

# The City of South Jordan

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## **2025-2029 Consolidated Plan And First Year Annual Action Plan (2025-2026)**

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

### **Contact Information**

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# Executive Summary

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

### 1. Introduction

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

The 2025 program year is the City of South Jordan’s 14th year as a CDBG grantee. In 2012, HUD approved the City as a grantee for the CDBG program. In order to achieve some of the City’s housing objectives, the 2012-2016 Consolidated Plan recommended that the City “apply to participate in the Salt Lake County HOME Consortium” (2012-2016 Consolidated Plan, page 52) . The City joined the HOME Consortium in 2014. As a member of the HOME Consortium, HUD has directed the City to participate in the update of the County’s consolidated plan, resulting in the 2015-2019 Consolidated Plan.

The 2025-2029 Consolidated Plan will be the city’s third consolidated plan under the Consortium. As such, this document represents the City’s portion of the County’s 2025-2029 Consolidated Plan; the needs, strategic objectives, and 2025 Annual Action Plan are specific to the City.

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

See below.

Goal	Needs Addressed	Category	National Objective	Outcome
Correct accessibility deficiencies	Remove barriers to accessibility Neighborhood Improvements Housing rehabilitation Public Infrastructure improvements	Non-Housing Community Development	Suitable living environment Expanded economic opportunities	Accessibility Availability
Provide improvements in deficient neighborhoods	Remove barriers to accessibility Neighborhood improvements Housing rehabilitation Public Infrastructure Improvements	Non-Housing Community Development	Suitable living environment Decent housing	Sustainability Affordability Accessibility
Support services for vulnerable populations	Homeless Services and Prevention Senior services and facilities Services for those experiencing domestic violence Family & individual crisis services & prevention Housing assistance Training, prevention and education programs Mental Health	Homeless Non-Homeless Special Needs	Suitable living environment Expanded economic opportunities Decent housing	Sustainability Affordability Accessibility
Maintain existing housing	Senior services and facilities Neighborhood Improvements Housing rehabilitation Public Infrastructure improvements	Affordable Housing	Decent housing	Sustainability Affordability

### 3. Evaluation of past performance

Since becoming a grantee, the City has received one of the lowest annual allotments of all CDBG grantees in a seven-state region (Region VIII). The City’s annual allocation reflects a relatively small, but rapidly growing, population, and the lack of community concerns, at least at a lower scale, that many other communities face. The City’s modest allocation of CDBG funding requires a simple program and careful project selection. The City strives to address the unique and specific existing concerns in the community in a way that is also preventative of those concerns becoming larger future problems.

During the 2020-2024 Consolidated Plan, the City underwent three staffing changes. Since early 2024, the new CDBG Coordinator, Reid Sanderson, has been working with a former coordinator who is still with the City to make for a smooth handoff. Despite changes, the City has been effectively addressing all objectives of the 2020-2024 Consolidated Plan. The 2020-2024 Consolidated Plan included the following goals and objectives:



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

In the five years of the 2020-2024 Consolidated Plan, the City received \$1,158,468.00 in CDBG funds along with \$268,363 in CDBG-CV funds in 2021. Based on previous expenditures, and current allocations, the funds from these grant years are anticipated to be expended according to the following breakdown:

#### CDBG-CV Funds

- Planning/Administration: \$8000.00 (3.0%)
- Public Services: \$149,679.00 (55.8%)
- Economic Development: \$110,684.00 (41.2%)

#### CDBG Funds

- Public Services: \$118,277.11 (10.2%)
- Public Improvements: \$837,868.99 (72.3%)
- Planning/Administration: \$202,321.90 (17.5%)

Funding from program years 2020-2023 have benefited an estimated 4,516 individuals. (Accomplishments for program year 2024 will be available in the 2024 CAPER.)

In the 2020-2024 Consolidated Plan, the City identified increasing public outreach and generating more resident input as a key area of improvement. Since 2020, the City has definitely made improvements. Hearings are now publicized on social media and through the City's email newsletters, in addition to traditional noticing requirements. The City has worked to identify residents living in low- and moderate-income qualified areas, significantly strengthening direct contact with those the grant is intended to benefit. Outreach for the 2025-2029 Consolidated Plan included a public survey sent out to residents within low/mod income areas' within the city. LMI residents were well-represented in the survey responses. The City plans to continue greater outreach efforts along these lines.

A second area of improvement identified previously was increasing awareness and understanding about the program. During the 2020-2024 Consolidated Plan, the CDBG Coordinator worked to improve internal communication about CDBG eligible activities. Application numbers have decreased since 2020 around the time of COVID but the success of this effort can be seen in the increased number of applications for 2025 CDBG funds: 9 applications were received, as opposed to 6 in 2024.

Moving into the 2025 program year, the City has identified some areas in which to improve upon in the future. The City will continue to increase public outreach efforts. During staff turnover, monitoring efforts have not been as consistent. This effort will continue and special efforts are being made to visit subrecipients in a timely manner.

#### **4. Summary of citizen participation process and consultation process**

The process used to prepare the Consolidated Plan followed the City's Citizen Participation Plan (attached). The City's Citizen Participation Plan was adopted in March 2012 and last updated in April 2022 to guide the development of the Consolidated Plans, Annual Action Plans, and amendments to those plans. The Citizen Participation Plan ensures that the community has the opportunity to work in partnership with the City to identify needs and to allocate CDBG funds. The Citizen Participation Plan established the following standards for citizen involvement:

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

In the process of conducting the Needs Assessment and Market Analysis, the City relied upon input from a wide range of sources through meetings, interviews, phone calls, emails, reports, research, funding request applications, public hearings, and site visits. The City relied on information from public service providers, housing providers, Salt Lake County, other local municipalities, regional agencies, residents, and City departments. A public hearing was held on September 3, 2024 to address community needs and a second public hearing was held on April 1, 2025. The Consolidated Plan and 2025 Annual Action Plan were available for review during a public comment period from March 17, 2025 through April 17, 2025.

#### **5. Summary of public comments**

At both the September 3, 2024 and April 1, 2025 public hearings, public service providers thanked the City for their support and expressed continued needs in the community. Public comments received through the online survey are available in full at the end of the Con Plan.

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

#### **7. Summary**

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



# The Process

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

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

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

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

**Table 1– Responsible Agencies**

### Narrative

South Jordan City has administered the Community Development Block Grant (CDBG) program since becoming a grantee for CDBG funds in 2012. The City’s Finance Department is responsible for oversight of the program. The CDBG Coordinator is responsible for administration of the program, including preparation of plans and reports, processing draw requests, coordination of the City’s CDBG Committee, and monitoring subrecipients. CDBG administration is performed through the Finance Department; prior to 2024, it was performed between the Planning Department and the Office of the City Manager.

Salt Lake County’s Community Resources and Development Department is the lead agency for a local Home Investment Partnership Program (HOME) Consortium. South Jordan City joined the HOME Consortium in 2014. The City’s CDBG Coordinator represents the City on the Consortium. The City intends to allow the Consortium to administer the City’s portion of HOME funds. As the lead agency for the Consortium, Salt Lake County is also the lead agency for the Salt Lake County 2025-2029 Consolidated Plan, which includes the HOME program.

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

### Consolidated Plan Public Contact Information

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## **PR-10 Consultation - 91.100, 91.110, 91.200(b), 91.300(b), 91.215(I) and 91.315(I)**

### **1. Introduction**

South Jordan City first became a grantee for a HUD program (CDBG) in 2012. In many cases, the preparation of the 2012-2017 Consolidated Plan initiated the City's relationship with many housing and public service providers in the region. Like several cities in Salt Lake County, South Jordan lacks service providers located directly in the City. Providers are physically spread throughout the County, providing their unique type of services to residents from all cities in the county. In the following years, the City has worked to build relationships and reach out to others, particularly with those located closest to the City. The City has sought the input from many of those agencies in the preparation of this plan.

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

The CDBG committee annually reviews all funding request applications and strives to regularly meet with providers and tour their facilities. The CDBG Coordinator works with providers funded by the City, including regular phone and email communications and reviews of quarterly reports. The City holds two public hearings each year to address the use of CDBG funds, which are routinely attended by public service providers. During the staff turnover for the City's CDBG programs, fewer committee and provider interactions were held. In preparation for this Consolidated Plan, a significant effort was made to continue contact with our current and past program providers. We also made the effort to provide a survey in 2025 to low/mod income areas within the city to gather further information regarding community needs and concerns. We have kept these suggestions in mind as we reach out and consider upcoming programs. We have tried to our best ability to keep a good interaction with our current and potential program providers. Going through three CDBG coordinators within the past few years has made it hard to keep this interaction consistent. As a CDBG coordinator and committee we are striving to continue grow communication with our providers as these transitions have taken place .

As a relatively small grantee and receiving a modest amount of CDBG funding, the City has sought to address housing issues through other resources. In 2014, the City joined the local HOME Consortium. Participating in the HOME Consortium has introduced the City to a wider range of housing providers in the community. It has also strengthened the City's relationship and coordination with the County, as the lead agency of the HOME Consortium, and other municipalities in the region, as fellow members of the Consortium.

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

There are three Continuums of Care organized in Utah. The local Continuum of Care serves Tooele and Salt Lake County and is overseen by the Salt Lake Valley Coalition to End Homelessness (SLVCEH). It receives approximately \$12.8 million annually from HUD for project funding and collaboration. Salt Lake County provides staffing support to the Salt Lake Valley Coalition to End Homelessness (SLVCEH) whose goal is to establish a strong and effective homeless system structure that:

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

Unites communities and service providers in profoundly new ways.

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

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

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

Optimizes self-sufficiency among individuals and families experiencing homelessness

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

Provides multiple opportunities for client input and feedback.

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

South Jordan coordinates with the Continuum primarily through County meetings.

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

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

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

**Table 2– Agencies, groups, organizations who participated**

1	<b>Agency/Group/Organization</b>	SALT LAKE COUNTY
	<b>Agency/Group/Organization Type</b>	Other government - County
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Lead-based Paint Strategy Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Market Analysis Anti-poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The County is the lead agency for the Consolidated Plan, the HOME Consortium, and the Continuum of Care . Meetings were held to address all three of those roles.
2	<b>Agency/Group/Organization</b>	SOUTH JORDAN CITY
	<b>Agency/Group/Organization Type</b>	Other government - Local Grantee Department

	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs Economic Development Market Analysis Anti-poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The City regularly convenes a strategic planning group to discuss challenges and changes seen by the department heads. Insight from these meetings were considered in preparation of the plan. Departments include City Commerce (Economic Development), Strategy and Budget, Engineering, Planning, Public Works, Recreation, Human Resources, Finance, and Administrative Services.
3	<b>Agency/Group/Organization</b>	THE ROAD HOME
	<b>Agency/Group/Organization Type</b>	Housing PHA Services - Housing Services-homeless

	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Anti-poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Quarterly reports and funding applications provided by the agency.
4	<b>Agency/Group/Organization</b>	COMMUNITY HEALTH CENTERS, INC.
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Health Health Agency
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Quarterly reports and applications provided by the agency.
5	<b>Agency/Group/Organization</b>	Legal Aid Society of Salt Lake
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Victims of Domestic Violence Services – Victims

	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Families with children Non-Homeless Special Needs Anti-poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Quarterly reports and applications provided by the agency.
6	<b>Agency/Group/Organization</b>	South Valley Services to End Family Violence
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services-Children Services-Elderly Persons Services-Victims of Domestic Violence Services-homeless Services - Victims
	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Strategy Homeless Needs - Families with children Non-Homeless Special Needs Anti-poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Quarterly reports and applications provided by the agency.

7	<b>Agency/Group/Organization</b>	The INN Between
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-homeless Services-Health Health Agency
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homelessness Needs - Veterans
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Interview with director and quarterly reports and applications provided by the agency.
8	<b>Agency/Group/Organization</b> <b>Agency/Group/Organization</b>	U.S. Department of Housing and Urban Development - Office of Fair Housing and Equal Opportunity
	<b>Agency/Group/Organization Type</b> <b>Agency/Group/Organization Type</b>	Housing PHA Service-Fair Housing

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

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

Due to internal turnover, outreach was primarily conducted with internal and existing partners. Readily available materials, such as area studies and surveys regarding needs in Salt Lake County, were prioritized over interviews with directors. In the past, interviews were time-consuming for all parties and often resulted in duplicated information that was already available in other formats. No agency was intentionally not consulted with.

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

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Salt Lake County	The primary role of the Continuum of Care is to reduce homelessness in the region, with the goal of functionally ending homelessness. The role of the Continuum of Care aligns with the City's goal to support programs providing essential services.
2019 General Plan	South Jordan City	Plan includes Transportation Master Plan and Housing Plan. Goals align with preserving stable neighborhoods, facilitate growth of safe and well-planned neighborhoods, ensuring well-designed moderate income housing, and enhancing public spaces.
South Jordan Transportation Master Plan	City of South Jordan	See above.
South Jordan Moderate Income Housing Plan	City of South Jordan	The City adopted a Moderate Income Housing Plan in June of 2024 . Overall, housing supply in the City is growing at a steady rate, however the City is not immune to trends seen throughout the County where demand is outpacing supply.
2020-2025 5-Year PHA Plan (Supplement July 2023)	Housing Connect, formerly Housing Authority of the County of Salt Lake	According to the plan, "Housing Connect's mission is to connect people and communities to quality affordable housing opportunities while promoting self-sufficiency and neighborhood revitalization. This directly connects with the City's goals of affordable housing, maintaining existing housing, and supporting service providers."



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

The City's involvement with the HOME Consortium and other regional councils and agencies puts the City in contact with other public entities and units of government, which has influenced the preparation of the Consolidated Plan. The City meets with the other entitlement cities in the County. Information and help are shared between the cities, particularly West Jordan, Sandy City and West Valley, which has been invaluable in the creation of this plan.

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



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

#### **Summarize citizen participation process and how it impacted goal-setting**

The process used to prepare the Consolidated Plan followed the City's Citizen Participation Plan. The City's Plan was adopted in March 2012 and last updated April 2022 to guide the development of the Consolidated Plans, Annual Action Plans, and amendments to those plans. The Citizen Participation Plan ensures that the community can work in partnership with the City to identify needs and to allocate funds. The Citizen Participation Plan is included as an attachment.

In preparing the 2025-2029 Consolidated Plan, the City encouraged participation through an online survey and an emailed survey focused on low/mod income areas. The survey targeted, actionable insights on what needs were present in the community and directly tying those to eligible CDBG activities. Based on the survey, residents listed these as the most needed projects: street improvements, parks and recreational facilities, sidewalk improvements, tree planting, and mental health facilities.

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


 The survey was emailed directly to 1,924 residents living in LMI areas; in addition the survey was made available to all residents via social media posts and the City's eNewsletter. We received 399 survey responses to the emails and 143 survey responses from the open link.  Any respondents claiming they did not live or own property within South Jordan city limits were screened out of the survey. Only five respondents claimed this was the case. The survey was offered in both English and Spanish, but all respondents selected the English version of the survey .



Overall, the survey responses are not a scientifically representative sample of South Jordan as a whole, but responses are an adequate sample of South Jordan's LMI community and those living in LMI areas. The goal of this survey was to reach those residents and make sure their needs were heard. Using the LMI data provided by HUD for determining eligible census tracts, HUD identified a total of 14,820 LMI residents out of 67,650 (based on the 2015 American Community Survey). Based on this, 21% of South Jordan residents are LMI, which exactly matches the sample in the survey who were identified as LMI. Of the 543 respondents, 73% lived in an LMI designated area.

Full survey report, along with full comments, is available as an attachment.

A public hearing was held on September 3, 2024 to address community needs and a second public hearing was held on April 1, 2025 to receive comments regarding the Con Plan and AAP. The Con Plan and first-year Annual Action Plan were available for review during a public comment period from March 17, 2025 through April 17, 2025. Notices for the public hearings and public comment period were published in the two largest regional newspapers, published at City Hall, emailed to residents in the City's eNewsletter, emailed to public service and housing providers, and posted on the City's social media sites.

### Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1 	Public Hearing	Non-targeted/broad community	Several public service providers were in attendance.	Public service providers expressed gratitude and continued need.	All comments were accepted.	

 Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
2	Newspaper Ad	Persons with disabilities  Non-targeted/broad community  Seniors	Ads for public hearing were placed in the two major local newspapers, as well as social media posts, newsletters and emails sent to interested parties.	No direct comments received.	N/A	
3	Internet Outreach Survey	Persons with disabilities  Non-targeted/broad community  Seniors	3 social media posts made with 143 responses .	All comments accepted	N/A	
4  	Emailed Survey	Non-English Speaking - Specify other language: Spanish  Residents of LMI eligible block groups	1924 invites were sent with two follow-up reminders . 399 responses were received .	All comments accepted	N/A	

**Table 3– Citizen Participation Outreach**

# Needs Assessment

## NA-05 Overview



### Needs Assessment Overview

The rapid growth in the City is the most significant driver of the City’s needs. From the 1960 Census, with a population of 1,354, to the 2023 Census, with a population of 84,528, the City has averaged a doubling of the population every decade. At submittal of this Consolidated Plan, the City’s population is estimated to be approximately 89,116. South Jordan City has been ranked among the top 10 fastest-growing cities in the United States by the U.S. Census Bureau. The growing population puts a strain on infrastructure and services. The changing demographics also require changes in services provided. The greatest needs are affordable housing, public improvements, and public services.

**If the PJ will establish a preference for a HOME TBRA activity for persons with a specific category of disabilities (e.g., persons with HIV/AIDS or chronic mental illness), describe their unmet need for housing and services needed to narrow the gap in benefits and services received by such persons. (See 24 CFR 92.209(c)(2) (ii))**



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

### **Describe the jurisdiction's need for Public Facilities:**

The City has been experiencing significant population growth. While much of the City's housing and infrastructure is new, the demand for more is continuous. Between the creation of the 2015 General Plan and the 2019 General Plan, the City added more than 20,000 new residents. Growth is happening primarily in the west-end of the City in Daybreak, a master-planned new urbanist community. New construction is happening west of Mountain View Corridor on previously undeveloped land. The population increase has required expanded police and fire services to cover the increased geographical area in addition to higher densities being added. A new fire station which includes an information center located in Daybreak was recently completed to provide services for this continually growing part of the community.

In August of 2019, near the start of the previous Con Plan, the city had 2,452 housing units designated as 55+. By October of 2024, that number had grown by 11.5% to 2,848 units . Growth has slowed down the last few years but there are multiple projects still in the construction phase . Attendance at the City's Senior Center has likewise grown between 2022 and 2024. Due to COVID pandemic in 2020, the Senior Center was closed for a period during 2020 and 2021, which skewed attendance numbers during this timeframe . In 2022 the Senior Center had 15,518 yearly attendance and in 2024 grew 29% to a yearly attendance of 21,610 . The last tenyears there has been a continuing growth pattern of attendance besides the impact with COVID pandemic during 2020-2021 . The impact from COVID decreased numbers substantially during the temporary closure of the Senior Center during 2020 -2021 along with lower attendance during 2022-2023 . The need for keeping up with programming and providing additional space at the Senior Center is an increasing concern.

### **How were these needs determined?**

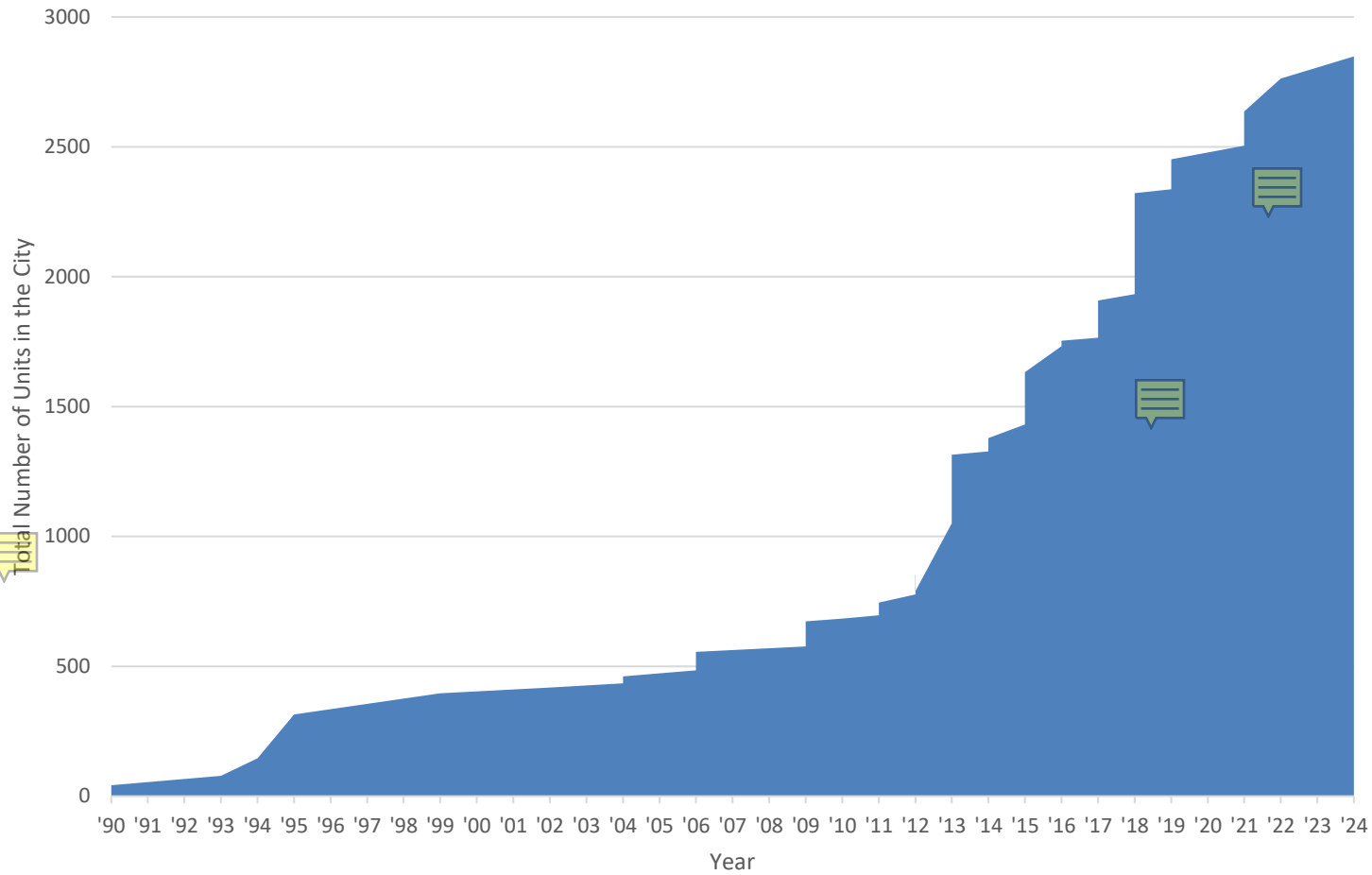
Analysis of data from the Planning Department and the Senior Center

Review of the City's 2024 General Plan

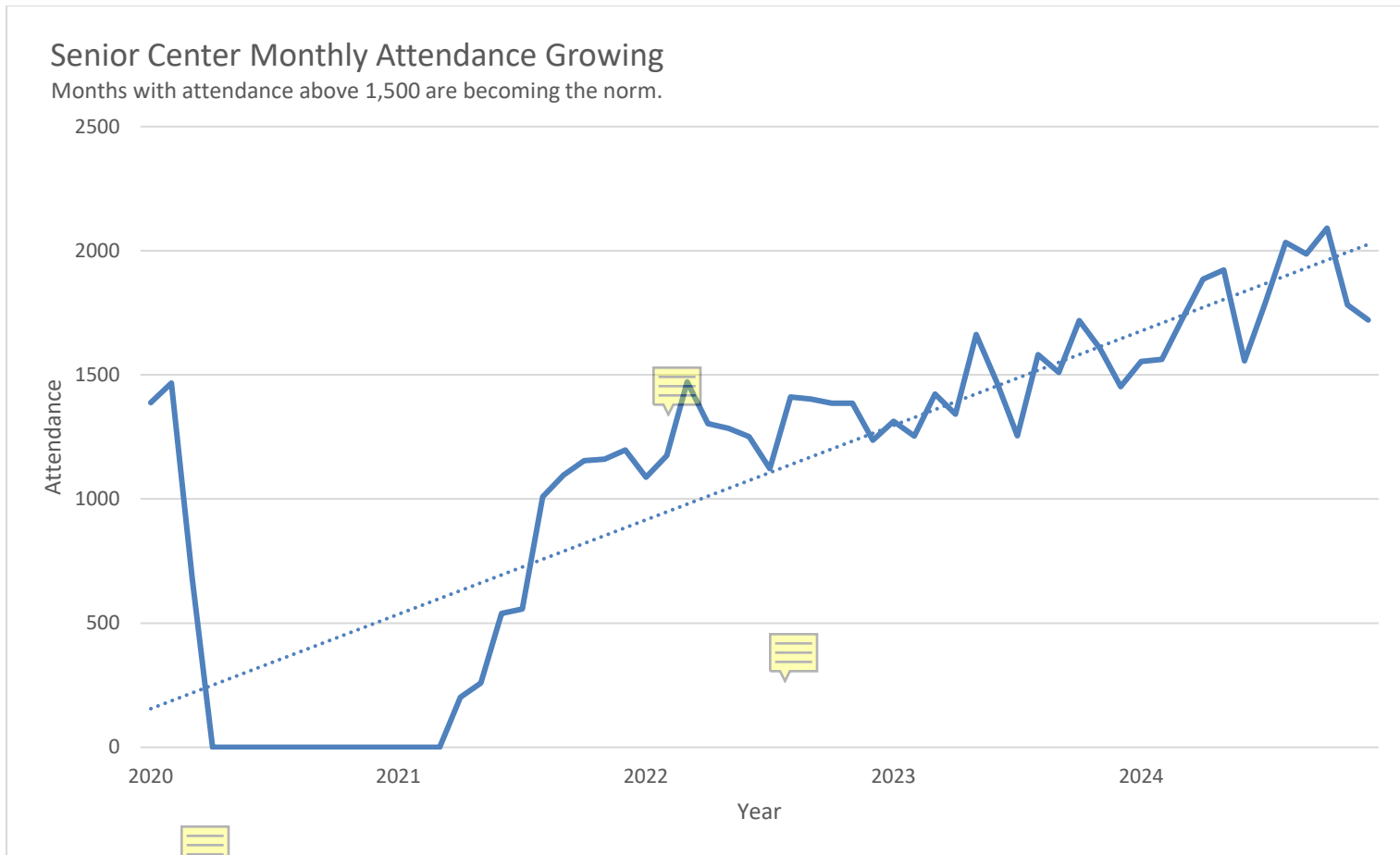
Meetings with and presentations from directors and staff from the City Planning, Fire, Police, Engineering, Recreation, and Administrative Services departments

Meetings with Assistant City Manager and Strategic Services Director

### Number of 55+ Housing Units Has Grown Exponentially



### 55 Plus Housing



### Senior Center Attendance

#### Describe the jurisdiction’s need for Public Improvements:

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

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

In the Daybreak area and throughout the City, most residents have access to a park. However, the Engineering and Streets division has identified some holes in eligible block groups that may have further curbs in need of ADA ramps. In addition to accessibility services, some areas of the eligible groups need sidewalks put in.

### **How were these needs determined?**

Meetings with and presentations by directors of the Public Works, Engineering, Planning, Administrative Services, and City Commerce Departments

Meetings with the Staff Working Group

Review of the City's 2019 General Plan

### **Describe the jurisdiction's need for Public Services:**

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

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

### **How were these needs determined?**

Interviews with all City subrecipients providing public services

Review of reports provided by public service providers

Public Service Survey focused on low/mod areas

Meetings with the Staff Working Group

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

## **Housing Market Analysis**

### **MA-05 Overview**

#### **Housing Market Analysis Overview:**

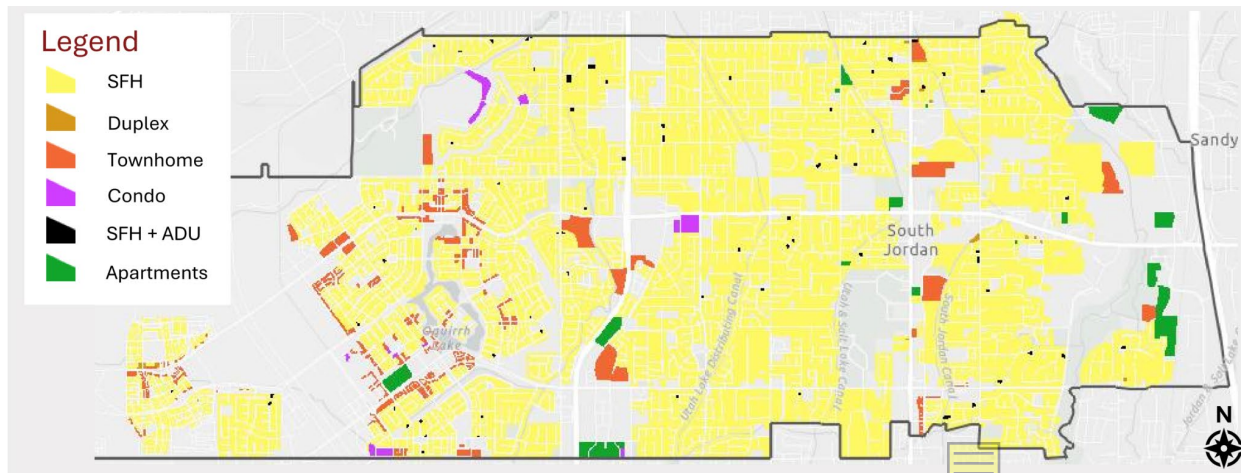
The City adopted a Moderate Income Housing Plan in June of 2024, which is included as amended Appendix A in the City's 2020 General Plan. This section is taken from that Moderate Income Housing Plan . The full plan is available at <https://www.sjc.utah.gov/DocumentCenter/View/6411/Amendment-to-the-Moderate-Income-Housing-Implementation-Plan-July-2024>.

Overall, housing supply in the City is growing at a steady rate, however the City is not immune to trends seen throughout the County where demand is outpacing supply. As a result of the supply shortage and new supply catering to the upper end of the market, affordable housing is becoming harder to find due to the overall increase in the average price of homes in the City. Therefore, the City may do well to primarily concentrate on increasing the number of affordable housing units.

A housing study completed in 2024 shows South Jordan has 25,985 dwelling units in the City. The majority (71%) of dwelling units are single-family residences (SFRs) with a median lot size of 0.26 acres. In addition to housing units, the City has 11 assisted living and nursing home facilities with a total of 840 beds. Although assisted living and nursing home beds are important housing resources for residents, they are

reserved for special needs and not available to most households as a housing choice. These facilities are included in the analysis where appropriate, but generally are not included in market affordability considerations.

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



Source: Wasatch Front Regional Council, Utah Housing Unit Inventory (2023); Utah Geospatial Resource Center

### Housing Type Map (2022)

According to the 2022 American Community Survey, there were 4,119 total occupied and for-rent units in South Jordan accounting for 15.85 percent of the total dwelling units in the City. This is a drop in rental households as compared to 2017 when 20.6 percent of units were renter occupied.

A multifamily construction boom from 2019 to 2021 has continued to concentrate the majority (62.7%) of South Jordan’s rental options in large apartment complexes with 99 or more units. Townhomes are the second most popular type of rental housing (16.7%) in the City. SFRs account for 11.2 percent of occupied for-rent units in the City. In 2014 about 9.4 percent of SFRs were rentals, compared to 2.5 percent in 2022 .

Type	Count of Units	Percent of Total Units	Median Units per Acre	Median Value (2022 Dollars)	Med. Unit Size (Square Feet)	Estimated % Rental Units
Apartments (Total)	2,786	10.7%	25.12	\$273,147	1,084	100.0%
5-9 Unit Complex	17	0.1%	11.01	\$140,565	720	100.0%
50-99 Unit Complex	196	0.8%	14.93	\$272,163	845	100.0%
99+ Unit Complex	2,573	9.9%	22.86	\$291,095	1,186	100.0%
Condo	386	1.5%	16.32	\$406,679	1,277	0.0%
Duplex	66	0.3%	10.92	\$425,100	1,902	15.2%
Townhome	4222	16.2%	19.62	\$428,700	1,808	16.2%
Single-Family Detached	18,458	71.0%	3.00	\$675,700	3,690	2.5%
Detached ADU (Guesthouse)	67	0.3%	N/A	N/A	N/A	N/A
<b>Overall Total or Median</b>	<b>25,985</b>	<b>100.0%</b>	<b>3.00</b>	<b>\$670,600</b>	<b>3,665</b>	<b>15.8%</b>

Source: Wasatch Front Regional Council, Utah Housing Unit Inventory (2023); U.S. Census Bureau 5-year ACS Data 2018-2022

### South Jordan Housing Unit Inventory (As of 2022)

Housing costs have continued to climb. In the Census’s American Community Survey (ACS) data the median gross rent in 2017 was \$1,405, compared to \$1,806 for the period from 2019-2023. Home prices have dramatically increased. In 2014, about 71 percent of South Jordan’s homes were below \$300,000, by 2022 that has fallen to 1 percent of homes. The 2022 median home value for a SFR in South Jordan was \$675,700.

With rising housing costs, the City is facing a significant shortage of affordable units. The following table shows the estimated number of cumulative units at each affordability threshold of all housing types – SFR, condo, duplex and apartments – and how those units match up with current supply of dwelling units within the City. As of 2022, there are a total of only 3,417 affordable units and 6,463 low to moderate income households, indicating a shortage in supply of 3,006 affordable units when adjusting for 40 HUD subsidized units.

As the population and number of households continue to rise, the City will have greater need to provide housing that meets the needs of current and future residents. The current shortage plus that additional need each year means that (assuming current distributions of household incomes) the City will have a shortage of 5,041 affordable housing units by 2030.

	0-30% AMI	30-50% AMI	50-80% AMI	80-100% AMI
Household Income Limit (3 persons)	\$31,200	\$52,000	\$83,200	\$103,950
Affordable Home Price (6.5% mortgage rate, \$300 utilities, 10% downpayment)	\$76,030	\$158,397	\$281,946	\$364,114
# of Affordable SF, Duplex, Condo Units	37	0	207	402
Cumulative Units	37	37	244	646
% of South Jordan SF, Duplex, Condo Units	0.2%	0.0%	0.9%	1.7%
Cumulative %	0.2%	0.2%	1.1%	2.8%

Source: Wasatch Front Regional Council, Utah Housing Unit Inventory; HUD; ZPFI

### Affordable Single-Family, Duplex, and Condo Units by AMI (2022)

	0-30% AMI	30-50% AMI	50-80% AMI	80-100% AMI
Household Income Limit (3 persons)	\$31,200	\$52,000	\$83,200	\$103,950
Affordable Monthly Rent (incl. utilities)	\$780	\$1,300	\$2,080	\$2,599
# of Affordable Rentals (Rented and For-Rent Units)	161	521	2,491	587
Cumulative Units	161	682	3,172	3,760
% of South Jordan Rentals	3.9%	12.6%	60.5%	14.3%
Cumulative %	3.9%	16.5%	77.0%	91.3%

Source: U.S. Census Bureau 5-year ACS Data 2018-2022; HUD; ZPFI

### Affordable Rental Units by AMI (2022)

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

### Introduction

Data currently not available . Will update once HUD has available .



## **MA-50 Needs and Market Analysis Discussion**

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

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

The 2023 5-Year Estimate American Community Survey (2023 ACS) reports a total of 26,391 housing units in the City . According to the 2023 ACS, 86.3% (22,793) of the housing units in the City have been built since 1990 . Only 1.2% (328) of the housing units were built prior to 1960. The 2023 ACS reports that in the City, 21 units lack complete plumbing facilities, 262 lack complete kitchen facilities, and 248 lack available telephone service. It is likely that some of the housing units with the reported housing problems are some of the older housing units in the City. However, these numbers have decreased since the 2018 ACS that was included in the last Consolidated Plan, which reported 48 units lack complete plumbing facilities, 115 lack complete kitchen facilities, and 384 lack available telephone service. This decrease indicates that the housing is improving within the City . However, a lack of Block Group level data on these housing issues prevents more specific geographic analysis of these issues.

Two Block Groups within the City have a majority of housing units built before 1990.

Block Group 2 in Census Tract 1130.12 is the area with the oldest median year built in 1979 but is below the low/mod income exception rate for CDBG funding. The majority of housing units in this Block Group were built between 1960 and 1990, and 24 existing units were built before 1960. 50.3% of the units were built between 1970 and 1979, and 12.7% were built between 1980 and 1989, and 4.6% were built between 1939 and earlier. This adds up to a majority of 67.7% of units in this Block Group built before 1990.

Block Group 1 in Census Tract 1130.10 is the area with the second oldest median year built in 1989 and is eligible for CDBG funding . The majority of housing units in this Block Group were built between 1970 and 1990 with no existing units built before 1960 . 50.3% of the units were built between 1980 and 1989, and 9.1% of the units were built between 1970 and 1979. This adds up to a majority of 59.5% of units in this Block Group built before 1990.

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

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

Of the forty major Block Groups in the City, six contain higher concentrations of minority populations, and fourteen contain higher concentrations of low/moderate income households. However, the City only has ten Block Groups where the share of low/moderate income households exceeds the area exception granted to the City of 25.40%. Three of the ten Block Groups that qualify for CDBG funding based on area exception also contain higher concentrations of minority populations. Two of the qualifying Block Groups are the Block Groups containing the highest concentrations of minority populations in the City. Block Group 2 in Census Tract 1128.24 contains the highest share of minorities at 32.15%, and also the highest share of low/moderate income households in the City at 49.50%. Block Group 2 in Census Tract 1128.25 contains the second highest share of minority populations at 19.88%, and also contains the second highest share of low/moderate income households in the City at 44.20%.

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

Block Groups 2 in Census Tract 1128.24 have the highest concentrations of minority populations and contains the highest concentration of low/moderate income households . Block Group 1 in Census Tract 1130.07 has the majority of housing units built before 1990 . Although Block Group 2 in Census Tract 1128.24 contains the highest concentration of low/moderate income households, the median year built is 2005, indicating many of the units were built more recently than in other areas of the City. Two of the City's larger apartment and townhome complexes (Sterling Village, 300 units and South Ridge, 175 units) are located in this area. Block Group 1 in Census Tract 1130.07 is located in the Glenmoor neighborhood, one of the City's oldest neighborhoods. Block Groups 3 and 1 in Census Tract 1130.10 are located in some of the City's older neighborhoods. However, while Block Group 1 contains mostly stable residential neighborhoods, Block Group 3 contains a much larger variety of uses including multi-family, office, and commercial uses.

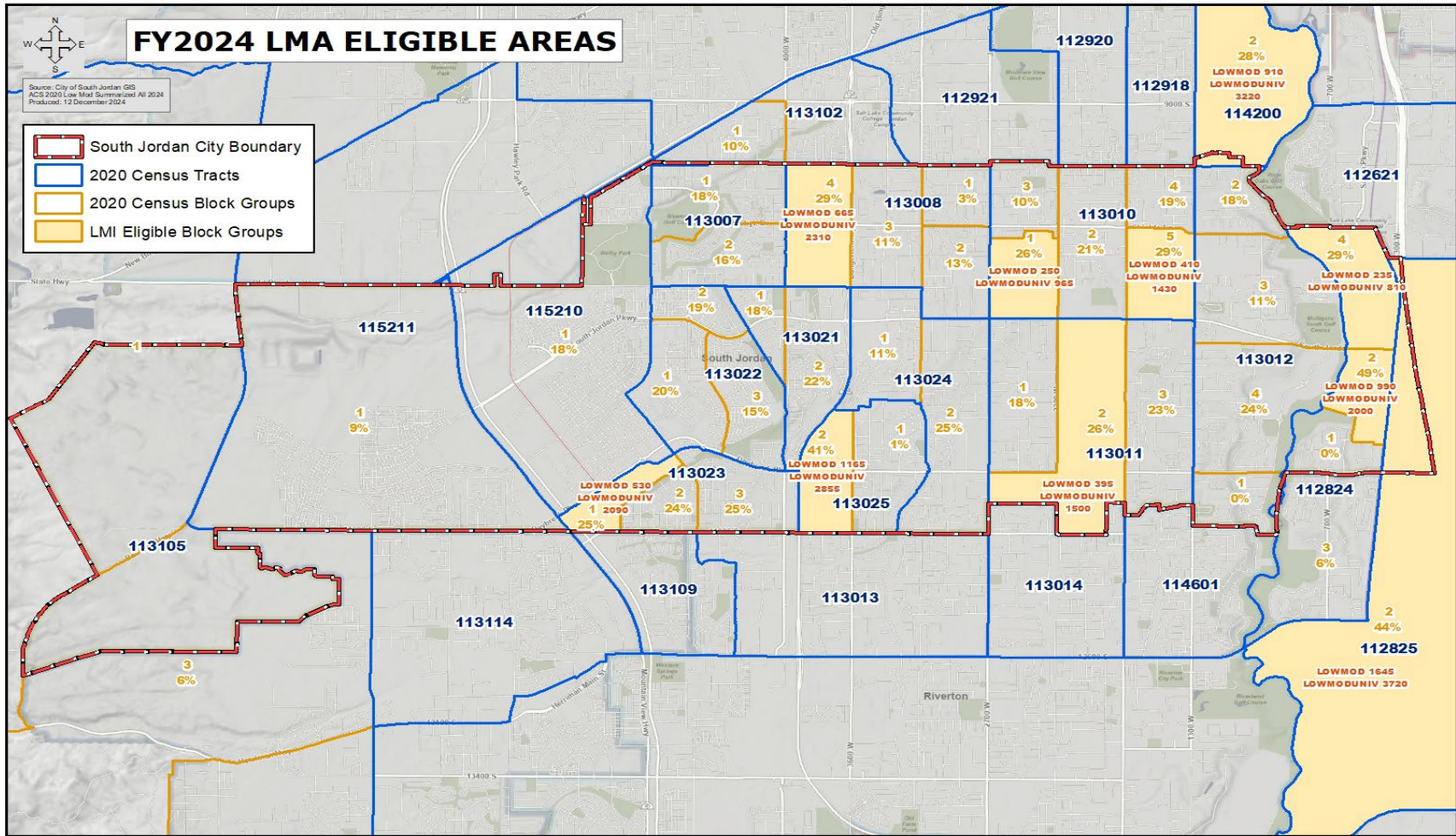
### **Are there any community assets in these areas/neighborhoods?**

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

Block Group 2 in Census Tract 1128.24 is located in the east area of the City along the Jordan River. This block group contains a much larger variety of uses including multi-family, office, and commercial uses. Unique amenities in Block Group 2 include a large commercial area, one of the South Jordan canal trails, and is adjacent to TRAX Front Runner.

**Are there other strategic opportunities in any of these areas?**

The approval of an exception to the 51% low/moderate income area benefit requirement to qualify for CDBG funded projects opens up opportunities in these areas to strengthen neighborhoods through neighborhood infrastructure improvements and the addition of amenities. The City is currently working to improve accessibility in these areas and anticipates continuing this effort. Other opportunities that will be available to the City include improvements or addition of sidewalks, street lighting, and parks. In the 2025 Community Needs Survey, publicly owned facilities, street and sidewalk improvements, and tree planting were the top ranked concerns for residents city-wide as well as for residents in these eligible Block Groups.



Eligible Block Groups Map

Census Tract	Block Group	Low/Mod Households	Minority Population	Median Year Built	Median Home Value	Median Gross Rent
1128.24	2*	49.50%	32.15%	2002	\$585,000	1,614
1128.25	2*	44.20%	20.21%	2008	\$573,000	1,633
1130.25	2*	40.80%	17.42%	2012	\$316,000	1,721
1128.24	4*	29.00%	23.41%	2009	N/A	1,729
1130.08	4*	28.80%	8.47%	1994	\$626,500	N/A
1130.10	5*	28.70%	5.07%	2000	\$493,100	1,731
1142.00	2*	28.30%	14.94%	2001	\$565,500	1,357
1130.11	2*	26.30%	11.34%	2006	\$833,600	N/A
1130.10	1*	25.90%	7.73%	1988	\$712,400	N/A
1130.23	1*	25.40%	12.37%	2008	\$370,500	N/A
1130.24	2	25.20%	9.75%	2008	\$797,500	N/A
1130.23	3	24.70%	9.67%	2005	\$643,300	N/A
1130.12	4	24.40%	10.22%	1990	\$671,900	1,372
1130.23	2	23.90%	11.33%	2004	\$649,800	N/A
1130.11	3	22.60%	10.18%	2003	\$603,000	1,625
1130.21	2	21.80%	20.84%	2008	\$588,200	2,225
1130.10	2	21.40%	11.76%	2011	\$652,300	1,443
1130.22	1	19.60%	12.07%	2013	\$471,500	1,470
1130.10	4	19.20%	7.72%	1995	\$590,300	N/A
1130.22	2	19.00%	11.84%	2011	\$470,400	N/A
1130.21	1	18.50%	15.04%	2007	\$600,300	N/A
1152.10	1	18.40%	11.18%	2015	\$583,500	1,598
1130.12	2	17.70%	12.56%	1979	\$662,000	N/A
1130.11	1	17.60%	9.57%	1994	\$801,400	N/A
1130.07	1	17.50%	7.68%	1990	\$485,000	N/A
1130.07	2	16.30%	10.63%	1993	\$556,000	N/A

1130.22	3	15.20%	9.33%	2008	\$631,900	2,393
1130.08	2	13.20%	8.58%	1993	\$626,500	N/A
1130.24	1	11.40%	11.40%	2010	\$726,000	1,721
1130.12	3	11.30%	9.23%	2004	\$595,700	N/A
1130.08	3	11.20%	7.56%	1995	\$631,600	N/A
1130.10	3	10.40%	8.39%	1995	\$732,000	N/A
1131.02	1	10.40%	9.13%	N/A	\$499,300	N/A
1152.11	1	8.70%	10.66%	2017	\$579,900	2,578
1128.24	3	7.70%	11.00%	2007	\$675,900	1,625
1131.05	3	6.00%	7.26%	1998	\$684,900	N/A
1130.08	1	2.90%	6.35%	N/A	\$635,300	N/A
1130.25	1	1.30%	13.76%	2007	\$768,300	N/A
1128.24	1	0.00%	6.17%	2011	\$823,700	N/A
1130.12	1	0.00%	10.63%	2000	\$843,500	N/A



Source: U.S. Census Bureau, 2023 American Community Survey 5-Year Estimates

\*Block group eligible for CDBG funding (low/mod area exception is 25.40%)

\*\*This is the Gross Medium Rent reported in the 2023 ACS, however we have concerns about the accuracy of this number.

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

Minority - not Hispanic, Latino, or White

N/A - not available due to small sample size

## Census Tracts

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

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

Since 2011, the Utah Broadband Advisory Council has been coordinating broadband efforts throughout the State. Over the past 5 years, Google Fiber has built out its network throughout South Jordan. There are some areas of the community that Google Fiber has chosen not to extend its network, most notably within the Daybreak and Sunstone subdivisions.

Google Fiber has chosen not to extend to certain areas because of the following impediments:

- Daybreak, a large 4200 acre master planned community has already negotiated a long-term bulk rate agreement with Century Link to provide discounted cost internet (mostly fiber) for its HOA residents
- Certain private subdivisions have been unwilling to provide access
- Certain areas within existing subdivisions have large infrastructure impediments (i.e. Jordan Valley's underground water aqueduct)
- Certain areas require long distances to extend their system (i.e. Sunstone subdivision)

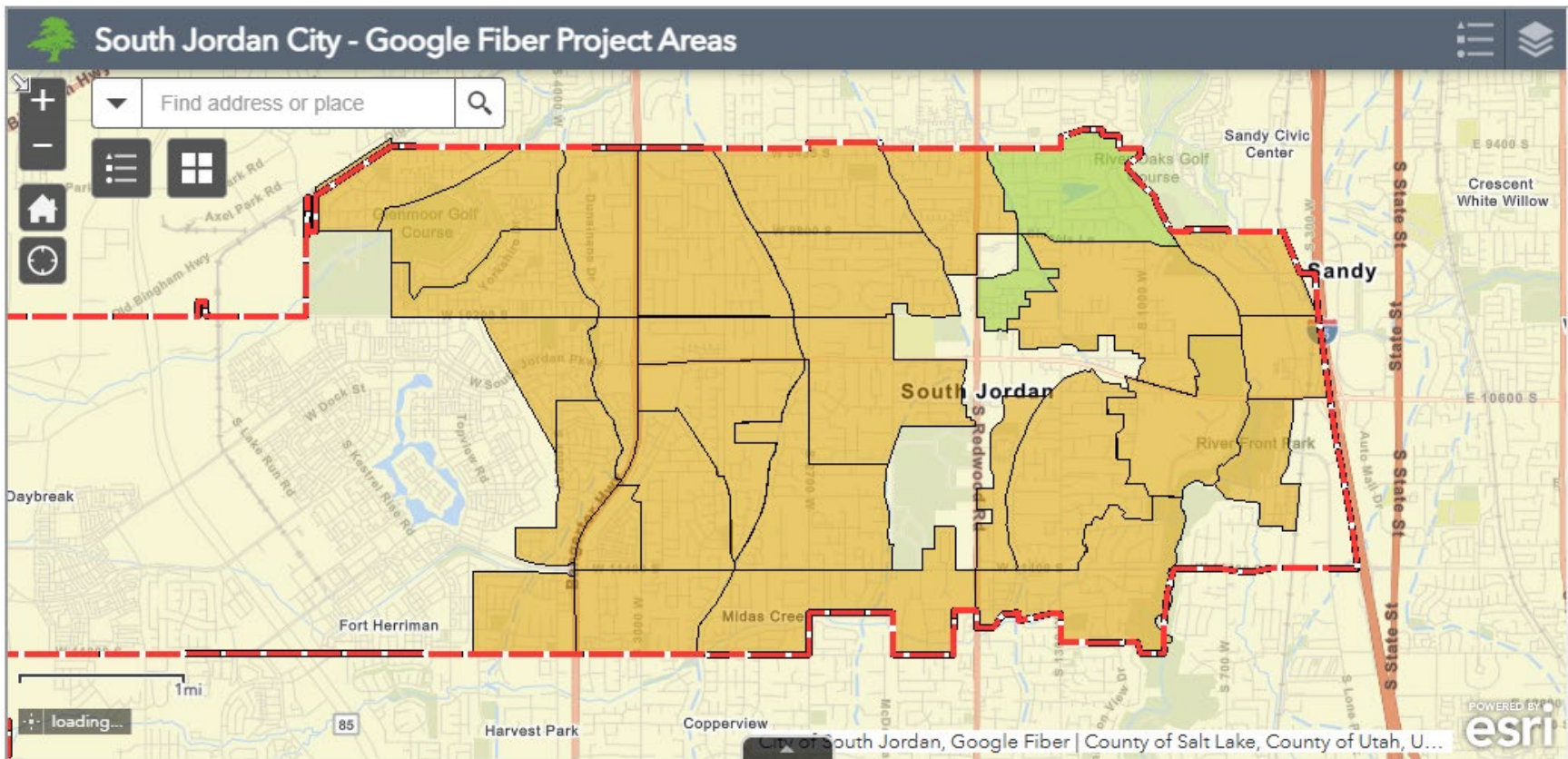
While services continue to improve, South Jordan has no neighborhoods that lack a form of internet access, according to the State's broadband.utah.gov tool .

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

The following providers currently service the jurisdiction:

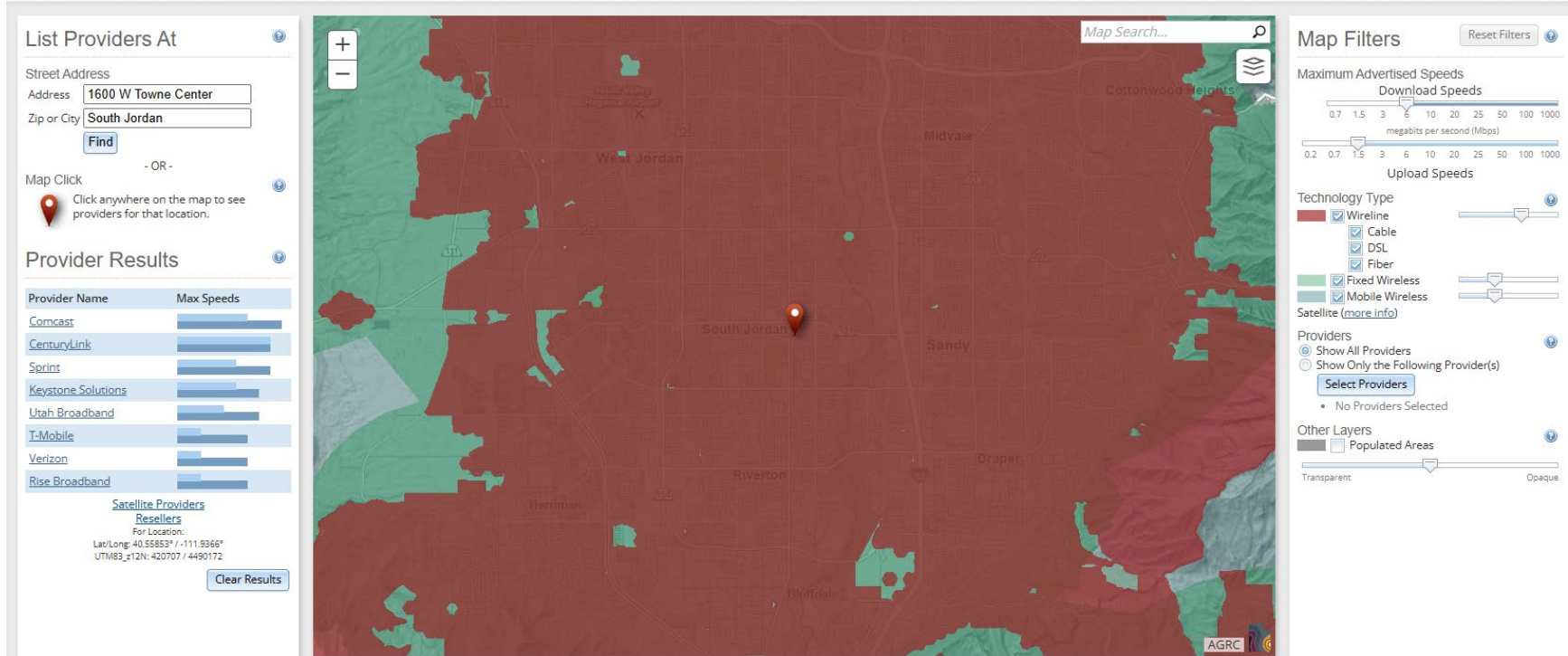
- Comcast
- CenturyLink
- Keystone Solutions
- Sprint
- AT&T

- T-Mobile
- Verizon
- Utah Broadband
- Rise Broadband
- Google Fiber

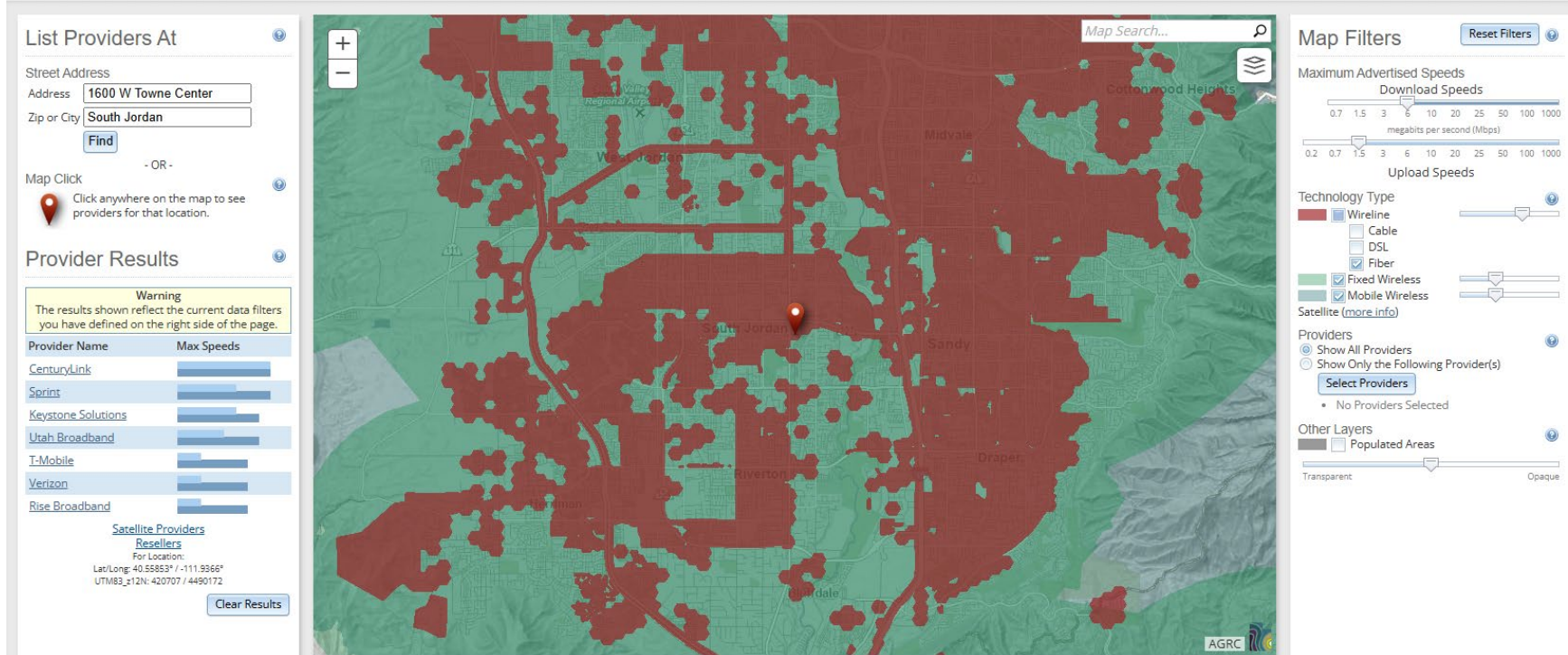


**Green: Completed Area's      Orange: Area's in Progress**

**Google Fiber Projected Areas (South Jordan City)**



**Areas with Some Type of Wireline Connectivity**



## Areas with Fiber Connectivity

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

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

The City of South Jordan takes an “all hazards” approach to identifying and mitigating natural and technological hazards. The City participates in regular reviews of its hazard analysis and works with Salt Lake County Emergency Management and other jurisdictions in mitigation planning as required by Disaster Mitigation Act of 2000 and updated on five year cycle. There are increased natural hazard risks due to climate change that are included in the Multi-Hazard Multi-Jurisdiction Mitigation Plan .

Key risks include:

- **Extreme Weather Events:** Rising global temperatures are linked to more intense and frequent heatwaves, storms, and heavy rainfall. This can cause flash floods, droughts, and increased wildfire activity.
- **Wildfires:** Hotter and drier conditions extend wildfire seasons and increase the likelihood of large, severe fires. Urban Wildland interface areas are particularly vulnerable.
- **Droughts and Water Scarcity:** Climate shifts may reduce water availability, impacting agriculture, water supplies, and ecosystems.
- **Landslides and Erosion:** Increased rainfall and flooding can destabilize slopes, especially in mountainous or hilly areas, heightening the risk of landslides.
- **Agricultural Disruption:** Changing climate patterns can reduce crop yields, alter growing seasons, and increase pests or diseases.
- **Infrastructure Damage:** Roads, bridges, and utility systems are increasingly vulnerable to extreme temperatures, storms, and flooding.
- **Public Health Risks:** Higher temperatures can exacerbate heat-related illnesses, increase disease vectors like mosquitoes, and reduce air quality.

To address these increasing risks, the City of South Jordan remains committed to proactive planning, mitigation efforts, and collaboration with regional partners. By continually assessing vulnerabilities and implementing adaptive strategies, the City aims to safeguard residents, infrastructure, and natural resources from the growing impacts of climate change. This ongoing commitment ensures that South Jordan remains a resilient and prepared community in the face of evolving hazards.

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

Low- and moderate-income households in the City of South Jordan face heightened vulnerability and hazards due to several key factors identified through data analysis and research.

- Housing Location and Condition
  - Geographic Risks: Some of the low and moderate income housing are located in areas more susceptible to flooding, wildfire-prone zones, or areas with limited infrastructure resilience. Proximity to these high-risk zones places low-income households at greater danger.
  - Building Quality: Older housing, which is more common among low to moderate income housing, may lack modern reinforcements against extreme weather events, such as upgraded roofing, insulation, or fire-resistant materials.
- Financial Constraints

- Limited Resources for Mitigation: Low- and moderate-income households may struggle to invest in protective measures such as improved drainage, weatherproofing, or emergency supplies.
- Recovery Challenges: Following a disaster, these households often have fewer financial resources to recover, rebuild, or relocate.
- Mobility Factors
  - Transportation Barriers: Elderly or those without reliable transportation, evacuating during emergencies can be more difficult for these households.
- Health and Well-being Impacts
  - Exposure to Extreme Conditions: Low to moderate income households may rely on less energy-efficient homes, making it harder to manage extreme heat or cold. This increases risks of heat exhaustion, respiratory issues, and other health concerns.

#### Data and Findings

Analysis of demographic data, property assessments, and geographic risk mapping shows that neighborhoods with higher concentrations of low- and moderate-income households are affected by these hazards. Factors such as older construction, higher density housing, and limited access to financial resources compound their vulnerability.

# Strategic Plan

## SP-05 Overview

### Strategic Plan Overview

The City CDBG program has developed the following city-specific objectives to address needs in the City and reflect the community character:

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

The following goals are intended to guide projects and allocations during the term of the 2025-2029 Consolidated Plan:

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

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

N/A

### General Allocation Priorities

Describe the basis for allocating investments geographically within the state



The City has focus on making improvements to all eligible block groups . HUD has granted an area benefit exception to the City each year since 2014. The 2024 exception allows projects to qualify for the low- and moderate-income national objective in Census block groups where at least 25.40% of the residents are low- or moderate-income. The following block groups have been determined to be eligible at the time that the Consolidated Plan was prepared:

- Tract 1128.24 Group 2, LMH 49.50%
- Tract 1128.25 Group 2, LMH 44.20%
- Tract 1130.25 Group 2, LMH 40.80%
- Tract 1128.24 Group 4, LMH 29.00%
- Tract 1130.08 Group 4, LMH 28.80%
- Tract 1130.10 Group 5, LMH 28.70%
- Tract 1142.00 Group 2, LMH 28.30%
- Tract 1130.11 Group 2, LMH 26.30%
- Tract 1130.10 Group 1, LMH 25.90%
- Tract 1130.23 Group 1, LMH 25.40%

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

- **Priority Needs**

- **Table 4 – Priority Needs Summary**



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

	<b>Basis for Relative Priority</b>	Though our subrecipients serve a relatively small number of former South Jordan residents experiencing homelessness, the City intends to continue to address this need through CDBG funding.
2	<b>Priority Need Name</b>	Services for those experiencing domestic violence
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Public Housing Residents Victims of Domestic Violence Victims of Domestic Violence
	<b>Geographic Areas Affected</b>	
	<b>Associated Goals</b>	Support services for vulnerable populations
	<b>Description</b>	The City recognizes that a number of its residents experience domestic violence. As such, the City wants to ensure services are available to meet this need.
	<b>Basis for Relative Priority</b>	The City intends to address this need using CDBG funds.
3	<b>Priority Need Name</b>	Essential needs services

<b>Priority Level</b>	High
<b>Population</b>	Extremely Low Low Moderate Large Families Families with Children Elderly Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Victims of Domestic Violence Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence
<b>Geographic Areas Affected</b>	
<b>Associated Goals</b>	Support services for vulnerable populations
<b>Description</b>	The City recognizes the importance of residents having access to essential needs, including food, health care, clothing, housing, etc . It is likely that this need will be addressed using public service CDBG funding.

	<b>Basis for Relative Priority</b>	The City intends to address this need using CDBG funds.
4	<b>Priority Need Name</b>	Senior services and facilities
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Middle Elderly Victims of Domestic Violence Elderly Frail Elderly Victims of Domestic Violence
	<b>Geographic Areas Affected</b>	
	<b>Associated Goals</b>	Maintain existing housing
	<b>Description</b>	The City provides senior programs and services at the City's Senior Center. Because CDBG funding is minimal, the City is meeting needs with other funding sources not focusing highly on this program at the moment but can potentially be considered at a later point.
	<b>Basis for Relative Priority</b>	It is not likely that the City will address this need using CDBG funds.
5	<b>Priority Need Name</b>	Neighborhood improvements

	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Large Families Families with Children Elderly Elderly Frail Elderly
	<b>Geographic Areas Affected</b>	
	<b>Associated Goals</b>	Correct accessibility deficiencies Maintain existing housing Provide improvements in deficient neighborhoods
	<b>Description</b>	Some of the older neighborhoods in the City lack amenities and infrastructure common in new areas of the City .
	<b>Basis for Relative Priority</b>	The City intends to address this need using CDBG funds.
6	<b>Priority Need Name</b>	Remove barriers to accessibility
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Middle Persons with Physical Disabilities

	<b>Geographic Areas Affected</b>	
	<b>Associated Goals</b>	Correct accessibility deficiencies Provide improvements in deficient neighborhoods
	<b>Description</b>	Accessibility improvements, particularly ADA ramps, are needed throughout the City.
	<b>Basis for Relative Priority</b>	The City intends on addressing this need with CDBG funds. 
7	<b>Priority Need Name</b>	Housing rehabilitation
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Large Families Families with Children Elderly Elderly Frail Elderly
	<b>Geographic Areas Affected</b>	
	<b>Associated Goals</b>	Correct accessibility deficiencies Maintain existing housing Provide improvements in deficient neighborhoods

	<b>Description</b>	With the majority of housing units built in the last thirty years, the City recognizes the importance of maintaining the existing housing supply. Due to limited CDBG funds, the City generally addresses housing needs through other means. However, this need continues to become a requested need . The City has considered this need in deciding upcoming CDBG funding programs and services .
	<b>Basis for Relative Priority</b>	It is somewhat likely that this need will be addressed using CDBG funds.
<b>8</b>	<b>Priority Need Name</b>	Public infrastructure improvements
	<b>Priority Level</b>	Low
	<b>Population</b>	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Elderly Non-housing Community Development
	<b>Geographic Areas Affected</b>	
	<b>Associated Goals</b>	Correct accessibility deficiencies Provide improvements in deficient neighborhoods
	<b>Description</b>	The lack of adequate infrastructure strains growth and economic development . With rapid growth, some infrastructure has lagged behind development and the region generally lacks sufficient east/west connections.

<b>Basis for Relative Priority</b>	It is somewhat likely that this need will be addressed using CDBG funds.
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- **Narrative (Optional)**

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

**Introduction**

The City participates in both the CDBG program, as a grantee, and the HOME program, as a member of the Salt Lake HOME Consortium. The 2025 program year marks the City’s fourteenth year as a CDBG grantee and the eleventh year as a member of the HOME Consortium. The City currently does not receive grantee funds in regards to the HOME program but is considering applying for funds during the duration of this plan. The City does not participate in other HUD programs.



**Anticipated Resources**

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	220,000	0	3526.00	223,526	880,000	Estimated \$220,000 yearly for year 1 and remainder of con plan.

• Table 5 - Anticipated Resources

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

The City does not have match requirements of the program funding or anticipated projects funded to serve community needs. The majority of community development projects directly managed by the City are generally leveraged through staff time and other resources funded by the general fund. As indicated, affordable housing and other housing-related projects will be considered using the City’s RDA fund, due to its size rather than the City’s CDBG grant. It is likely that all public service subrecipients will be agencies that serve the region, and funds provided by the City are leveraged by other municipalities, Salt Lake County, the State, other Federal grants, and charitable donations. The City has demonstrated that it seeks for and takes advantage of additional opportunities to leverage CDBG funds, and the City will continue to do so.

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

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

## **Discussion**



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

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

<b>Responsible Entity</b>	<b>Responsible Entity Type</b>	<b>Role</b>	<b>Geographic Area Served</b>
South Jordan City	Government	Economic Development Non-Homeless Special Needs Planning Neighborhood Improvements Public Facilities Public Services	Jurisdiction
Salt Lake County	Government	Homelessness Ownership Public Housing Rental	Region
Legal Aid Society	Non-Profit Organizations	Domestic Violence Services Legal Aid Services	Region
South Valley Sanctuary	Non-Profit Organizations	Homelessness	Region
Community Health Centers	Non-Profit Organizations	Health Care Services	Region
Habitat for Humanity	Non-Profit Organizations	Critical Home Repair	Region
Other Nonprofits TBD	Non-Profit Organizations	Low/Mod Income Public Services	Region

**Table 21 - Institutional Delivery Structure**

**Assess of Strengths and Gaps in the Institutional Delivery System**


The amount of CDBG funds received by a grantee each year is determined by HUD according to “a formula comprised of several measures of community needs, including the extent of poverty, population, housing overcrowding, age of housing, and population growth lag in relationship to other metropolitan areas.” Based upon 2024 Grantee Awards, the City is currently receiving the third lowest annual allotment of all grantees

in a six-state region (Region VIII). The City’s annual allocation reflects a relatively small, but rapidly growing, population, and the lack of community concerns, at least at a lower scale, that many other communities face. The City’s modest allocation of CDBG funding requires a simple program and the careful selection of projects. The City has also utilized other funding sources and staff time to leverage CDBG funds. The City strives to address the unique and specific existing concerns in the community in a way that is also preventative of those concerns becoming larger future problems.



The City has identified two areas in which improvement could be achieved in program planning. The City’s public outreach efforts have not generated as significant an amount of public input as hoped, specifically from residents. The City is seeking more effective outreach methods. Many residents, stakeholders, city staff, and elected officials are still less familiar with the CDBG program. A greater level of awareness and understanding about the CDBG program would contribute to more effectively addressing needs within the community.

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

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
<b>Homelessness Prevention Services</b>			
Counseling/Advocacy	X	X	X
Legal Assistance	X		
Mortgage Assistance	X		X
Rental Assistance	X	X	X
Utilities Assistance	X	X	X
<b>Street Outreach Services</b>			
Law Enforcement	X		
Mobile Clinics	X		
Other Street Outreach Services			
<b>Supportive Services</b>			
Alcohol & Drug Abuse 	X	X	X
Child Care	X	X	
Education	X	X	X
Employment and Employment Training	X	X	X
Healthcare	X	X	X

Supportive Services			
HIV/AIDS	X		X
Life Skills	X	X	X
Mental Health Counseling	X	X	X
Transportation	X	X	X
Other			
Clothing & Food	X	X	

Table 6 - Homeless Prevention Services Summary

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

As a metropolitan area of 16 cities and additional unincorporated county areas, Salt Lake County has a wide array of programs and services available, however none are located within South Jordan’s boundaries. However, there are many programs and services within neighboring cities for example The Road Home in Midvale City and South Valley Services in West Jordan City. Services to homeless persons are largely made available by and through coordination with the homeless shelters. Our residents, as well as those of cities outside Salt Lake City, seek care at service providers, who relay to the City how many of our residents sought services. While there are no permanent shelters located within South Jordan City boundaries, since becoming a CDBG grantee, the City has provided CDBG funds to support South Valley Sanctuary, which is closest to South Jordan City limits. South Valley Sanctuary provides shelter to those dealing with domestic violence, in addition to other supportive services beyond overnight stays.

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

Due to fiscal restraints, the City strives to support services and programs which serve the needs determined to be the highest priority, have the greatest impact, and serve the most essential needs in the community. As a part of a larger region, residents have access to other services and programs that are not funded by the City's CDBG program. Though no services are located directly in South Jordan, most are within reach, and

service providers offer some transportation options. As the South Valley expands, however, accessibility of services continues to decline due to traffic and population growth in the area. Eventually, more service locations will need to be added south of Salt Lake City.



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

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

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

**Goals Summary Information**

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Correct accessibility deficiencies	2025	2029	Non-Housing Community Development		Housing rehabilitation Neighborhood improvements Public infrastructure improvements Remove barriers to accessibility	CDBG: \$735,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 1000 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
2	Support services for vulnerable populations	2025	2029	Homeless Non-Homeless Special Needs		Essential needs services Family & individual crisis services & prevention Homeless services & prevention Housing assistance Senior services and facilities Services for those experiencing domestic violence Training, prevention, and education programs Mental Health	CDBG: \$165,000	Public service activities other than Low/Moderate Income Housing Benefit: 5,000 Persons Assisted  Homeless Person Overnight Shelter: 20 Persons Assisted
3	Maintain existing housing  	2025	2029	Affordable Housing		Housing rehabilitation Neighborhood improvements Public infrastructure improvements Senior services and facilities	CDBG: \$150,000	Homeowner Housing Rehabilitated: 15 Household Housing Unit

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
4	Provide improvements in deficient neighborhoods	2025	2029	Non-Housing Community Development		Housing rehabilitation Neighborhood improvements Public infrastructure improvements Remove barriers to accessibility	CDBG: \$50,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 2000 Persons Assisted

**Table 23 – Goals Summary**

**Goal Descriptions**

1	<b>Goal Name</b>	Correct accessibility deficiencies
	<b>Goal Description</b>	The City intends to continue to address accessibility deficiencies in public facilities and public infrastructure.
2	<b>Goal Name</b>	Support services for vulnerable populations
	<b>Goal Description</b>	The City intends to provide or support organizations that provide crisis assistance, essential needs, special needs or career training.
3	<b>Goal Name</b>	Maintain existing housing
	<b>Goal Description</b>	Assist eligible low and moderate income families in maintaining existing housing as decent affordable housing, including accessibility improvements .

4	<b>Goal Name</b>	Provide improvements in deficient neighborhoods
	<b>Goal Description</b>	The City intends to provide amenities and infrastructure improvements in residential areas that may have substandard improvements .

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

According to the City’s Moderate Income Housing Plan, conducted in June of 2024 the City had 25,985 dwelling units. Of these units (including rental and non-rental by AMI 2022), 198 units were available for families with an income less than 30% if AMI, 521 units were available to families with an income of 30% to 50% of AMI, and 2,698 units were available to families with an income of 50% to 80% of AMI. The number of units available in all three categories of extremely low-income, low-income, and moderate income were determined to be insufficient to meet the City’s needs. CDBG funds are not anticipated to be used to address the need for additional units in these two categories due to the limited amount of funding received. However, the City intends to address these needs through other means, specifically through its involvement with the HOME consortium and the City is also currently utilizing RDA housing set-aside funds to address housing needs through a down payment assistance program.



Source: South Jordan Moderate Income Housing Plan, November 2019

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

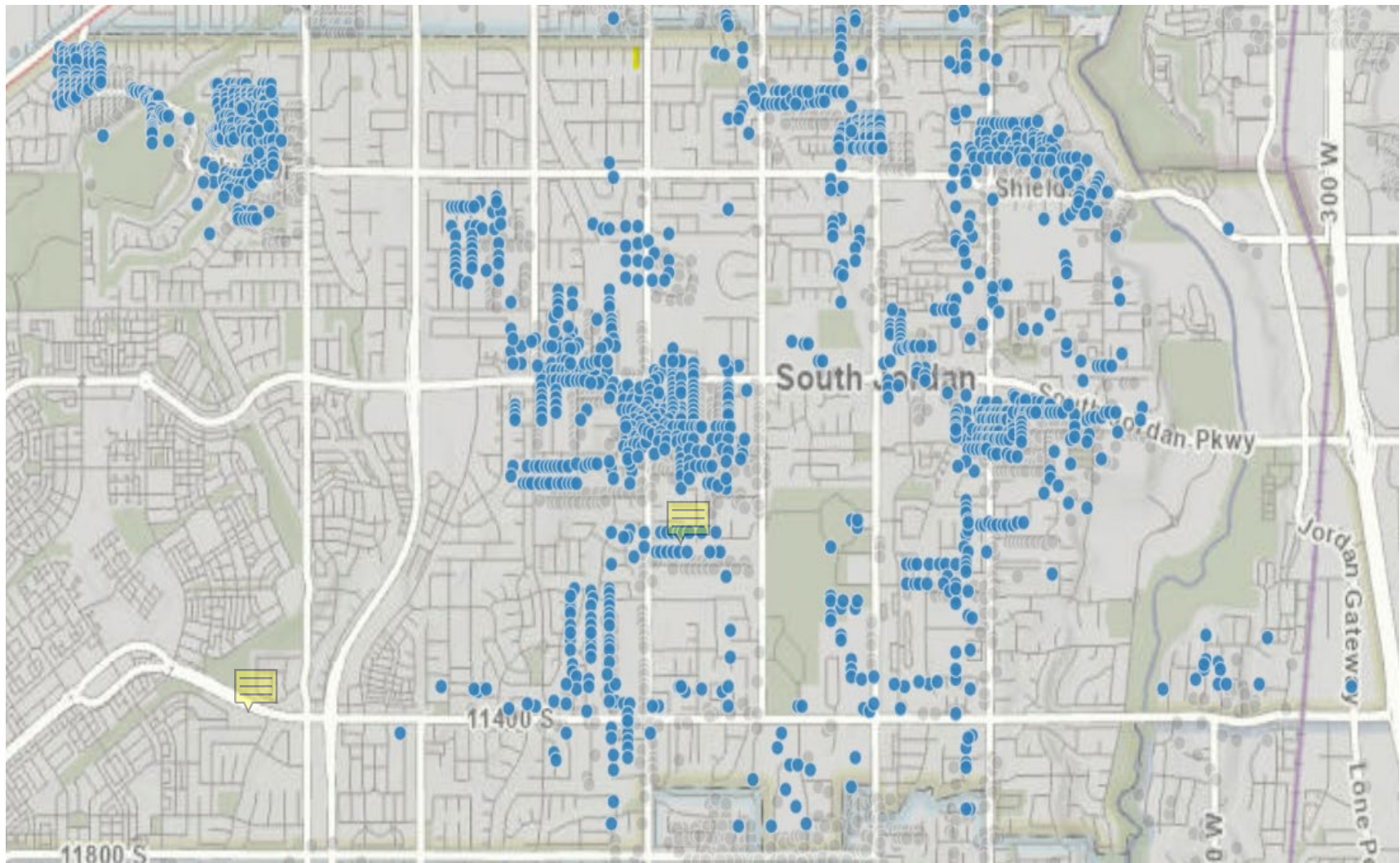
### **Actions to address LBP hazards and increase access to housing without LBP hazards**

The City recommends that city residents in housing units built prior to 1978 become familiar with the dangers of lead-based paint and actions that can be taken to reduce hazards. Information is available from the Salt Lake County Health Department at: <https://slco.org/lead-safe-housing/>. Construction and rehabilitation projects are required to comply with HUD regulations. The City will monitor activities associated with construction and rehabilitation to ensure that HUD regulations are met.

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

See above.

**Printed from the Utah DAQ Interactive Map**



03/15/2025

Pre-1978 Residential Structures

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

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

According to the ACS 2023 5-year data, South Jordan’s poverty rate is 2.9%. As such, South Jordan’s goals are citywide in nature, focused on providing a great city for all residents. Based on an extensive citywide process, the 2019 General Plan set goals for how we move, how we grow, and where we live, work, play, and gather. The “where we live” section defines the following vision, “South Jordan is a balanced community that provides a range of desirable housing forms and amenities that appeal to all stages of life and lifestyles, while retaining its one-of-a-kind character and heritage.” Goals include

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

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

The City Council's Strategic Priorities include a goal of fiscal responsibility, a goal of sustainable growth in the form of development that contributes to quality of life for residents, a goal of desirable amenities and open space that would support safe and valued neighborhoods, and a goal of operational excellence to include fair prices to residents for services.

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

- Ensure development of well-designed housing that qualifies as Affordable Housing to meet the needs of moderate-income households within the City.

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

The goals of the 2019 General Plan, the City Council's Strategic Priorities, and the Housing Needs Study are supported by the needs identified through the preparation of this plan. The goals of this plan mirror the goals of the other City documents in order to address those needs. The goals of this plan were created to support the underlying objectives of the City's CDBG program, including the objective to support family and individual stability, self-reliance, and prosperity.

**FY 2024 Income Limits Table (Salt Lake City, UT HUD Metro FMR Area)**

<b>Income Category</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>	<b>6</b>	<b>7</b>	<b>8</b>
<b>Extremely Low (30%) Income (\$)</b>	24,300	27,750	31,200	<b>34,650</b>	37,450	41,960	47,340	52,720
<b>Very Low (50%) Income (\$)</b>	40,450	46,200	52,000	<b>57,750</b>	62,400	67,000	71,650	76.25
<b>Low (80%) Income (\$)</b>	67,700	73,950	83,200	<b>92,400</b>	99,800	107,200	114,600	122,000

(Source:[https://www.huduser.gov/portal/datasets/il/il2024/select\\_Geography.odn](https://www.huduser.gov/portal/datasets/il/il2024/select_Geography.odn))

**2024 Income Limits**

## **SP-80 Monitoring - 91.230**

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

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

### **Committee Tours**

The City's Staff Working Group recognizes the importance of being familiar with subrecipient organizations, facilities, services, and practices in order to adequately review funding request applications and to make allocation recommendations to the City Council. The staff would conduct consistent tours prior to COVID . We are working to improve in-person tours since the Pandemic.

### **Quarterly Reports**

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

### **Desk Reviews**

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

## In-Depth Reviews

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



## Expected Resources

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

#### Introduction



The City participates in both the CDBG program, as a grantee, and the HOME program, as a member of the Salt Lake HOME Consortium. The 2025 program year marks the City's twenty-fourth year as a CDBG grantee and the eleventh year as a member of the HOME Consortium. The City currently does not receive grantee funds in regards to the HOME program but is considering applying for funds during the duration of this plan. The City does not participate in other HUD programs.

**Anticipated Resources**

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	220,000	0	3,526	223,526	880,000	Estimated \$220,000 yearly for year 1 and remainder of con plan.

• Table 24 - Expected Resources – Priority Table

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

The City does not have match requirements of the program funding or anticipated projects funded to serve community needs. The majority of community development projects directly managed by the City are generally leveraged through staff time and other resources funded by the general fund. As indicated, affordable housing and other housing-related projects will be completed using the City’s RDA fund, due to its size rather than the City’s CDBG grant. It is likely that all public service subrecipients will be agencies that serve the region, and funds provided by the City are leveraged by other municipalities, Salt Lake County, the State, other Federal grants, and charitable donations. The City has demonstrated that it seeks for and takes advantage of additional opportunities to leverage CDBG funds, and the City will continue to do so.

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

**identified in the plan**

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

**Discussion**

## Annual Goals and Objectives

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

#### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Correct accessibility deficiencies	2025	2029	Non-Housing Community Development		Housing rehabilitation Neighborhood improvements Public infrastructure improvements Remove barriers to accessibility	CDBG: \$116,526	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 200 Persons Assisted



Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
2	Support services for vulnerable populations	2025	2029	Homeless Non-Homeless Special Needs		Essential needs services Family & individual crisis services & prevention Homeless services & prevention Housing assistance Senior services and facilities Services for those experiencing domestic violence Training, prevention, and education programs Mental Health	CDBG: \$33,000	Public service activities other than Low/Moderate Income Housing Benefit: 1850 Persons Assisted  Homeless Person Overnight Shelter: 4 Persons Assisted
3	Maintain existing housing	2025	2029	Affordable Housing		Housing rehabilitation Neighborhood improvements Public infrastructure improvements Senior services and facilities	CDBG: \$30,000	Homeowner Housing Rehabilitated: 3 Household Housing Unit

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
4	Provide improvements in deficient neighborhoods	2025	2029	Non-Housing Community Development		Housing rehabilitation Neighborhood improvements Public infrastructure improvements Remove barriers to accessibility	CDBG: \$0	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 0 Persons Assisted

**Table 25 – Goals Summary**

**Goal Descriptions**

1	<b>Goal Name</b>	Correct accessibility deficiencies
	<b>Goal Description</b>	The City intends to continue to address accessibility deficiencies in public facilities and public infrastructure.
2	<b>Goal Name</b>	Support services for vulnerable populations
	<b>Goal Description</b>	The City intends to provide or support organizations that provide crisis assistance, essential needs, special needs or career training.
3	<b>Goal Name</b>	Maintain existing housing
	<b>Goal Description</b>	Assist eligible low and moderate income families in maintaining existing housing as decent affordable housing, including accessibility improvements .

4	<b>Goal Name</b>	Provide improvements in deficient neighborhoods
	<b>Goal Description</b>	The City intends to provide amenities and infrastructure improvements in residential areas that may have substandard improvements .

## AP-35 Projects - 91.420, 91.220(d)

### Introduction

As a relatively small CDBG grantee, the City maintains a simple program . The City intends to use the allowable funding (15%) for public services . The City's non-housing community development will focus on public infrastructures during the 2025-2026 program year . While housing needs are generally addressed through other means, a small amount of CDBG funding is allocated to funding emergency home repairs and residential accessibility improvements.

#	Project Name
1	Public Services (2025)
2	Infrastructure Improvements (2025)
3	Planning and Admin (2025)

**Table 7 – Project Information**

The 2025–2026 AAP was released for public comment on March 17, 2025, prior to HUD’s announcement of official grant allocation amounts. **Because of this, amounts listed for projects and activities are based on an estimated \$220,000 grant allocation** (determined based on the City’s past allocations). **After HUD announces final allocations, the CDBG Coordinator will adjust the estimated amounts** according to the following contingency plan:

- If the grant amount is higher than \$220,000, the final amount of admin and planning will be adjusted to remain at 20% of the total grant amount, public service amounts will stay as originally allocated besides South Valley Sanctuary funding will be increased to \$15,000. Any

remaining funds will be allocated to the ADA ramp activity under the Infrastructure Improvement project.

- If the grant amount is lower than \$220,000, all activities will be adjusted based on the following percentages.
  - The final amount for admin and planning will remain at 20% of the total grant amount.
  - The final amount for public services activities will be decreased proportionally to remain at the 15% cap.
  - All remaining funds will be allocated to the ADA ramp activity under the Infrastructure Improvement project.

Habitat for Humanity funding will stay the same under both scenarios.

All older funds amended to this year will remain with ADA ramps under either scenario.

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


Funding requests for the 2025-2026 program year exceeded CDBG funds to be received by the City. The Staff Working Group has the responsibility to review funding requests and make allocation recommendations to the City Council . All projects were determined to be eligible for use of CDBG funds and beneficial to South Jordan residents . The Staff Working Group evaluated funding requests based on consistency with the goals of the Consolidated Plan, the number of residents project to benefit, the type and scale of the project, and the capacity of the organization to carry out a project.

## **AP-38 Project Summary**

### **Project Summary Information**

<b>1</b>	<b>Project Name</b>	Public Services (2025)
	<b>Target Area</b>	
	<b>Goals Supported</b>	Support services for vulnerable populations

	<b>Needs Addressed</b>	Homeless services & prevention Services for those experiencing domestic violence Essential needs services Family & individual crisis services & prevention Senior services and facilities Training, prevention, and education programs Mental Health
	<b>Funding</b>	CDBG: \$33,000.00
	<b>Description</b>	Public services 2025
	<b>Target Date</b>	6/30/2026
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	1882 individuals are expected to benefit, including those receiving shelter
	<b>Location Description</b>	N/A
	<b>Planned Activities</b>	Domestic violence victim shelter and services, 05G Services for Victims of Domestic Violence <ul style="list-style-type: none"> <li>• South Valley Sanctuary, \$13,000</li> <li>• Legal Aid Society, \$10,000</li> </ul> Health services, 05M Health Services <ul style="list-style-type: none"> <li>• Community Health Centers, \$10,000</li> </ul>
<b>2</b>	<b>Project Name</b>	Infrastructure Improvements (2025)
	<b>Target Area</b>	
	<b>Goals Supported</b>	Correct accessibility deficiencies Provide improvements in deficient neighborhoods

	<b>Needs Addressed</b>	 Neighborhood improvements Remove barriers to accessibility Public infrastructure improvements
	<b>Funding</b>	CDBG: \$116,526
	<b>Description</b>	Funds allocated for infrastructure projects, including accessibility upgrades and safety improvements in eligible areas.
	<b>Target Date</b>	6/30/2026
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	An estimated 3,150 individuals will benefit.
	<b>Location Description</b>	Residential homes, multiple locations ADA Ramps, multiple locations
	<b>Planned Activities</b>	ADA Ramp Upgrade 03L <ul style="list-style-type: none"> <li>• South Jordan City , \$113,000 (program year 2025)</li> <li>• South Jordan City, \$3,526 (program year 2023 leftover from completed project IDIS #139 which was under budget)</li> </ul>
<b>3</b>	<b>Project Name</b>	Planning and Admin (2025)
	<b>Target Area</b>	
	<b>Goals Supported</b>	Correct accessibility deficiencies Provide improvements in deficient neighborhoods Support services for vulnerable populations
	<b>Needs Addressed</b>	
	<b>Funding</b>	CDBG: \$44,000
	<b>Description</b>	This project includes expenses related to program administration of the CDBG program and eligible planning activities.

	<b>Target Date</b>	6/30/2026
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Planning and admin activities are assumed to benefit in the same amounts as other projects.
	<b>Location Description</b>	N/A
	<b>Planned Activities</b>	Program Administration, \$22,000, Matrix Code 21A Eligible Planning, \$22,000, Matrix Code 20
4	<b>Project Name</b>	Housing Repair
	<b>Target Area</b>	
	<b>Goals Supported</b>	Support services for vulnerable populations Maintain existing housing Correct accessibility deficiencies
	<b>Needs Addressed</b>	
	<b>Funding</b>	CDBG: \$30,000
	<b>Description</b>	Funds allocated for infrastructure projects, including accessibility upgrades and safety improvements in eligible areas.
	<b>Target Date</b>	06/30/2026
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	We estimate approximately 3 households will benefit in regards to funding this year.
	<b>Location Description</b>	N/A
	<b>Planned Activities</b>	Home repair and accessibility, 14A and 14B Rehab of existing homes <ul style="list-style-type: none"> <li>Habitat for Humanity, \$30,000</li> </ul>

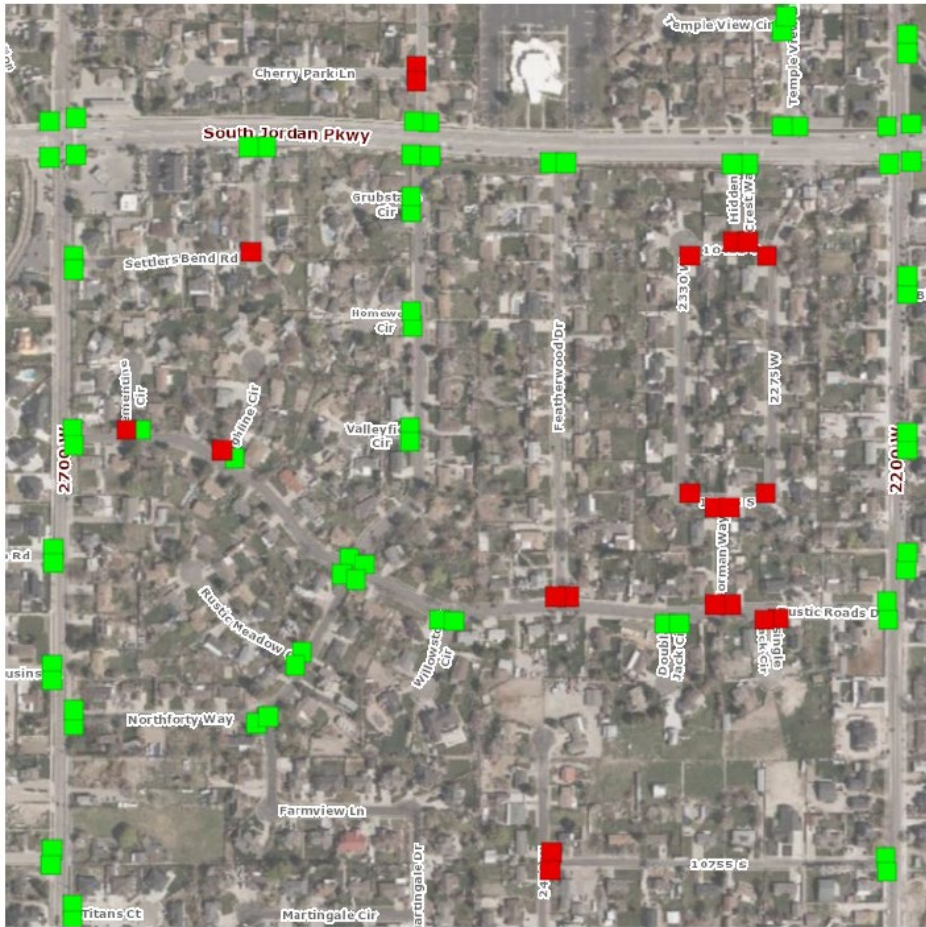
**AP-50 Geographic Distribution - 91.420, 91.220(f)**

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

Though the City does not have designated target areas, the City is focused on improving eligible block groups. The City has ten Census block

groups that qualify as low- and moderate-income.

- We have focused on two general areas in relation to ADA ramp improvements. See maps.



ADA Ramp Location 1



ADA Ramp Location 2

Other accessibility improvements will be happening throughout the City.

**Geographic Distribution**

Target Area	Percentage of Funds

Table 8 - Geographic Distribution

## Rationale for the priorities for allocating investments geographically

See above.

### Discussion

HUD has granted an area benefit exception to the City each year since 2014. The 2024 exception allows projects to qualify for the low- and moderate-income national objective in Census block groups where at least 25.40% of the residents are low- or moderate-income. The following block groups have been determined to be eligible at the time that the Consolidated Plan was prepared:

- Tract 1128.24 Group 2, LMH 49.50%
- Tract 1128.25 Group 2, LMH 44.20%
- Tract 1130.25 Group 2, LMH 40.80%
- Tract 1128.24 Group 4, LMH 29.00%
- Tract 1130.08 Group 4, LMH 28.80%
- Tract 1130.10 Group 5, LMH 28.70%
- Tract 1142.00 Group 2, LMH 28.30%
- Tract 1130.11 Group 2, LMH 26.30%
- Tract 1130.10 Group 1, LMH 25.90%
- Tract 1130.23 Group 1, LMH 25.40%



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

### **Introduction**

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

### **Actions planned to address obstacles to meeting underserved needs**

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

### **Actions planned to foster and maintain affordable housing**

As the population and number of households continues to rise, the City will have greater need to provide housing that meets the needs of residents and those interested in moving to the City. The current shortage plus that additional need each year means that (assuming current distributions of household incomes) the City will have an expected shortage of 5,041 affordable housing units by 2030. Despite best efforts by the City—housing affordability is a major statewide issue presenting challenges for all communities.

### **Actions planned to reduce lead-based paint hazards**

According to the Housing Plan, the City has 25,985 units. Of these, the Department of Environmental Quality reports 2,523 units built prior to 1978, representing 9.7% of the City's housing stock. Lead-based paint is not considered a widespread concern in the City. For similar reasons, the Salt Lake County Health Department has discontinued testing and mitigation programs. The Health Department is now focused on education. It is recommended that city residents in housing units built prior to 1978 become familiar with the dangers of lead-based paint and actions that can be taken to reduce those hazards. Information is available from the Salt Lake County Health Department.

### **Actions planned to reduce the number of poverty-level families**

The goals of the Consolidated Plan were created to support the underlying objectives of the City's CDBG program, specifically the objective to

support family and individual stability, self-reliance, and prosperity. In order to meet that objective, preferred public services serve essential immediate needs and provide case management and coordination with other agencies to assist families and individuals to achieve long-term stability. The City is seeking ways to improve access from transit stations in the City to housing and employment areas. The City's City Commerce department actively pursues opportunities for job creation.

### **Actions planned to develop institutional structure**



The City is constantly striving to most effectively utilize the limited funds received to address needs within the community. The City intends to seek more effective outreach methods to the public in order to incorporate more community input. The effort began with outreach visits and phone calls to all of our service providers during the creation of the 2020 Con Plan. Now that in-person relationships have been better established, we are seeking to communicate updates more frequently through email. The advertising for the Con Plan community survey resulted in an increased awareness of the program among residents and City staff.. The CDBG Coordinator is committed to increasing awareness of the CDBG program among City staff and to coordinate the goals of the Consolidated Plan with potential projects, resources, and capacity of individual departments.

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

The Staff Working Group will continue to build relationships with service providers. The CDBG Coordinator will focus on increasing contact and on-site visits on a more regular basis since the pandemic slowed down in-person involvement. The CDBG Coordinator will continue to serve on the HOME Consortium and coordinate with housing providers.

### **Discussion**

See above.

• **Program Specific Requirements**

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

**Introduction**

The City does not have any programs with program income.

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

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

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

**Other CDBG Requirements**

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



## **Discussion**

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

### Appendix - Alternate/Local Data Sources

Sort order	Type	Data Source Name	List the name of the organization or individual who originated the data set.	Provide a brief summary of the data set.	What was the purpose for developing this data set?	Provide the year (and optional month, or month and day) for when the data was collected.	Briefly describe the methodology for the data collection.	Describe the total population from which the sample was taken.	Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.	How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?	What time period (provide the year, and optional month, or month and day) is covered by this data set?	What is the status of the data set (complete, in progress, or planned)?
<code>&lt;TYPE=[pivot_table] VERSION=[2] REPORT_GUID=[884DC1E44796F035A521FE96F1A3ABF2]&gt;</code>												







