15, 2024.) 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, and 1.1% are Native Hawaiian or Other Pacific Islander. Per these numbers, whites were overrepresented in CDBG beneficiaries by 10.9%, blacks were overrepresented by 2.8%, Asians were underrepresented by 3.4%, and American Indians and Native Hawaiians were very closely represented to their representation in the City. Interestingly the City exactly matched its demographics of Hispanic (9%) and Non-Hispanic (91%) with who was benefited by CDBG funds.

All direct interactions with beneficiaries are handled by our subrecipients who provide public services. On the City's side, a full-time information center agent is available to handle calls from Spanish speakers. Disability accommodations, including TDD, are offered for public meetings. During the execution of the City's CDBG-CV Business Grants, interpreters were used for one applicant. The City currently does not translate materials but will upon request. According to the American Community Survey 2019 five-year estimates, an estimated 1,520 residents over age five speak English less than very well. Of this group, 660 are Spanish speakers, and the remainder are dispersed between several languages. Looking at

residents 18 years and older, 689 speak English less than very well. This is still the most current data available from the Census Bureau.

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	234,335	473,177.83

Table 3 - Resources Made Available

Narrative

The 2023-24 CDBG grant award was \$234,335 and 98% of the award has been drawn. The remaining balance is \$3,526. The remaining balance is from the 2023 ADA ramp project, which was completed for less than the allocated amount. The activity is now closed and funds are unallocated. They will later be reprogrammed to a new activity, likely infrastructure.

The City also has \$5,500 remaining in PY22 funds. These are allocated to the City's homeless hospice activity, which is in progress. The City amended \$3,674.94 in leftover 2020 funds to its 2024 ADA ramp activity. Both sets of these prior year funds are expected to be spent in the 2024 program year.

This year the City has significantly reduced open activities. Activities from 2020, 2021, and 2022 were finally expended and closed in IDIS. This included final payments on several infrastructure improvements and utilizing leftover admin and planning funds. The City is pleased that only \$12,700.94 is left to be spent from past year grants and that plans to clean up these funds are already in motion.

CV Narrative

CV funds are not shown above since they are associated with the 2019 AAP, in the final year of the past consolidated plan. The City is pleased to report that 100% of its CDBG-CV award has now been drawn and spent on eligible activities that benefitted South Jordan residents affected by the pandemic. The full CDBG-CV grant award was \$268,363. All 16 activities are now complete and closed in IDIS. The final activity that was finished this year was mortgage assistance through the Community Development Corporation of Utah. The contract had lapsed during a time of little demand. Upon reopening communications, the remainder (\$13,045.50) was quickly spent on four households with a clear need. The City notes that while all the CV money has been spent, needs still exist. The City is committed to continuing to use its regular CDBG funds to benefit those facing limited income and other challenges.

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%. In the spring of 2023, South Jordan annexed 2,200 acres located on the southwestern corner of the City, generally west of U-111/Bacchus Highway and south of 11800 South. This annexation has caused a shift in what census tracts in the City are eligible. The annexed area is located in Tract 1131.05 Group 2, which has a low-mod percentage of 40%. This is now the highest low-mod percentage tract in the City. Unfortunately, all of the block group's land in South Jordan is uninhabited. This presents a challenge, as all of the low- and moderate-income households in the larger tract do not actually live in the City. The land is also slated for developer improvements, making the use of City funds at this time an unwise investment in the area. This change removes Tract 1130.11 Group 3 at the east end of the City from eligibility. It has a low-mod percent of 26.87%, but now falls outside of the City's exception.

The updated list of eligible block groups is as follows:

- Tract 1130.10 Group 1, LMH 29.82%
- Tract 1130.10 Group 3, LMH 35.78%
- Tract 1131.05 Group 2, LMH 39.92%
- Tract 1128.17 Group 2, LMH 38.63%
- Tract 1130.07 Group 1, LHM 28.47%

Rather than designating target areas, the City continues to focus on ADA ramps 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.

This program year, the City completed its 2022 and 2023 PY ADA ramp activity. A total of 53 sidewalks were upgraded to be ADA-compliant. Thirty of those ramps were located in Census Tract 1130.07 Group 1, which is 28.47% low and moderate income.

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 2023-24 program year projects provide regional services and receive funds from a combination of private, other local governments, state, and federal sources. All 2023-24 City-managed projects were supported by labor and technical assistance from City employees, including all in-house engineering costs.

DRAFT

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. Due to interest rate changes, the City has not found qualified applicants this year.

The 2023 PY had no public services with mortgage or rental assistance. However, the CV grant mortgage assistance program wrapped up this year. Four households (all extremely low income) were served in this program year, marking the end of the City's CV funds. These are included only in the chart below.

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.

Discuss how these outcomes will impact future annual action plans.

The City is reevaluating needs in preparation of its 2025-2029 Consolidated Plan. Most likely, the City will continue to fund affordable housing through other means. The City's CDBG annual award has remained at approximately \$235,000 since 2019. Unless the City were to receive more CDBG funds, this amount is insufficient to create affordable units. The City plans to continue using funds for other types of public services and infrastructure improvements and address housing 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	4	0
Low-income	0	0
Moderate-income	0	0
Total	4	0

Table 7 – Number of Households Served

Narrative Information

The table above includes the four households served by the CDBG-CV Mortgage Assistance this program year. No other households were served specific to affordable housing.

The City does not receive HTF and participates in HOME as a member of the Salt Lake County Consortium.

The City is in the process of updating its Analysis of Impediments and Moderate Income Housing Plan in preparation for the 2025 Consolidated Plan. This will inform the next year. Looking at our older studies, we have the following information.

The City adopted a Moderate Income Housing Plan in November of 2019. 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.

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.

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.

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 10 South Jordan residents, reaching their goal. These individuals from South Jordan had access to case management, showers, meals, clothing, health and mental health services, and referrals to other community resources.

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 two Community Resource Centers, a 24/7 hotline, and several education programs. Whereas the shelter is a confidential location, the Community Resource 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: 99 crisis hotline calls, 91 case management services, 65 clinical services, 3 sexual assault services, 2 children's learning center services, and 8 emergency shelter stays. Since the 2018 PY, the number of residents served by SVS has been increasing, a troubling trend though encouraging that we are meeting the needs of more residents.

During this program year, the City also closed out an older activity with the Inn Between, which provides medical respite and homeless hospice service. After the City encouraged outreach, they served three residents who cited South Jordan as their last address.

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.

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 within 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

DRAFT

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)

During the 2023-24 program year, the city issued permits for 386 residential units (according to City Building Division data), a significant decrease from last year. Of those, 31% were for non-single family detached housing (townhomes, condos, apartments), an increase. Of all units, 57% were in Daybreak, a large mixed-housing project with small lots.

Daybreak, a master-planned development within the City, is a significant contributor to reaching the City's housing goals. As noted above, most residential growth is happening in this area and includes small lots and non-single-family detached housing. The densest part of Daybreak is under construction now. In 2023, the City created a Housing and Transit Reinvestment Zone in Daybreak to facilitate the building of Downtown Daybreak, which will include housing development near major transit corridors.

In 2019, the City adopted an updated General Plan, including a Moderate Income Housing Plan. The Housing Plan includes the following goals:

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

The City is now working with a consultant to complete a refresh of its Moderate Income Housing Plan. This will replace the 2019 plan and the 2014 formal analysis of impediments. The new plan, when complete, will meet the standards of the Affirmatively Furthering Fair Housing interim rule and inform the Consolidated Planning process.

As previously mentioned, the City continues to actively participate in the local HOME consortium and is funding one housing program through RDA funds. Past CDBG efforts have also focused on clarifying requirements for accessory living units. This year, the City approved 31 ADU permits, slightly down from last year, but still above past levels. Accessory dwelling units increase living options in the city and can be more affordable options for residents.

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

The majority of the 2023-24 funding was allocated to constructing new ADA ramps that were identified

to be non-compliant to current regulations. 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. 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. For similar reasons, the Salt Lake County Health Department has recently discontinued testing and remediation programs. The focus of the Health Department is now on education. Residents of South Jordan can access Health Department information at www.slcohealth.org/programs/leadFreeKids/index.

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 increased slightly. According to the 2022 American Community Survey 1-year estimates from the Census, the median income is \$118,560 and an estimated 2,206 residents (2.6%) live in poverty. As such, most efforts this program year have focused on preventing further poverty by increasing accessibility for disabled adults through upgrading 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 has experienced several staffing changes during the 2023 program year. David Mann, the previous CDBG Coordinator, ended employment with the City in early 2024. Since then Katie Olson, former coordinator has managed the program again. The City has promoted Reid Sanderson, former payroll coordinator from the Finance Department, to be CDBG Coordinator, in addition to overseeing other grants in Finance. Mr. Sanderson is now training his replacement in payroll. Ms. Olson will slowly transition the CDBG program to him. Ms. Olson is planning to closely work with Mr. Sanderson to ensure a smooth transition and training period. Mrs. Olson put in an extensive amount of work to create greater functionality, stability, and efficiency in the administration of the CDBG program for South Jordan, before moving on to another position with the City in 2022. These improvements have paid off significantly during the staff changes. The change to Mr. Sanderson as CDBG Coordinator will be a significant structural improvement to the program, making CDBG fully housed in the City's finance department, rather than a split between Finance, Planning, and the City Manager's Office. This will clear up lines of responsibility and increase communications.

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

During staff turnover within South Jordan City and also within Salt Lake County, relations with the County Consortium and other agencies have suffered. With Mr. Sanderson coming into the role, he will need to rebuild connections with providers. The Consolidated Plan process already promotes these actions, so this will be a key time for re-familiarizing providers and consortium members with South Jordan's program. Coordination meetings have begun for the plan with regular future meetings already scheduled.

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

The City is now working with a consultant to complete a refresh of its Moderate Income Housing Plan for the new consolidated plan. This will replace the 2019 Moderate Income Housing plan and the 2014 formal analysis of impediments. The new plan, when complete, will meet the standards of the Affirmatively Furthering Fair Housing interim rule and inform the Consolidated Planning process. The City's 2019 Moderate Income Housing Plan lacked some data to qualify completely as a formal analysis of impediments, so the City currently uses it in combination with the Regional Analysis of Impediments to Fair Housing Choice (2014). This document identified the following three impediments specific to South Jordan:

- Housing plan fails to address affordable rental housing
- Large single-family lots
- Absence of rent-assisted family rental units.

During the program year, the City issued permits for 31 accessory dwelling units. The ADU ordinance was revised a few years ago to improve simplicity and fairness of application. This is a significant step towards encouraging rental units in areas of the City where land is not available for new builds. The City is now working with Daybreak to expand opportunities for ADUs in the Daybreak community.

During the 2023 program year, the City permitted a majority of its new units in the Daybreak community, which typically consist of small-lot single-family homes and townhomes. 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.

The City is reviewing changes to its PD Floating Zone that will incentivize more moderate income housing units in an upcoming development, called Shoreline. Additionally, the City has reduced parking requirements for transit-oriented development and is planning and creating opportunities for mixed-use development near transit that includes affordable housing.

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.

DRAFT

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 as well as the added workload of CDBG-CV grants and staff turnover. All subrecipients, including CDBG-CV services, 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. On-site visits to subrecipients were completed during the 2020 Consolidated Plan process and are anticipated to be completed again as part of the 2025 Con Plan outreach.

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.

For CDBG-CV, significant effort was put into educating applicants on requirements up front. A webinar along with detailed application materials were given to applicants. Translation services were offered as well. As with the CDBG grant, all CV recipients do quarterly reports and follow the same policies as above.

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 2023 CAPER. A public hearing to approve the CAPER was held on September 3, 2024, 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 2025-26 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 19 to September 18. Since the 2022 CAPER was not correctly made available for public comment, the 2022 CAPER was also available with the 2023 CAPER in the methods stated above. On August 19, a public notice of the hearing and CAPER availability was issued on the City's website and the Utah Public Notice website. On August 16, 17, and 18, public notices were also printed in two major newspapers, including their online edition. Press releases announcing the hearing and CAPER draft were sent on August 19 to 26 news outlets. Prior to the hearing, two social media posts were made on Facebook and Instagram; the language targeted all residents.

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.

As mentioned in previous sections, the City has undergone some staffing turnover and the CDBG Coordinator position will now be located in the Finance Department. The City did not change any program objectives during the program year. However, looking forward to future years, there may be a need for changes. The new CDBG Coordinator will be tasked with determining how best to allocate the City's small resources. 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. As the City undertakes the 2025 Consolidated Planning process, these policies will be considered.

Due to the small amount of money the City receives, future allocations need to be focused on few goals. Making infrastructure improvements (such as ADA ramps) is the most reasonable use for our size of grant. While housing goals have been included in the Consolidated Plan, these are unlikely to be met through CDBG funds.

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.

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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	1	0	0	0	0
Total Labor Hours	2,384				
Total Section 3 Worker Hours	2,384				
Total Targeted Section 3 Worker Hours	0				

Table 8 – Total Labor Hours

Qualitative Efforts - Number of Activities by Program	CDBG	HOME	ESG	HOPWA	HTF
Outreach efforts to generate job applicants who are Public Housing Targeted Workers	1				
Outreach efforts to generate job applicants who are Other Funding Targeted Workers.					
Direct, on-the job training (including apprenticeships).	1				
Indirect training such as arranging for, contracting for, or paying tuition for, off-site training.	1				
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.	1				
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.	1				
Assisted residents to obtain financial literacy training and/or coaching.					
Bonding assistance, guaranties, or other efforts to support viable bids from Section 3 business concerns.					
Provided or connected residents with training on computer use or online technologies.					
Promoting the use of a business registry designed to create opportunities for disadvantaged and small businesses.					
Outreach, engagement, or referrals with the state one-stop system, as designed in Section 121(e)(2) of the Workforce Innovation and Opportunity Act.					

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

Narrative

The City's ADA ramp activities from 2022 and 2023 were combined under one contractor, triggering Section 3 requirements. While no hours were done by targeted Section 3 workers, all labor hours on the activities were done by Section 3 workers.

DRAFT



PART I: SUMMARY OF CDBG RESOURCES

01 UNEXPENDED CDBG FUNDS AT END OF PREVIOUS PROGRAM YEAR	251,543.77
02 ENTITLEMENT GRANT	234,335.00
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)	485,878.77

PART II: SUMMARY OF CDBG EXPENDITURES

09 DISBURSEMENTS OTHER THAN SECTION 108 REPAYMENTS AND PLANNING/ADMINISTRATION	381,847.41
10 ADJUSTMENT TO COMPUTE TOTAL AMOUNT SUBJECT TO LOW/MOD BENEFIT	29,550.00
11 AMOUNT SUBJECT TO LOW/MOD BENEFIT (LINE 09 + LINE 10)	411,397.41
12 DISBURSED IN IDIS FOR PLANNING/ADMINISTRATION	16,595.39
13 DISBURSED IN IDIS FOR SECTION 108 REPAYMENTS	0.00
14 ADJUSTMENT TO COMPUTE TOTAL EXPENDITURES	45,185.03
15 TOTAL EXPENDITURES (SUM, LINES 11-14)	473,177.83
16 UNEXPENDED BALANCE (LINE 08 - LINE 15)	12,700.94

PART III: LOWMOD 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	381,847.41
20 ADJUSTMENT TO COMPUTE TOTAL LOW/MOD CREDIT	29,550.00
21 TOTAL LOW/MOD CREDIT (SUM, LINES 17-20)	411,397.41
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	18,243.29
28 PS UNLIQUIDATED OBLIGATIONS AT END OF CURRENT PROGRAM YEAR	5,500.00
29 PS UNLIQUIDATED OBLIGATIONS AT END OF PREVIOUS PROGRAM YEAR	23,743.29
30 ADJUSTMENT TO COMPUTE TOTAL PS OBLIGATIONS	25,000.00
31 TOTAL PS OBLIGATIONS (LINE 27 + LINE 28 - LINE 29 + LINE 30)	25,000.00
32 ENTITLEMENT GRANT	234,335.00
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)	234,335.00
36 PERCENT FUNDS OBLIGATED FOR PS ACTIVITIES (LINE 31/LINE 35)	10.67%

PART V: PLANNING AND ADMINISTRATION (PA) CAP

37 DISBURSED IN IDIS FOR PLANNING/ADMINISTRATION	16,595.39
38 PA UNLIQUIDATED OBLIGATIONS AT END OF CURRENT PROGRAM YEAR	0.00
39 PA UNLIQUIDATED OBLIGATIONS AT END OF PREVIOUS PROGRAM YEAR	14,913.42
40 ADJUSTMENT TO COMPUTE TOTAL PA OBLIGATIONS	45,185.03
41 TOTAL PA OBLIGATIONS (LINE 37 + LINE 38 - LINE 39 +LINE 40)	46,867.00
42 ENTITLEMENT GRANT	234,335.00
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)	234,335.00
46 PERCENT FUNDS OBLIGATED FOR PA ACTIVITIES (LINE 41/LINE 45)	20.00%

LINE 17 DETAIL: ACTIVITIES TO CONSIDER IN DETERMINING THE AMOUNT TO ENTER ON LINE 17

No data returned for this view. This might be because the applied filter excludes all data.

LINE 18 DETAIL: ACTIVITIES TO CONSIDER IN DETERMINING THE AMOUNT TO ENTER ON LINE 18

No data returned for this view. This might be because the applied filter excludes all data.

LINE 19 DETAIL: ACTIVITIES INCLUDED IN THE COMPUTATION OF LINE 19

[illegible]

LINE 27 DETAIL: ACTIVITIES INCLUDED IN THE COMPUTATION OF LINE 27

[illegible]

LINE 37 DETAIL: ACTIVITIES INCLUDED IN THE COMPUTATION OF LINE 37

Plan Year	IDIS Project	IDIS Activity	Voucher Number	Activity Name	Matrix Code	National Objective	Drawn Amount
2021	3	126	6883797	2021 Gen Admin: Planning	20		\$14,913.42
					20	Matrix Code	\$14,913.42
2023	3	140	6883797	Program Administration	21A		\$1,681.97
					21A	Matrix Code	\$1,681.97
Total							\$16,595.39



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

DATE: 08-16-24
TIME: 13:05
PAGE: 1

PART I: SUMMARY OF CDBG-CV RESOURCES

01 CDBG-CV GRANT	268,363.00
02 FUNDS RETURNED TO THE LINE-OF-CREDIT	0.00
03 FUNDS RETURNED TO THE LOCAL CDBG ACCOUNT	0.00
04 TOTAL CDBG-CV FUNDS AWARDED	268,363.00

PART II: SUMMARY OF CDBG-CV EXPENDITURES

05 DISBURSEMENTS OTHER THAN SECTION 108 REPAYMENTS AND PLANNING/ADMINISTRATION	260,363.00
06 DISBURSED IN IDIS FOR PLANNING/ADMINISTRATION	8,000.00
07 DISBURSED IN IDIS FOR SECTION 108 REPAYMENTS	0.00
08 TOTAL EXPENDITURES (SUM, LINES 05 - 07)	268,363.00
09 UNEXPENDED BALANCE (LINE 04 - LINE 8)	0.00

PART III: LOWMOD BENEFIT FOR THE CDBG-CV GRANT

10 EXPENDED FOR LOW/MOD HOUSING IN SPECIAL AREAS	0.00
11 EXPENDED FOR LOW/MOD MULTI-UNIT HOUSING	0.00
12 DISBURSED FOR OTHER LOW/MOD ACTIVITIES	260,363.00
13 TOTAL LOW/MOD CREDIT (SUM, LINES 10 - 12)	260,363.00
14 AMOUNT SUBJECT TO LOW/MOD BENEFIT (LINE 05)	260,363.00
15 PERCENT LOW/MOD CREDIT (LINE 13/LINE 14)	100.00%

PART IV: PUBLIC SERVICE (PS) CALCULATIONS

16 DISBURSED IN IDIS FOR PUBLIC SERVICES	149,679.00
17 CDBG-CV GRANT	268,363.00
18 PERCENT OF FUNDS DISBURSED FOR PS ACTIVITIES (LINE 16/LINE 17)	55.77%

PART V: PLANNING AND ADMINISTRATION (PA) CAP

19 DISBURSED IN IDIS FOR PLANNING/ADMINISTRATION	8,000.00
20 CDBG-CV GRANT	268,363.00
21 PERCENT OF FUNDS DISBURSED FOR PA ACTIVITIES (LINE 19/LINE 20)	2.98%

LINE 10 DETAIL: ACTIVITIES TO CONSIDER IN DETERMINING THE AMOUNT TO ENTER ON LINE 10

No data returned for this view. This might be because the applied filter excludes all data.

LINE 11 DETAIL: ACTIVITIES TO CONSIDER IN DETERMINING THE AMOUNT TO ENTER ON LINE 11

No data returned for this view. This might be because the applied filter excludes all data.

LINE 12 DETAIL: ACTIVITIES INCLUDED IN THE COMPUTATION OF LINE 12

Plan Year	IDIS Project	IDIS Activity	Voucher Number	Activity Name	Matrix Code	National Objective	Drawn Amount
2019	5	90	6389774	Blue Fish - Small Business Paycheck Support	18A	LMJ	\$5,000.00
		91	6389774	Beyond Beauty - Small Business Paycheck Support	18A	LMJ	\$10,000.00
		92	6389774	CruiseBuilder - Small Business Paycheck Support	18A	LMJ	\$20,000.00
		93	6389774	Oh Mai - Small Business Paycheck Support	18A	LMJ	\$5,000.00
		94	6389774	Huntington Learning - Small Business Paycheck Support	18A	LMJ	\$18,684.00
		95	6389774	Porch - Small Business Paycheck Support	18A	LMJ	\$8,000.00
		96	6389774	Lotsa Tots - Small Business Paycheck Support	18A	LMJ	\$20,000.00
		97	6389774	Biscotts - Small Business Paycheck Support	18A	LMJ	\$12,000.00
		98	6389774	Saffron Valley - Small Business Paycheck Support	18A	LMJ	\$12,000.00
	6	99	6470233	CV-Public Services-Food bank services	05W	LMC	\$3,494.64
			6493596	CV-Public Services-Food bank services	05W	LMC	\$1,546.52
			6522939	CV-Public Services-Food bank services	05W	LMC	\$4,626.39

Total

LINE 16 DETAIL: ACTIVITIES INCLUDED IN THE COMPUTATION OF LINE 16

Total

LINE 19 DETAIL: ACTIVITIES INCLUDED IN THE COMPUTATION OF LINE 19

Total

2022 CAPER

South Jordan City, Utah



2022 Consolidated Annual Performance and Evaluation Report (CAPER)

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

Program Year 2022-2023

Third year of the 2020-2024 Consolidated Plan

The 2022 CAPER is available for public comment from August 19, 2024 through September 18, 2024. Comments may be submitted by contacting the City Recorder or by attending the public hearing virtually or in-person on Tuesday, September 3, 2024. It is being reissued based on HUD guidance,

The 2022 CAPER is required by HUD to be completed entirely within the Federal Integrated Disbursement & Information System (IDIS). The included CAPER is a download from IDIS, with its inherent formatting, structure, and tables. The City does not receive HOME or ESG funds, and sections or tables applicable to those two programs may not contain information. Attachments provided within IDIS, but not available with the download, have been added to the hard copy.

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 2022 program year was the eleventh year of the City's Community Development Block Grant (CDBG) program and the third year of the City's 2020-2024 Consolidated Plan. The goals and objectives were advanced during the 2022-23 program year, in accordance with the 2020 Annual Action Plan. The 2020-2024 Consolidated Plan includes the following goals:

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

The 2022 AAP allocated funds to projects associated with three of these goals:

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

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

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

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Correct accessibility deficiencies	Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	2800	172	6.14%	80	0	0.00%
Improve senior facilities and services	Non-Homeless Special Needs	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	100	0	0.00%			
Improve senior facilities and services	Non-Homeless Special Needs	CDBG: \$	Public service activities for Low/Moderate Income Housing Benefit	Households Assisted	100	0	0.00%			
Increase access to affordable housing	Affordable Housing	CDBG: \$	Direct Financial Assistance to Homebuyers	Households Assisted	1	0	0.00%			
Maintain existing housing	Affordable Housing	CDBG: \$	Homeowner Housing Rehabilitated	Household Housing Unit	3	2	66.67%			
Provide improvements in deficient neighborhoods	Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	2000	1000	50.00%			

Support COVID-19 response efforts as needed	Non-Homeless Special Needs		Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	30	125	416.67%			
Support COVID-19 response efforts as needed	Non-Homeless Special Needs		Jobs created/retained	Jobs	10	41	410.00%			
Support COVID-19 response efforts as needed	Non-Homeless Special Needs		Businesses assisted	Businesses Assisted	1	9	900.00%			
Support mental health programs and resources	Non-Homeless Special Needs	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	30	0	0.00%	112	0	0.00%
Support services for vulnerable populations	Homeless Non-Homeless Special Needs	CDBG: \$23500	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	900	342	38.00%	22	0	0.00%
Support services for vulnerable populations	Homeless Non-Homeless Special Needs	CDBG: \$23500	Homeless Person Overnight Shelter	Persons Assisted	100	33	33.00%	25	0	0.00%
Support services for vulnerable populations	Homeless Non-Homeless Special Needs	CDBG: \$23500	Overnight/Emergency Shelter/Transitional Housing Beds added	Beds	0	0				

Support training, prevention & education programs	Homeless Non-Homeless Special Needs	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	30	0	0.00%	50	0	0.00%
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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 \$225,698 in CDBG funds for the 2022-23 program year. This was a slight decrease from the previous year's grant (\$227,359). This is the third year of the 2020 Consolidated Plan; however, the new goals are similar to the prior con plan. The highest priority is correcting accessibility deficiencies, particularly ADA ramps throughout the City. This year, continued emphasis was put on identifying more infrastructure improvements beyond just curb cuts. One project (Yorkshire Crosswalks) is underway and should be completed by the end of fall 2023. The remaining projects are still being planned and designed by Engineering.

With regard to CDBG-CV funds, the City addressed its priorities of supporting low- and moderate-income employees with short-term business grants and supporting public services during increased demand. While demand from South Jordan residents has been lower than our expected goals for these services, demand on these subrecipients from all residents in their service area (the Salt Lake Valley) has definitely increased due to COVID. South Jordan’s CDBG-CV funds have helped keep these providers open, staffed, and available to our residents. South Jordan has drawn most of these funds, with the remaining funds being allocated to one provider under a new agreement that runs through the end of the next program year.

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	1,332
Black or African American	5
Asian	34
American Indian or American Native	9
Native Hawaiian or Other Pacific Islander	5
Total	1,385
Hispanic	91
Not Hispanic	1,294

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

Narrative

The numbers above and in the chart below represent both CDBG and CDBG-CV beneficiaries.

The chart below further details the race and ethnicity of beneficiaries. A comparison to the city as a whole is provided, drawing on data from the American Community Survey's 2019 five-year estimates. Asians are better represented among beneficiaries than in years past. Whites and Asian whites are underrepresented among beneficiaries.

All direct interactions with beneficiaries are handled by our subrecipients who provide public services. On the City's side, a full-time information center agent is available to handle calls from Spanish speakers. Disability accommodations, including TDD, are offered for public meetings. During the execution of the City's CDBG-CV Business Grants, interpreters were used for one applicant. The City currently does not translate materials but will upon request. According to the American Community Survey 2019 five-year estimates, an estimated 1,520 residents over age five speak English less than very well. Of this group, 660 are Spanish speakers, and the remainder are dispersed between several languages. Looking at residents 18 years and older, 689 speak English less than very well.

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	225,698	50,897

Table 3 - Resources Made Available

Narrative

The 2022-23 CDBG grant award was \$225,698, and 23% of the award has been drawn. The table above represents only funds available and expended from the 2022 grant. The following activities make up that remaining balance:

- \$14,913.42 is for planning and admin and will be carried over into the next year to be spent down on staff and other associated planning and admin costs.
- \$3,000 for LMI dental services. These funds will be amended and reallocated during the 2023 program year.
- \$35,647.38 for Yorkshire Crossing. Project is ready to move forward. Funds will be obligated and drawn in IDIS during the 2023 program year. This includes \$20,222.12 of funds amended from the 2019 grant leftover from ADA ramps.
- \$674.56 for 2020 ADA ramp project. Funds will be combined with ADA ramp funds allocated during the 2022 program year. This includes amended funds from 2018 and 2017.

CV Narrative

CV funds are not shown above since they are associated with the 2019 AAP, in the final year of the past consolidated plan. The full CDBG-CV grant award is \$268,363, and 94% has been spent. The remaining balance is \$15,088.71. Of 16 activities, 15 were completed and one remains open, as detailed in the chart below. Funds were reallocated from one activity to another and a new subrecipient agreement was signed. The one open activity has until June 2023 to spend their funds as clients qualify for them.

Mortgage Assistance: budget \$61,608 (originally \$54,508), drawn 75.5% \$15,088.71

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

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.

- 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%

Three activities this year were identified in two of these block groups as areas of need. One has been completed and the other two are still underway.

- 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. This activity is now completed and benefitted an estimated ? residents.
- 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. This activity is now completed and benefitted an estimated 1,000 residents.
- 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. This activity is ready to begin.

Other accessibility improvements are happening throughout the City. The 2019 ADA ramp upgrade activity was completed during the 2020 PY. Fifty ramps were upgrade to meet ADA requirements along 2200 West. Twenty-eight of these ramps serve an LMI area, Tract 1130.10 Group 1, LMH 29.82%. All ramps benefit severely disabled adults regardless of location. The 2020 ADA ramp project is still in a planning stage and locations are yet to be finalized. ADA parking at the Daybreak Community Center is still underway and will benefit disabled adults, though it is in not in an LMI area.

The City's other hard costs project is done on a limited clientele basis. Of the two home repairs completed, neither were in LMI eligible blocks, though each resident served qualified as LMI based on their actual income.

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 2022-23 program year projects provide regional services and receive funds from a combination of private, other local governments, state, and federal sources. All 2022-23 City-managed projects were supported by labor and technical assistance from City employees, including all in-house engineering costs.

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 developer to create nine workforce housing units. These units, part of a townhome development, are

now being completed. The Workforce Housing program makes them 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. As of June 30, 2022, nine households closed and moved in. All were between 50% and 80% AMI.

In addition to Workforce Housing, the RDA offers Down Payment Assistance of \$20,000 to LMI families. This program can be coupled with the Workforce Housing units. Five households have used the DPA. These are not included in the table since they are through RDA funds, rather than CDBG.

The 2022 PY had no public services with mortgage or rental assistance. However, the CV grant mortgage assistance program continued into PY 2022. One household of one person was served in that program during the first quarter of PY 2022. This person was between 30% to 50% AMI.

In 2014, the City joined the local HOME Consortium. Through HOME Consortium funds, temporary rental assistance is provided and larger developments to create affordable units are also in the works. 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.

Discuss how these outcomes will impact future annual action plans.

In the City's 2022-23 AAP no rental assistance was awarded, due to the availability of other government funds for rental assistance, and no new affordable housing measures were approved. The City plans to continue using funds for other types of public services and infrastructure improvements and address housing 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	0	0
Low-income	1	0
Moderate-income	0	0
Total	1	0

Table 7 – Number of Households Served

Narrative Information

The table above breaks down into 1 CDBG activity with the following accomplishments by household:

- CDBG-CV Mortgage Assistance: 1 low income

The City does not receive HTF and participates in HOME as a member of the Salt Lake County Consortium.

The City adopted a Moderate Income Housing Plan in November of 2019. 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.

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.

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. So far, nine affordable townhomes have been completed through the RDA Workforce Housing Program.

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 provided 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 13 South Jordan residents, just missing their goal of 14. These individuals from South Jordan had access to case management, showers, meals, clothing, health and mental health services, and referrals to other community resources.

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 two Community Resource Centers, a 24/7 hotline, and several education programs. Whereas the shelter is a confidential location, the Community Resource 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: 82 crisis hotline calls, 119 case management services, 102 clinical services, 11 sexual assault services, and 6 emergency shelter stays. This was a slight increase in residents served. Since the 2018 PY, numbers of residents served by SVS has been increasing

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. The Road Home provides emergency shelter and programs for transitional housing for homeless persons.

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. Their Pay for Success Program targets individual men and women with shelter stays between 90-364 days. Services offered by the Road Home include programs for transitional housing.

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 within 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)

During the 2022-23 program year, the city issued permits for 3,462 residential units (according to City Building Division data), a 3% increase from last year. Of those, 22% were for non-single family detached housing (townhomes, condos, apartments). Of all units, 95% were in Daybreak, a large mixed-housing project with small lots.

In 2019, the City adopted an updated General Plan, including a Moderate Income Housing Plan. The Housing Plan includes the following goals:

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

Daybreak, a master-planned development within the City, is a significant contributor to reaching these goals. As noted above, most residential growth is happening in this area and includes small lots and non-single-family detached housing. The densest part of Daybreak is under construction now.

As previously mentioned, the City continues to actively participate in the local HOME consortium and is funding several housing programs through RDA funds.

The City uses its eligible planning funds towards the cost to employ a full-time long-range planning analyst. This position transitioned from part-time to full-time in the spring of 2022, with the additional requirement to administer the CDBG program. In the past year, they have worked to amend South Jordan City's Municipal Code to promote a sustainable, affordable, and suitable living environment in the City. During the previous program year, updates were made to requirements for creating accessory dwelling units in single family neighborhoods. These changes to ADU regulation have made the process of building and owning an ADU in South Jordan much simpler. In turn, this will hopefully promote an increase in affordable housing options for low- and moderate- income persons in the City. Due to land availability and market prices, this is currently the strongest strategy in the City, other than RDA funds, for creating new affordable housing units. These changes also bring the City in line with new State requirements. The City issued 40 permits for accessory living units during the year, up from 25 the previous year.

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

Prior to the 2016-17 program year, the majority of CDBG funding served the needs of seniors in the community. The 2016-17 program year started a transition away from seniors and included a focus on some of the needs in the City's neighborhoods. The majority of the 2022-23 funding was allocated to constructing new ADA ramps that were identified to be non-compliant to current regulations. During this program year Staff continued to improve communication for the identification of several other LMI area infrastructure projects that serve an LMI area specifically rather than disabled adults in general. Through these projects, the City is working harder to identify needs in these areas that may be underserved and better met the goals of CDBG. Three projects have been completed and one more is in progress currently.

In order to better advertise what services are available, the CDBG Coordinator used utility billing addresses to create an email list of those living in our LMI areas. By pairing addresses within these areas to an email list, the City can now email specifically to this group of 1706 residents. We use a ConstantContact email newsletter to go directly to those who may be qualified for services. It is still an obstacle to reach residents in these areas who do not use an email address for their water bill. The LMI areas also contain several apartments and condos that pay utility bills through some type of HOA. In these cases, we have asked property managers to pass on the information, though this continues to be an obstacle to reaching qualified individuals directly. So far, the LMI area newsletter has had an open rate of 54.9% and a click rate of 4%. Only 5 individuals have unsubscribed so far.

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. For similar reasons, the Salt Lake County Health Department has recently discontinued testing and remediation programs. The focus of the Health Department is now on education. Residents of South Jordan can access Health Department information at www.slcohealth.org/programs/leadFreeKids/index.

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. According to census data, the median income is \$106,824 and an estimated 2,324 residents (2.9%) live in poverty. As such, most efforts this program year have focused on preventing further poverty.

The 2020-24 Consolidated Plan includes a goal of supporting training, prevention & education programs. This goal was added to encourage CDBG-supported projects that result in the reduction of poverty-level families. No activities were undertaken this year that focused solely on that goal, however South Jordan is working to develop a rental assistance program through their RDA program.

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

The City continues to strive to improve its program. In April of 2022, David Mann was appointed the CDBG Coordinator. He had been in that position for two years prior to the appointment of Katie Olson. Mrs. Olson put in an extensive amount of work to create greater functionality, stability, and efficiency in the administration of the CDBG program for South Jordan. She has moved on to another position within the city, but still remains a valuable asset to the current coordinator. With the reappointment of Mr. Mann as coordinator, he aims to pick up where Mrs. Olson left off and continue to build and improve the CDBG program for South Jordan. Work will continue on reviewing and updating policies, however, the actions made by the previous coordinator have made the CDBG program significantly more robust than ever before.

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

The City's CDBG Coordinator has been attending a monthly non-profit coordination meeting hosted by NeighborWorks in Salt Lake City. The meeting is a time for all cities and nonprofits who deal with home repair programs and other similar activities to discuss what they are doing currently. Despite the City's limited home repair program, this meeting has provided the City with deeper connections and awareness of needs being addressed in the surrounding cities. It has also provided opportunities to collaborate on best practices and referrals for clients in need.

Thanks to provider outreach conducted in preparation for the 2020 Consolidated Plan, the CDBG Coordinator now has close contacts with each public service provider. Those connections will continue to be strengthened through regular contact.

The City's involvement with the HOME consortium has also provided opportunities to build relationships with a wider range of housing and service providers in the region. Meetings are beginning to transition back to in-person meetings due to the relaxation of restrictions enacted during the recent pandemic.

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

The Regional Analysis of Impediments to Fair Housing Choice (2014) identified the following three impediments specific to South Jordan:

- Housing plan fails to address affordable rental housing
- Large single-family lots
- Absence of rent-assisted family rental units.

During the program year, the City issued permits for 40 accessory dwelling units. The ADU ordinance was revised last year to improve simplicity and fairness of application. An increase of 15 ADU's compared to last year demonstrates that this is a significant step towards encouraging rental units in areas of the City where land is not available for new builds.

During the 2022 program year the City *permitted 2,153 dwelling units in the Daybreak community*, the majority of those permits consist of small-lot single family and townhomes. 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.

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.

The RDA-funded workforce housing project is a step toward this impediment. Nine townhome units were added as deed-restricted affordable housing, funded by the RDA. Two units are now filled, with five more slated to close in a few weeks.

Additionally the City has reduced parking requirements for transit-oriented development and is planning and creating opportunities for mixed-use development near transit that includes affordable housing.

CR-40 - Monitoring 91.220 and 91.230

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

In 2015, the City adopted a monitoring plan that includes the following:

- Committee Tours, with a goal of 2 per year
- Quarterly Reports, at the end of each quarter
- Desk Reviews, with a goal of an annual review for each subrecipient that assigns a risk category
- In-Depth Reviews, scheduled as needed based on risk categories determined by desk reviews

Since the new CDBG Coordinator came on board, Quarterly Reports have been the primary monitoring tool due to time available for the program as well as the added workload of CDBG-CV grants. All subrecipients, including CDBG-CV services, 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.

Due to COVID, most site visits have been canceled. As we continue to transition into everything resuming back to normal operations post-pandemic closures, committee tours will resume this program year with the same goal.

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 don't happen until the end of the project.

For CDBG-CV, significant effort was put into educating applicants on requirements up front. A webinar along with detailed application materials were given to applicants. Translation services were offered as well. As with the CDBG grant, all CV recipients do quarterly reports and follow the same policies as above. With only one open project, the added workload of managing the CDBG-CV funds will be greatly reduced and more time and effort can be dedicated to the regular CDBG programs.

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 (April 2020) identifies the process for plan and report preparation, was reviewed regularly throughout the program year, and was followed in preparing the 2022 CAPER. A public hearing to approve the CAPER was held on October 17, 2023, 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 2023-24 program year. The CAPER was not correctly made available for public comment at the time of the hearing. This draft is being made available with the PY 2023 CAPER. See that document for dates and methods.

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 did not change any program objectives during the program year. However, looking forward to future years, there may be a need for changes. In general, demand from residents for public services has been lower than anticipated. This is particularly true for the COVID services.

Resident surveys in the past have often requested mental health services through CDBG. As such, the goal of supporting mental health programs and resources was added to the 2020 Consolidated Plan. The City awarded \$7,500 in CV funds to a local counseling center to provide sessions for LMI residents affected by COVID. Despite interest on past surveys for this service, getting the word out and finding residents who meet the income requirements has been challenging. So far, only 4 sessions were held by the center with no other sessions scheduled. The remaining funds that were awarded have been reallocated to another programs that still has use for the funds.

Due to the small amount of money the City receives, future allocations need to be more focused with fewer goals. Making infrastructure improvements (such as ADA ramps) is the most reasonable use for our size of grant. While housing goals have been included in the Consolidated Plan, these are unlikely to be met through CDBG funds.

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 did not change any program objectives during the program year. However, looking forward to future years, there may be a need for changes. In general, demand from residents for public services has been lower than anticipated. This is particularly true for the COVID services.

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

Narrative