

## **EXECUTIVE SUMMARY**

The City of West Jordan in partnership with the U.S. Department of Housing and Urban Development (HUD) is required to prepare a Consolidated Plan in order to receive funding for the Community Development Block Grant and HOME Programs. The Consolidated Plan comprises the planning and application requirements for the following programs:

- Community Development Block Grant (CDBG);
- Home Investment Partnership Program (HOME);
- Emergency Shelter Grant (ESG); and
- Housing Opportunities for Persons with Aids (HOPWA)

The City of West Jordan receives funding directly for the CDBG Program and through the Salt Lake County HOME Consortium for the HOME Program. The City participates with Salt Lake City in funding recommendations for the ESG and HOPWA Programs. The City of West Jordan's CDBG program year runs from July 1 – June 30.

The following is a general overview of the Consolidated Planning process that is accomplished through the use of the CPMP tools that was developed by the Department of Housing and Urban Development. This tool takes the City of West Jordan through a series of questions and topics to be addressed in the 2011-2015 Consolidated Plan.

The Consolidated Plan is designed to be a collaborative process whereby a community establishes a unified vision for community development actions. It offers local jurisdictions the opportunity to shape the various housing and community development programs into effective, coordinated neighborhood and community development strategies. It also creates the opportunity for strategic planning and citizen participation to take place in a comprehensive context, and to reduce duplication of effort at the local level.

The strategic plan is a specific course of action for revitalization. It is the means to analyze the full local context and the linkages to the larger region. It builds on local assets and coordinates a response to the needs of the community. It integrates economic, physical, environmental, community, and human development in a comprehensive and coordinated fashion so that families and communities can work together and thrive. A strategic plan also sets forth program goals, specific objectives, annual goals, and benchmarks for measuring progress. In so doing, it helps local governments and citizens keep track of results and learn what works.

The Consolidated Plan approach is also the means to meet the application requirements for the Community Development Block Grant (CDBG), HOME Investment Partnerships (HOME), Emergency Shelter Grant (ESG), and Housing Opportunities for Persons with AIDS (HOPWA) formula programs. This process replaces prior CPD planning and an application requirement with a single document, and satisfies the submission requirements of the four CPD formula programs for local jurisdictions.

The statutes for the formula grant programs set forth three basic goals against which HUD will evaluate the plan and the jurisdiction's performance under the plan. Each jurisdiction's plan

must state how it will pursue these goals for all community development programs, as well as all housing programs. These statutory program goals are:

- DECENT HOUSING
- A SUITABLE LIVING ENVIRONMENT
- EXPANDED ECONOMIC OPPORTUNITIES

This document represents a new five-year Consolidated Plan for the City of West Jordan (2011-2015), and replaces the plan that was originally developed in 2005. Some of the goals that the City of West Jordan included in the creation of the new Consolidated Plan are:

- \* Understanding how the environment and trends have changed since the 2005 plan was developed;
- \* Getting broader and more in-depth input from citizens about their community development needs and goals;
- \* Updating data from the previous plan (new U.S. Census data will not be available); and
- \* More clearly identifying the unique objectives and outcomes for the City of West Jordan.

For the 2011-2015 plan, the City gathered, updated and analyzed data, and developed strategic plan principles and goals. The City gathered citizen input and developed priority needs, five-year objectives and outcomes and will update them through the required annual action plans.

#### **MISSION:**

The mission of the City of West Jordan Community Development Block Grant Program and 5-year Consolidated Plan is to improve the quality of life for West Jordan residents through measurable goals and objectives with identified actions that will address immediate housing, community and economic development needs identified within the City of West Jordan. These goals will include projects that promote and protect the following needs:

- Preservation of Safe and Decent Housing

This will be accomplished through the preservation of the existing housing stock and the expansion of new affordable housing units for the homeless, special needs and senior populations located in West Jordan. The City will continue to sponsor a housing rehabilitation loan program and continue to fund programs for emergency home repairs. In that area of expanded housing opportunities, the City will continue to support the

development of new senior and special needs housing developments within the City boundaries.

- Suitable Living Environments

This will be accomplished through the upgrading of infrastructure needs and projects identified in the low and moderate-income areas of the City of West Jordan.

- Improved Access to Services

This will be accomplished through the continued support of public service agencies providing services to low and moderate-income residents of West Jordan. The City will continue to support agencies that provide services including crisis shelters, counseling programs, food banks and pantries, homeless shelters, etc.

### General Questions

1. Describe the geographic areas of the jurisdiction (including areas of low income families and/or racial/minority concentration) in which assistance will be directed.

West Jordan was incorporated as a town on January 10, 1941. The first U.S. Census taken for West Jordan in 1950 reported a population of 2,107. By 2008, the population of West Jordan had increased over 49 times to 103,502. During the same time period, the population of Salt Lake County increased. A comparison of West Jordan's growth to Salt Lake County as a whole is illustrated in Figure 1.

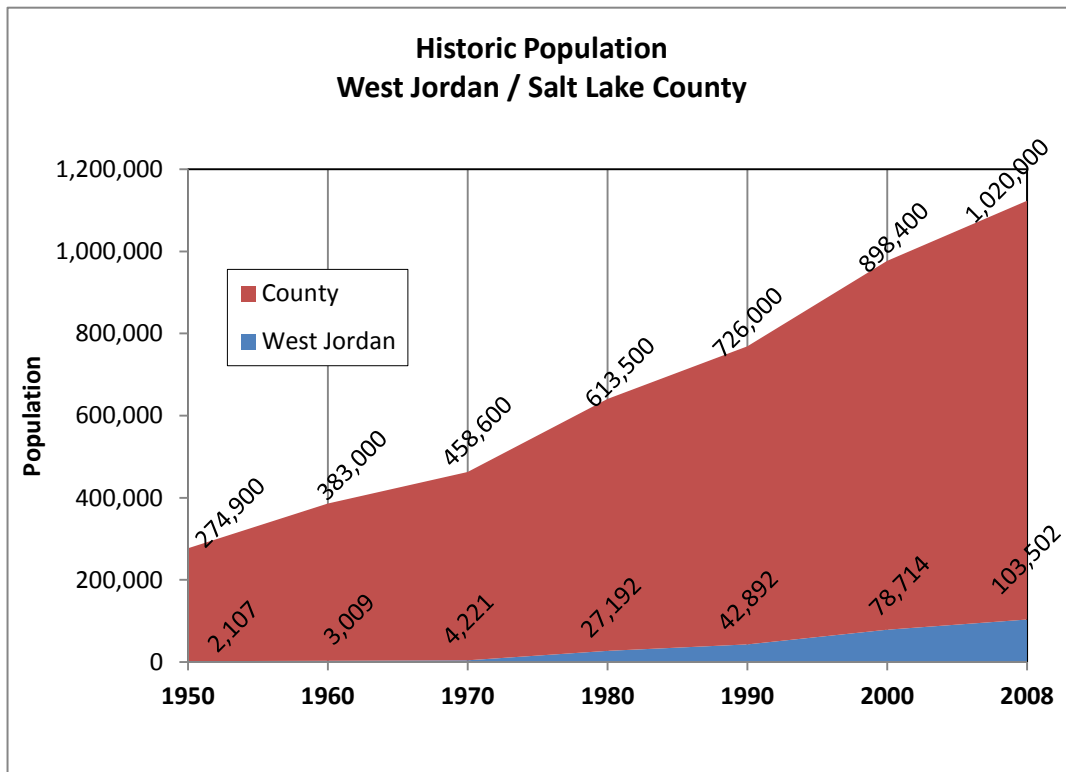


Figure 1

As illustrated in Figure 2, West Jordan is now the third largest city in Salt Lake County and, according to state-wide figures, the fourth largest city in Utah. Since the 1990 Census, West Jordan has seen a population increase of 141%, or an average annual increase of 5.0%. Population growth is attributable to a combination of both annexations and residential development. Continued population growth is expected as housing needs in Salt Lake County create demands on undeveloped land within the City's boundaries. Population growth will continue to present many challenges to, and opportunities for, improving the quality of life in West Jordan.

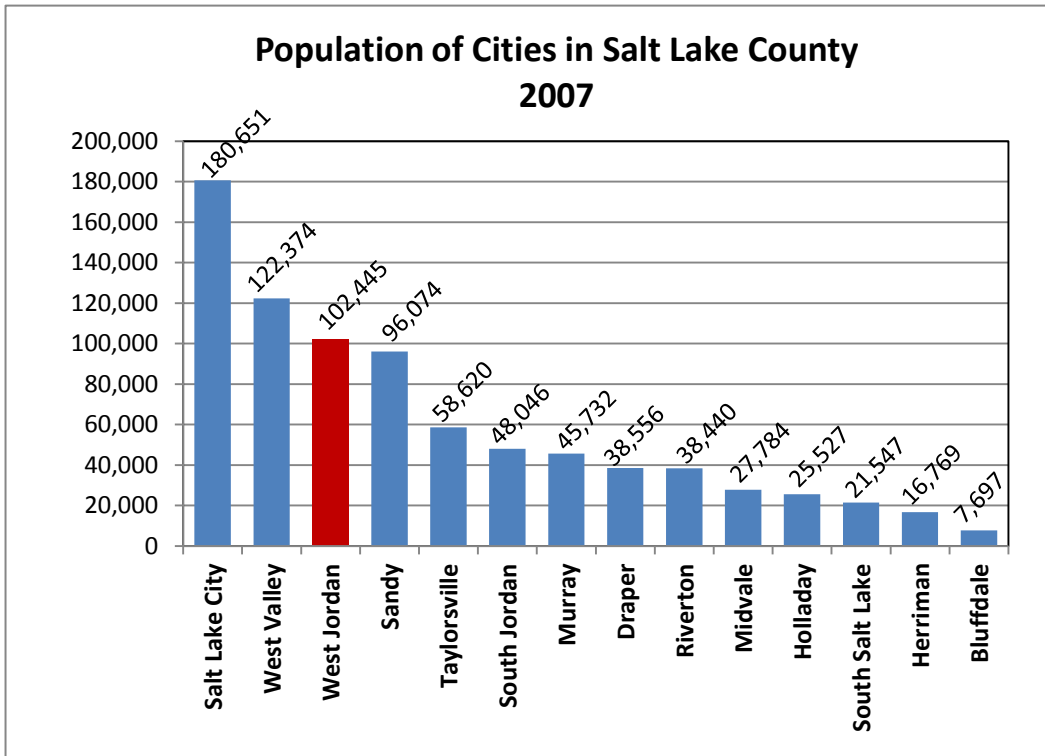


Figure 2

### Ethnic Distribution

Figure 3 shows that there has not been significant change in the ethnic composition of West Jordan's population since the 1990 Census. By far the largest single ethnic group is still White/Caucasian. The greatest increase in the minority population has been in the Hispanic segment of the City's population.

### Age and education

The population of West Jordan is fairly young, as shown by Figure 4. The median age of a West Jordan resident is 26.5 years old. According to the U.S. Census Bureau's 2005 – 2007 American Community Survey, 90.0% of residents over the age of 25 are high school graduates, and 22.2% have received bachelor's degrees (Fig 5)

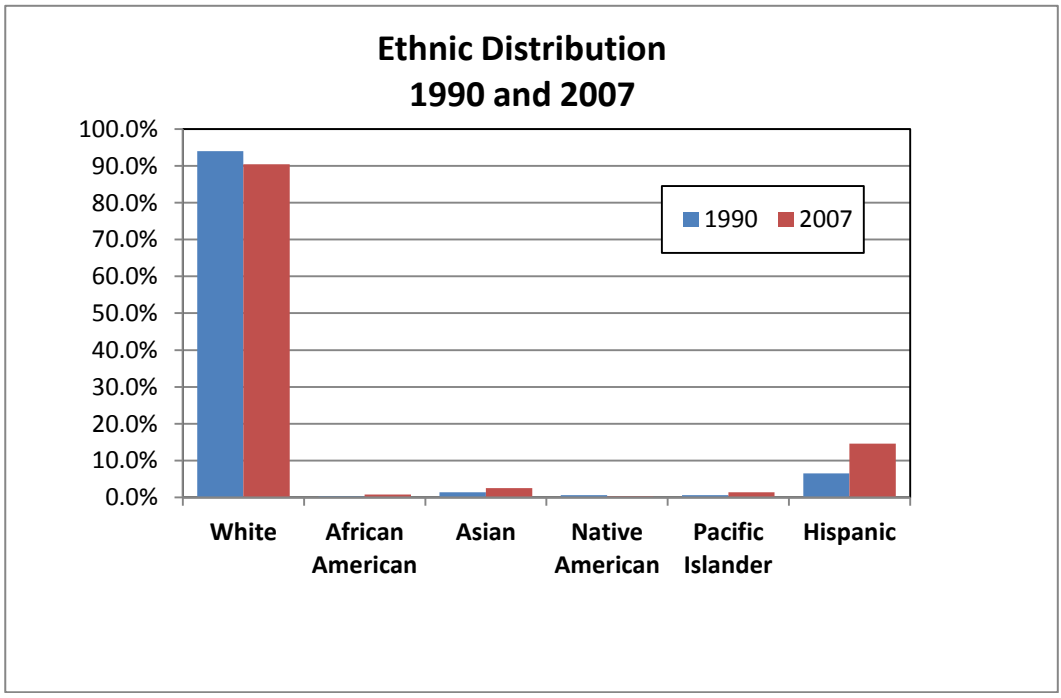


Figure.3, Ethnic Distribution

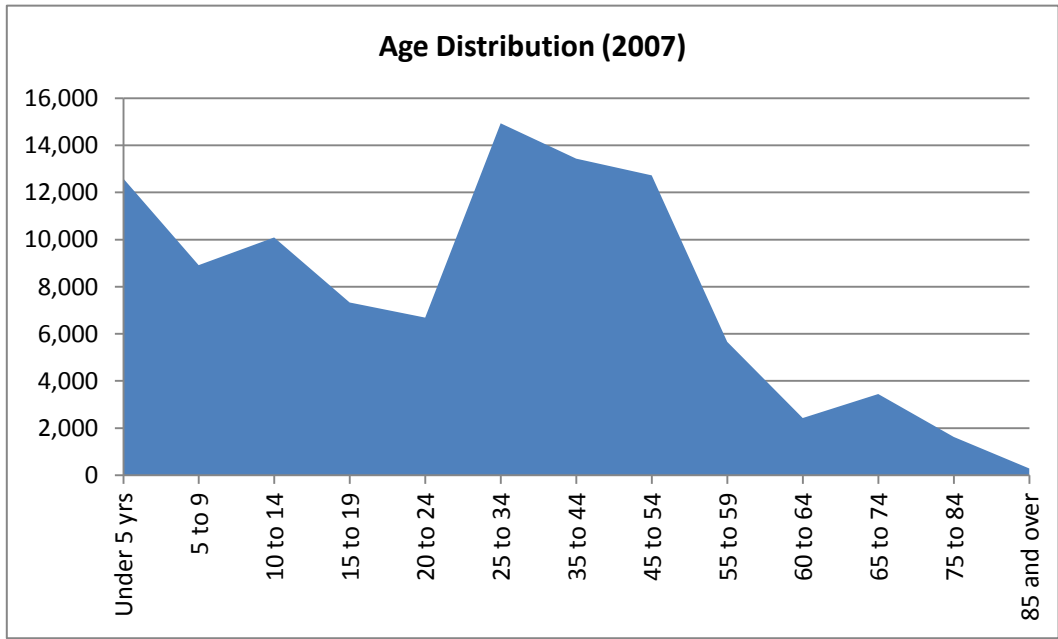


Figure 4. Age Distribution

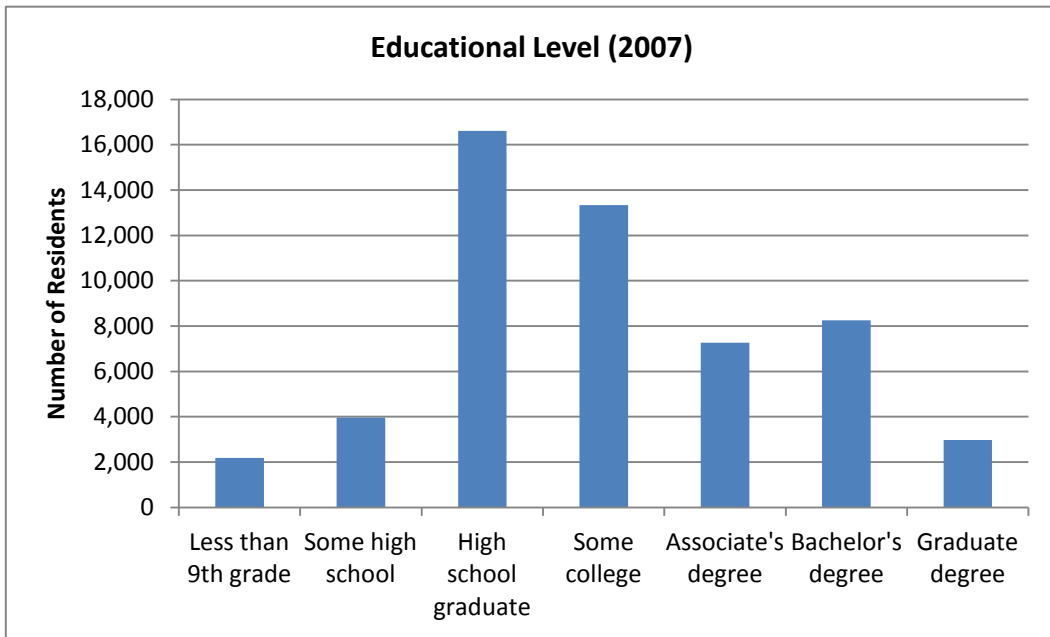


Figure 5. Education Level

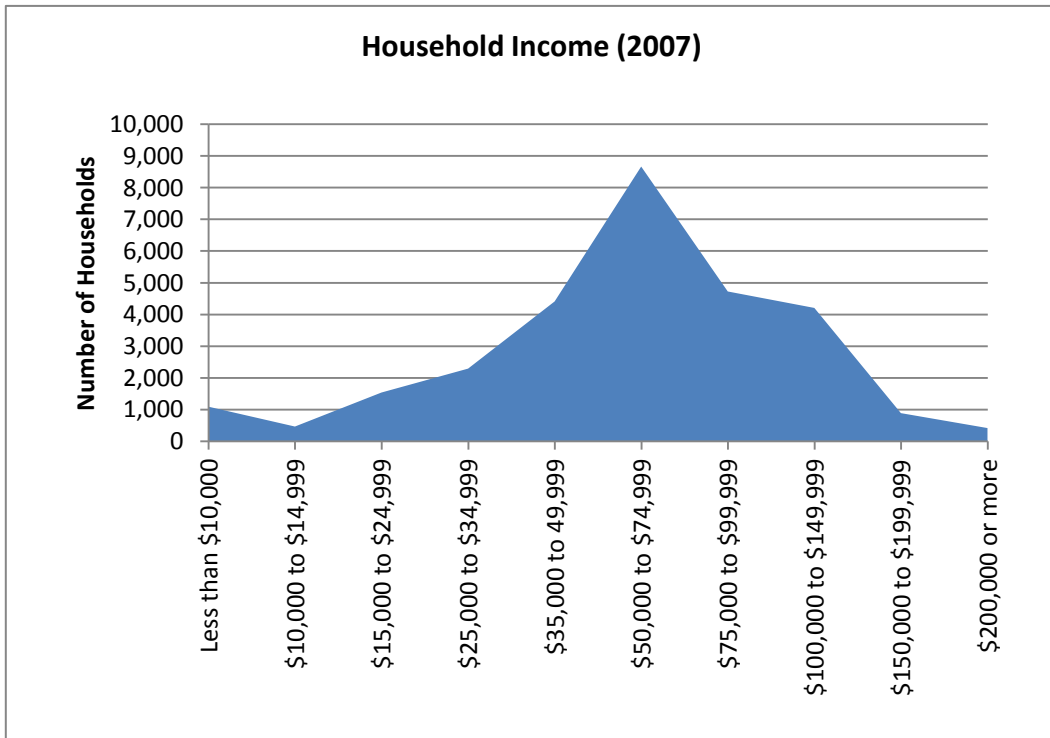


Figure 6. Household Income

## Household Income

Families in the City also enjoy an income level that is slightly higher than in Salt Lake County as a whole (Figure 6). According to the U.S. Census Bureau's 2005-2007 American Community Survey, the median family income in West Jordan is \$66,444 compared to \$63,277 for all of Salt Lake County. It should be noted, however, that per capita income is lower (\$20,008 vs. \$23,697). This is attributable to the fact that the average family size in the City is greater than that of Salt Lake County (3.96 vs. 3.59 persons per household).

## Population Projections

Population projections are a best guess at what the future holds based on past trends. The methodology used to calculate the population projection was derived from recent building permit trends. The 2000 Census reported West Jordan had a population of 68,336. However, the city annexed 812 acres of unincorporated Salt Lake County, known as Oquirrh Shadows and the Bluffs at Oquirrh, in the later part of 2000, adding an additional population of 10,378. This annexation brought the City's total population to 78,714 in 2000.

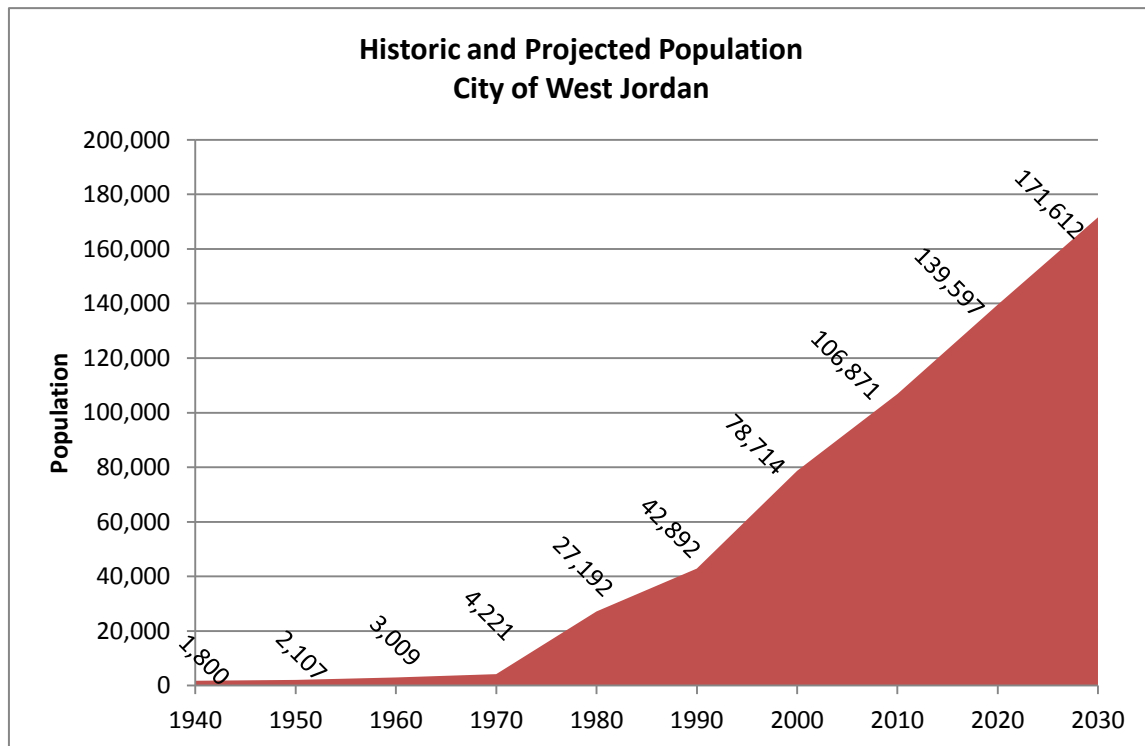


Figure 7. Historic and Projected Population

Based upon the number of building permits issued for single-family and multi-family dwellings between 2000 and the first quarter of 2009, population growth averaged an annual rate of change (AARC) of 3.10. The 3.10% AARC was then applied each year through 2030 to estimate the population. This methodology is frequently used to estimate population.

The City experienced a period of higher than normal residential growth during 2005 and 2006. However, the economic downturn during 2008 and 2009 slowed residential construction and population growth dramatically.

Figure 7 graphically displays historic population and anticipated population increase for West Jordan through the year 2030.

The above information reflects changes experienced since the 2000 U.S. Census. The 2000 Census identified the following low and moderate-income areas that will continue to be addressed under this 2011-2015 Consolidated Plan until the 2010 U.S. Census is completed and information become available:

2. Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA) (91.215(a)(1)) and the basis for assigning the priority (including the relative priority, where required) given to each category of priority needs (91.215(a)(2)). Where appropriate, the jurisdiction should estimate the percentage of funds the jurisdiction plans to dedicate to target areas.

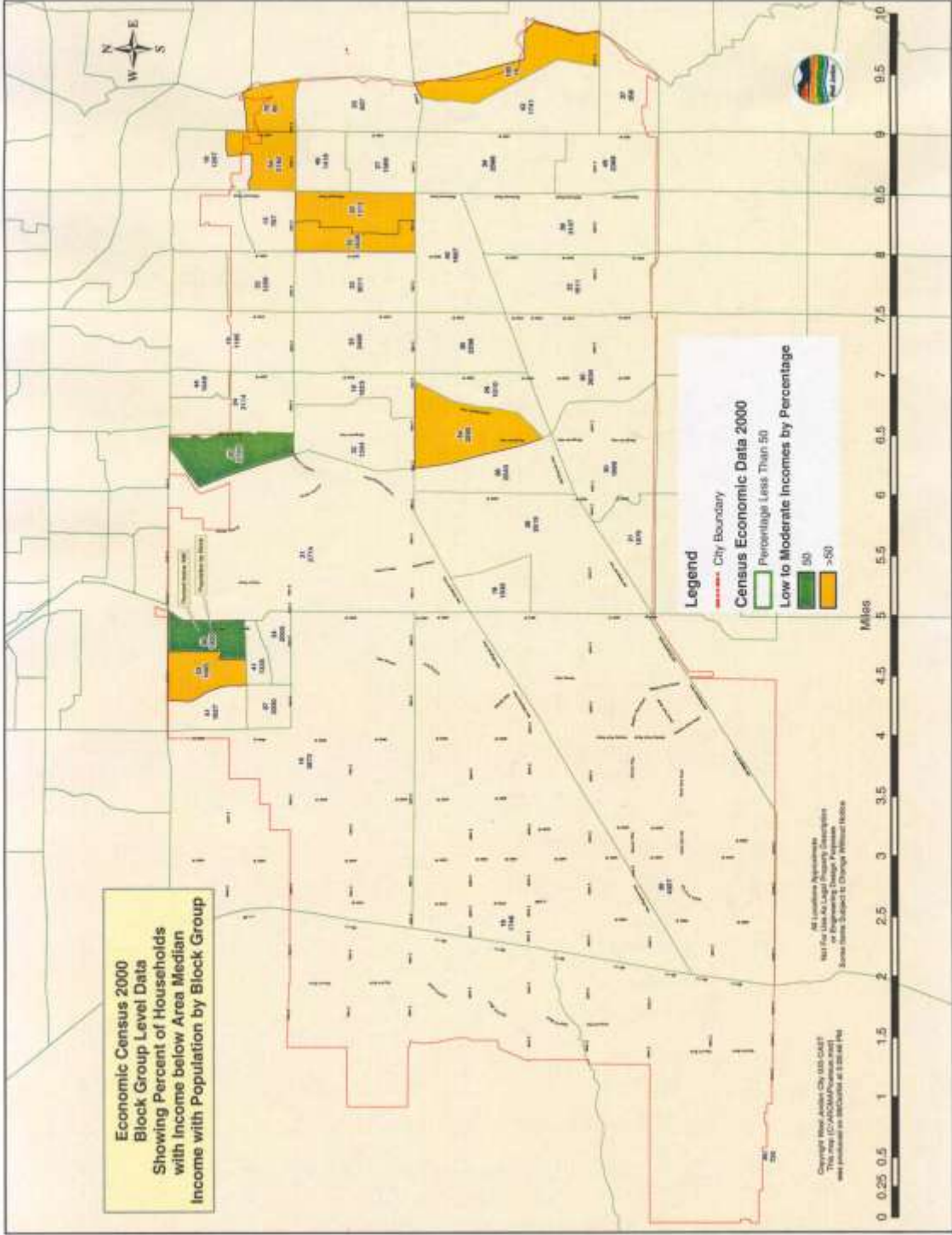
The City of West Jordan will continue to target funding for the low and moderate-income areas of the City as identified under the 2000 U.S. Census. A map of these areas follows question #3. Low and moderate-income households as identified by HUD are as follows:

<b>Income Group</b>	<b>Percent of Median Income</b>	<b>2009 Income Level</b>
Extremely Low	0 to 30% of MFI	\$20,350
Very Low	31 to 50% of MFI	\$33,000
Low	51 to 80% of MFI	\$54,250

Based on the priority needs and the concentration of LMI persons, CDBG resources will be allocated to the target areas as projects are identified for there areas and also citywide for support services provided by public service agencies.



**Economic Census 2000  
Block Group Level Data  
Showing Percent of Households  
with Income below Area Median  
Income with Population by Block Group**



All Locations Approximate  
Not For Use As Legal Boundary Description  
Data from ECAD2000 (ecad2000.cfm)  
Some Data Subject To Change Without Notice

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and Economic Development  
www.chicago.gov

3. Identify any obstacles to meeting underserved needs (91.215(a)(3)).

As in every city and county, the City of West Jordan is facing a major shortfall in the operating budget for City services. This shortfall limits the amount of funding available for additional grants that requires a matching requirement. This places the burden of additional services on the CDBG and HOME programs for the City. In addition, as the economic downturn continues, the City and public service agencies are seeing an increase in requests for services. These issues present a major obstacle for future funding of the underserved needs of the City.

The City will continue to pursue the development of affordable housing opportunities with the existing HOME Program and increase our Public Services budget as our entitlements increases not to exceed the allowable 15% cap.

### **Managing the Process (91.200 (b))**

1. Lead Agency. Identify the lead agency or entity for overseeing the development of the plan and the major public and private agencies responsible for administering programs covered by the consolidated plan.

The Consolidated Plan consists of the information required in 24 CFR Par 91, et.al., and is submitted in accordance with instructions prescribed by the U.S. Department of Housing and Urban Development.

The lead agency responsible for overseeing the development of the plan is the City of West Jordan, Development Department, Planning Division. The government of local jurisdiction is the City of West Jordan. The City of West Jordan utilized the Council-Manager form of government. Six elected council members and the Mayor make up the legislative body of the City.

2. Identify the significant aspects of the process by which the plan was developed, and the agencies, groups, organizations, and others who participated in the process.

The planning process involved the use of various City Departments for statistical information and city identified needs, public services agencies to determine the levels of need, service gaps, and barriers throughout the community, Salt Lake County provided assistance in the development a special needs analysis and housing impediments study for the County and West Jordan City. Several notices were published in the local West Jordan Journal concerning the Consolidated Planning process and several citizen CDBG Committee meetings were conducted to determine funding needs.

3. Describe the jurisdiction's consultations with housing, social service agencies, and other entities, including those focusing on services to children, elderly persons, persons with disabilities, persons with HIV/AIDS and their families, and homeless persons.

The preparation of the consolidated plan involved consultation with other public and private agencies which provide assisted housing, health services and social services, including providers to children, elderly persons, persons with disabilities, persons with HIV/AIDS and their families, and homeless persons. Some of those agencies included:

<b>Service Agency</b>	<b>Program Type</b>
South Valley Sanctuary	Domestic Violence Shelter
Community action Program	Housing/financial Counseling
Community Action Program	South County Food Pantry
The Road Home	Salt Lake Homeless Shelter
The Road Home	Emergency Winter Housing Shelter
Community Health Centers	Dental Care Program
Sandy Counseling Centers	Mental Health Treatment
Legal Aid Society of Salt Lake	Legal Assistance Program
Boys & Girls Club of south Valley	Heartland Elementary After-School Program
Big Brothers Big Sisters of Utah	Mentoring Program
YWCA	Crisis Shelter and Counseling Program
Family Support Center	Crisis Nursery
Family Support Center	Parent Advocated Program
Utah Food Bank Services	211 Information & Referral Bank
Utah Food Bank Services	Senior Food Box Program
Utah Food Bank Services	Emergency Home Repairs
Wasatch Front Regional Council	Regional Housing & Development Coordination
ASSIST	Emergency Home Repairs
Utah Alcoholism Foundation	House of Hope Program

The adjacent units of general local government were consulted broadly on strategy and needs. The City of West Jordan consulted with: City of South Jordan, Sandy City, City of Taylorsville, West Valley City and the County of Salt Lake, as well as the Wasatch Front Regional Council. The consolidated plan was compiled using data gathered through a combination of resources, public hearings, and consultations.

### **Citizen Participation (91.200 (b))**

1. Provide a summary of the citizen participation process.

The U.S. Department of Housing and Urban Development (HUD) requires that each jurisdiction prepare a plan for providing citizens with information and the opportunity to comment on:

The amount of HUD funds expected to be received by the community;

Their housing and community development needs and proposed activities to meet those needs;

The draft Consolidated Plan;

The Consolidated Plan Annual Performance Report; and

Substantial amendments to the Consolidated Plan.

This section describes the citizen participation activities that the City of West Jordan undertook to develop the Consolidated Plan and the priority housing and community development needs identified by citizens.

City staff has encouraged citizen participation in the creation of the new Five Year Consolidated Plan. Notice was given in local newspapers, on the City's website and on the City's local access cable television channel encouraging participation in the creation of "Their" plan. Citizens have attended the public hearings and made comments during Stakeholder meetings. Those comments have been incorporated in to the City's Strategic Plan.

The City has also utilized many technical experts in gathering and generating information for the creation of this Consolidated Plan. These technical experts include various public and non-profit groups. Many of the non-profit groups have a vested interest in providing services to City residents and are one way that the City can reach those individuals and families who may not otherwise participate.

The City sought citizen participation to make information available to the public about community needs and the resources available to address those needs. The intent of the City in this regard was to uncover possible "Hidden" needs or issues and to give citizens a forum to express those needs.

Copies of the 2011-2015 Consolidated Plan were made available to citizens at public libraries and City Hall and has be posted on the City's webpage at [www.wjordan.com](http://www.wjordan.com). All meetings are held in the West Jordan City Hall building and are open to the public. For public hearings, citizens are notified through a public advertisement at least 14 days prior to the hearing. The notice is published in a newspaper of general circulation within the community. Notice is given as to date, time, place and topics of the public hearing. West Jordan City anticipates these items will be better realized with the recent adoption of the new zoning ordinance and development code.

## **CDBG Committee**

A 9 member CDBG/HOME Committee was established by the West Jordan City Council to review funding requests for funds, set overall general CDBG local policy, and to review possible requests for affordable housing requests in the City. The Committee is made up of individuals from the City wishing to volunteer for this Committee, members with financial backgrounds, governmental/CDBG experience and local public service organizations. The current committee members are as follows:

### **CDBG/HOME Committee Representatives:**

Karen Christensen  
Todd Johnson  
Stuart Richardson  
Chris Curtis  
Scott Langford  
Lt. Dean Waters  
Kathy Hilton  
Michael Hall  
Chad Nichols  
Chuck Tarver, Staff-Non-voting

The CDBG/HOME Committee serves as the city-wide community development advisory body in the citizen participation process for the CDBG/HOME Programs. Their functions are as follows:

- (1) To review citizen input from the public hearings.
- (2) To review the administration's Community Development Block Grant recommendations
- (3) To inform neighborhood residents and all sectors of the community who are concerned with the CDBG & HOME Programs of the actions of the City relative to the formula grant program.
- (4) To keep informed of applicable Federal Regulations governing the CDBG and HOME programs.
- (5) To become advocates of the CDBG and HOME Programs and solicit community support for the CDBG and HOME Programs.
- (6) To provide citizen input in the development of any CDBG or HOME plan and subsequent revisions, the Consolidated Plan, and CAPER's,
- (7) To ensure citizen input in the development of all program amendments that involve changes in beneficiaries, in location of activities and their budgets changes, changes in the Citizen Participation Plan, and any other major changes in CDBG and HOME Program activities.
- (8) To ensure that citizen input is considered in the preparation of the Community Development Block Grant and HOME Programs.
- (9) To hear all funding requests from requesting agencies for the development of funding recommendations for the West Jordan City Council.

## **Access to Meetings**

All meetings and public hearings are held in accessible locations at the West Jordan City Hall building and the West Jordan Senior Citizen Center. For public hearings, citizens are notified through a public advertisement 30 days prior to the hearing for the Consolidated Plan. The notice is published in a newspaper of general advertisement with the community. West Jordan utilizes the Salt Lake Tribune and Desert News for these publications. The notices include the date, time, place, procedures and topics of the public hearing. The notice also states if any non-English speaking persons, as well as persons with mobility, visual or hearing impairments wish to attend and have special needs should contact the City in advance so that accommodations can be made.

In addition, notices and articles concerning the CDBG and HOME Programs are published monthly in the local West Jordan Journal. This publication is mailed free to all residents in the City of West Jordan.

### **Access to information**

Drafts and final copies of the Consolidated Plan are available at the Community Development Department (8000 South Redwood Road) and at the West Jordan Library (1970 West 7800 South) and the Bingham Creek Library (4834 West 9000 South). All records remain on file for a period of five years and are available for review by citizens at any time.

In addition, all public hearing minutes and a streaming video of City Council meetings are available online.

### **Technical Assistance**

The CDBG Coordinator for the City of West Jordan provides technical assistance upon request from individuals or groups desiring help. Assistance includes supplying information, checking eligibility of activities, and other assistance.

### **Public Hearings**

The City of West Jordan held public hearings and public meetings during the development of this consolidated plan. The final public hearing was held on May 12, 2010 at which the City Council approved the plan and funding allocations for the CDBG and HOME Programs. All meetings were held at the West Jordan City Hall Complex in locations that were accessible to all residents and at various times to provide for public participation. The City Hall Complex is utilized since it provides a central location and easiest access to the designed low and moderate-income areas of the City.

2. Provide a summary of citizen comments or views on the plan.
3. Provide a summary of efforts made to broaden public participation in the development of the consolidated plan, including outreach to minorities and non-English speaking persons, as well as persons with disabilities.

All notices had language addressing availability of services for special needs and non-

English speaking persons.

4. Provide a written explanation of comments not accepted and the reasons why these comments were not accepted.

No comments were received or rejected.

## **Institutional Structure (91.215 (i))**

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

The City of West Jordan works with a network of providers located throughout the Salt Lake Valley. The City's Development Department-CDBG/Grants Division is responsible for the overall administration of the Community Development Block Grant and HOME Programs. Outside partners in this network include nonprofit public services agencies, developers of affordable housing and financial institutions. The CDBG/Grants staff coordinates with these agencies to provide housing and public service opportunities to the low and moderate-income residents of West Jordan.

2. Assess the strengths and gaps in the delivery system.

Since the FY2005-2010 Consolidated Plan was written, the City has made substantial progress in overcoming the gaps in the institutional structure identified at that point. Faced with the rapid growth the City has experienced in the last 5 years, some of these gaps still exist and in some cases seem to be growing as the demand rises as the economic conditions worsen.

### **Overall Gaps**

- Economic self-sufficiency programs often lack an affordable housing component.
- Lack of sufficient, affordable childcare services to meet the needs of working parents.
- Insufficient treatment facilities and housing options for people with chemical dependency.
- Collaboration gaps between service providers and funding agencies.
- Welfare reform has put a strain on other community service systems.
- Lack of economic self-sufficiency program and an inadequate safety net for single individuals.
- Lack of a pro-active role on the part of community leaders in dealing with tough, inter-jurisdictional affordable housing and community development issues.

Each of these gaps identified above have been improved on over the past 5 years. However, the following strengths and weaknesses still existing in the housing and public service delivery systems:

**Strengths:**

- Access to Federal and State funding for special needs housing projects.
- Knowledge of West Jordan low and moderate-income resident needs.
- Knowledge of the State, Federal and City development process for affordable housing.
- Working relationship with the local, State and Federal governmental network as well as the financial institutions.

**Weaknesses:**

- Increased competition of limited public service funds from human service agencies as the national economy worsens.
- Limit local, state and federal resources for the development of affordable housing within the City of West Jordan.

3. Assess the strengths and gaps in the delivery system for public housing, including a description of the organizational relationship between the jurisdiction and the public housing agency, including the appointing authority for the commissioners or board of housing agency, relationship regarding hiring, contracting and procurement; provision of services funded by the jurisdiction; review by the jurisdiction of proposed capital improvements as well as proposed development, demolition or disposition of public housing developments.

The City of West Jordan and Salt Lake County have worked together in a city-county process. The Consolidated Plan stakeholder participation process included representation from the City of West Jordan, Salt Lake County and other members of the Salt Lake County Consortium.

The following state agencies were contacted by the City of West Jordan to identify possible funding sources and other available resources:

- Governor' s Office of Planning and Budget
- Department of Human Services
- Department of Education
- Department of Transportation
- Environmental Protection Agency

In addition, the City works with the Salt Lake County Housing Authority for the provision of Section 8 housing vouchers for the low and moderate-income residents of West Jordan.

**Other Coordination Activities**



The City of West Jordan utilizes several agencies to enhance the coordination and realization of the Consolidated Plan. They include:

**\*The Road Home** - charged with coordinating and allocating public and private funds for assistance in emergency shelter programs. They also are charged with developing a community-wide plan to reduce the homeless population.

**\*Long Range Planning Committee for the Shelter Needs of Homeless People**—a coalition of service and shelter providers for homeless people and local units of government to coordinate service delivery, share information and coordinate advocacy of homeless issues at all levels of government.

**\*Salt Lake County CDBG/HOME Consortium** - city and county block grant agencies, economic development, and human services coordinate regional activities for the implementation of local action plans.

**\*Wasatch Front Regional Council (WFRC)**-a regional planning agency for Salt Lake County and all of the Cities in Salt Lake County for the planning of transportation, housing and all area concerns.

## **Monitoring (91.230)**

1. Describe the standards and procedures the jurisdiction will use to monitor its housing and community development projects and ensure long-term compliance with program requirements and comprehensive planning requirements.

At the local level, the City of West Jordan plans to continue current policies and program which include but are not limited to “onsite visits”, pre-activity training and quarterly reporting. The CDBG/Grants Division staff conducts annual monitoring of 50% of the prior year sub-grantees. This allows for an on-site monitoring visit and review every two years for each sub-grantee. New applicants without a track record are monitored during the first year of funding to assure program compliance.

The City also coordinates and is audited by HUD on a regular basis on risk assessments and reviews. This City’s annual audit of financial records verifies that the City meets all statutory requirements and that information is reported correctly and completely.

## **Priority Needs Analysis and Strategies (91.215 (a))**

1. Describe the basis for assigning the priority given to each category of priority needs.

The West Jordan Consolidated Plan is comprised of two components, a five-year plan and a one-year action plan. The five-year plan outlines strategies and objectives that will be used between 2011 and 2015. The one-year action plan includes details about specific programs that will be funded in 2011.

The City of West Jordan recognizes that specific actions are required in the next five years to overcome obstacles to meeting underserved needs, improving public policies on affordable housing, evaluating and reducing lead-based paint hazards, reducing the number of poverty level families, developing institutional structure, and enhancing coordination between public and private housing and social services agencies.

To achieve this goal of overcoming obstacles of affordable housing, the City of West Jordan will:

Prioritize funds for agencies that combine meeting residents most critical short-term needs with long-term benefits. The City's priority is to meet the most critical needs of its residents. Many of these needs are under served due to the lack of financial resources of local communities and public service agencies, which often is a prohibitive factor in providing more comprehensive services. The City plans to continue providing a Down-Payment Assistance and Housing Rehabilitation Program to assist families and individuals attain home ownership and maintain existing housing stock.

The City also is committed to continuing to review policies that may act as barriers to affordable housing and review ways to remove these barriers, and adopt and follow policies that encourage affordable housing. The City's General Plan outlines the policies and objectives that will guide and direct the City in achieving its affordable and fair housing goals. The goals, objectives and policies are:

- **Provide a range of housing types, styles, and price levels in all areas of the City.**
- **To preserve existing housing stock in the city and stabilize and revitalize existing neighborhoods.**

2. Identify any obstacles to meeting underserved needs.

As in most cities, West Jordan ability to address needs and provide services for low and moderate-income residents is dependent on the available funds for such services. The lack of adequate funding from local, state, federal and private foundations prevents the City from providing an adequate level of services to address all of the need.

### **Lead-based Paint (91.215 (g))**

1. Estimate the number of housing units that contain lead-based paint hazards, as defined in section 1004 of the Residential Lead-Based Paint Hazard Reduction Act of 1992, and are occupied by extremely low-income, and moderate-income families.

The City has very limited housing stock that is in danger of having lead-based paint contamination. Most of these homes are located in the older eastern portion of the City of West Jordan. Approximately 20% of the existing housing stock was constructed prior to 1978 and only 5-10% of them were constructed in the 1950's and 1960's when the use of

lead base paint was widely used.

2. Outline actions proposed or being taken to evaluate and reduce lead-based paint hazards and describe how lead based paint hazards will be integrated into housing policies and programs, and how the plan for the reduction of lead-based hazards is related to the extent of lead poisoning and hazards.

The City has very limited housing stock that is in danger of having lead-based paint contamination. Those homes that are old enough to warrant such concern will be monitored on a case-by-case basis. The City will continue to work with other members of the Salt Lake County Consortium in developing more effective and efficient procedures to evaluate the degree of lead-based paint danger that exists in West Jordan homes. Any homes rehabilitated or purchased with CDBG funds that were constructed prior to 1978 are subjected to a lead inspection.

## **Housing Needs (91.205)**

\*Please also refer to the Housing Needs Table in the Needs.xls workbook

1. Describe the estimated housing needs projected for the next five year period for the following categories of persons: extremely low-income, low-income, moderate-income, and middle-income families, renters and owners, elderly persons, persons with disabilities, including persons with HIV/AIDS and their families, single persons, large families, public housing residents, victims of domestic violence, families on the public housing and section 8 tenant-based waiting list, and discuss specific housing problems, including: cost-burden, severe cost-burden, substandard housing, and overcrowding (especially large families).

The City of West Jordan participated in the Salt Lake County special needs study for Salt Lake County. The following information addresses the County as a whole with a breakout of the City of West Jordan's housing and targeted numbers added in that attached tables:

The study area has a total of 60,798 elderly households. Most elderly households are home owners. The HUD CHAS estimates that 88 percent or 53,300 elderly households are home owners while nearly 7,500 households, one-in-eight or 12 percent are renters *Tables 11 and 12*.

*Elderly and Extra Elderly Home Owners* - HUD divides elderly households into two categories; (1) elderly households 62-74 years and (2) extra elderly households 75 years+. Whether an elderly or extra elderly owner household, about 20 percent have housing problems, again by far the dominant housing problem, it is safe to assume, is cost burden (paying 30 percent or more for housing). Not surprisingly a very high percentage of the elderly and extra elderly owner households with housing problems are concentrated in low and very low income households. Nearly half of all elderly and extra elderly households with housing problems are low and very low income households, a total of 5,428 households out of 11,682 households. Another nearly 3,000 moderate income elderly and extra elderly households also have housing problems. Consequently about 8,000 very low, low and moderate income elderly and extra elderly owner households have housing problems.

Unfortunately HUD does not estimate the number of elderly and extra elderly households with severe cost burdens. Nevertheless, the 8,000 elderly and extra elderly home owners with housing

problems are typically living on fixed incomes. Consequently, home maintenance is seriously deferred for about 20 percent of elderly and extra elderly home owners.

**Table 11**  
**Elderly and Extra Elderly Owner Households**  
**in the Study Area - 2009**

	Elderly Households	Extra Elderly Households	Total
<30% AMI	1,838	1,946	3,784
With Housing Problems	1,610	1,474	3,085
30-50 AMI	2,623	3,915	6,539
With Housing Problems	1,270	1,073	2,343
50-80 AMI	5,272	4,827	10,099
With Housing Problems	2,124	849	2,972
>80 AMI	22,379	10,511	32,890
With Housing Problems	2,423	860	3,282
<b>Total</b>	<b>32,112</b>	<b>21,199</b>	<b>53,312</b>

*Source: HUD CHAS 2009 and James Wood.*

**Table 12**  
**Combined Elderly and Extra Elderly Owner Households with Housing Problems**

	Total Households	Households with Housing Problems	% Share of Income Group with Housing Problem
<30% AMI	3,784	3,085	81.5%
30-50 AMI	6,539	2,343	35.8%
50-80 AMI	10,099	2,972	29.4%
>80 AMI	32,890	3,282	10.0%
<b>Total</b>	<b>53,312</b>	<b>11,682</b>	<b>21.9%</b>

*Source: HUD CHAS 2009 and James Wood.*

*Elderly and Extra Elderly Renter Households* – The 7,486 elderly and extra elderly renters in the study area account for just under 12 percent of total renters. Almost half of these elderly and extra elderly renters, 3,448 households have housing problems, which would be primarily a cost burden of 30 percent or greater *Tables 13-14*.

Many of the very low income elderly and extra elderly renters have some sort of housing assistance consequently less than 60 percent have housing problems, much lower than the 81.5 percent with housing problems for elderly and extra elderly home owners. However, for the next higher income group, the low income elderly and extra elderly households, housing problems are much more common. For this income group 82 percent had housing problems, a total of 1,219 households.

**Table 13**  
**Elderly and Extra Elderly Renters in Study Area - 2009**

	Elderly Households	Extra Elderly Households	Total
--	--------------------	--------------------------	-------

<30% AMI	988	682	1,670
With Housing Problems	591	392	983
30-50% AMI	817	662	1,479
With Housing Problems	629	590	1,219
50-80% AMI	1,062	912	1,975
With Housing Problems	333	539	872
>80% AMI	1,620	741	2,362
With Housing Problems	217	154	371
Total	4,487	3,297	7,486

Source: HUD CHAS 2009 and James Wood.

**Table 14**  
**Combined Elderly and Extra Elderly Renter Households**  
**with Housing Problems - 2009**

	Total Households	Households with Housing Problems	% Share of Income Group with Housing Problem
<30% AMI	1,670	983	58.9%
30-50%AMI	1,479	1,219	82.4%
50-80% AMI	1,975	875	44.3%
>80% AMI	2,362	371	15.7%
Total	7,486	3,448	46.1%

Source: HUD CHAS 2009 and James Wood.

## Disabled Owners and Renters by Income

Currently 17,200 home owners in the study area have an individual member that is disabled *Tables 15-17*. Of the disabled home owners 5,400 or 31 percent had housing problems. Twenty-eight percent or 1,528 of the disabled owners with housing problems were very low income households and another 1,041 were low income households. Currently there are 2,569 disabled owners who have housing problems and are very low or low income households in the study area.

**Table 15  
Total Owners with Disability  
in Study Area - 2009**

	<30% AMI	30-50% AMI	50-80% AMI	>80% AMI	Total
All	8,699	14,208	33,800	154,091	210,847
Disabled	1,696	2,065	3,572	9,619	17,216
Not disabled	7,004	12,142	30,228	144,472	193,632

*Source: HUD CHAS 2009 and James Wood.*

**Table 16  
Owners with Disability and with Housing Problems  
in Study Area - 2009**

	<30% AMI	30-50% AMI	50-80% AMI	>80% AMI	Total
All	7,972	9,046	19,769	24,635	61,423
Disabled	1,528	1,014	1,452	1,399	5,406
Not disabled	6,444	8,032	18,318	23,236	56,017

*Source: HUD CHAS 2009 and James Wood.*

**Table 17  
Owners with Disability and without Housing Problems  
In Study Area - 2009**

	<30% AMI	30-50% AMI	50-80% AMI	>80% AMI	Total
All	728	5,161	14,031	129,455	149,424
Disabled	168	1,051	2,120	8,220	11,810
Not disabled	560	4,110	11,911	121,236	137,615

*Source: HUD CHAS 2009 and James Wood.*

There are nearly 64,000 renters in the study area, 6,235 of these renters are disabled. Of the disabled renters about 3,800 or 61 percent have housing problems *Tables 18-20*. The similar category of home owners had only 31 percent with housing problems. Of the disabled renters with housing problems 50 percent or 1,900 were very low income and 1,000 were low income. A total of almost 2,900 renters were disabled with housing problems and either very low income or low income households.

**Table 18**  
**Total Renters with Disability**  
**in Study Area – 2009**

	<30% AMI	30-50% AMI	50-80% AMI	>80% AMI	Total
All	12,355	11,737	15,833	23,760	63,683
Disabled	2,017	1,139	1,489	1,213	6,235
Not disabled	10,339	10,597	14,344	22,544	57,442

*Source: HUD CHAS 2009 and James Wood.*

**Table 19**  
**Renters with Disability and with Housing Problems**  
**in Study Area – 2009**

	<30% AMI	30-50% AMI	50-80% AMI	>80% AMI	Total
All	11,979	10,372	5,900	2,102	30,354
Disabled	1,881	995	764	141	3,773
Not disabled	10,100	9,377	5,134	1,963	26,581

*Source: HUD CHAS 2009 and James Wood.*

**Table 20**  
**Renters with Disability and without Housing Problems**  
**in Study Area - 2009**

	<30% AMI	30-50% AMI	50-80% AMI	>80% AMI	Total
All	376	1,364	9,933	21,658	33,329
Disabled	136	144	725	1,072	2,463
Not disabled	239	1,220	9,210	20,582	30,860

*Source: HUD CHAS 2009 and James Wood.*

Three special needs groups are discussed in this section: (1) victims of domestic violence, (2) those with HIV/AIDS and (3) homeless. These special needs population are all relatively small consequently there are data limitations. Generally, the incidence of the special need is reported at the county level therefore most of the information in this section includes countywide data.

### **Housing for Victims of Domestic Violence**

The Utah State Domestic Violence Cabinet Council in its annual report notes that “domestic violence in one of the fastest growing and most serious violent crimes in Utah...this violence is characterized as a systematic pattern of physical, sexual, verbal, emotional and psychological abuse, which is predominately directed by men against women.” Only a small fraction of victims of domestic violence seek shelter but this is a small fraction of a very large number, which requires over

30,000 nights of shelter at Salt Lake County’s two privately funded domestic violence shelters: South Valley Sanctuary in West Jordan and YWCA in Salt Lake City. The South Valley Sanctuary is the only domestic violence facility in the study area.

In 2009 the two shelters had a total of 132 beds; YWCA 75 beds and South Valley Sanctuary 57 beds. In the past year the demand for shelter far exceeds supply. Directors at both shelters expressed the need for more shelter beds and units. Hopefully, a substantial portion of the excess demand will be met by the expansion of the YWCA facilities. The expansion in 2010 will include 31 additional beds in an existing structure on the YWCA campus plus a new facility that will have another 75 beds. Therefore over the next year the inventory of beds will increase from 132 to 238 beds in Salt Lake County for victims of domestic violence.

In 2009 the YWCA crisis and extended stay beds had occupancies or utilization rates of 96 percent and 93 percent respectively. In the crisis program (30 day stays) and extended program care (6 month stays) programs 721 unduplicated women and children were served. These clients required 26,000 days of service. The YWCA had requests from 479 women for housing that could not be met. These women had an addition 645 children for a total of 1,124 individuals that were “turned away” due to full occupancy.

“Turned away” is defined as unable to provide housing at that particular shelter. Generally, for those clients who are “turned away” temporary housing is found in another shelter usually outside the county. Transportation to another site is provided by the South Valley Sanctuary or the YWCA or at times by the police. Another possibility is a hotel voucher provided by the shelter for housing in a local hotel. Clients are not “turned away” without any alternatives. Nevertheless, the “turned away” numbers for the two shelters in Salt Lake County demonstrate the demand for shelter in the county,

South Valley Sanctuary has 57 beds and in 2009 served 597 clients including 271 women, 316 children and 10 men. The average length of stay was 21 days, occupancy was 85 percent and total days of service 12,537. During 2009 South Valley Sanctuary turned away 1,017 adults and children

Victims of domestic violence are allowed to stay for up to 30 days at a shelter. Extended stay are generally 6 months. All food, child care, school and other needs are provided as well as support groups and coordination with advocacy services.

**HIV/AIDS Housing**

Since 1983 the number of AIDS cases reported in the Salt Lake City/County Health District totals 1,835. In 2009, 46 AIDS cases and 72 HIV positive cases were reported in Salt Lake County *Table 1*. The numbers of HIV and AIDS case reported annually in Salt Lake County have held steady over the past several years at around 65-70 HIV cases and 45 AIDS cases. The decline in the number of AIDS deaths (1982-2003) is consistent with national trends and is mostly due to effective therapies that have slowed the progression of the disease from HIV positive status to AIDS.

**Table 1  
Reported HIV/AIDS in Salt Lake County**

Year Reported	HIV Positive	AIDS Cases	AIDS Deaths by Year
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1983-1992	273	472	289
1993	44	195	79
1994	50	109	75
1995	29	110	102
1996	47	149	68
1997	40	105	39
1998	14	97	21
1999	28	110	37
2000	36	110	32
2001	29	91	19
2002	45	49	18
2003	34	18	8
2004	60	54	NA
2005	66	43	NA
2006	68	38	NA
2007	63	43	NA
2008	71	47	NA
2009	72	46	NA
Total	812*	1,835	---

*\*Total fluctuates as HIV infections become AIDS cases.*

*Source: Utah State Department of Health, Bureau of Communicable Disease Control.*

The housing needs of those with HIV/AIDS are managed through the Salt Lake Community Action Program and housing authorities with targeted vouchers and funds for this population. The Housing Authority of Salt Lake County has 12 HOPWA vouchers. The Housing Authority of Salt Lake City also has 22 HOPWA vouchers plus another 36 shelter+care vouchers used by HIV/AIDS. West Valley City provides six HOPWA vouchers for HIV/AIDS individuals. In addition to vouchers there are ten housing units set aside in Salt Lake City for HIV/AIDS individuals however eight of these units (Willey Apartments) will revert to market rate units in 2010. In summary, currently for HIV/AIDS individuals there are 76 HOPWA vouchers, 36 shelter+care vouchers and 10 housing units in Salt Lake County.

As the administrator of the HIV/AIDS program and Salt Lake Community Action Program noted what is needed is affordable housing that will *allow* individuals with HIV/AIDS to rent. Units set aside are not necessarily the answer because those units become known as “AIDS units” and are stigmatized. Vouchers have proved a more successful method of providing housing but too often landlords are reluctant to rent to HIV/AIDS tenants. In addition, many in this population also have other conditions which make housing difficult: Some of those conditions are:

- (1) most are very low income individuals
- (2) an estimated 30% have criminal records
- (3) an estimated 50% have drug and alcohol addictions, particularly methamphetamines
- (4) many are undocumented immigrants
- (5) many are refugees from Africa
- (6) high percentage suffer from mental illness

Housing Authorities will not provide vouchers or public housing for those with criminal records, drug abuse or undocumented workers. Therefore, CAP must resort to finding rental units in low rent apartment projects where the landlords ask few questions. Consequently, many of the

HIV/AIDS individuals either live in rental slum conditions or choose to live with family or friends, often moving after a few nights to another friends house, a practice that has become known as “couch surfing”.

A survey, conducted in 1997 for the HIV/AIDS Housing Plan Steering Committee, showed most individuals with HIV/AIDS prefer either to live alone or with spouse or partner. Shared housing with other HIV/AIDS individuals had some appeal to about one-third of the survey respondents. For these individuals, communal living would offer the support of others in similar situation.

Survey results also show that only about 30 percent of those with HIV/AIDS own their homes. Most individuals with HIV/AIDS are renters. And most are very low to moderate income households. Therefore, housing affordability is a significant issue with this segment of the HIV/AIDS population.

## Homeless Population

The estimates of the homeless population in Salt Lake County are from the point-in-time count of January 2009. The count was conducted by Utah State Office of Community Services. The annualized count estimates that the number of homeless individuals in Salt Lake County in 2009 was 9,766 *Table 2*. Ninety-five percent of the estimated homeless population was sheltered. During the year 469 individuals were unsheltered.

The homeless population, for the most part, is not a static population. Many people are homeless for a week or a month but after a relatively short period of time they leave homelessness and return to housing as another temporarily homeless household takes their place. Much of the homeless population is temporary creating high turnover in shelters. One subpopulation that is relatively constant is the chronically homeless which was estimated at 706 individuals.

**Table 2**  
**Characteristics of Homeless in Salt Lake County -2009**

Total Homeless	9,766
Total Sheltered	9,297
Total Unsheltered	469
Sheltered Homeless Families with Children	1,355
Total Chronically Homeless	706

*Source: Point-in-Time Count, Utah State Office of Community Services.*

An estimated 1,355 families in Salt Lake County experienced some period of homeless in 2009 *Table 3*. These families included 2,745 children and a total of 4,530 individuals that were sheltered. The causes of homelessness are dominated by three categories; health problems, housing problems and domestic violence. These three causes accounted for 83 percent of homeless in Salt Lake County in 2009 *Table 4*.

**Table 3**  
**Characteristics of Sheltered Homeless Families with Children in Salt Lake County - 2009**

	Number
Sheltered Homeless Families with Children	1,355
Parents	1,645
Individuals in Couples	130
Children in Families	2,745
Young Adults	10
Total Sheltered Persons in Families	4,530

*Source: Point-in-Time Count, Utah State Office of Community Services.*

The major characteristics of the sheltered homeless are (1) mostly men (57 percent) and (2) mostly white (70 percent) *Table 5*.

**Table 4**  
**Reason for Homelessness**

### in Salt Lake County - 2009

	% Share
Financial Problems	2.86
Employment Problems	10
Health Problems	27.14
Housing Problems	24.29
Victimization/Divorce	31.43
Situational Crisis	2.86
Other	1.43
<b>Total</b>	<b>100.00</b>

*Source: Point-in-Time Count, Utah State Office of Community Services.*

**Table 5  
Demographic Characteristics of Sheltered Homeless  
in Salt Lake County - 2009**

	Number	
Gender		
Male	5,314	57.2%
Female	3,090	33.2%
Unknown	893	9.6%
<b>Total Sheltered Persons</b>	<b>9,297</b>	<b>100.0%</b>
Age		
18-22	194	2.1%
23-39	1,380	14.8%
40-64	3,392	36.5%
65+	144	1.5%
Unknown	4,186	45.0%
<b>Total Sheltered Persons</b>	<b>9,297</b>	<b>100.0%</b>
Ethnicity		
Hispanic/Latino	2,183	23.5%
Non-Hispanic/Non-Latino	6,879	74.0%
Unknown	235	2.5%
<b>Total Sheltered Persons</b>	<b>9,297</b>	<b>100.0%</b>
Race		
American Indian/Alaskan Native	433	4.7%
Asian/Pacific Islander	171	1.8%
Black/African American	821	8.8%
Native Hawaiian/Other Pacific Islander	99	1.1%
White	6,482	69.7%
American Indian/Alaskan Native & White	27	0.3%
Asian and White	9	0.1%
Black/African American & White	167	1.8%
Amer Indian/Alaskan & Black African Amer.	0	0.0%
Other Multi-Racial or Unknown	1,087	0.0%
<b>Total Sheltered Persons</b>	<b>9,297</b>	<b>11.7%</b>

*Source: Point-in-Time Count, Utah State Office of Community Services.*

Chronically homeless are defined by HUD as “continuously homeless of over one year”. The 706 chronically homeless individuals in Salt Lake County in 2009 suffered from a number of conditions. Most prevalent is substance abuse, about half of all homeless have some sort of substance abuse.

Twenty percent have serious mental illness. Only four of the chronically homeless were infected with HIV/AIDS *Table 6*.

**Table 6**  
**Characteristics of Chronically Homeless**  
**in Salt Lake County in 2009**

	Number
Serious Mental Illness	146
Substance Abuse	362
Veterans	106
HIV/AIDs	4
Domestic Violence	88
Unknown/Other	0
<b>Total</b>	<b>706</b>

*Source: Point-in-Time Count, Utah State Office of Community Services.*

Both the State and Salt Lake County have developed 10-year plans to end chronic homelessness through the Housing First model. This plans were initiated in 2004. The State’s ten-year plan has four principal strategies: (1) preventing homelessness, (2) rapid re-housing, (3) providing supportive services and (4) timely and accurate results (HMIS).

Incorporated in these plans are “systematic strategies that seek to prevent homelessness by ensuring people leaving institutions such as jails, prisons, foster care or treatment facilities are not discharged to the streets or shelter system.” By expanding prevention efforts to include “increasing access to permanent housing and services for person(s) leaving institutions” the State will significantly increase the need for permanent supportive housing units. Many individuals leaving institutions or state care can not find adequate housing. The magnitude of the need is demonstrated by the number of individuals released each year from the state prison to Salt Lake County, Salt Lake County Justice Services, Juvenile Justice System and Foster Care not to mention those inmates who have served their full sentence and are released *Table 7*.

**Table 7**  
**Individuals Released into Salt Lake County Annually**  
**from State Prison, Justice and Foster Care Programs**

Agency	Number of Individuals
State Prison Probationers	2,400
State Prison Parolees	1,200
Mental Court	Annual caseload of 65
Drug Court	Annual caseload of 500
Juvenile Justice	300*
Foster Care	250*

\*statewide

*Source: Interviews with agencies.*

A combined total of at least 4,500 individuals are released from the legal, penal and foster care systems each year into Salt Lake County. Not all need housing assistance but it seems reasonable to assume that as many as 10% or 450 individuals need housing help, which includes permanent supportive housing.

In addition to the demand pressure from the release of legal, penal and foster individuals the recession has also exerted serious upward pressure on demand for homeless housing. There have been two economic forces affecting the homeless population in the Salt Lake County: the worst recession since the 1930s and rising housing values and rental rates. Given the rising demand for homeless services it appears that the size of the homeless population is quite sensitive to economic conditions.

The availability of HUD’s Section 8 vouchers can be the difference for many individuals between homelessness and housing. The three housing authorities in Salt Lake County: Housing Authority of Salt Lake City, Housing Authority of the County of Salt Lake and the West Valley City Housing Authority all have long (2.5 years to 4 years) waiting lists for vouchers. And recent changes in HUD regulations have effectively reduced the number of vouchers available. Furthermore, any long-term prospects for increases in the number of Section 8 vouchers are dim given the likelihood of sizeable federal budget deficits in the future. Therefore, proportionally fewer very low income families and individuals will have access to HUD Section 8 vouchers. The relative future scarcity of vouchers will undoubtedly contribute to higher rates of homelessness.

Over the past five years there has been an intensive statewide and local effort to reduce homeless. Despite these efforts homeless has increased due most likely to the severity of the recession *Table 8*. Although total homelessness has not been responsive to The Housing First initiative the chronically homeless count has dropped significantly due to the recent development of Palmer Court (201 units), Grace Mary Manor (84 units) and Sunrise (100 units). Sunrise and Grace Mary Manor provide the chronically homeless population with housing opportunities. Palmer Court has transitional housing as well as units for the chronically homeless.

**Table 8**  
**Homeless and Chronically Homeless Counts**  
**for Salt Lake County**

	Sheltered	Unsheltered	Total Homeless	Chronically Homeless
2005	8,240	970	9,210	1,776
2006	9,405	406	9,811	1,082
2007	9,305	330	9,635	1,018
2008	10,650	300	10,950	934
2009	9,558	208	9,766	706

*Source: Utah State Office of Community Services.*

2. To the extent that any racial or ethnic group has a disproportionately greater need for any income category in comparison to the needs of that category as a whole, the jurisdiction must complete an assessment of that specific need. For this purpose, disproportionately greater need exists when the percentage of persons in a category of need who are members of a particular racial or ethnic group is at least ten percentage points higher than the percentage of persons in the category as a whole.

The 2009 CHAS for Salt Lake County provides data for racial and ethnic groups cross tabulated with income and housing problems. However, the detailed data for racial and ethnic groups (white, black, Asian, Native American, Pacific Islander, Hispanic) in many cases has a margin of error larger than the estimated population. Consequently, racial groups were combined together in a minority category with a subset for Hispanic, which is the largest ethnic group and importantly had a reasonable margin of error.

Of the nearly 211,000 owner households in 2009 in the study area 25,850 were minority households. Thus, twelve percent of all home owners in the study area are minority households *Tables 21*. Sixty-four percent of these minority households are Hispanic. Minority home owners have housing problems at a significantly higher rate than is typical for all home owners. Forty-five percent or 11,558 of the 25,858 minority home owners had housing problems and 48 percent of all Hispanic home owners had housing problems *Table 22*.

**Table 21**  
**Home Owners by Racial and Ethnic Group in**  
**Study Area – 2009**

	All	White	Minority	Hispanic
<30% AMI	8,628	7,394	1,238	791
30-50% AMI	14,213	11,514	2,694	2,112
50%-80% AMI	33,811	26,914	6,894	4,915
>80% AMI	154,147	139,061	15,077	8,769
Total	210,847	184,974	25,858	16,592

*Source: HUD CHAS 2009 and James Wood.*

**Table 22**  
**Home Owners with Housing Problems**  
**by Racial and Ethnic Group in**  
**Study Area – 2009**

	All	White	Minority	Hispanic
<30% AMI	7,974	6,812	1,166	728
30-50% AMI	9,049	6,765	2,284	1,817
50%-80% AMI	19,776	14,757	5,020	3,481
>80% AMI	24,649	21,465	3,176	1,984
Total	61,448	49,886	11,558	7,941

*Source: HUD CHAS 2009 and James Wood.*

**Table 23**  
**Home Owners without Housing Problems**  
**by Racial and Ethnic Group in**  
**Study Area – 2009**

	All	White	Minority	Hispanic
<30% AMI	653	582	72	64
30-50% AMI	5,163	4,749	409	295
50%-80% AMI	14,036	12,157	1,874	1,433
>80% AMI	129,497	117,596	11,901	6,784
Total	149,398	135,088	14,301	8,651

*Source: HUD CHAS 2009 and James Wood.*

Of the nearly 64,000 renter households in the study area about 30 percent or 18,544 were minorities and two-thirds of all minorities were Hispanics *Tables 24-26*. Among all renters 30,355 had housing problems. Minority households with housing problems totaled 10,145 or one-third of renters with housing problems. Hispanic households represent 69 percent of the minority households with housing problems.

**Table 24**  
**Renters by Racial and**  
**Ethnic Group in Study Area – 2009**

	All	White	Minority	Hispanic
<30% AMI	12,357	7,962	4,391	2,988
30-50% AMI	11,734	7,796	3,945	2,868
50%-80% AMI	15,831	11,415	4,422	3,275
>80% AMI	23,762	18,029	5,737	3,274
Total	63,683	45,150	18,544	12,515

*Source: HUD CHAS 2009 and James Wood.*

**Table 25**  
**Renters with Housing Problems**  
**by Racial and Ethnic Group in**  
**Study Area – 2009**

	All	White	Minority	Hispanic
<30% AMI	11,977	7,653	4,321	2,939
30-50% AMI	10,371	6,965	3,411	2,448
50%-80% AMI	5,900	4,176	1,725	1,207
>80% AMI	2,107	1,426	677	427
Total	30,355	20,209	10,145	7,023

*Source: HUD CHAS 2009 and James Wood.*



**Table 26**  
**Renters without Housing Problems**  
**by Racial and Ethnic Group in**  
**Study Area – 2009**

	All	White	Minority	Hispanic
<30% AMI	379	309	70	49
30-50% AMI	1,363	830	534	421
50%-80% AMI	9,931	7,239	2,697	2,069
>80% AMI	21,656	16,603	5,060	2,847
Total	33,328	24,942	8,400	5,492

*Source: HUD CHAS 2009 and James Wood.*

### **Priority Housing Needs (91.215 (b))**

1. Identify the priority housing needs and activities in accordance with the categories specified in the Housing Needs Table (formerly Table 2A). These categories correspond with special tabulations of U.S. census data provided by HUD for the preparation of the Consolidated Plan.

As it can be seen from the previous tables and also the attached tables for projected housing targeted needs, renter households with income at or below the 30-50% of area median income are the largest group in need of assistance and present the greatest cost burden for housing assistance funds. These are areas targeted by the City of West Jordan in addressing on a priority basis.

2. Provide an analysis of how the characteristics of the housing market and the severity of housing problems and needs of each category of residents provided the basis for determining the relative priority of each priority housing need category.

The most difficult category of housing need is the extremely low income between 30% and 50% of the AMI and especially where a larger family exists. These areas of need are not being addressed by developers of affordable housing due to cost issues for larger units and the lack of sufficient returns on their investments.

3. Describe the basis for assigning the priority given to each category of priority needs.

Priorities have been determined based on need as identified through the assistance of providers of public services in the Valley as well as consultation with the Salt Lake County Consortium, identified current housing trends in the City, information and input received during the ongoing general plan committee update and an analysis of the housing needs study prepared for West Jordan and Salt Lake County.

4. Identify any obstacles to meeting underserved needs.

Funding is one of the two largest obstacles in meeting the underserved needs of West Jordan. Lack of adequate Federal, State and Local funds makes it almost impossible for families making a living wage to afford safe, decent and affordable housing in the City. The second factor is the lack of adequate rent assistance funds available for these groups.

## **Housing Market Analysis (91.210)**

\*Please also refer to the Housing Market Analysis Table in the Needs.xls workbook

1. Based on information available to the jurisdiction, describe the significant characteristics of the housing market in terms of supply, demand, condition, and the cost of housing; the housing stock available to serve persons with disabilities; and to serve persons with HIV/AIDS and their families. Data on the housing market should include, to the extent information is available, an estimate of the number of vacant or abandoned buildings and whether units in these buildings are suitable for rehabilitation.
2. Describe the number and targeting (income level and type of household served) of units currently assisted by local, state, or federally funded programs, and an assessment of whether any such units are expected to be lost from the assisted housing inventory for any reason, (i.e. expiration of Section 8 contracts).
3. Indicate how the characteristics of the housing market will influence the use of funds made available for rental assistance, production of new units, rehabilitation of old units, or acquisition of existing units. Please note, the goal of affordable housing is not met by beds in nursing homes.

The West Jordan Consolidated Plan is comprised of two components, a five-year plan and a one-year action plan. The five-year plan outlines strategies and objectives that will be used between 2011 and 2015. The one-year action plan includes details about specific programs that will be funded in 2011.

The City of West Jordan recognizes that specific actions are required in the next five years to overcome obstacles to meeting underserved needs, improving public policies on affordable housing, evaluating and reducing lead-based paint hazards, reducing the number of poverty level families, developing institutional structure, and enhancing coordination between public and private housing and social services agencies.

To achieve this goal of overcoming obstacles of affordable housing, the City of West Jordan will:

Prioritize funds for agencies that combine meeting residents most critical short-term needs with long-term benefits. The City's priority is to meet the most critical needs of its residents. Many of these needs are under served due to the lack of financial resources of local communities and public service agencies, which often is a prohibitive factor in providing more comprehensive services. The City plans to continue providing a Down-Payment Assistance and Housing Rehabilitation Program to assist families and individuals attain home ownership and maintain existing housing stock.

The City also is committed to continuing to review policies that may act as barriers to affordable housing and review ways to remove these barriers, and adopt and follow policies that encourage affordable housing. The City's General Plan outlines the policies and objectives that will guide

and direct the City in achieving its affordable and fair housing goals.

The programs that West Jordan has funded in previous years represent the City's efforts to reduce not only the effects of poverty but also the number of families in poverty. The City plans to continue to support these programs in an effort to reduce the number of families in poverty.

The City of West Jordan employs a full-time CDBG Coordinator and also has a consultant that administers its Down-Payment Assistance and Housing Rehabilitation programs.

The City is continually looking for ways to improve coordination among all stakeholders involved in improving the quality of life of West Jordan residents. As part of the Five Year Consolidated Plan the City has, as in past years, solicited ideas on making improvements to the community.

## **Needs**

There are four areas of concern to the City. They are: 1. Shelters; 2. Transitional Housing; 3. Outreach and Assessment; and 4. Permanent Housing.

## **Shelters**

There appear to be enough generic emergency shelter beds to accommodate persons in need for those who desire shelter during the winter months, but not enough for the entire population. A general assessment indicates that at least one additional shelter should be built. Maintaining existing beds in good condition is important to the overall success of this program.

The City recognizes the service providers of emergency shelters as doing outstanding work in terms of accessibility, referral and coordination with other agencies. However, the system is in need of some improvement or augmentation to some services. The emergency shelters provide services primarily to persons with histories of poverty and chronic homelessness. The addition or enhancement of these services will provide increased opportunity for self-sufficiency for the homeless. High priority services to be developed or expanded over the next five years might include:

**\*Case management**

**\*Substance abuse treatment**

**\*Mental health care**

**\*Housing placement for individual homeless persons**

**\*Case management, childcare, and housing placement for families**

## **Transitional Housing**

There is a need for an increase in program specific and population specific housing that includes a strong service base. Again, it is important for the quality of existing beds to be maintained for the success of the program. The transitional housing system has a bottleneck at the discharge point of the emergency shelter system. There are at present too few options for persons to make the passage from the shelter system into a transitional housing program. There are still many who have made the successful transition from emergency shelters to transitional housing and finally to permanent housing.

## **Outreach and Assessment**

The Long-Range Planning Committee for the Shelter Needs of Homeless People meets monthly to provide direct input and feedback. This is part of a Continuum of Care approach that has recently been adopted by area cities. This forum provides an opportunity to discuss with service providers assessment, referral and access information. Several projects have been realized because of this Committee and have included: a new assessment of methodology designed to focus on specific groups (HIV/AIDS, chronic substance abuse, dual diagnosis, and physical/cognitive/sensory disabilities) and for persons who are in need of job training programs.

## **Permanent Housing**

Another bottleneck in the continuum is at the point of access to affordable permanent housing with support services for special populations. The inventory of permanent service enriched housing is inadequate to meet the need. An increased number of specific permanent housing units and options are critically important. The City of West Jordan has two programs that assist families either get into a home or make necessary repairs to one that they already own. The Down Payment Assistance program helps low to moderate income people purchase a home by assisting with closing costs and the required down payment. The Housing Rehabilitation program helps low to moderate income homeowners make necessary repairs to their homes to extend the life of the City's housing stock.

Previous studies of the number of homeless persons and families in Salt Lake County have not been point-in-time studies. The following results are based on research commissioned for the 2005-2010 Consolidated Plan. The study had 100% participation from homeless service providers and meets HUD requirements for homeless person counts.

The following table shows the number of emergency shelter beds. This number was determined by adding the number of sheltered and unsheltered individuals plus an additional 5% (for unknown homeless persons) and then determined proportionally (size of the City versus the entire County) for the City of West Jordan. The need for transitional housing was calculated by adding those housed in beds committed but yet to be constructed and adding 30% for people in shelters and on the street that would benefit from transitional beds were they available. The need for permanent housing was calculated similarly.

Estimated service needs were calculated based on percentages of homeless persons requiring the services, and then proportionally determined for the City of West Jordan based on the City's percentage of the County's population.

## **Specific Housing Objectives (91.215 (b))**

1. Describe the priorities and specific objectives the jurisdiction hopes to achieve over a specified time period.

**Goal 1            Provide a range of housing types, styles, and price levels in all areas of the City.**

**Objective 1**    Maintain flexibility in land development standards consistent with good design and efficient function.

**Policies**        Continually review and revise zoning and subdivision ordinances to assure that creative solutions to development are not precluded.

Provide flexibility in setback and side-yard requirements to allow for creative use of residential lots.

Encourage high quality urban design throughout the city.

Encourage use of vacant lots within existing residential areas.

**Objective 2**    Provide a reasonable choice of residential types throughout the city.

**Policies**        Allow mobile home parks where single-family and multi-family developments are not feasible and where conflicts do not occur with surrounding commercial, industrial, open space or other uses.

Permit group homes only if they comply with the residential character of an area. Development applications for group homes will be assessed on their individual merits.

**Goal 2            To preserve existing housing stock in the city and stabilize and revitalize existing neighborhoods.**

**Objective 1**    Redevelop and rehabilitate housing areas in the city that have experienced decline in housing quality.

**Policies**        Institute a community renewal program within the City's planning process to coordinate municipal renewal efforts within the Master Plan and Capital Improvements Program.

Increase interest on the part of all citizens and business groups to redevelop and/or rehabilitate their properties.

Taxing and assessment practices should not foster urban decay. Utah State, Salt Lake County and West Jordan City should adopt taxing practices that encourage the replacement or remodeling of deteriorated residential structures.

2. Describe how Federal, State, and local public and private sector resources that are reasonably expected to be available will be used to address identified needs for the period covered by the strategic plan.

The City of West Jordan other local organizations will continue to seek resources to fund housing and support services as in the past. Partners will include the following agencies:

<b>Agency</b>	<b>Service</b>
City of West Jordan	Redevelopment Funds
The Road Home	Homeless Shelter
The Road Home	Emergency Winter Housing
The Road Home	TBRA
Community Action Program	TBRA
Utah Non Profit Housing Corp.	Affordable Housing Development
Salt Lake County Housing Authority	Section 8 Assistance
Salt Lake City	HOPWA Funds
Salt Lake County HOME Program	Affordable Housing Development

### **Needs of Public Housing (91.210 (b))**

In cooperation with the public housing agency or agencies located within its boundaries, describe the needs of public housing, including the number of public housing units in the jurisdiction, the physical condition of such units, the restoration and revitalization needs of public housing projects within the jurisdiction, and other factors, including the number of families on public housing and tenant-based waiting lists and results from the Section 504 needs assessment of public housing projects located within its boundaries (i.e. assessment of needs of tenants and applicants on waiting list for accessible units as required by 24 CFR 8.25). The public housing agency and jurisdiction can use the optional Priority Public Housing Needs Table (formerly Table 4) of the Consolidated Plan to identify priority public housing needs to assist in this process.

The City of West Jordan currently does not own or operate any public housing units. However, this does not mean that the City does not support the efforts of the surrounding housing authorities in Salt Lake County, Salt Lake City and West Valley City.

The City works with each authority to provide locations in West Jordan for use of their Section 8 Housing vouchers. The City feels that these housing authorities address the needs in the City and

that there currently exists no need to establish a West Jordan Housing Authority to duplicate the current services available to West Jordan residents.

### **Public Housing Strategy (91.210)**

1. Describe the public housing agency's strategy to serve the needs of extremely low-income, low-income, and moderate-income families residing in the jurisdiction served by the public housing agency (including families on the public housing and section 8 tenant-based waiting list), the public housing agency's strategy for addressing the revitalization and restoration needs of public housing projects within the jurisdiction and improving the management and operation of such public housing, and the public housing agency's strategy for improving the living environment of extremely low-income, low-income, and moderate families residing in public housing.
2. Describe the manner in which the plan of the jurisdiction will help address the needs of public housing and activities it will undertake to encourage public housing residents to become more involved in management and participate in homeownership. (NAHA Sec. 105 (b)(11) and (91.215 (k))
3. If the public housing agency is designated as "troubled" by HUD or otherwise is performing poorly, the jurisdiction shall describe the manner in which it will provide financial or other assistance in improving its operations to remove such designation. (NAHA Sec. 105 (g))

3-5 Year Strategic Plan Public Housing Strategy response:

The City of West Jordan currently does not own or operate any public housing units. However, this does not mean that the City does not support the efforts of the surrounding housing authorities in Salt Lake County, Salt Lake City and West Valley City.

### **Barriers to Affordable Housing (91.210 (e) and 91.215 (f))**

1. Explain whether the cost of housing or the incentives to develop, maintain, or improve affordable housing are affected by public policies, particularly those of the local jurisdiction. Such policies include tax policy affecting land and other property, land use controls, zoning ordinances, building codes, fees and charges, growth limits, and policies that affect the return on residential investment.
2. Describe the strategy to remove or ameliorate negative effects of public policies that serve as barriers to affordable housing, except that, if a State requires a unit of general local government to submit a regulatory barrier assessment that is substantially equivalent to the information required under this part, as determined by HUD, the unit of general local government may submit that assessment to HUD and it shall be considered to have complied with this requirement.

3-5 Year Strategic Plan Barriers to Affordable Housing response:

The City of West Jordan participated in the recent Impediments of Barriers to Affordable Housing with Salt Lake County. Impediments identified in the City of West Jordan are as follows:

**West Jordan City** is a rapidly growing city located in the southwest section of Salt Lake County. As of the 2000 Census, the city's population was 68,336 residents; by 2008 its estimated population was 104,447—a 52% increase. West Jordan is the state's fourth largest city. The city consists of 20,492 acres, 6,720 acres are on the west side of which third is not developed

In 2003 the city removed its cap on multifamily housing of 15%; currently multi-family units comprise 19.5%. In 2000, 10.5% of the multifamily units were in buildings of 9 units or less and 7.9% of the multifamily units were in buildings of 10 units or more. There are a number of condominiums in the city.

Single family homes total 20,759 units or 77.2% of all housing in the city. This is higher than those cities located nearer to Salt Lake City. The higher percent reflects the city's transitional from a rural community to a city.

West Jordan updated its "Moderate Income Housing Report" in 2007. The plan addresses the housing needs of households at or below 80% of Salt Lake County's Area Median Income.

Highlights of this plan and the updated General Plan are as follows:

The 2003 Comprehensive General Plan eliminated the 15% cap on Multi-family housing.

- In 2007, the number of multi-family units comprises 19.5% of the city's housing inventory, 5% increase since 1990.
- The City Code includes 17 residential districts, including 7 zones providing differing minimum sizes of single family lots.
- The City Council adopted a housing plan for the use of tax increment housing funds by the Redevelopment Agency. The fund is to be used in blighted areas. The Redevelopment Agency's objective is "to increase, improve and preserve the community's supply of affordable housing."
- The city allocates \$50,000 to first time homebuyers. Each qualifying household receives \$5,000.
- The city contributed land valued of approximately \$550,000 and allocated \$450,000 of CDBG and HOME funds for the development of a senior housing project.
- The city is involved with another senior housing project assuming it receives Low Income Housing Tax Credits for 2010
- The city spends 28% of its HOME and CDBG funding on affordable (as defined HUD) housing projects.
- The maximum density for multi-family housing is 16.9 units/acre. Transit Oriented Development (TOD) is exempt from this cap.
- The primary objective of the city's housing plan is to preserve its identity as a family orientated community. The minimum SF for lots is 8,000SF and 1/3 acre lots are permitted. The city has a minimum house size. The city has older housing that is less than the minimum house size.



- In 2009 the city rezoned 236.39 acres of property located at 7800 South 5600 West from SC-2 (Community Shopping Center), HFR (high density multi-family) MFR (medium density, multi-family residential, LSFR (low density, single family residential to SC-2, HFR, MFR, LSFR and TSOD zones. The General Plan was also amended to reflect this zoning change.

A zoning change was done to accommodate TOD projects at the site. TOD projects are allowed 30 residential units/acre. There is no mention of encouraging the development of affordable housing in the TOD. The Master Plan has identified 6 districts in the city for development and redevelopment. There is no specific mention of affordable housing in any district.

There is no mention of density bonuses in the affordable housing plan. While the city has contributed funding to affordable housing, this appears to be done on a case-by-case basis. The Redevelopment housing fund does not specifically identify affordable housing, especially affordable housing as a priority. There is no mention of special needs housing in the affordable housing plan. The city's undeveloped 2,200 acres could include different types of affordable housing. The plan should estimate how many units will be need, what kind, and where. It appears that these issues haven't been addressed. Moreover, it appears that the primary emphasis will be low density residential which is fine as long as affordable housing isn't forgotten. As stated in the General Plan "One of the primary goals of this General Plan is t continue to encourage low density residential development, to encourage new development that is integrated with existing development, and to make the most efficient use of existing infrastructure."

The city's biggest challenge is to plan for and integrate all types of affordable housing in the new areas of development. The ideal situation would be to use inclusionary zoning in the undeveloped area. This would ensure the building of affordable housing. As evidenced by the city's actions, it has shown support for affordable housing.

## **Homeless Needs (91.205 (b) and 91.215 (c))**

\*Please also refer to the Homeless Needs Table in the Needs.xls workbook

Homeless Needs— The jurisdiction must provide a concise summary of the nature and extent of homelessness in the jurisdiction, (including rural homelessness and chronic homelessness where applicable), addressing separately the need for facilities and services for homeless persons and homeless families with children, both sheltered and unsheltered, and homeless subpopulations, in accordance with Table 1A. The summary must include the characteristics and needs of low-income individuals and children, (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered. In addition, to the extent information is available; the plan must include a description of the nature and extent of homelessness by racial and ethnic group. A quantitative analysis is not required. If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates.

As discussed in the Housing Market Analysis, local homeless shelters are located in Salt Lake City where support services are available to the residents. The City of West Jordan anticipates no shelter being established in the City. As in all cities, the need for permanent and transitional housing exists in the City of West Jordan. Based on recent reports to the Long Range Planning

Committee for the Homeless, there is 11% need for housing opportunities in West Jordan. In order to meet our fair share housing needs we would need to establish 5 transitional unit and 15 permanent units either in the City of West Jordan or the Salt Lake Valley.

During 2008, the City allocated HOME funds for the construction of the Kelly Benson Apartments in West Valley City. These apartments are designed to provide permanent supportive housing for seniors with disabling conditions including those who have been homeless or chronically homeless.

Other needs include the continued support of public service agencies that provide services to prevent homelessness. The demand for the services is growing at it's fastest rate in the last 5 years due to the ongoing economic downturn.

### **Priority Homeless Needs**

1. Using the results of the Continuum of Care planning process, identify the jurisdiction's homeless and homeless prevention priorities specified in Table 1A, the Homeless and Special Needs Populations Chart. The description of the jurisdiction's choice of priority needs and allocation priorities must be based on reliable data meeting HUD standards and should reflect the required consultation with homeless assistance providers, homeless persons, and other concerned citizens regarding the needs of homeless families with children and individuals. The jurisdiction must provide an analysis of how the needs of each category of residents provided the basis for determining the relative priority of each priority homeless need category. A separate brief narrative should be directed to addressing gaps in services and housing for the sheltered and unsheltered chronic homeless.
2. A community should give a high priority to chronically homeless persons, where the jurisdiction identifies sheltered and unsheltered chronic homeless persons in its Homeless Needs Table - Homeless Populations and Subpopulations.

The City of West Jordan maintains a working relationship with the Salt Lake County Housing Authority which has recently completed "An Analysis of Housing Demands and Supply for Salt Lake County's Chronically Homeless Population." West Jordan City also had a working relationship with the organization Utah Issues before it was force to close it's doors because of funding issues. Prior to their demise they had created a report "Poverty in Utah 2004" and "Annual Report on Poverty, economic Insecurity and Work." These documents provided a basis for the creation of the County's 10-year Plan to end Chronic Homelessness. As part of the 10-year Plan, the City is committed to working with the County to resolve the issues of chronic homelessness.

### **Homeless Inventory (91.210 (c))**

The jurisdiction shall provide a concise summary of the existing facilities and services (including a brief inventory) that assist homeless persons and families with children and subpopulations identified in Table 1A. These include outreach and assessment, emergency shelters and services, transitional housing, permanent supportive housing, access to permanent housing, and activities

to prevent low-income individuals and families with children (especially extremely low-income) from becoming homeless. The jurisdiction can use the optional Continuum of Care Housing Activity Chart and Service Activity Chart to meet this requirement.

<b>Agency</b>	<b>Services</b>
The Road Home	256 beds for men, 64 beds for women, 31 family beds, 300 emergency winter housing beds
Rescue Mission	80 beds for men
Volunteers of America	Substance Abuse Center with 56 beds
Valley Mental Health	213 housing units for the severely mentally ill.
Wasatch Homeless Health Care	Medical services for 6,400 individuals annually
Valor House	61 units for homeless veterans
Homeless Veterans Fellowship	40 units of transitional housing
Utah Department of Corrections	6,000 individuals on parole or probation
Foster Youth	Transitional housing assistance for youths turning 18
St. Vincent's	100 beds for emergency winter shelter
Transient Services	Voucher program for homeless families and individuals
Kelly Benson Apartments	54 units for chronically homeless males
Palmer courts	245 units of housing for homeless families and individuals
Grace Mary Manor	84 units of housing for single homeless adults
Sunrise Manor	100 units of housing for single homeless adults

## **Homeless Strategic Plan (91.215 (c))**

1. Homelessness— Describe the jurisdiction's strategy for developing a system to address homelessness and the priority needs of homeless persons and families (including the subpopulations identified in the needs section). The jurisdiction's strategy must consider the housing and supportive services needed in each stage of the process which includes preventing homelessness, outreach/assessment, emergency shelters and services, transitional housing, and helping homeless persons (especially any persons that are chronically homeless) make the transition to permanent housing and independent living. The jurisdiction must also describe its strategy for helping extremely low- and low-income individuals and families who are at imminent risk of becoming homeless.
2. Chronic homelessness—Describe the jurisdiction's strategy for eliminating chronic homelessness by 2012. This should include the strategy for helping homeless persons make the transition to permanent housing and independent living. This strategy should, to the maximum extent feasible, be coordinated with the strategy presented Exhibit 1 of the Continuum of Care (CoC) application and any other strategy or plan to eliminate chronic homelessness. Also describe, in a narrative, relationships and efforts to coordinate the Conplan, CoC, and any other strategy or plan to address chronic homelessness.

3. Homelessness Prevention—Describe the jurisdiction’s strategy to help prevent homelessness for individuals and families with children who are at imminent risk of becoming homeless.
4. Institutional Structure—Briefly describe the institutional structure, including private industry, non-profit organizations, and public institutions, through which the jurisdiction will carry out its homelessness strategy.

Discharge Coordination Policy—Every jurisdiction receiving McKinney-Vento Homeless Assistance Act Emergency Shelter Grant (ESG), Supportive Housing, Shelter Plus Care, or Section 8 SRO Program funds must develop and implement a Discharge Coordination Policy, to the maximum extent practicable. Such a policy should include “policies and protocols for the discharge of persons from publicly funded institutions or systems of care (such as health care facilities, foster care or other youth facilities, or correction programs and institutions) in order to prevent such discharge from immediately resulting in homelessness for such persons.” The jurisdiction should describe its planned activities to implement a cohesive, community-wide Discharge Coordination Policy, and how the community will move toward such a policy.

The City of West Jordan has worked with Salt Lake County and other cities within the Salt Lake Valley in the development of a “10-Plan to end Chronic Homelessness.” A copy of this document is attached to the original 2011-2015 Consolidated Plan because of the length.

### **Emergency Shelter Grants (ESG)**

(States only) Describe the process for awarding grants to State recipients, and a description of how the allocation will be made available to units of local government.

The City of West Jordan is not a recipient of Emergency Shelter Grants.

### **Community Development (91.215 (e))**

\*Please also refer to the Community Development Table in the Needs.xls workbook

1. Identify the jurisdiction's priority non-housing community development needs eligible for assistance by CDBG eligibility category specified in the Community Development Needs Table (formerly Table 2B), – i.e., public facilities, public improvements, public services and economic development.

The City of West Jordan has targeted funding for the provision of the following :

- Provide basic human service support through Public Service agencies.
- Provide equal or better infrastructure to the low and moderate-income areas of the city through construction projects such as ADA ramps, street improvements, etc.

2. Describe the basis for assigning the priority given to each category of priority needs.

The City of West Jordan reviews the low and moderate-income needs of the City annually during the CDBG/HOME Committee meetings and also at the annual funding review public

hearing. Projects for funding and priority are determined at that point.

3. Identify any obstacles to meeting underserved needs.

As in most cities, lack of funding is the largest issue in meeting the current underserved needs of the low and moderate-income population of West Jordan.

4. Identify specific long-term and short-term community development objectives (including economic development activities that create jobs), developed in accordance with the statutory goals described in section 24 CFR 91.1 and the primary objective of the CDBG program to provide decent housing and a suitable living environment and expand economic opportunities, principally for low- and moderate-income persons.

NOTE: Each specific objective developed to address a priority need, must be identified by number and contain proposed accomplishments, the time period (i.e., one, two, three, or more years), and annual program year numeric goals the jurisdiction hopes to achieve in quantitative terms, or in other measurable terms as identified and defined by the jurisdiction.

**Objective 1 Provide a range of housing types, styles, and price levels in all areas of the City.**

Continually review and revise zoning and subdivision ordinances to assure that creative solutions to development are not precluded.

Provide flexibility in setback and side-yard requirements to allow for creative use of residential lots.

Encourage high quality urban design throughout the city.

Encourage use of vacant lots within existing residential areas

**Objective 2 Preserve existing housing stock in the city and stabilize and revitalize existing neighborhoods.**

Redevelop and rehabilitate housing areas in the city that have experienced decline in housing quality.

Institute a community renewal program within the City=s planning process to coordinate municipal renewal efforts within the Master Plan and Capital Improvements Program.

Increase interest on the part of all citizens and business groups to redevelop and/or rehabilitate their properties.

Taxing and assessment practices should not foster urban decay. Utah Sate, Salt Lake County and West Jordan City should adopt taxing practices that encourage the replacement or remodeling of deteriorated residential structures

**Objective 2 Provide needed support services for maintaining the quality of existing neighborhoods.**

Provide funding for public service agencies to provide services for foreclosure prevention, home repair and finance management.

Provide funding for infrastructure improvements in low and moderate income neighborhoods.

Provide funding for the West Jordan Housing Rehabilitation Loan and down payment assistance programs.

**Antipoverty Strategy (91.215 (h))**

1. Describe the jurisdiction's goals, programs, and policies for reducing the number of poverty level families (as defined by the Office of Management and Budget and revised annually). In consultation with other appropriate public and private agencies, (i.e. TANF agency) state how the jurisdiction's goals, programs, and policies for producing and preserving affordable housing set forth in the housing component of the consolidated plan will be coordinated with other programs and services for which the jurisdiction is responsible.

The City of West Jordan CDBG Program strives to increase self-sufficiency of low and moderate-income families and persons in an ongoing attempt to reduce the number of households with incomes below the low and moderate-income threshold. Through the funding of Public Service Agencies, the City attempts to break this cycle by providing assistance for financial counseling, housing opportunities, and emergency food service in an attempt to lower the families daily cost of living.

2. Identify the extent to which this strategy will reduce (or assist in reducing) the number of poverty level families, taking into consideration factors over which the jurisdiction has control.

As noted in most areas, the lack of funds is the biggest roadblock to assisting these families. However, with the ongoing efforts of nonprofit and public service agencies, we can see a stabilizing of these issues.



