

## CITY OF WEST JORDAN

### COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM

#### FY 2005-2010 Consolidated Plan

May 2005

#### Introduction

The U.S. Department of Housing and Urban Development (HUD) requires local communities to prepare a Consolidated Plan in order to receive funding for the two programs for which the City of West Jordan qualifies. The Consolidated Plan comprises the planning and application requirements for the following programs, of which the City of West Jordan receives funding for the first two:

- § 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's CDBG program year runs from July 1 – June 30.

#### What is a 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 application requirements 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 - - which includes:

- Assisting homeless persons obtain affordable housing;
- Assisting persons at risk of becoming homeless;
- Retention of affordable housing stock;
- Increase the availability of affordable permanent housing in standard condition to low-income and moderate-income families, particularly to members of disadvantaged minorities without discrimination on the basis of race, color, religion, sex, national origin, familial status, or disability;
- Increasing the supply of supportive housing which includes structural features and services to enable persons with special needs (including persons with HIV/AIDS) to live in dignity and independence; and
- Providing affordable housing that is accessible to job opportunities.

A SUITABLE LIVING ENVIRONMENT - - which includes:

- Improving the safety and livability of neighborhoods;
  - Increasing access to quality public and private facilities and services;
- Reducing the isolation of income groups within areas through spatial deconcentration of housing opportunities for lower income persons and the revitalization of deteriorating neighborhoods;
- Restoring and preserving properties of special historic, architectural, or aesthetic value; and
- Conservation of energy resources.

EXPANDED ECONOMIC OPPORTUNITIES - - which includes:

- Job creation and retention;
- Establishment, stabilization and expansion of small businesses (including micro-businesses);
- The provision of public services concerned with employment;
- The provision of jobs to low-income persons living in areas affected by those programs and activities, or jobs resulting from carrying out activities under programs covered by the plan;

- Availability of mortgage financing for low-income persons at reasonable rates using non-discriminatory lending practices;
- Access to capital and credit for development activities that promote the long-term economic and social viability of the community; and
- Empowerment and self-sufficiency for low-income persons to reduce generational poverty in federally assisted housing and public housing.

## **Approach to Developing a New 5 Year Consolidated Plan**

This document represents a new five-year Consolidated Plan for the City of West Jordan (2006-2010), and replaces the plan that was originally developed in 2000. 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 1995 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 2006-2010 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.

## **Format of the Plan**

There are two broad themes that are used to organize the City of West Jordan's 2006-2010 Consolidated Plan:

- § Affordable Housing Opportunity
- § Neighborhood Revitalization

The Consolidated Plan contains the following sections, which comprise the new 2000-2004 strategic plan:

- § Section 1S Managing the Process.
- § Section 2S Community Profile.
- § Section 3S Housing Needs and Market Analysis.
- § Section 4S Barriers to Affordable Housing.
- § Section 5S Needs Assessment.
- § Section 6S City of West Jordan 5 year Consolidated Plan, including priority needs, goals, and objectives.
- § Section 7S City of West Jordan One Year Action Plan
- § Appendix !Additional information to augment the body of the Consolidated Plan.

## **MANAGING THE PROCESS**

### **Consultation and Citizen Participation**

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, Community and Economic 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.

### **Consultation**

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 are: South Valley Sanctuary, The Road Home Society, Legal Aid Society, Long Range Planning Committee for the Shelter Needs of Homeless People, Community Action Program, and Community Services Council.

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**

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 2005-2010 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**

Cheryl Elliot  
Tom Steele  
Brad Klavano  
Stuart Richardson  
Chris Curtis  
Mike Meldrum  
Wendell Rigby  
Linda Dalley  
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 15 days prior to the hearing. 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 3, 2005 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.

### **Comments and Citizen Views**

All comments received from citizens in writing and from public hearings, committee meetings, and public information meetings were considered in the development of the final Consolidated Plan. A summary of any and all comments received is attached as [part of the final consolidated plan document.

### **Displacement**

It is the policy of the jurisdiction to comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970; the requirements governing the residential anti-displacement and relocation assistance plan; the



relocation requirements governing displacement subject to section 104(k) of the Act; and the relocation requirements governing optional relocation assistance under section 105(a)(11) of the Act.

As required under section 104(d) of the Act, the jurisdiction will follow a residential anti-displacement and relocation assistance plan providing one-for-one replacement units [(570.606 (c)(1)]. The City of West Jordan does not intend to cause displacement without justification. Consistent with other goals and objectives of the CDBG program, the City of West Jordan will examine an anti-displacement policy that will address the following areas:

- § Displacement will be avoided unless the real property involved is necessary to redevelopment or continuation of a project.
- § Acquisition and demolition will be limited to unoccupied structures wherever possible.
- § Rehabilitation will be promoted whenever feasible.

Relocation assistance will be provided to each low/moderate income household displaced by the demolition of any housing unit or by the conversion of a low/moderate income dwelling to another use, occurring as a direct result of assisted activities. Persons will be provided assistance as described in 570.606(c)(1) or as described in the Uniform Relocation Assistance and Real Property Acquisitions and Real Property Acquisition Policies Act of 1970 (URA).

### **Institutional Structure, Coordination & Resources**

The development of the 2005-2010 Consolidated Plan for the City of West Jordan is a component of a larger Consolidated Plan for the Salt Lake County Consortium. This section includes an overview of the institutional structure that will be used to implement the City of West Jordan=s plan. It also assesses the gaps that may be present in the institutional structure.

## **Consulted Agencies for the Plan**

### **City of West Jordan**

The Community Development Department of the City of West Jordan administers the City=s down-payment assistance, housing rehabilitation, and community development block grant and HOME programs. At the direction of the City Council, the department is responsible for planning and policy-making, program administration, management of grants, and providing economic and demographic information to interested parties. The Parks and Recreation, Public Utilities, Public Works, Engineering, Police and Fire departments are also involved in community development efforts.

## **Salt Lake County**

Since the development of the last consolidated plan, the City has incorporated all Salt Lake County islands and has no gaps in services to the residents. However, the City continues to coordinate development and CDBG activities with Salt Lake County to further extend the utilization of limited funds. The City has participated in meetings with the County in the development of the housing needs assessment for special needs population, seniors, and those with accessibility requirements, development of the Ten Year Plan to End Chronic Homelessness, and an Analysis of Impediments.

## **Housing Authority of Salt Lake County**

The Housing Authority of Salt Lake County, through its development and management of public housing units and administration of the Section 8 Rental vouchers and certificate program, is the primary provider of housing for extremely low-income households in West Jordan. The Housing Authority and Salt Lake Community Action Program is involved in administering self-sufficiency and rent deposit programs for public housing residents.

## **Coordination with HUD Comprehensive Grant Program**

There are no activities in the City of West Jordan Consolidated Plan that are currently being coordinated or jointly funded with the Housing Authority Comprehensive Grant Program. The Housing Authority's current plans are to use Comprehensive Grant funds for reserve and replacement costs for existing units, and to gradually acquire additional units. Should some of the resources be available in the future for activities that have a broader community impact, such as the construction of new units, the Housing Authority will coordinate the development with the City.

Cooperative agreements do exist between the Housing Authority and City of West Jordan for the development of projects, and will continue in the future as the Housing Authority implements its 5-Year Plan. Implementation of homeownership initiatives in the Housing Authority's 5-Year Plan will provide opportunities to coordinate with the City and County housing programs.

## **Educational Institutions**

There are two public school districts within the City of West Jordan. The estimated enrollment for the 2005 school year for the Jordan School District is 73,093. The second school district that serves the City of West Jordan is the Granite School District. There are only two subdivisions in the City of West Jordan that are serviced by the Granite School District. Approximately 350-400 students from West Jordan attend school in the Granite School District. The Granite School District's student population is 71,546.

The Jordan School District serves several cities in the area including: Draper, Midvale, South Jordan, Riverton, Bluffdale, Herriman, and the adjacent unincorporated areas of Salt Lake

County. The Granite School District serves: Taylorsville, West Valley City, Murray, Holladay, and other unincorporated areas of Salt Lake County. The South Campus for the Salt Lake Community College operates in the boundaries of the City of West Jordan and the Larry Miller Entrepreneurial Business Education Center and University of Phoenix is within 10 miles of the City boundaries.

### **Non-Profit Sector Community-Based Non-Profit Developers**

There are currently no non-profit community-based developers in the City of West Jordan, although there are several developers that operate on a community-wide basis. The City of West Jordan anticipates utilizing them more in the future. The three main non-profit groups are: Utah NonProfit Housing Corporation, Habitat for Humanity and Housing Opportunities, Inc.

The City is currently utilizing the services of Utah NonProfit Housing Corporation in the development of the 65-unit “202” Senior Housing project and Habitat for Humanities for the development of single-family affordable housing units.

While production capacity for some of the non-profit developers has increased, others find themselves with limited resources and are only able to provide a small number of units per year.

### **Community-wide Non-Profit Developers**

In addition to community based non-profit organizations, which undertake development projects in particular neighborhoods, there are also non-profit developers in Salt Lake County that operate throughout the community.

### **Developers and Providers of Housing for Special Needs Populations**

In the City of West Jordan and Salt Lake County there exists active non-profit developers that focus on persons with mental illness, persons with mental retardation and developmental disabilities, the elderly and persons with AIDS. These are identified in Section 4, Facilities and Services for Persons with Special Needs. A steady flow of local, state and federal resources for these target populations has enabled many of these organizations to put together sophisticated financing packages to produce a significant number of units.

### **Providers of Home Repair, Weatherization and Housing Accessibility Services**

A number of non-profit organizations provide housing repair and modification services in order to improve the condition of the City=s housing stock. Services are provided by social service agencies. Physical improvements to the City=s housing stock are important in maintaining affordable housing. These services are provided as a community social service for low to moderate-income persons, elderly, and persons with disabilities. The Salt Lake Community Action Program, ASSIST, and the Community Services Council provide these services.

## **Providers of Supportive and Social Services**

Non-Profit supportive and social service providers include an array of organizations ranging from small volunteer programs associated with faith-based organizations to large countywide providers.

## **Neighborhood and Community Services**

Within the City of West Jordan there are a number of area commissions, civic associations, business associations and other similar neighborhood groups. Some are officially sanctioned and supported by the City Council, while others function on a more informal basis, often forming around a controversial issue. Neighborhood associations are an important link between residents and city government, informing the city of neighborhood service needs, participating in the planning processes and commenting on development proposals. They also serve the function of organizing residents and businesses to accomplish local neighborhood improvement projects, such as clean-up campaigns and crime prevention activities.

## **Private Sector Lenders**

There are a large number of lending institutions in West Jordan and Salt Lake County, including banks, savings and loans, credit unions and mortgage companies. The larger lenders have officers responsible for overseeing compliance with the Community Reinvestment Act. Others have bank Community Development Corporations which are involved in developing innovative products to enable the bank to participate in projects that benefit low and moderate-income areas. Lenders help to finance industrial and commercial development projects, including small and minority businesses. A large portion of these developments will often time include an affordable housing component.

Many lenders are most comfortable with lending for homeownership projects, but some are participating in rental housing projects as well. Program such as the Federal Home Loan Bank's Affordable Housing Program and City and County loan and grant programs are helping to increase lender participation in nonprofit development projects.

## **Affordable Housing Builders, Developers and Managers**

There are many for-profit builders, developers and managers of affordable housing in West Jordan City and Salt Lake County. These range from small landlords who have Section 8 tenants, to large developers who have packaged sophisticated Low Income Housing Tax Credit projects. There are also large single-family builders who are marketing unsubsidized affordable homeownership products in new developing areas of the City of West Jordan and Salt Lake County. There are also developers that are involved in the management of subsidized rental housing.

## **Business Development Organizations**

Several private sector organizations focus on improving the business climate and furthering economic development in the City of West Jordan and Salt Lake County. The West Jordan Chamber of Commerce is very proactive in developing and retaining businesses in the City.

## **Private Sector Service Providers**

Hospitals and other health care providers are the primary private-sector service providers. They provide services for low-income persons and further prevention efforts within the community.

## **Gaps in the Institutional Structure**

Since the FY2000-2004 Consolidated Plan was written, the City has made substantial progress in overcoming the gaps in the institutional structure identified by the September 18, 1999 citizen survey and has undertake an updated survey since. In addition, with the rapid growth the City has experienced in the last 5 years, these gaps still exist and in some cases seem to be growing as the demand rises. Many of these gaps were identified in the previous consolidated plan, stakeholders meetings and an updated citizen survey. The Strategic Plan goals and objectives are intended to address these gaps to the extent possible with the available resources:

### **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.

## **Public Sector Gaps**

- Public schools curricula do not adequately address the social and skill development needs of the low and moderate-income populations.
- Limited resources among local governments and state government.
- The Salt Lake County Housing Authority public housing units and the use of Section 8 Housing certificates and vouchers are concentrated almost entirely in the northern part of Salt Lake County with only a few available in West Jordan.
- It is difficult to coordinate local, state and federal housing and community development program rules and regulations to serve those most in need in an cost-effective manner.
- Public transportation does not adequately serve reverse commuting and cross-county transportation needs.

## **Non-Profit Gaps**

- It is difficult for non-profits to secure stable, ongoing sources of operating funds.
- The capacity of non-profits development organizations to produce and maintain housing and economic development projects varies widely.
- In order to make a development project work, it is necessary for non-profit developers to put together financing from many sources that combine various rules and regulations.
- Some non-profits lack the capacity to handle regulatory, financial management and reporting requirements of grant and loan programs.

## **Private Sector Gaps**

- Many retail and service sector jobs do not pay a “Living Wage” or offer benefits.
- Insufficient coordination among multiple sources of financial and technical assistance for small and minority businesses and start-up entrepreneurs.
- Inadequate linkages to connect those living in poverty and needing employment with economic growth areas where labor shortages exists.
- It is not financially feasible for private developers to develop housing projects affordable to extremely low-income people without ongoing rental assistance.

## Coordination

The various coordination activities in the City of West Jordan and Salt Lake County highlight one of the key strengths in the institutional structure. This has been particularly true in the many planning processes, which involve a broad base of community representatives in a process to develop a common vision, and strategic plan.

## Intergovernmental Cooperation and Coordination

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

## 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** S 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** Sa 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** S 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.

§ **Salt Lake County Association of Governments Affordable Housing Task Force** S a task force made up of local and state government organizations, housing and homeless service providers and community representatives. Their primary task is to monitor and address affordable housing issues in the County.



## **Coordination Strategies in the Strategic Plan**

### **Resources**

A general inventory of available funding sources was identified during the preparation of the Consolidated Plan. Identified were approximately \$1.217 million in total resources. The majority of the funding comes from federal sources and the remainder comes from local public resources. The primary beneficiaries of the identified resources are low to moderate income households.

Other sources for funding are the Fannie Mae mortgages and the Olene Walker Homeless Trust Fund. In 1999, Fannie Mae opened a Salt Lake City office that has targeted the Salt Lake County, Davis County and Utah County markets. This office has been successful in assisting persons to find affordable housing within the City of West Jordan.

### **Inventory of Resources**

As part of the preparation of the Consolidated Plan, a detailed inventory was prepared of annual local, state and federal housing and community development resources in the City of West Jordan. The inventory identified over several million in total resources. These resources are for education and supportive service programs, infrastructure and capital improvements.

The resources inventoried were those that primarily benefit low and moderate-income households, plus all economic development resources, and include grant funds. The inventory includes most public sector resources and some private sector resources. There are significant private sector lender and charitable resources that were not possible to include in the inventory.

### **Other New Affordable Housing Resources**

In addition to the resources summarized above, two other significant new resources for affordable housing are available in West Jordan. There are not easily quantified in the format of the resources table, but are important components of the local affordable housing resource base. In 1999, Fannie Mae opened a Partnership Office in Salt Lake City to target the Salt Lake County, Davis County and Utah County markets. The plan uses Fannie Mae mortgage products, community lending products, multifamily financing and other types of affordable housing investment to assist households in the City of West Jordan to obtain affordable housing.

In 1997, the Utah State Legislature created the Olene Walker Housing Trust Fund, to provide funding in the form of grants and low-interest/no-interest loans for the development of affordable housing programs throughout the state. The amount available varies widely from year to year, as the program is primarily funded through program income and donations via the State Income Tax check box program. The City is currently utilizing a grant of \$250,000 from this fund for the development of the West Jordan "202" Senior Housing Project for the 65 unit complex.

## **Strategies Related to Resources**

The resources inventory was undertaken to give the City of West Jordan CDBG/HOME Committee members a better idea of how HUD funds received by the City compare to other funding sources available to address Strategic Plan goals. Both the priorities for investment and the five-year objectives for the City of West Jordan funds are intended to target limited City funds to activities that cannot be funded by other sources, as well as to leverage other resources whenever possible. The resources inventory will also be used in the future to evaluate the impact of changes in funding of federal programs.

# Part 2: Population and Demographics



## HISTORIC POPULATION GROWTH

West Jordan was incorporated as a town on January 10, 1941. The first U.S. Census taken in West Jordan was in 1950 and a population of 2,107 was identified. Fifty years later, the 2000 Census showed that the population of West Jordan had increased to 78,714, an increase of 3,636%. During the same time period, the population of Salt Lake County increased by approximately 327%. A comparison of West Jordan's growth to Salt Lake County as a whole is illustrated in Figure 1.

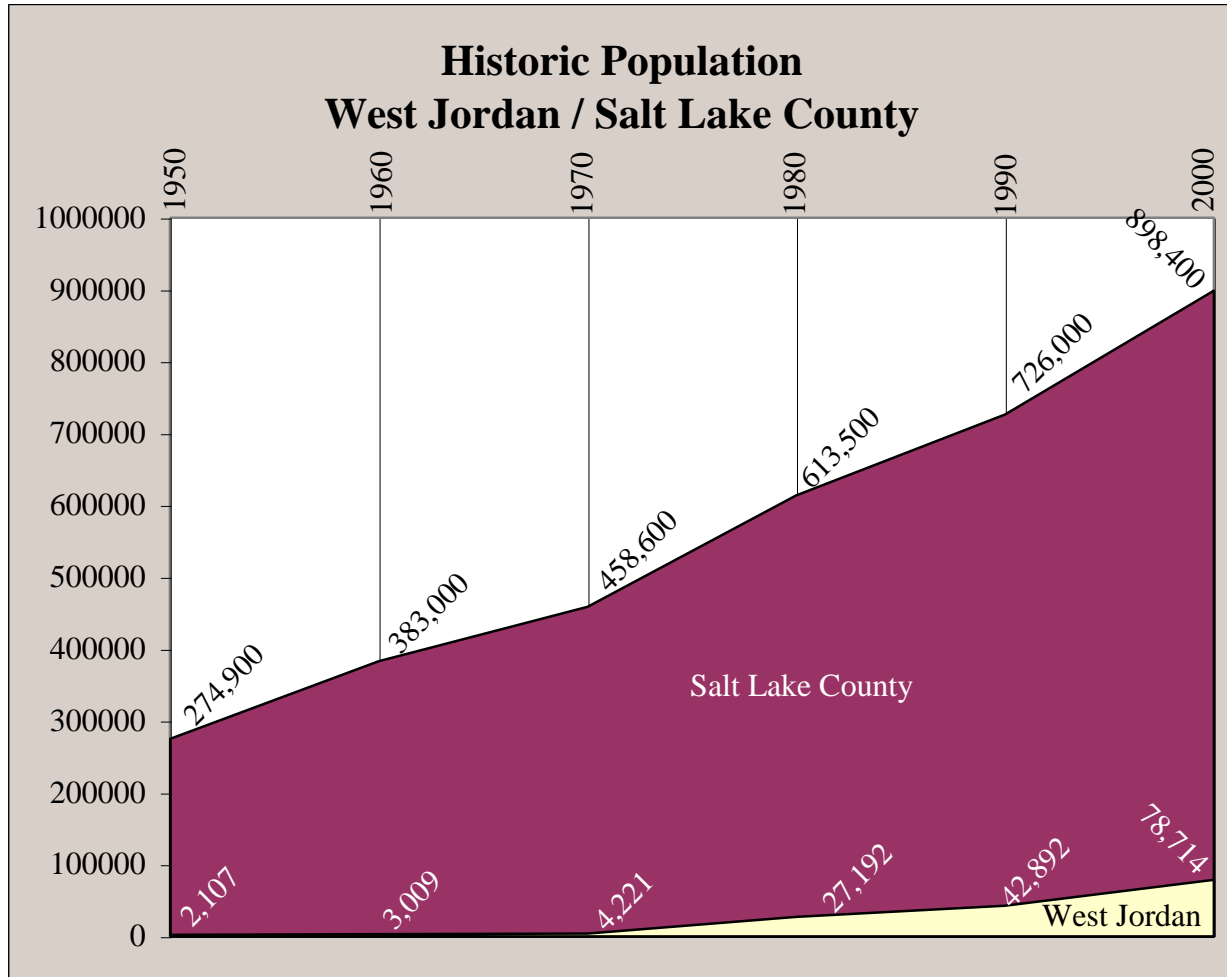


Figure.1

During the 1980's, West Jordan led the state in population growth among cities with populations of 5,000 people or more. In 1980, West Jordan's population was 27,192 and in 1990 the population had grown to 42,892. As illustrated in Figure 2, West Jordan is now the fourth largest city in Salt Lake County and, according to state-wide figures, the sixth largest city in Utah. Since the 1990 Census, West Jordan has seen a 83.5% increase in population resulting from a combination of annexations and brisk residential development. Continued population growth is expected as housing needs in Salt Lake County create demands on large tracts of 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.

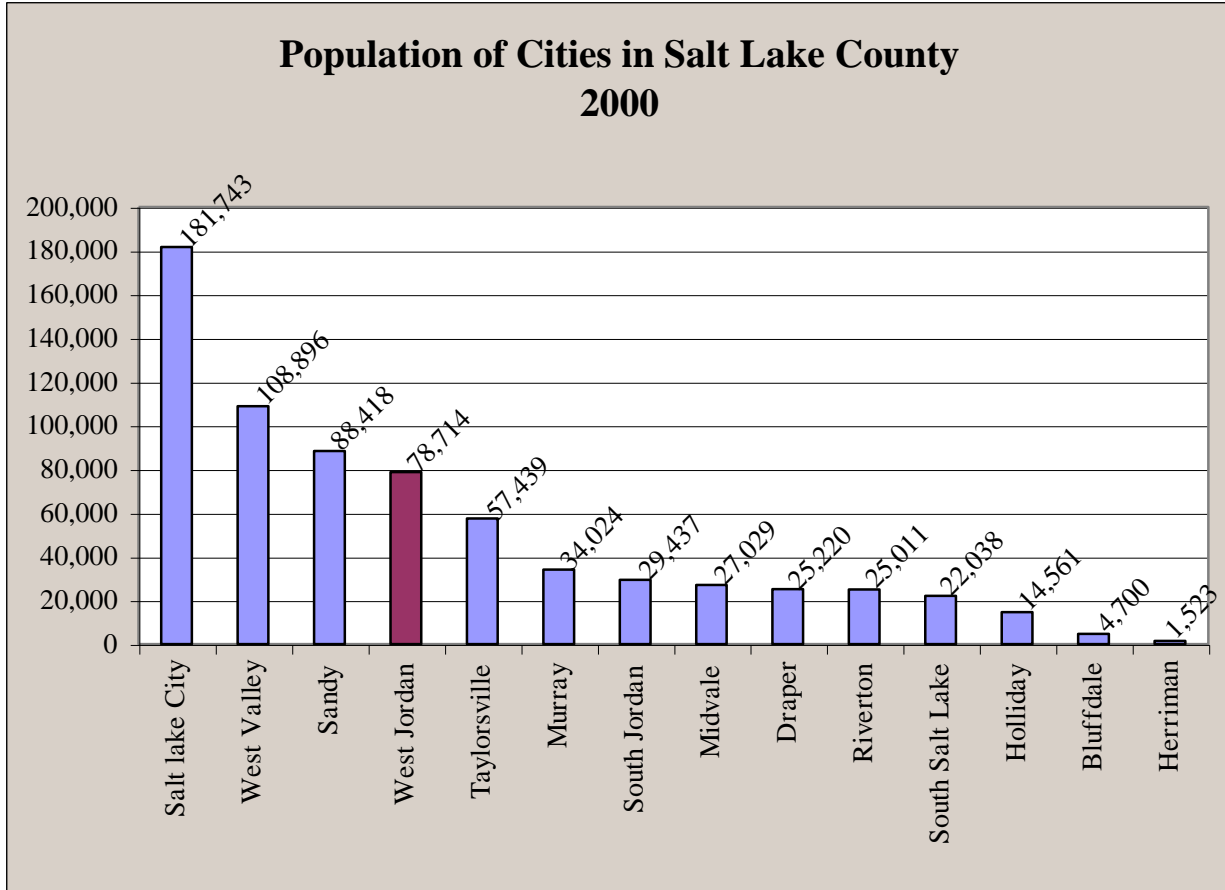


Figure 2

**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 is 25 years old. The population is also fairly well educated. According to the 2000 Census, 89.3 percent of residents over the age of 25 are high school graduates and 20.2 percent have received college bachelor’s degree (Fig 5)

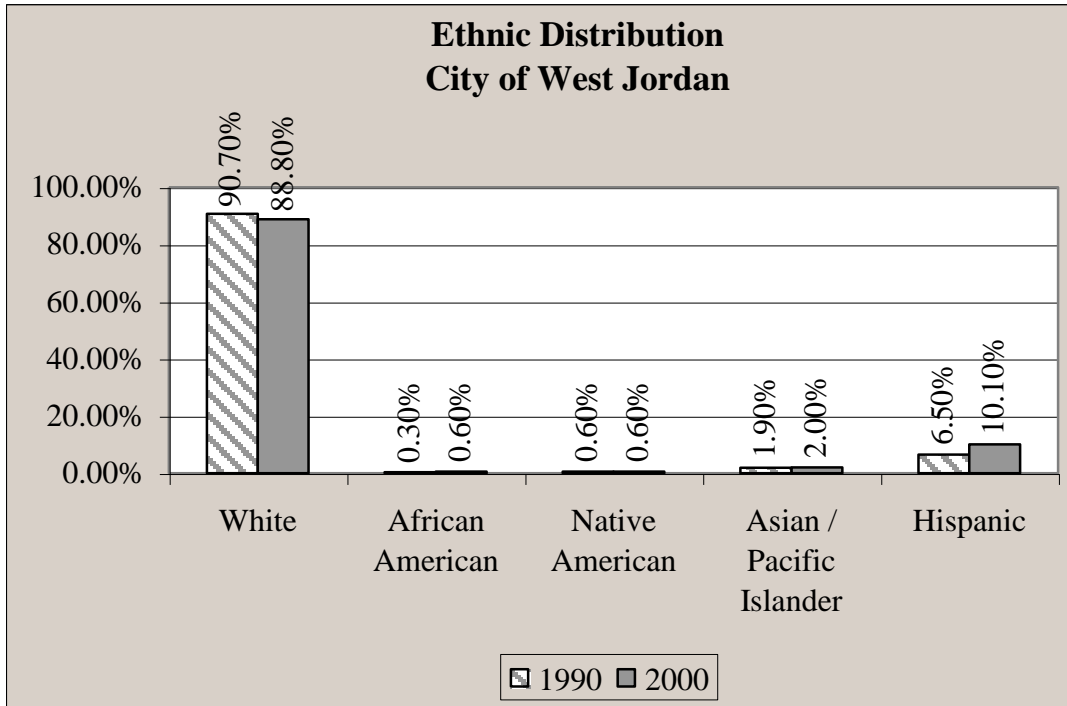


Figure 3. Ethnic Distribution

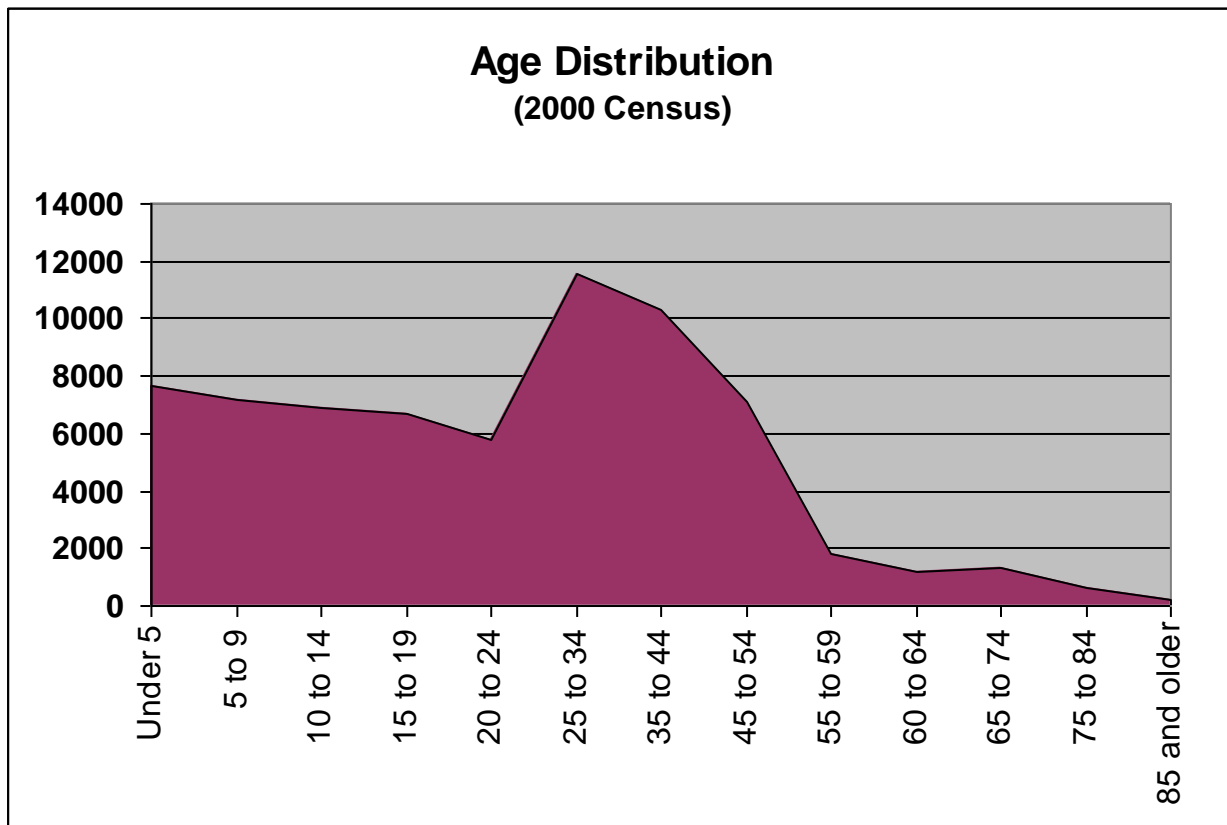


Figure 4. Age Distribution

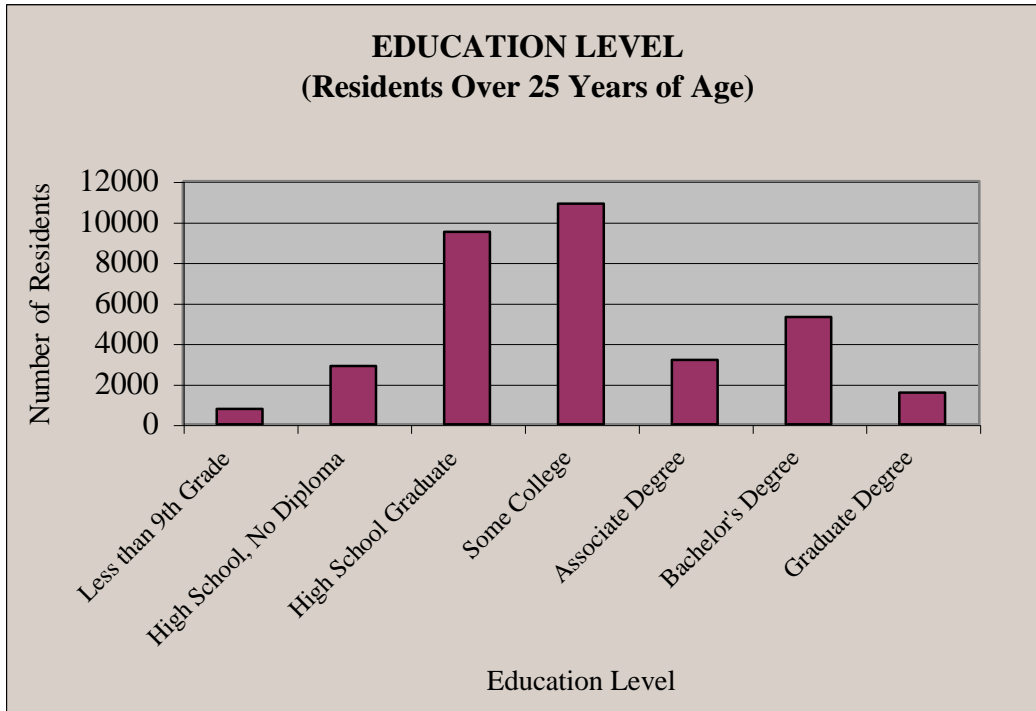


Figure 5. Education Level

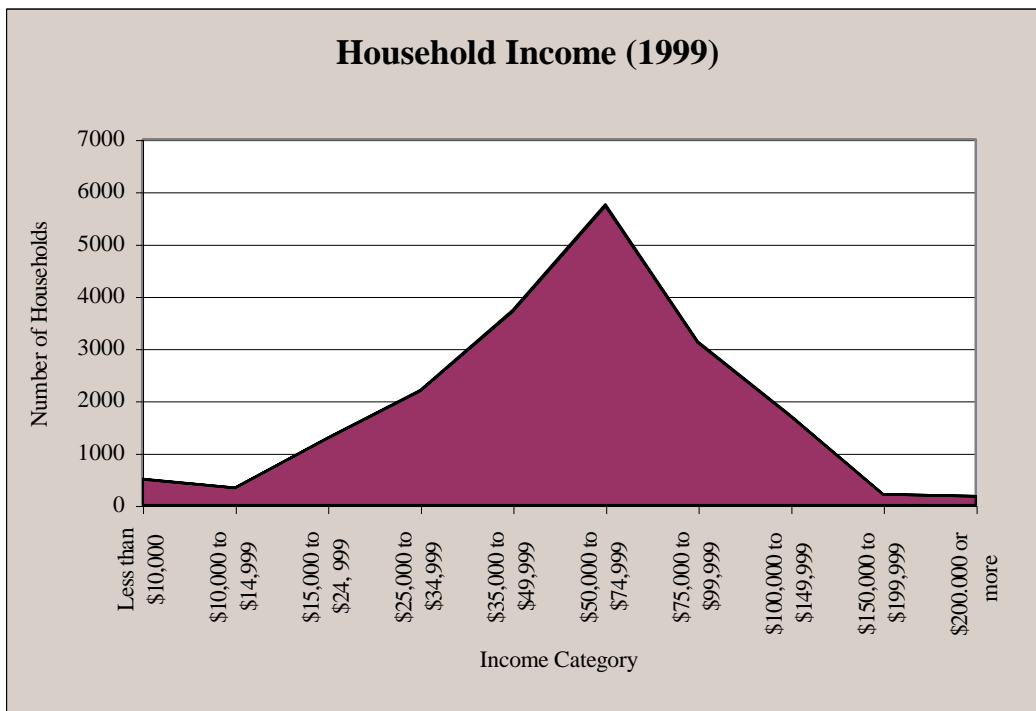


Figure 6. Household Income

### HOUSEHOLD INCOME

In addition to being fairly young, families in the City also enjoy an income level that is slightly higher than in Salt Lake County as a whole. According to the 2000 Census, the median family income in West Jordan is \$57,818.00 compared to \$54,470 for all of Salt Lake County. It should be noted however that per capita income is lower (\$17,221 vs. \$20,190). This can probably be attributed to the fact that the average family size in the City is greater than that of Salt Lake County (3.87 vs. 3.53)

### POPULATION PROJECTIONS

Population estimates are a best guess at what the future holds based on past trends. The methodology used to calculate the population projection was derived from building permit performance since the 2000 Census and 2000 Census statistics. The 2000 Census shows West Jordan with 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 with a population of 10,378. The annexation brought the City of West Jordan's population to 78,714 in 2000.

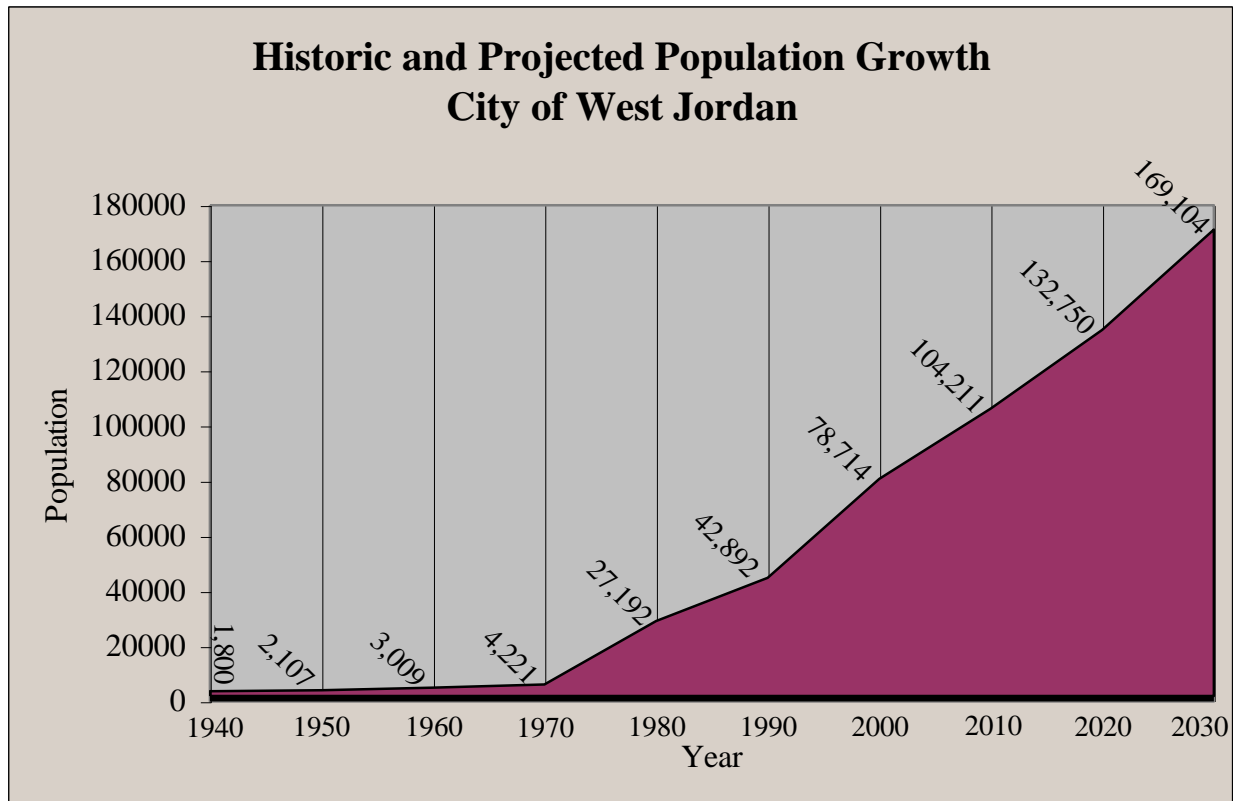


Figure 7. Historic and Projected Population

Based upon the number of building permits issued for single-family and multi-family dwellings in 2000, 2001 and 2002, an average 2.45% increase was calculated over those three years. The 2.45% average was then applied over the 28-year projection. Factors that have not been included in the projection are: availability of water, economic conditions, and in/out migration.



The Figure 3 provides population projections broken down by year up to 2010 and from there by 5 year increments up to 2030. Figure 7 graphically displays historic population and anticipated population increase for West Jordan over the next 30 years.

2002	2003	2004	2005	2006	2007	2008	2009	2010	2015	2020	2030
85,865	87,989	90,124	92,332	94,594	96,912	99,286	101,719	104,211	117,618	132,750	169,104

Figure 8. Population Projection

## HOUSING PROJECTIONS

Since its incorporation in the early 1940's, West Jordan has developed as a community where families could live, play, and attend schools and churches in neighborhoods consisting of predominately single family homes with an attractive range of pricing available. Beginning in 1982 and through 1986, the City experienced a significant increase in the construction of multi-family dwellings, giving home purchasers and renters even more lifestyle options.

However, the rural atmosphere and lifestyle, which attracted families to West Jordan prior to 1990 is rapidly disappearing. Families and others are likely to continue to be attracted to West Jordan because of its excellent location within the Salt Lake Valley, its proximity to jobs, and its expanding shopping and cultural opportunities. Housing needs change as we progress through our life cycle and over time we may choose different styles of housing. We may want to continue living in the community while moving to a home that better suits our needs. Providing housing options to meet the needs of singles, couples, and families with children is important to maintaining the sense of community.

The future housing challenges for the City will be to continue providing a range of housing opportunities for families, attractive locations and lots for more expensive homes, and locations for people with special housing needs such as the elderly, the disabled, and those who may prefer to not own an automobile and wish to use other transportation modes.

### HOUSING INVENTORY

The West Jordan housing inventory consists primarily of relatively new single-family dwellings. The numbers of single-family housing have grown from about 1600 in 1970 to approximately 23,000 by mid-year of 2003. With about 66 percent of West Jordan's dwelling units constructed in the past 22 years, it is clear that the City's housing stock provides a significant portion of the newer dwellings in the Salt Lake Valley. However, the rapid growth of higher density single-family residential land use in West Jordan has impacted service levels in the community and created a rather narrow housing market that is not conducive to second and third home buying within the community. This situation keeps the population of West Jordan relatively young as more mature families leave the City to buy larger homes.

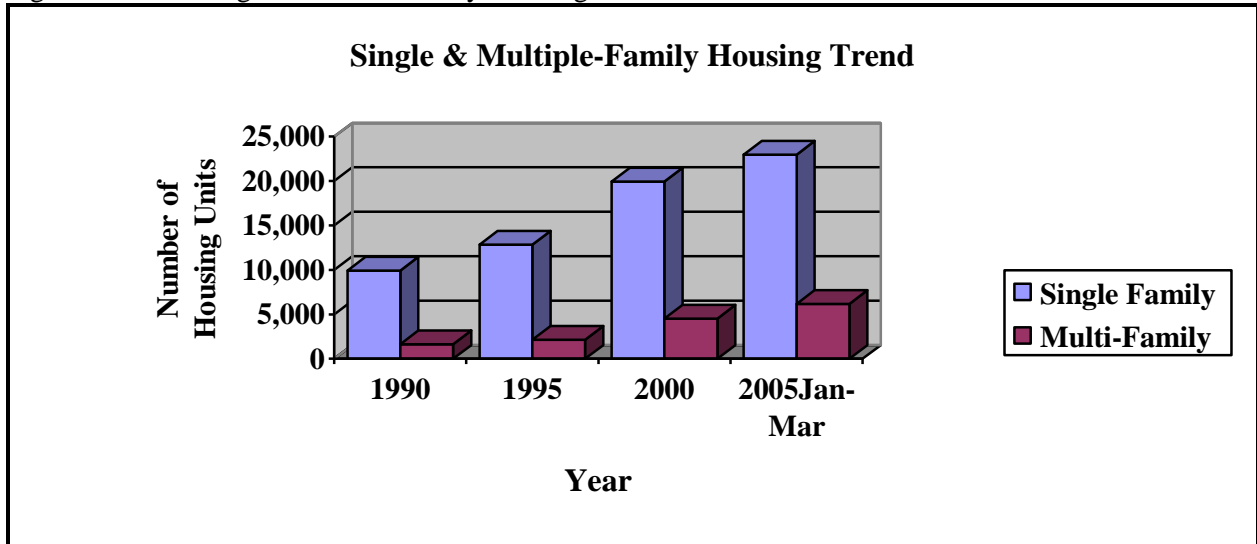
A total of 11,640 dwelling units were counted in the 1990 Census of which 9178 were single family, 764 were mobile homes, and 1,698 were 2-family or multi-family dwellings. Figure 9 & 12 illustrate the growth in single family/duplex and apartment dwelling units in West Jordan from 1990 through 2002.

### Multi-family Housing Trend

Multi-family construction virtually stopped in 1987 and did not start up again until 1993 (see figure 10). Since 1993, however, multi-family dwelling units average about 17 percent of the annual housing starts and currently make up about 21 percent of all housing in the City. As the chart below shows 2003 could

be a record year for the number of issued building permits if construction continues at its current pace.

Figure 9. Single and Multi-family Housing Trends



Source: W.J. Building Permits

Figure 10. Permits Issued Per Year

<b>Year</b>	<b>Single Family Dwelling Units*</b>	<b>Multi-Family Dwelling Units</b>	<b>Total Dwelling Units</b>
1980	223	0	223
1981	218	0	218
1982	286	166	452
1983	681	105	786
1984	644	108	752
1985	467	765	1232
1986	295	813	1108
1987	306	0	306
1988	133	0	133
1989	121	0	121
1990	150	0	150
1991	275	0	275
1992	368	0	368
1993	604	114	718
1994	747	240	987
1995	918	126	1027
1996	1099	142	1522
1997	713	144	877
1998	842	496	1203
1999	742	891	1484
2000	449	694	1143

<b>Year</b>	<b>Single Family Dwelling Units*</b>	<b>Multi-Family Dwelling Units</b>	<b>Total Dwelling Units</b>
2001	379	456	835
2002	402	296	698
2003	1221	655	1876
2004	826	252	1078
2005 Jan-Mar	157	18	175

\* "Single-family Dwelling Units" include duplexes and mobile homes.

Source: W.J. Building Permits

The percentage of existing multiple-family housing out of the total housing stock is illustrated by the chart and graph below (Figures 11 and 12). It appears that the amount of multi-family housing has remained fairly level from 1990 to 1997, but from 1997 to 1999 the percentage increased significantly, seeing a 4.77% jump. From 1999 the percentage has continued to increase but at a more steady pace rising an average of 0.49% annually.

Figure 11. Housing Type

<b>Year</b>	<b>Single-family &amp; duplex</b>	<b>Multi-family</b>	<b>Total</b>	<b>% Multi-family</b>	<b>% Single-family</b>
1990	9,916	1,649	11,565	14.26%	85.74%
1991	10,188	1,649	11,837	13.93%	86.07%
1992	10,548	1,649	12,197	13.52%	86.48%
1993	11,152	1,763	12,915	13.65%	86.35%
1994	11,941	2,035	13,976	14.56%	85.44%
1995	12,854	2,161	15,015	14.39%	85.61%
1996	13,953	2,303	16,256	14.17%	85.83%
1997	14,673	2,447	17,120	14.29%	85.71%
1998	15,527	2,943	18,470	15.93%	84.07%
1999	16,281	3,834	20,115	19.06%	80.94%
2000	19,590	4,528	24,118	18.77%	81.23%
2001	19,977	4,982	24,959	19.96%	80.04%
2002	20,387	5,264	25,651	20.52%	79.48%
2003	23,050	6,135	29,185	21.02%	78.98%
2004	23,876	6,387	30,263	21.10%	78.90%
2005 Jan-Mar	24,033	6,405	30,438	21.04%	78.96%

Source: W.J. Building Permits

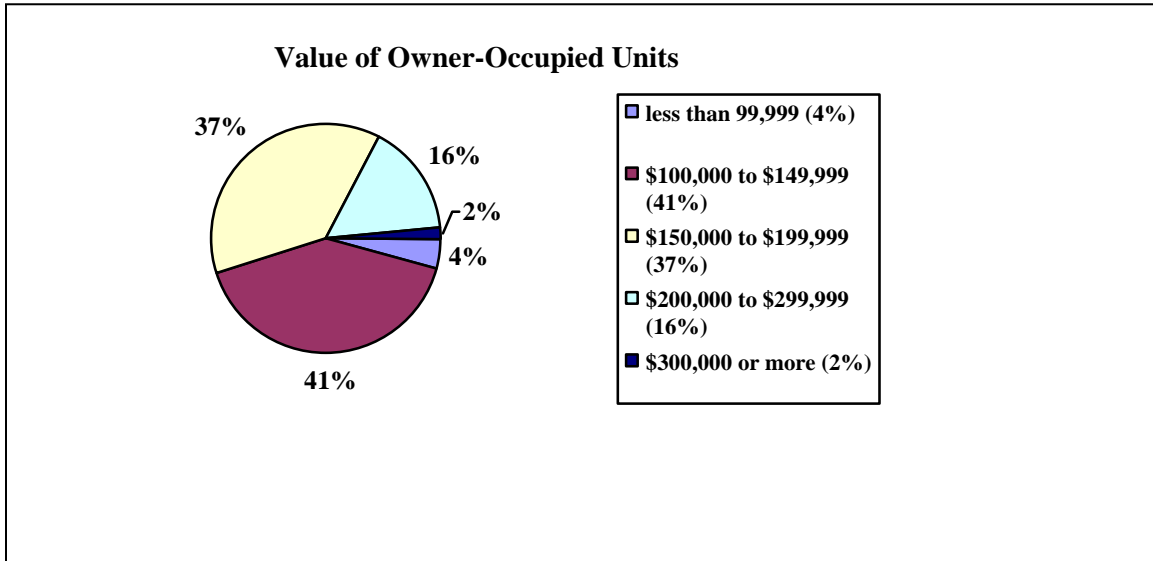
Figure 12. Percent of Multi-family Housing

Source: W.J. Building Permits

### Housing Value

The average estimated construction value (not including lot) of new single family dwellings in West Jordan has increased from about \$56,600 in 1990 to over \$145,000 ten years later in 2000. These figures represent the average construction costs without the cost of the lot. Figure 14 below provides a history of construction values of single-family dwellings

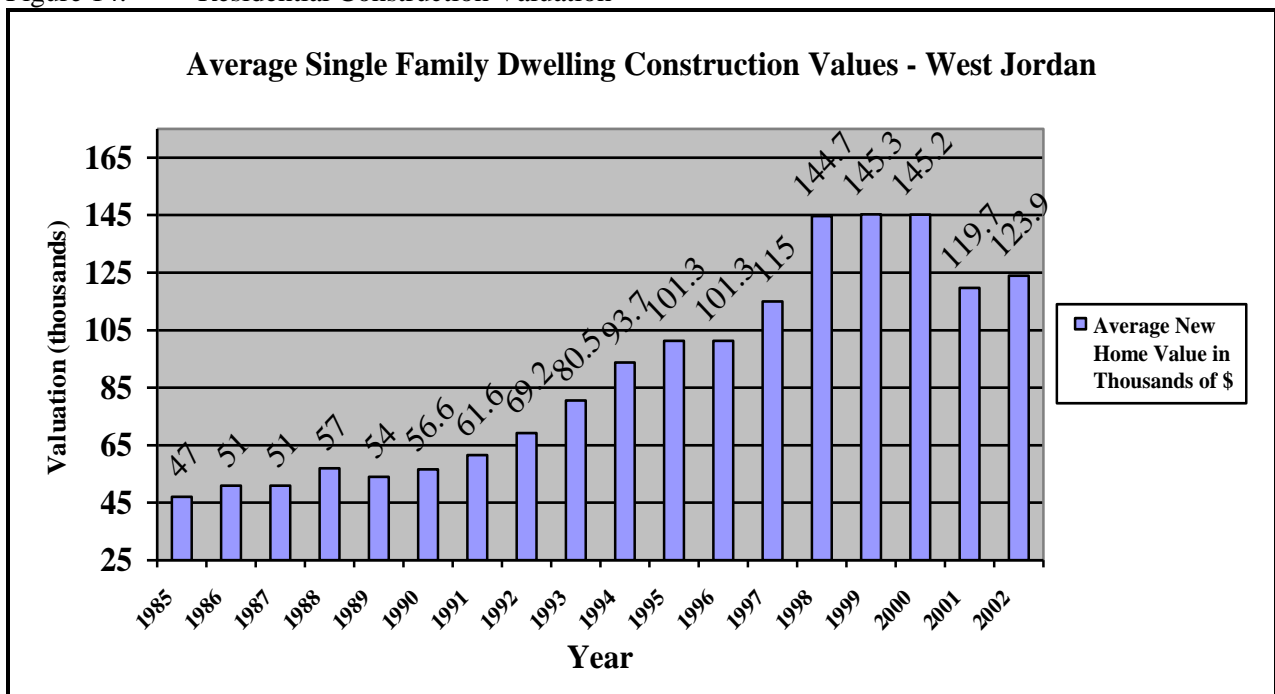
Figure 13. Value of Owner-Occupied dwellings



Value of Owner-Occupied Units	
Value	# of Units
Less than \$99,000	585
\$100,000 to \$149,999	5,647
\$150,000 to \$199,999	5,172
\$200,000 to \$299,999	2,188
\$300,000 or more	211
Median value = \$155,200	

Source: U.S. Bureau of the Census, Census 2000

Figure 14. Residential Construction Valuation



Source: West Jordan Building Department.\*The decrease in valuation for 2001 and 2002 is due to a change in the method used to calculate construction value.

### Owner Occupied And Renter Occupied Housing

In 1990, owner occupied housing represented 78.8 percent of the housing in the City and renter occupied housing represented 21.2 percent. By the year 2000, the owner occupied portion of all housing had grown to nearly 82 percent while renter occupied housing represented about 18 percent, a 3 percent decrease. While the actual number of renter occupied dwelling increased over the 10-year period by 1053 units, the owner occupied housing increased by 6701 units.

Figure 15. Housing Tenure

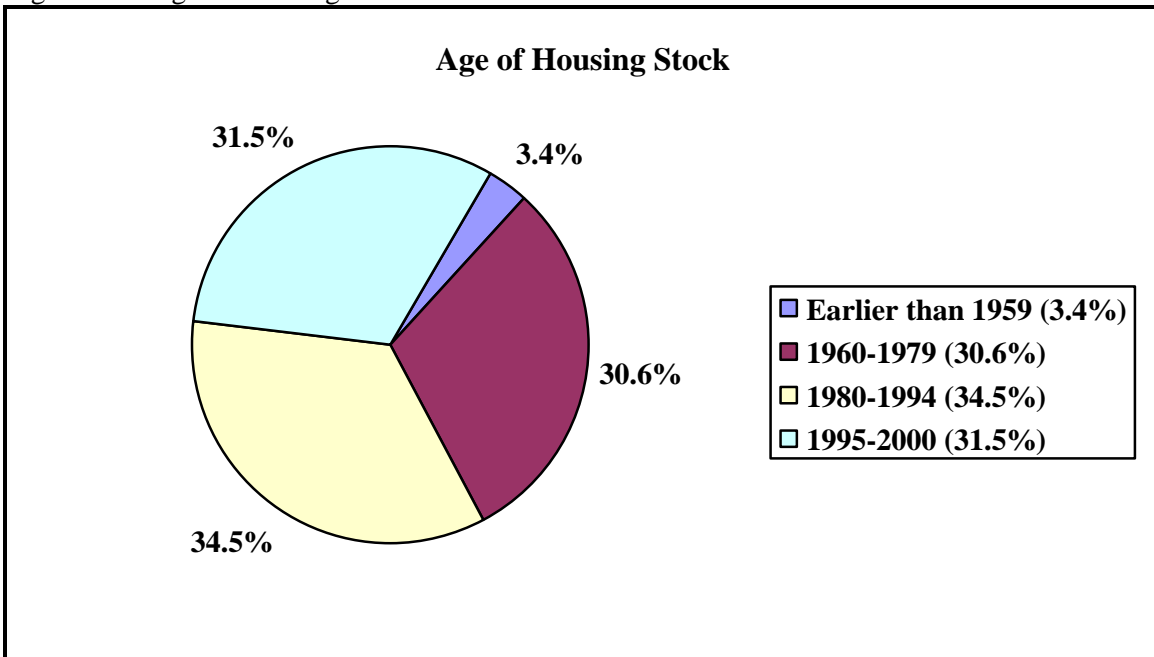
Year	Owner Occupied	Renter Occupied
1990	8,777	2,366
2000	15,478	3,419

Source: U.S. Bureau of the Census – Census 1990 & 2000

**Age And Condition Of Housing Stock**

Since West Jordan is a relatively new city, being incorporated in 1941, only 3.4% of the housing stock is over 40 years old. Even more interesting is the fact that 31.5 percent of the housing in the City was built since 1995, only a five-year period. This means that two thirds of the housing (66 percent) was constructed since 1980, a period of only 20 years. This rapid rate of residential growth is evident in the number of new schools, roads, parks and other community facilities constructed in the past few years. Since the City has only been recently incorporated (in city years), the percentage of housing stock considered to be deteriorated or dilapidated is very low. This does not mean, however, that there may not be homes needing rehabilitation within some older neighborhood.

Figure 16. Age Of Housing Stock- Year 2000



Source: U. S. Bureau of the Census-Census 2000

**Housing Occupancy – Vacancy Rate**

West Jordan has had a very low occupancy vacancy rate for housing over the past 12 years. The 4.3 percent vacancy rate in 1990 has actually decreased to only 3.6 percent in the year 2000. This indicates that even with the extra-ordinary amount of home building activity occurring in the City, the market for home purchasing and renting is very strong.

Figure 17. Housing Occupancy

Year	Occupied	Vacant
1990	11,143	497
2000	18,897	700

**Projected Increase In Housing Demand**

West Jordan has a very attractive environment and location within the Salt Lake Valley for residential, industrial, and commercial development. With at least 1/3 of the community left to develop, the availability of sewer, water and other infrastructure, the City is likely to continue to experience development pressure. This projected growth will continue to challenge the community to meet the demand of new and improved transportation alternatives, including light rail and other commuter transit modes. Current population projections in West Jordan anticipate a population increase to at least 132,750 by the year 2020. This would indicate a need to construct housing for approximately 45,000 more residents over a 17-year period. Assuming an average dwelling unit occupancy of 3.2 persons per household, **another 14,000 dwelling units** would need to be constructed **by 2020**. This projection does not take into account economic factors that may impact housing construction, the availability of essential utilities, timing of major infrastructure extensions or other factors affecting the housing market. There is probably enough vacant land inventory to accommodate this increase, however the public cost to install and maintain the added infrastructure will be significant. This points out the importance of emphasizing in-fill development and rehabilitating existing housing stock to decrease the need to extend and maintain public facilities prematurely.

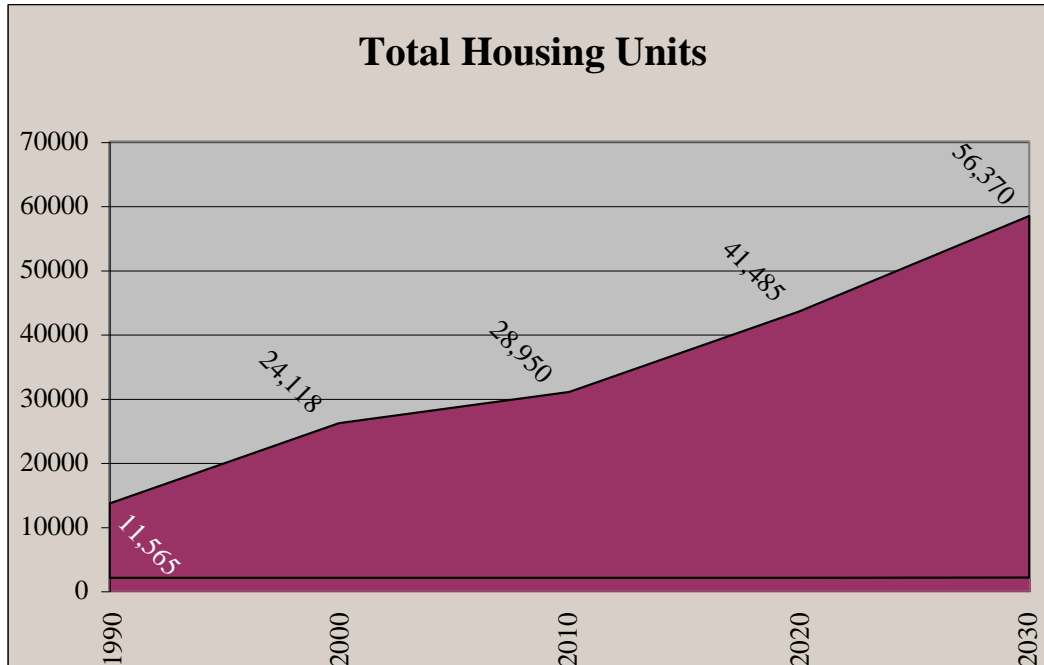


FIGURE 18. TOTAL HOUSING UNITS

In January 1999, the City of West Jordan, in order to be in compliance with Utah House Bill 295 (UCA 10-9-307) prepared an “Affordable Housing Plan”. This plan was revised and the January 2005 Revised Plan was adopted by City Council in 2005. This plan met the requirements of the Utah State legislation that directed municipalities to provide a reasonable opportunity for varied housing needs of people desiring to live in the community. The plan further identifies that the community has provided and continues to provide moderate-income housing and encourages its development to further allow persons earning moderate incomes to participate fully in all aspects of community life. The information from the West Jordan Affordable Housing Plan has been updated to include information from the 2000 U. S. Census and other updates from information available through the City and other organizations. The Affordable Housing Plan is part of the General Plan as a supporting document.

## **EXECUTIVE SUMMARY**

The housing component for the City of West Jordan consists of a well-balanced mix of single-family, multi-family and manufactured housing. During the 1990's, West Jordan has consistently been within the top three jurisdictions in Utah for single-family building permits issued and approved developments. During the 1990's West Jordan issued more residential building permits than any other city in Utah. The staggering growth rates have changed the housing mix and landscape dramatically within our community. The City Council and General Land Use Plan set out to provide a balanced housing market that includes entry-level homes, apartments, condominium's, move-up, retirement, and larger home purchase opportunities for the residents of West Jordan City and the state. The City of West Jordan has a large percentage (40%) of its housing stock that qualifies as moderate-income housing. There is a 5% vacancy in the affordable home market in the City.

West Jordan City has maintained a comprehensive housing plan for more than a decade. The vision and goals of West Jordan residents and elected and appointed officials is to provide a complete, balanced community, which provides all levels of housing required by its families. The employment base and educational opportunities enable a full pallet of prospects for a well-rounded lifestyle within the City. After a thorough study on the existing housing market, it is evident that the objectives set forth in the City's strategic plan, Comprehensive General Plan, and City Council policies are being realized.

## **HOUSING OVERVIEW**

### **Multi-Family Units:**

- At one time the City of West Jordan had a policy in its Comprehensive General Plan to limit the number of multi-family housing units to a maximum of 15% unless otherwise approved by the Planning Commission and City Council. The recently adopted (December 2003) Comprehensive General Plan eliminated this cap on multi-family housing.
- In 1990, 14.6% of the residential dwellings in West Jordan were multi-family units.
- Since 1990, 6,112 additional multi-family units have been approved within the community.



- Multi-family residences built now total 7,810 units, or 28.2% of the 27,659 total residences (approved or in existence) within West Jordan City.

**Single-Family Units:**

- The single-family housing market in West Jordan has experienced a phenomenal rate of growth. Single-family homes now total 18,991 units.
- Since 1990, an additional 9,813 single-family permits have been issued.
- In 1998 82.68% of West Jordan’s single-family homes are situated on lots that are 10,000 square feet or less.
- Perhaps most significant, is the fact that in 1998 53.6% of West Jordan’s single-family homes are 1,900 square feet or less in total living space. (This square foot figure includes unfinished and basement areas).
- In 2004 51.91% of the single-family housing stock in West Jordan have 1,900 square feet or less in total living space.

**Other Housing Stock:**

- In addition to single and multi-family housing opportunities, West Jordan City has 838 Manufactured Homes.
- Of the 838 Manufactured Homes, 476 lots are owned by individuals and 362 lots are available for rent or lease.
- Manufactured Homes account for 3.3% of West Jordan’s total housing stock.

**Zoning:**

- Currently, West Jordan City’s residential developments are divided into seventeen different zones. (Exhibit 8)
- The City also monitors the sizes of approved homes. The objective is to provide mixed prices and housing opportunities in all areas of the community for a variety of income levels and family sizes. (Exhibit 2)

**Redevelopment Agency:**

- The West Jordan City Council approved Resolution No. 77 on August 26, 2003, adopting a housing plan for uses of tax increment housing funds allocated under sections 17B-4-504 and 17B-4-1010 of the Redevelopment Agency Act, requiring 20% of Tax Increment to be used for housing.
- This resolution allows the Agency to pay part or all of the cost of land or installation, construction, or rehabilitation of any building, facility, structure, or other housing improvement, including infrastructure improvements, related to income targeted housing or housing located in a project area implementation in the City where blight has been found to exist.

- The Agency may lend, grant, or contribute housing funds to a person, public body, housing authority, private entity or business, or nonprofit organization for use as provided in the resolution.
- The Agency's objective is to increase, improve and preserve the community's supply of affordable housing.

### CONCLUSION

The equal distribution of smaller home sizes and lots, coupled with 28.2% of West Jordan's housing stock in apartment and condominium opportunities, in 2004, has allowed for all income segments of the Salt Lake County housing market to benefit from the positive attributes and enjoyment of choosing to reside within our community.

### FUTURE STEPS, ACTIONS AND COMPLIANCE

West Jordan City has adopted the following actions to ensure that the goals of the residents, vision of the City Council, and policy statements of the Comprehensive General Plan are implemented and the requirements of moderate and all levels of housing are planned and implemented.

**Ordinances:**

- West Jordan regularly revises and updates its Subdivision Ordinance and Zoning Ordinance to ensure the full spectrum of livability in the City and to provide City Council and staff the necessary tools for proper future development.

**General Plan Map:**

- This document concentrates on complete communities and focused developments.
- West Jordan City adopted a new, revised General Plan Map on December 16, 2003 that specifies areas and plans for all housing, recreation, employment, open space, and educational opportunities.

**Housing Rehabilitation:**

- West Jordan City adopted a new ordinance in June 1998 that requires 20% of all Redevelopment Agency (RDA) tax increment to be used in housing and neighborhood rehabilitation.
- Over 20% of West Jordan's Community Development Block Grant money is also focused on housing rehabilitation.

**First Time Homebuyers:**

- West Jordan City allocates \$100,000 to first time homebuyers every year. Each qualifying household may receive up to \$5,000.

- Other Housing Programs:**
- West Jordan City also receives approximately \$100,000 from HUD for the HOME program and uses this money in various housing projects.
  - The City has partnered with Utah Non-profit Housing on a senior housing project. Utah Non-profit Housing received \$6,000,000 under the Section 202 program. The City of West Jordan contributed land that was valued at \$550,000 to this project. In addition to the land donation the City also obligated \$450,000 of HOME funds to the project.
  - Overall, the City of West Jordan spends approximately 28% of CDBG and HOME funds on affordable (as defined by HUD) housing projects.

### **MODERATE INCOME HOUSING PLAN**

The City of West Jordan, in compliance with House Bill 295 (UCA 10-9-307), has prepared this “Moderate Income Housing Plan”. House Bill 295 (UCA 10-9-307) instructed municipalities to provide a reasonable opportunity for varied housing needs of people desiring to live in a community. It further directed municipalities to provide moderate-income housing and encourage its development to further allow persons earning moderate incomes to participate fully in all aspects of community life. As defined in the Survey of Affordable Housing, this plan looks at the available rental and owner occupied housing.

The intent of this plan is to identify housing that can be obtained by persons or families that have an income of 80% or less of West Jordan City’s average median income. A copy of the 80% median income in relation to family size is included in the tables at the end of this report (Exhibit 5). The United States Department of Housing and Urban Development has established that the 80% median income for a family of four in West Jordan City is \$48,900. House Bill 295 also identifies families with incomes of 30% or 50% of median income. Thirty percent of the median income would be \$18,338 and fifty percent of the median income would be \$30,563. It is certainly unfortunate to have any individuals or families in these circumstances. West Jordan City has demonstrated its participation in providing affordable housing to those individuals and families.

The definition of “moderate income housing” (also referred to in this plan as “affordable housing”) is housing that can be occupied by persons whose household income is 80% or less than the county or regional median income without undue cost burdens. In order to be considered affordable, housing must not exceed 30% of a household’s gross monthly income. The 30% includes taxes and insurance for both owner occupied units and rental units. Exhibit 9 shows the number of homes in the City of West Jordan that fall within each of the Moderate Income Housing bracket or below (80%, 50%, and 30%).

West Jordan City has a housing inventory that consists primarily of relatively new single-family dwellings. In 1970 there were 1,600 single-family dwellings in the City. Residential construction during the 1970's resulted in a total of 7,064 dwelling units in 1980 (U.S. Census). An additional 1,680 single-family dwelling units were constructed from 1980 to 1990 (U.S. Census). A total of 11,640 dwelling units were counted in the 1990 Census of which 9,178 were single-family, 764 were mobile homes, and 1,698 were 2-family or multi-family dwellings. The

2000 Census shows a total of 19,597 housing units of which 15,273 were single-family, 862 were mobile homes and 3,463 were multi-family units. Exhibit 1 shows the growth in single-family and apartment dwelling units in West Jordan through December 2004. With over 80% of West Jordan's dwelling units constructed in the last 25 years, it is clear that the City's housing stock provides a significant portion of the newer dwellings in the Salt Lake Valley.

As shown on the residential building chart (Exhibit 1) there was a period of six years (1987-1992) in which no apartment units were constructed in West Jordan City. During this time new building in general was very sluggish and a slow population growth resulted. Since that time, West Jordan City has averaged 361 apartment units annually. During the last six years, new multi-family residential construction has outstretched the population growth. Economic growth in the area has kept rents at a competitive level and rents in general seem to be more stabilized as a result.

In 1998 and again in 2004, West Jordan City conducted a home size study. This study established that a majority of homes (51.91%) in the City fit into the three smallest home size categories. These home sizes range from a minimum total living space requirement of 1,500 square feet to 3,800 square feet (see Exhibit 2). Only one home size category has a larger percentage of homes than the smallest home size requirement. A significant majority (80.33%) of the homes built in West Jordan fall within the A-D housing subzones (ranging from 1,500 square feet to 2,700 square feet). There has been a movement towards the larger home sizes in recent years.

Although West Jordan City has a minimum house size (housing subzone) requirement, there is a diversity of home size. Included in the smallest housing subzone ("A" sized homes) are a large number of homes that do not meet the minimum size requirement established in that subzone. There are several reasons for this. One, many of the homes were built prior to the housing subzone becoming a requirement. Two, many homes were built in unincorporated areas and then annexed into West Jordan City. Three, homes may have been built in compliance with existing zoning requirements, but are now considered legal non-conforming dwellings because of the implementation of the housing subzone.

Although the rural atmosphere, which was once prevalent, will unlikely dominate again, the General Plan goals and policies were formulated to encourage the development of larger lots and homes. These goals and policies are currently under review by sub-committees of the General Plan Committee. The City has recently adopted (December 2003) a new General Land Use Plan Map and has specified that a majority of the remaining land be developed as low density residential. The City's General Land Use Plan defines low density residential as being between 1 and 3 units per acre.

The low-density residential land use represents single-family development on lots ranging from 10,000 to 43,560 square feet (1 acre) in area. While the General Land Use Plan has been adopted with a dwelling units per acre (du/a) provision for determining project density, the Subdivision and Zoning Ordinances have not yet been modified to implement these provisions. The implementation process is currently under review by the City's Planning Commission and City Council. Most of West Jordan's residential development would likely be categorized as medium density residential. The medium density residential designation does not specify a minimum home size to go on the lot. The proposed home size is left to the developer and recommendations of City Planning staff. West Jordan is currently seeing a movement towards Planned Residential Developments (P.R.D.'s) with varying lot and home sizes. City Planning staff is supportive of the mix of lot and home sizes as it promotes diversity in housing stock.

The City's General Land Use Plan was last amended in 2003. During the recent General Land Use Plan revisions, committee members discussed how they see the City developing and in what direction they see the growth happening. The General Land Use Plan states: "One of the primary goals of this General Plan is to 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 revision of the General Land Use Plan Map has provided for the location of multiple family dwellings (either condominiums or apartments), high-density single-family residential and mobile home parks. West Jordan City also allows the placement of modular housing units in any subdivision provided that they meet the minimum home size, brick and garage or off-street parking requirements.

Exhibits 3 and 6 illustrate the growth that West Jordan City has experienced over the last thirty-four years. In 1970, there were a total of 2,160 residences (including single-family, multi-family and other) in West Jordan. As of December 2004, there were 27,659 residences in the City. Both counts used the same method of calculation and the same categories were used. This is a phenomenal growth for a city that is sixty-four years old (incorporated January 10, 1941).

West Jordan City feels that it has already met the intent of HB 295 (UCA 10-9-307) and has a majority of its housing stock in the affordable housing category. The City will continue to review affordable housing projects on a case-by-case basis and make decisions based on the merits of each project. The City is concerned with the development potential and the amount of infrastructure required to service the new growth. In order to achieve a well-planned city, West Jordan City staff is constantly reviewing new methods of creating diversity in housing stock, both in size and design. New ideas are being presented to allow flexibility in house size and subdivision design. West Jordan City is committed to providing a wide variety of housing to meet the needs of current and perspective residents. It remains one of West Jordan's priorities to provide a quality standard of living for its residents.

### **HOUSING GOALS, POLICIES AND IMPLEMENTATION MEASURES**

The following goals, policies, and implementation measures are intended to guide and direct housing development within the City of West Jordan.

#### ***GOAL 1      PRESERVE THE IDENTITY OF WEST JORDAN AS A FAMILY-ORIENTED COMMUNITY.***

**Policy 1.**      Encourage residential development that will be attractive for families.

#### **Implementation Measures.**

1. Encourage single-family detached, owner occupied housing with a minimum lot size of 8,000 square feet.
2. Encourage the development of residential neighborhoods with a range of lot sizes offering more opportunities for homebuyers.

3. Enhance the visual character of residential areas by maintaining open space, parks, and public facilities.
4. Improve neighborhood identity through the incorporation of thematic designs and materials.
5. Reinforce a strong pedestrian orientation through the use of trails for recreation and to provide access to public facilities.

**Policy 2.** Provide opportunities for higher-income management and professionals to purchase homes within the community.

**Implementation Measures**

1. Encourage housing targeted for the “high-end” market.
2. Preserve and provide opportunities for the development of housing on larger lots (1/3 to one acre).

**Policy 3.** Protect home values by encouraging the preservation and enhancement of environmentally sensitive areas near or within residential areas.

**Implementation Measures**

1. Preserve areas that should be maintained for scenic, historic, conservation, or public health and safety purposes.
2. Enhance the visual character of residential areas and provide for the preservation of environmental values.

**GOAL 2** ***TO PROVIDE A RANGE OF HOUSING TYPES, STYLES, AND PRICE LEVELS IN ALL AREAS OF THE CITY.***

**Policy 1.** Maintain flexibility in land development standards consistent with good design and efficient provision of services and infrastructure.

**Implementation Measures.**

1. Review and amend zoning and subdivision regulations, as needed, to assure opportunities for creative solutions to development issues.
2. Provide flexibility in setback and side-yard requirements in the City’s zoning regulations to allow for flexibility in house placement and creative use of residential lots.
3. Continually monitor the effects of regulations, ordinances, codes, fees, and standards on housing development costs.

4. Encourage measures at the City level to streamline processes for developers in order to expedite housing construction.

**Policy 2.** Provide opportunities within the Community for a variety of multi-family housing units while carefully monitoring potential impacts on adjoining neighborhoods.

**Implementation Measures.**

1. Control the location of multi-family construction to minimize incompatibility and to serve a transitional function between lower density residential areas and other land uses.
2. Require multi-family construction to conform to the Community's desire for attractive buildings by using high standards of design and materials, by providing functional open space and recreational amenities, and by providing adequate parking and traffic circulation.

**GOAL 3** ***TO PROVIDE HOUSING THAT SERVES DIFFERENT LIFE CYCLE STAGES AND FOR THE ELDERLY, THE DISABLED, AND OTHERS REQUIRING SPECIALIZED FACILITIES OR LOCATIONS.***

**Policy 1.** Group homes must comply with the residential character of the neighborhood and shall be assessed on their individual merits to determine compatibility with adjacent land uses.

**Policy 2.** The City shall consider the design, availability, and functional quality of residential developments in light of housing to meet the needs of the elderly, physically challenged, single individuals, couples, empty nesters, and those dependent on public transportation. The location of such housing should be in close proximity to shopping, medical services, entertainment and public transportation.

**Policy 3.** Mobile home parks and pre-manufactured housing may be considered within the Community on sites where traditional single-family and multi-family development is not feasible or practical provided potential conflicts with other adjacent land uses can be adequately mitigated. Complete municipal services, including storm sanitary sewer, water, streets, gas and power must be available and utilized for mobile home parks and pre-manufactured housing sites.

**GOAL 4** ***TO PRESERVE EXISTING HOUSING STOCK IN THE CITY AND STABILIZE AND REVITALIZE EXISTING NEIGHBORHOODS.***

**Policy 1.** Redevelop and rehabilitate housing areas in the City that have experienced a decline in housing quality.

**Implementation Measures**

1. Institute a community renewal program within the city's planning process to coordinate municipal renewal efforts and investigate potential funding mechanisms.

2. Increase interest on the part of citizens and business groups to redevelop and/or rehabilitate their properties.
3. Taxing and assessment practices should not favor urban decay. Utah State, Salt Lake County and West Jordan City should adopt practices, which encourages the replacement or rehabilitation of deteriorating residential structures.

**Policy 2.** Encourage homeowners and property owners to maintain their property to enhance the Community's image of a desirable place to live.

**Implementation Measures**

1. Promote neighborhood participation and cooperation in identifying and acting on neighborhood property problems.
2. Local merchants and the City as a service should provide housing repair information and workshops to residents. Owners should be encouraged to paint and fix up their homes.
3. Action should be taken by the responsible agencies to remove dilapidated houses that do not lend themselves to restoration or remodeling and the lot should be restored to an aesthetically pleasing condition.



**Exhibit 1**  
**RESIDENTIAL BUILDING – WEST JORDAN**  
**1980-2004**

<b>Year</b>	<b>Single-family Units</b>	<b>Multi-family Units</b>	<b>Total Units</b>
1980	223	0	223
1981	218	0	218
1982	286	166	452
1983	681	105	786
1984	644	108	752
1985	467	765	1232
1986	295	813	1108
1987	289	0	289
1988	133	0	133
1989	121	0	121
1990	150	0	150
1991	272	0	272
1992	360	0	360
1993	604	114	718
1994	789	272	1,061
1995	913	126	1,039
1996	1,099	142	1,241
1997	720	144	864
1998	854	496	1,350
1999	754	891	1,645
2000	449	694	1,143
2001	387	454	841
2002	410	282	692
2003	1221	655	1876
2004	826	252	1078
<b>TOTAL DWELLING UNITS: 27,659</b>			

Note: Single-family units include 2-family dwellings. Numbers indicate actual building permits issued but do not include approved lots or approved apartment units.

Source: West Jordan Building Department

**Exhibit 2**  
**Housing Sizes (Subzone) – West Jordan**  
**2003**

<b>Home Size</b>	<b>Home Style</b>	<b>Minimum Living Space in Square Feet</b>	<b>%</b>	<b># of Homes</b>
A	One-level dwelling (rambler or split-entry)	2,000	27.65%	4,072
	Split-level dwelling (tri-level)	1,500		
	Multistory dwelling (two or more)	1,800		
[Also includes homes less than 1,500 sq. ft.]				
B	One-level dwelling (rambler or split-entry)	2,200	13.18%	1,942
	Split-level dwelling (tri-level)	1,800		
	Multistory dwelling (two or more)	2,100		
C	One-level dwelling (rambler or split-entry)	2,400	11.08%	1,632
	Split-level dwelling (tri-level)	2,100		
	Multistory dwelling (two or more)	2,400		
D	One-level dwelling (rambler or split-entry)	2,600	28.42%	4,186
	Split-level dwelling (tri-level)	2,200		
	Multistory dwelling (two or more)	2,700		
E	One-level dwelling (rambler or split-entry)	3,000	14.23%	2,096
	Split-level dwelling (tri-level)	2,400		
	Multistory dwelling (two or more)	3,000		
F	One-level dwelling (rambler or split-entry)	3,400	4.25%	626
	Split-level dwelling (tri-level)	2,800		
	Multistory dwelling (two or more)	3,300		
G	One-level dwelling (rambler or split-entry)	3,800	1.16%	172
	Split-level dwelling (tri-level)	3,200		
	Multistory dwelling (two or more)	3,800		

Note: All rambler style homes presented have a finished minimum main floor. The minimum square foot living space requires at least a half basement.

Source: West Jordan City

**Exhibit 3**  
**Make-up of Residential Units - West Jordan**  
**Single-family vs. Multi-Family**

<b>Year</b>	<b># of Single-family Units</b>	<b># of Multi-Family Units</b>	<b>Total # of Residences</b>
1970	1,600	290	2,160
1980	5,076	1,468	7,064
1990	9,178	1,698	11,640
2000	15,693	5,498	22,053
2004	18,991	7,810	27,659

Source: West Jordan City

<b>Exhibit 4</b>				
<b>Development Cost Comparison</b>				
	<b>1990</b>	<b>1997</b>	<b>2003</b>	<b>% Increase</b>
<b>Home Sale Price</b>	\$77,600	\$125,120	\$159,766	206 %
<b>City Fees</b>	\$4,212.35	\$6,966.55*	\$6,757.35*	160%
<b>Average Lot Price (10,000 sq. ft.)</b>	\$12-15,000	\$36-45,000	\$65-75,000	500-542 %
<b>Average Acre Sale Price</b>	\$10,000	\$45,000	\$60,000	600 %

- Note: 1) City fees include, but are not limited to the following: Building fees, Plan check fees, Park fees, Water fees, Sewer fees, State Adjustment fees, etc.
- 2) Homes used in this comparison are comparable 1,200 sq. ft. ramblers on 10,000 sq ft lots.
- 3) Average home sale price range in West Jordan in June 2003 is \$150,000 to \$240,000.
- \* The current fee includes a Park Impact Fee of \$1544.38 and a Street Impact Fee of about \$575 and the 1997 fee includes a Park Impact Fee of \$1540.63 and a Street Impact Fee of about \$650.56. These fees can be credited back to the developer, based on park, recreation, and transportation improvements.

Source: West Jordan City

<b>Exhibit 5</b>								
<b>Income Limits</b>								
<b>Family Size</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>	<b>6</b>	<b>7</b>	<b>8</b>
<b>Income Limit</b>	\$34,200	\$39,100	\$44,000	\$48,900	\$52,800	\$56,700	\$60,600	\$64,500

Note: Income limits for Housing Rehabilitation and Down-Payment Assistance (First Time Homebuyers) are based on a maximum of 80% of the median family income for West Jordan City.

Source: United States Department of Housing and Urban Development, Denver Regional Office.

**Exhibit 6**

**TOP RESIDENTIAL BUILDING PERMIT BY UNIT JURISDICTIONS  
Entire State of Utah: 1994-2004**

<b>Rank</b>	<b>Jurisdiction</b>	<b>1994</b>	<b>1995</b>	<b>1996</b>	<b>1997</b>	<b>1998</b>	<b>1999</b>	<b>2000</b>	<b>2001</b>	<b>2002</b>	<b>2003</b>	<b>2004*</b>	<b>Total</b>
1	<b>West Jordan</b>	1061	<b>1039</b>	1241	864	<b>1350</b>	<b>1645</b>	<b>1143</b>	835	692	1823	777	<b>13266</b>
2	St. George	<b>1574</b>	1001	847	484	937	837	704	979	<b>1186</b>	<i>UNK</i>	<i>UNK</i>	<i>UNK</i>
3	Salt Lake City	800	885	1012	<b>985</b>	979	538	518	<b>1256</b>	598	234	191	8239
4	West Valley	822	980	<b>1286</b>	745	978	531	517	615	684	931	385	8898
5	Draper	494	738	1006	880	765	670	432	933	503	766	677	7896
6	Provo	551	525	695	407	486	579	297	724	608	406	293	6217
7	Layton	582	484	589	775	678	518	336	416	407	485	310	6154
8	South Jordan	671	485	574	538	496	373	310	408	612	692	609	6435
9	Orem	741	669	676	559	587	422	270	201	403	380	152	5626
10	Riverton	532	561	551	499	391	421	306	750	276	310	360	5364
11	Sandy	596	567	489	411	515	186	218	188	257	485	114	4708
12	Ogden	265	299	317	343	604	870	362	258	255	276	180	4158
<b>Balance of SL Co.**</b>		<b>1445</b>	<b>1802</b>	<b>2432</b>	<b>1105</b>	<b>1201</b>	<b>1301</b>	<b>992</b>	<b>787</b>	<b>1130</b>	<b>611</b>	<b>529</b>	<b>13335</b>

Notes: 1) Permit records are incomplete for some entities before 1993.

2) \*2004 data is through September of that year.

3) \*\* Unincorporated, Includes Taylorsville, Holladay, Cottonwood and Herriman Cities until their incorporation. Also includes areas of the county, which were later annexed into West Jordan, Riverton, Sandy, Midvale, etc. until their annexation.

4) Bold indicates the greatest amount of building permits for that year.

Source: "The Construction Monitor"

**Exhibit 7**

**Value of Owner-Occupied Units  
In West Jordan**

<b>VALUE</b>	<b># of Units</b>
Less than \$99,000	585
\$100,000 to \$149,999	5,647
\$150,000 to \$199,999	5,172
\$200,000 to \$299,999	2,188
\$300,000 or more	211
Median value = \$155,200	

Source: U.S. Bureau of the Census, Census 2000

**Exhibit 8  
Residential Zones**

<b>Zone</b>	<b>Type of Zone</b>	<b>Minimum Lot Area</b>
R-3	Multiple Family	1 Acre per site
R-2	Duplex Residential	Duplex 8,000 S.F.; Twin Home 4,000 S.F.
R-M	Mobile Home Residential	Single-Family 6,000 S.F.; Mobile Home Park 10 acres
R-1-4	Single-Family	4,000 S.F.
R-1-6	Single-Family	6,000 S.F.
R-1-8	Single-Family	8,000 S.F.
R-1-9	Single-Family	9,000 S.F.
R-1-10	Single-Family	10,000 S.F.
R-1-12	Single-Family	12,000 S.F.
R-1-14	Single-Family	14,000 S.F.
R-1-16	Single-Family	16,000 S.F.
RR-20	Rural Residential	20,000 S.F.
RR-30	Rural Residential	30,000 S.F.
RR-40	Rural Residential	40,000 S.F.
RE-20	Residential Estates	20,000 S.F.
RE-30	Residential Estates	30,000 S.F.
RE-40	Residential Estates	40,000 S.F.

Source: West Jordan City

**Exhibit 9**

**Housing Meeting the Requirements for  
Households at or Below the Moderate Income Level**

<b>PERCENT OF AVERAGE MEDIAN INCOME</b>	<b>NUMBER OF UNITS</b>
80	9,444
50	2,269
30	111

Source: 2000 U.S. Census

<b>Exhibit 10</b>						
<b>5 Year Housing Needs Projections</b>						
	2005	2006	2007	2008	2009	2010
Total Households	25,648	26,276	26,920	27,580	28,255	28,948
Total Ownership	21,006	21,521	22,048	22,588	23,141	23,708
Total Rentership	4,642	4,756	4,872	4,992	5,114	5,239
<b>Ownership</b>						
15-64 Years	17,708	18,142	18,586	19,042	19,508	19,986
65+ Years	3,298	3,379	3,462	3,546	3,633	3,722
<b>Rentership</b>						
15-64 Years	3,222	3,301	3,382	3,465	3,550	3,637
65+ Years	1,040	1,065	1,092	1,118	1,146	1,174
<b>Female Households Total</b>						
Ownership	3,718	3,809	3,902	3,998	4,096	4,196
Rentership	1,848	1,893	1,940	1,987	2,036	2,086
<b>Disabled</b>						
	12,280	12,581	12,889	13,205	13,528	13,860

Source: 2000 U.S. Census and 2003 West Jordan Comprehensive General Plan

<b>Exhibit 11</b>							
<b>Group Quarters Population Projections</b>							
	2000	2005	2006	2007	2008	2009	2010
<b>Total Population</b>	67,940	92,332	94,594	96,912	99,286	101,719	104,211
<b>Group Quarter Population Total</b>	396	536	549	562	576	590	604
Institutionalized Population	237	320	328	336	344	353	361
Correctional Institution	0	0	0	0	0	0	0
Nursing Homes	129	175	179	183	188	192	197
Hospital Wards/Hospice	0	0	1	2	3	4	5
Mental Hospitals or Wards	0	0	0	0	0	0	0
Juvenile Institutions	107	155	159	163	167	171	175
Other Institutions	1	1	1	1	1	1	1
<b>Non-Institutionalized Population</b>							
College Dormitories	0	0	0	0	0	0	0
Military Quarters	0	0	0	0	0	0	0
Other Non-institutionalized Quarters Total	159	214	219	225	230	236	242

Source: 2000 U.S. Census and West Jordan Comprehensive General Plan

**EXHIBIT 12 5-Year Housing Analysis**

<b>Number of Units Needed</b>	<b>2000</b>	<b>2005</b>	
	<b>Total</b>	<b>Projected Need</b>	<b>*Estimated Units to be Provided</b>
<b>Total Households</b>	22,053	25,648	3,595
Housing Need by Type			
<b>Ownership</b>	15,478	21,006	5,528
15-64 Years	13,041	17,708	4,667
65+ Years	766	3,298	2,532
<b>Rentership</b>	3,419	4,642	1,223
15-64 Years	2,374	3,222	848
65+ Years	59	1,040	981
<b>Female Head of Household</b>	1,888	5,566	3,678
Ownership	1,257	3,718	2,461
Rentership	631	1,848	1,217
<b>Disabled</b>	7,986	12,280	4,294
<b>Group Quarters</b>	396	536	140
Institutionalized	237	320	83
Correctional Institution	0	0	0
Nursing Homes	129	175	46
Hospital Wards/Hospice	0	0	0
Mental Hospital/Wards	0	0	0
Juvenile Institutions	107	155	48
Other Institutions	1	1	0
Non-Institutionalized	159	214	55
College Dormitories	0	0	0
Military Quarters	0	0	0
Other Non-institutionalized Group Quarters	159	214	55

Number of Units Needed	2006	
	Projected Need	Estimated Units to be Provided
<b>Total Households</b>	26,276	26,276
Housing Need by Type		
<b>Ownership</b>	21,521	21,521
15-64 Years	18,142	18,142
65+ Years	3,379	3,379
<b>Rentership</b>	4,756	4,756
15-64 Years	3,301	3,301
65+ Years	1,065	1,065
<b>Female Head of Household</b>	5,702	5,702
Ownership	3,809	3,809
Rentership	1,893	1,893
<b>Disabled</b>	12,581	12,581
<b>Group Quarters</b>	549	549
Institutionalized	328	328
Correctional Institution	0	0
Nursing Homes	179	179
Hospital Wards/Hospice	1	1
Mental Hospital/Wards	0	0
Juvenile Institutions	159	159
Other Institutions	1	1
Non-Institutionalized	219	219
College Dormitories	0	0
Military Quarters	0	0
Other Non-institutionalized Group Quarters	219	219



Number of Units Needed	2007	
	Projected Need	Estimated Units to be Provided
<b>Total Households</b>	26,920	644
Housing Need by Type		
<b>Ownership</b>	22,048	527
15-64 Years	18,586	444
65+ Years	3,462	83
<b>Rentership</b>	4,872	116
15-64 Years	3,382	81
65+ Years	1,092	27
<b>Female Head of Household</b>	5,842	140
Ownership	3,902	93
Rentership	1,940	47
<b>Disabled</b>	12,889	308
<b>Group Quarters</b>	562	13
Institutionalized	336	8
Correctional Institution	0	0
Nursing Homes	183	4
Hospital Wards/Hospice	2	1
Mental Hospital/Wards	0	0
Juvenile Institutions	163	4
Other Institutions	1	0
Non-Institutionalized	225	6
College Dormitories	0	0
Military Quarters	0	0
Other Non-institutionalized Group Quarters	225	6

Number of Units Needed	2008	
	Projected Need	Estimated Units to be Provided
<b>Total Households</b>	27,580	660
Housing Need by Type		
<b>Ownership</b>	22,588	540
15-64 Years	19,042	456
65+ Years	3,546	84
<b>Rentership</b>	4,992	120
15-64 Years	3,465	83
65+ Years	1,118	26
<b>Female Head of Household</b>	5,985	143
Ownership	3,998	96
Rentership	1,987	47
<b>Disabled</b>	13,205	316
<b>Group Quarters</b>	576	14
Institutionalized	344	8
Correctional Institution	0	0
Nursing Homes	188	5
Hospital Wards/Hospice	3	1
Mental Hospital/Wards	0	0
Juvenile Institutions	167	4
Other Institutions	1	0
Non-Institutionalized	230	5
College Dormitories	0	0
Military Quarters	0	0
Other Non-institutionalized Group Quarters	230	5

Number of Units Needed	2009	
	Projected Need	Estimated Units to be Provided
<b>Total Households</b>	28,255	675
Housing Need by Type		
<b>Ownership</b>	23,141	553
15-64 Years	19,508	466
65+ Years	3,633	87
<b>Rentership</b>	5,114	122
15-64 Years	3,550	85
65+ Years	1,146	28
<b>Female Head of Household</b>	6,132	147
Ownership	4,096	98
Rentership	2,036	49
<b>Disabled</b>	13,528	323
<b>Group Quarters</b>	590	14
Institutionalized	353	9
Correctional Institution	0	0
Nursing Homes	192	4
Hospital Wards/Hospice	4	1
Mental Hospital/Wards	0	0
Juvenile Institutions	171	4
Other Institutions	1	0
Non-Institutionalized	236	6
College Dormitories	0	0
Military Quarters	0	0
Other Non-institutionalized Group Quarters	236	6

Number of Units Needed	2010	
	Projected Need	Estimated Units to be Provided
<b>Total Households</b>	28,940	685
Housing Need by Type		
<b>Ownership</b>	23,708	567
15-64 Years	19,986	478
65+ Years	3,722	89
<b>Rentership</b>	5,239	125
15-64 Years	3,637	87
65+ Years	1,174	28
<b>Female Head of Household</b>	6,282	150
Ownership	4,196	100
Rentership	2,086	50
<b>Disabled</b>	13,860	332
<b>Group Quarters</b>	604	14
Institutionalized	361	8
Correctional Institution	0	0
Nursing Homes	197	5
Hospital Wards/Hospice	5	1
Mental Hospital/Wards	0	0
Juvenile Institutions	175	4
Other Institutions	1	0
Non-Institutionalized	242	6
College Dormitories	0	0
Military Quarters	0	0
Other Non-institutionalized Group Quarters	242	6

\*Note: The 2005 Estimated Units to be Provided column is a cumulative total of units between 2000 and 2005.

Source: 2000 U.S. Census and West Jordan City Projections

**EXHIBIT 13 INCOME TARGET NEEDS**

<b>Year</b>	<b>2000</b>	<b>*2005</b>	<b>2006</b>	<b>2007</b>	<b>2008</b>	<b>2009</b>	<b>2010</b>
<b>Total Units</b>	18,920	25,648	26,276	26,920	27,580	28,255	28,948
<b>60-80% AMI</b>	2,339	2,628	2,953	3,318	3,728	4,189	4,707
<b>50-60% AMI</b>	877	918	960	1,005	1,051	1,100	1,151
<b>30-50% AMI</b>	1,281	1,368	1,460	1,559	1,665	1,777	1,898
<b>30% or Less of AMI</b>	829	865	903	943	984	1,027	1,072

\*Note: 2005 column is a cumulative total of Income Target Needs between 2000 and 2005.

Source: 2000 U.S. Census and West

# Housing Demand for Senior and Other Special Needs Populations



The first step in developing the demand for housing for Seniors and other special needs populations was to estimate the size of the relevant population and for the purposes of this study and Salt Lake County's Consolidated Plan that relevant population was the very low income renter population.

The baseline population estimates for very low income Seniors renters and special needs populations were developed from the 2000 census, Public Use Microdata Sample (PUMS) and HUD's special tabulations of tenure, income and age. The PUMS file from the 2000 census represents detailed socioeconomic data on a sample of individuals and households. PUMS was particularly valuable in developing estimates on the characteristic of the disabled. PUMS data were cross tabulated to derive estimates of individuals with disabilities by income and tenure. The HUD special tabulation was crucial for baseline data on Seniors. The HUD special tabulation provided 2000 estimates on the number of Senior renters by income, which are not available in published (electronic and hard copy) census data. For example, the 2000 census publishes data on the number of Seniors but no data that combine characteristics, such as the number of Senior renters by income. For other special needs populations such as victims of domestic violence, individuals with HIV/AIDS and TB disease and the chronically homeless baseline data was developed primarily through interviews with service providers. The 2000 census does not provide information on these special populations. Once each special needs baseline population estimate was determined it was then possible to make projections for 2005 and 2010.

#### **A. Seniors by Income and Tenure**

##### **Estimates and Projections for Seniors (62 years and older)**

Senior are a rapidly growing segment of the population and will comprise a larger share of Salt Lake County's population in the future. In 2000, Seniors accounted for 9.7 percent of the county's population but by 2005 that share will increase to 10.1 percent. During the following five years, with the aging of the baby boomers, the Seniors' share of the county's population is projected to grow to 11%.

Between 1990 and 2000 the number of Seniors in Salt Lake County increased from 74,225 to 86,653, an increase of 12,428. It is projected that between 2000 and 2010 the number of Seniors will rise from 86,653 to 118,500, an increase of 31,850 persons. The increase in Seniors in the current decade will be 2.7 times higher than it is was in the last decade. But most important for housing demand is the change in the number of Senior households. Between 1990 and 2000 the number of Senior households increased by 7,100 whereas between 2000 and 2010 the number of Senior households will increase by 19,400.

The number of households is equivalent to the demand for housing units. Hence, an increase in the number of Senior households from 56,100 to 75,500 or 19,400 means the housing requirements and housing demand for Seniors will increase by a similar number. Thus, by 2010 the number of housing units owned or rented by Seniors will increase by 19,400 units. The number of Seniors by population and households in Salt Lake County from 1990 to 2010 is shown below in Table 5

**Table 5**  
**Senior Population and Households**

<b>Year</b>	<b>Population</b>	<b>Households</b>
1990	74,225	49,000
2000	86,653	56,100
2005	97,460	62,100
2010	118,550	75,500

Source: Census Bureau 1990, 2000 and Governor’s Office of Planning and Budget.

**Seniors and Tenure**

The housing needs of Seniors are met largely through home ownership. Currently, eighty-three percent of all Senior households are home owners. Furthermore, fifty-eight percent of Senior households own their homes free and clear. These Senior households face much more favorable housing alternatives than Seniors who must rent. But it should not be overlooked that a substantial number of Seniors are very low-income homeowners. In 2000, there was an estimated 8,800 Senior homeowners who were very low-income households. The number of very low-income Senior homeowners is nearly double the number of low income Senior renters, 8,800 versus 4,950. A high percentage, of these households owned their homes “free and clear”. In some important respects they are not as vulnerable as Senior renters but they do often face the problem of deferred maintenance and deteriorating dwelling units. Their limited income is not sufficient to maintain the quality of their homes. This rather large group—8,800 homeowners—is an important target group for financial assistance through rehabilitation programs. The estimated number of very low-income Senior households that are homeowners is expected to increase to 9,875 by 2005 and 12,000 by 2010.

Senior households, however, are less likely to rent than the typical household. About 1 out of 4 households in the county are renters but among Seniors fewer than 1 in 5 households rent. Currently there are 9,950 Senior households in Salt Lake County that rent versus 52,150 Senior households that own their own home. The number of Senior households by tenure is given below:

**Table 6**  
**Senior Households by Tenure**

<b>Tenure</b>	<b>2000</b>	<b>2005</b>	<b>2010</b>
<b>Total Senior Households</b>	56,100	62,075	75,500
<b>Senior Households That Own</b>	46,270	52,145	64,175
<b>Senior Households That Rent</b>	9,745	9,950	11,325

Source: Census Bureau 2000 and James A. Wood

Seniors that rent are much more likely to be very low-income households than non-Senior renters. It is this special needs population that is most vulnerable to housing market conditions and these renters have few resources to improve their housing alternatives. However, they comprise only a small subset of total (renters and owners) Senior households—9% of all Senior households are very low income renters but



52% of all Senior *renters* are very low income households. Only 2.7% of all Senior renters have incomes above \$50,000 and 62% have incomes below \$25,000, see Table 7.

**Table 7  
Income Distribution for Senior Households  
in Salt Lake County by Tenure – 2000**

Income Interval	Renters	% Share	Owners	% Share
Under \$10,000	2,489	26.2	2,649	5.8
\$10,000 to \$25,000	3,377	35.5	11,500	25.1
\$25,000 to \$50,000	2,168	22.8	15,076	32.9
\$50,000 to \$75,000	1,073	11.3	11,884	25.9
Over \$100,000	409	4.3	4,743	10.3
<b>Total</b>	<b>9,516</b>	<b>100.0</b>	<b>45,852</b>	<b>100.0</b>

Source: HUD Special Tabulations.

The estimates of the number of very low-income Senior renters are based on the 2000 census median family income figure for Salt Lake County of \$54,470. Very low income is defined as 50% of the area median family income. In the case of Salt Lake County in 2000, 50% of the median was \$27,235. HUD in PDR-98-02 states “50 percent of the area median family income is calculated and set as the tentative four-person family income limit.” However, very few Senior households are four-person households or families. Therefore adjustments had to be made to account for smaller size households. “By statute, family size adjustments are required to provide higher income limits for larger families and lower income limits for smaller families. The factors used are as follows:”

1 person	2 persons	3 persons	4 persons	5 persons	6 persons	7 persons	8 persons
70%	80%	90%	Base	108%	116%	124%	132%

These factors are applied to the median income for a family of four at 50% AMI. For example, in 2000 a family of four was determined to be at 50% or less of the AMI if their income was \$27,235 or less. A one-person household would be at 50% or less of AMI at \$19,065. Determined by applying the 70% factor to the four person household income, \$27,235 X .70% = \$19,065. Thus, a one person household was at 50% or less of the area median family income at \$19,065, a two person household’s very low income threshold was \$21,788 and a three person household’s threshold was \$24,512.

The total number of very low-income Senior renters in Salt Lake County in 2000 was 4,950. This estimate was derived from the income numbers above in conjunction with a *Special Tabulation of 2000 Census Data, Household by Income, Tenure, Age of Household and Housing Conditions*. The special tabulations estimate the number of Senior (62 years+) renters by household size by income for Salt Lake County for 2000.

**Table 8**  
**Senior Renters by Income by Household Size – 2000**  
**(Salt Lake County)**

Income Intervals	Total	1-person	2-persons	3-persons	4-persons	5+-persons
Total	9,516	6,533	2,151	493	185	154
Less than \$9,999	2,489	2,365	110	14	0	0
\$10,000 - \$14,999	1,444	1,275	165	4	0	0
\$15,000 - \$19,999	1,084	825	225	30	0	4
\$20,000 - \$24,999	849	555	225	24	35	10
\$25,000 - \$29,999	655	365	245	33	4	8
\$30,000 - \$34,999	537	255	169	89	14	10
\$35,000 - \$39,999	382	154	194	34	0	0
\$40,000 - \$49,999	594	225	285	50	30	4
\$50,000 - \$59,999	417	130	194	65	4	24
\$60,000 - \$69,999	214	89	55	35	25	10
\$70,000 - \$79,999	228	110	44	45	19	10
\$80,000 - \$99,999	214	60	65	40	14	35
\$100,000 - \$149,999	289	90	120	20	20	39
\$150,000 or more	120	35	55	10	20	0

Source: HUD Special Tabulation.

Linear interpolation was applied to the number of households in those income intervals in cases where the income limit fell within the interval, e.g. \$19,065 for a one-person household. In this particular interval there are 825 Senior renters but only those below \$19,065 were very low income renters. Through linear interpolation it was estimated that about 660 of these households were very low-income households. Of course the assumption here is that the renters in this interval are evenly distributed across the income interval. Using this methodology it was determined there were 4,950 very low-income Senior renters in Salt Lake County in 2000 or 52% of all Senior renters:  $4,950/9,516 = 52\%$ .

The methodology for deriving projections of very low-income Senior renters first required projections of total Senior households in the county in 2005 and 2010. These projections relied on population projections prepared by the Governor's Office of Planning and Budget (GOPB). GOPB's population projections by age for Salt Lake County are shown below in Table 9.

**Table 9**  
**Populations Projections by Age for Salt Lake County**

Age Interval	2000	2005	2010
60-64 years	24,733	32,216	44,487
65-69 years	19,908	23,352	31,112
70-74 years	18,162	18,183	21,809
75-79 years	15,412	15,630	16,061
80-84 years	10,601	12,069	12,591
85 years	8,597	8,896	10,284

Source: Governor's Office of Planning and Budget.

Linear interpolation was used again to determine the number of individuals that were 62 years+ in the 60 to 64 year interval. Estimates of the size of the county's 62-years+ population for each subject year are:

2000 87,519  
 2005 97,450  
 2010 118,549

These population estimates then needed to be converted to households. The demographic projections by GOPB do not provide number of households by age of householder. However, the 1990 and 2000 census provide this information. Therefore, a ratio between the size of the 62-years+ population and the number of household with householder 62 years+ was determined for the census years. That ratio was 1.57 in population to households. Using this ratio the number of Senior households in the county was projected for 2005 and 2010, see Table 10.

**Table 10**  
**Projections of Number of Senior Households**

Year	Population	Population to Household Ratio	Senior Households
2000	87,519	1.57	55,750
2005	97,450	1.57	62,100
2010	118,549	1.57	75,500

Source: Bureau of the Census, Governor's Office of Planning and Budget and James A. Wood.

The number of Senior households in Salt Lake County in 2000 was 55,750. The HUD special tabulation shows that 9,516 or 17.1% of these Senior households were renters, see Table 7. However, the percent of Seniors that rent is declining with the increasing income and wealth of the Senior population. Between 1990 and 2000 the number of Senior renters fell from 19% to 17% of all Senior households. This trend is expected to continue. Therefore, the number of Senior households that rent in 2005 was assumed to be 16% of all Senior households and projected to drop to 15% by 2010.

From the HUD special tabulation it was possible to calculate the number of Senior renters that were very low income households. In 2000, using the special tabulation, the number of very low-income Senior renters was estimated to be 4,950. These very low-income renters, as noted above, account for 52% of all Senior renters. Therefore, it was assumed in 2005 and 2010 that approximately 52% of all Senior renters would be very low income renters. With this assumption the projected number of very low Senior renters in 2005 is 5,150, an increase of only 200 renters between 2000 and 2005. However, between 2005 and 2010 the number of Senior renters is projected to increase by 750 renters, rising from 5,150 to 5,900. The relatively rapid increase between 2005 and 2010 is a reflection of the aging baby boomers and the age structure of the population.

Projections of the number of Senior households by tenure and income in Salt Lake County for 2005 and 2010 are shown in Table 11. The projections represent the change in demand for very low income rental units for Seniors. The projections show that by 2010 there will be 750 additional very low income Senior

renters in Salt Lake County. Without new construction of HUD 202 projects or tax credit Senior projects these additional Senior renters will need to find housing in market rate units. Presumably, most of these additional renters are already living in rental units and will age into Senior renters. But as they reach their sixties these renters will very likely experience a decline in their incomes as they move from the workforce to retirement. Consequently, market rate rents will create a housing cost burden for many of these renters and also create a growing need for affordable rental units for Seniors.

**Table 11**  
**Projections of Senior Households by**  
**Tenure and Income for Salt Lake County**

Category	2000	2005	2010
62 years+ Households	55,750	62,100	75,500
Senior Homeowners	46,250	52,150	64,175
Senior Renters	9,500	9,950	11,325
Low Income to Moderate Income Senior Renters	4,550	4,800	5,425
Very Low Income Renters	4,950	5,150	5,900

Source: HUD Special Tabulations and James A. Wood.

### **Mobility of Seniors**

Senior renters are much less mobile than renters in general. In a typical year about 33 percent of all renters under 65 years old are Amovers@ whereas only about 11 percent of very low-income Senior renters move in any given year. The estimated numbers of very low-income Senior renters that move annually in Salt Lake County are:

<b>Very Low Income Movers</b>	<u>2000</u> 545	<u>2005</u> 570	<u>2010</u> 650
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The source of mobility data for Seniors is the U.S. Census Bureau, *Current Population Survey, 2003 Annual Social and Economic Supplement 2002, Table 17 General Mobility of Householders by Tenure Age and Household Income in 2002*. There are no mobility data for Utah by tenure and income. Therefore, it was assumed that very low-income renters in Salt Lake County behave like their national counterparts.

The immobility of very low income Seniors tends to reduce, what would otherwise be spectacular growth in rental demand by Seniors. The mobility, of Senior households that are very low income households and move annually will increase from an estimated 545 households Amovers@ in 2000 to 650 households Amovers@ by 2010.

Although the demand for Affordable@ rental housing may be lower than is first presumed the rental market for very low-income Senior renters will nevertheless expand in the next five years. Measured by annual Amovers@, the increase from 570 households to 650 is a 14 percent, which adds 80 additional Seniors to the pool of potential renters in a given year.

**Housing Need: An additional 100 to 125 new Senior units annually.**

## B. Disability by Income and Tenure Characteristics

### Disability Defined

This section identifies the number of disabled individuals in Salt Lake County in conjunction with their income and tenure characteristics. The narrative and data focus on those disabled individuals who live in households with income levels at or below 50% of the median income of Salt Lake County. These households are defined as very low-income households. These very low-income households were then cross-tabulated by tenure—owner (with or without mortgage) and renter (paying cash rent or paying no rent). Therefore, the number of disabled individuals living in very low income households that rent or have mortgage payments was identified. The most vulnerable subpopulation is the very low-income renter households with a disabled individual. The Salt Lake County data was derived from PUMS (Public Use Microdata Sample), which made possible the cross tabulation of disability characteristics by tenure and income.

The disability data included in this update of the *Salt Lake County Housing Market: Seniors and Other Special Needs Populations (2000)* unfortunately are not comparable to the 2000 study. “The 1990 census data did not include a general disability status indicator. Furthermore, a comparable indicator could not be constructed since the conceptual frame work of the 1990 census was more limited.” Public Use Microdata Sample Technical Documentation.

The definition of disability in the 2000 Census is much more inclusive than the definition used in the 1990 census. Consequently in 2000 nearly 15% of the population in Salt Lake County had at least one self-defined disability. Nearly one-out-of-six individuals in the county according to the 2000 census was suffering from at least one physical, mental, sensory, self-care, going outside the home and/or employment disability.

**Table 12**  
**Types of Disability for the Civilian Non-Institutionalized**  
**Population 5 Years and Over in Salt Lake County – 2000**

Category	Total
With Disability	131,045
With One Disability	74,877
Sensory Disability	10,232
Physical Disability	16,776
Mental Disability	12,943
Self-Care Disability	777
Go-Outside-Home Disability	7,378
Employment Disability	26,771
With Two or More Disabilities	56,168
Includes Self-Care Disability	13,775
Doesn't Include Self-Care Disability	42,393
Go-Outside-Home* & Emp. Only**	13,620
Other Combination	19,455
No Disability	676,21

\*Employment status by disability status was determined only for the 16 to 64 year old population.

\*\*Go-outside-home disability status was determined only for the 16 year old and over population.

Source: Bureau of the Census 2000 Census of Population and Housing, Summary File 3 Tables P42 and PCT26.

Given the comprehensiveness of the disability definition and the fact that a disability is self-defined by respondent/household to the census questionnaire it seemed reasonable to not only use the generous definition for an upper bound of disabilities but to also use a narrower definition to create a lower bound of disabilities. Severely disabled narrows the scope to those individuals who are *unable* to perform tasks versus those that have *difficulty* performing tasks or more specifically “severe disability defined: a person who is unable to perform one or more activities, or who uses an assistive device to get around, or who needs assistance from another person to perform basic activities is considered to have a severe disability.” *Census Brief 97-5 Disabilities Affect One-Fifth of All Americans.*

This qualification applies to physical and sensory disabilities. The definition for mentally disabled is the most broad of any of the disability categories and furthermore there is no definition of severity. Mental disabilities are categorized by conditions and symptom. In order to narrow the broad definition only those individuals with a mental or emotional condition were included in the estimates. Those individuals with Alzheimer’s and senility were assumed to be living in group quarters and individuals with the following symptoms—which are included in the census definition of disabilities—were not included in the estimates: depression, anxiety, trouble getting along with others, trouble concentrating, trouble coping with stress and/or difficulty keeping track of money/bills.

The determination of an upper bound and lower bound for the number of disabilities helps meet two criteria. First, the upper bound is useful in discussing the relationship between disabilities, income and the demand for affordable housing. Second, a lower bound is more instructive in developing the need for Type A accessible units.

### **Population Estimates and Projections for Disability**

The disability tables were generated using cross tabulations from PUMS for 2000. The cross tabulations provided 2000 estimates of the number of disabled individuals by income by tenure in Salt Lake County. Income and tenure was determined for each type of disability: physical, sensory, mental, go outside the home, self-care and employment from PUMS. The most relevant income group for the purposes of this study is very low-income households. From the PUMS results it was possible to calculate the number of disabled individuals living in very low-income households. And furthermore, the PUMS cross tabulation segmented this population by four categories of tenure: (1) homeowner with mortgage, (2) homeowner with no mortgage, (3) renter paying cash and (4) non-cash paying renter.

Once the number of disabled individuals by income and tenure was determined using the broad census definitions the more narrow definition of severity was applied. The assumption here is that income and tenure characteristics of the disabled are similar whether one is considering the number of disabled as broadly defined or narrowly defined.

The number of severely physically, sensory and mentally disabled individuals in very low income households in the county in 2000 was determined from the use of national severity data for all types of disabilities, *Americans with Disabilities 1997, Current Population Reports Table 2 Prevalence of Types of Disability Among Individuals 15 year Old and Over.* For each type of disability the percent of individuals suffering from a severe condition in Salt Lake County was assumed to be similar to the national severity statistics.

Thus the number of individuals with severe disabilities in 2000 was estimated. Then a ratio for each severe disability was developed for two age cohorts: 15 to 64 years and 65 years+. It was necessary to take age into account because disabilities are closely related to age—greater prevalence as one ages. The number of individuals in each age cohort (15 to 64 years and 65+ years) for 2005 and 2010 was taken from Population Projections by Sex and Five Year Age Group for Salt Lake County, published by the Governor’s Office of Planning and Budget. Using 2000 Census data the number of individuals between 15 years and 64 years and 65+ years for Salt Lake County was determined. Those numbers are: 598,883 and 72,680 respectively.

Using the ratio of severely disabled very low-income individuals by disability type and by tenure to population by age cohort in 2000, projections were developed for 2005 and 2010. The 2000 ratios were applied to the projected number of individuals in the two age cohorts for Salt Lake County in 2005 and 2010. The principal assumption in the projections is that the ratio of severely physically disabled individuals who live in very low-income households that rent in Salt Lake County in 2000 remains constant in 2005 and 2010.

The estimates and projections using the described methodology are included below in Tables 13 through 20.

**Table 13**  
**Severely Physically Disabled Individuals in Salt Lake County**  
**in Very Low Income Households by Tenure**

Type of Tenure	2000	2005	2010
Paying Renter	2,900	3,100	3,500
Non-Paying Renter	450	480	540
Mortgage Payment	1,700	1,835	2,050
No Mortgage	3,200	3,435	3,860
<b>Total</b>	<b>8,250</b>	<b>8,850</b>	<b>9,950</b>

Source: Public Use Microdata Sample.

**Table 14**  
**Disabled Individuals Requiring Wheel Chair in Salt Lake County**  
**in Very Low Income Households by Tenure**

Type of Tenure	2000	2005	2010
Paying Renter	435	465	520
Non-Paying Renter	65	70	80
Mortgage Payment	250	270	305
No Mortgage	480	515	575
<b>Total</b>	<b>1,230</b>	<b>1,320</b>	<b>1,480</b>

Source: Public Use Microdata Sample.

**Table 15**  
**Disabled Individuals Requiring Walkers, Cane or Crutches in Salt Lake County**  
**In Very Low Income Households by Tenure**

Type of Tenure	2000	2005	2010
Paying Renter	1,250	1,335	1,520
Non-Paying Renter	190	205	235
Mortgage Payment	730	785	890
No Mortgage	1,375	1,475	1,675
<b>Total</b>	<b>3,545</b>	<b>3,800</b>	<b>4,320</b>

Source: Public Use Microdata Sample.

**Table 16**  
**Severely Sensory Disabled Individuals in Salt Lake County**  
**in Very Low Income Households by Tenure\***

Type of Tenure	2000	2005	2010
Paying Renter	425	460	505
Non-Paying Renter	30	30	35
Mortgage Payment	250	270	300
No Mortgage	550	590	655
<b>Total</b>	<b>1,255</b>	<b>1,350</b>	<b>1,495</b>

Source: Public Use Microdata Sample.

**Table 17**  
**Individuals with a Mental or Emotional Conditions in Salt Lake County**  
**in Very Low Income Households by Tenure\***

Type of Tenure	2000	2005	2010
Paying Renter	4,900	5,265	5,700
Non-Paying Renter	240	255	280
Mortgage Payment	1,980	2,130	2,300
No Mortgage	2,700	2,900	3,145
<b>Total</b>	<b>9,820</b>	<b>10,550</b>	<b>11,425</b>

\*does not include those living in group quarters (assisted living, skilled nursing or Alzheimer's facilities or hospitals)

Source: Public Use Microdata Sample.



**Table 18**  
**Self-Care Disabled Individuals in Salt Lake County**  
**in Very Low Income Households by Tenure\***

Type of Tenure	2000	2005	2010
Paying Renter	1,600	1,705	1,910
Non-Paying Renter	90	95	105
Mortgage Payment	900	960	1,075
No Mortgage	1,725	1,840	2,060
<b>Total</b>	<b>4,315</b>	<b>4,600</b>	<b>5,150</b>

\*does not include those living in group quarters (assisted living, skilled nursing or Alzheimer's facilities or hospitals).

Source: Public Use Microdata Sample.

**Table 19**  
**Go Outside the Home Disabled Individuals in Salt Lake County**  
**in Very Low Income Households by Tenure**

Type of Tenure	2000	2005	2010
Paying Renter	4,850	5,205	5,730
Non-Paying Renter	300	320	355
Mortgage Payment	2,400	2,575	2,835
No Mortgage	4,700	5,050	5,555
<b>Total</b>	<b>12,250</b>	<b>13,150</b>	<b>14,475</b>

Source: Public Use Microdata Sample.

**Table 20**  
**Individuals with an Employment Disability in Salt Lake County**  
**in Very Low Income Households by Tenure**

Type of Tenure	2000	2005	2010
Paying Renter	8,000	8,580	9,055
Non-Paying Renter	525	565	595
Mortgage Payment	3,500	3,755	3,960
No Mortgage	4,500	4,825	5,090
<b>Total</b>	<b>16,525</b>	<b>17,725</b>	<b>18,700</b>

Source: Public Use Microdata Sample.

## **Disabilities and Demand for Affordable Housing**

Even when qualified by “severe conditions” the number of disabled, very low income individuals living in rental housing is a large number. If only the most severe disabilities are included: severe physical disability, severe sensory disability and emotional and mental conditions, the estimated number of disabled individuals living in very low income households that rent is 5,200 individuals. Therefore approximately 15% of all very low-income renter households include a severely disabled individual. If the 1,700 self-care disabled are included the estimate rises to 6,900 individuals, which is about 20% of the 32,500 very low income renter households in the county in 2000. In other words, one out of five very low-income renter households has a severely disabled or self-care disabled individuals as a member of the household.

If all disabilities are considered using the broad census definitions for the mentally disabled and including go outside the home and employment disabilities it is estimated that about 40% of the very low income renter households in Salt Lake County include an individual that is disabled—14,000 disabled individuals in 32,500 very low income renter households in 2000. This estimate includes: severely physically and sensory disabled, mentally disabled, self-care and go outside the home disabled as well as employment disabled.

Depending on the disabilities included the range for the number of disabled individuals in very low-income households that rent extends from a lower bound of 15% of households to an upper bound of 40% of households. It is clear from the disability data that a disproportionate number of very low-income renter households include a disabled individual.

Two factors help explain the concentration of disabled individuals among very low income renter households: (1) a relatively high percentage of very low income renter households are Seniors—13% of very low income renters are Seniors—and Seniors are more likely to have disabilities and (2) disabilities are often the cause of loss of income and reduced earnings pushing households into very low income status. Many disabled are unable to work. An estimated 8,600 very low-income renters in Salt Lake County have employment disability.

The disability data by tenure by income suggest a strong relationship between disabilities and household income. A disability leads to loss of income or reduced earnings, which often limits a household’s housing choice to renting. Hence, disabilities create increased demand for affordable rental housing.

## **Projections of Disabilities**

Between 2005 and 2010 the number of disabilities in very low-income renter households in Salt Lake County will increase by 1,750. These disabilities will occur in 1,000 individuals of which 570 individuals will have one disability and 430 individuals will have two or more disabilities.

**Table 21**  
**Estimates and Projections of Disabled Individuals Living**  
**in Very Low Income Renter Households**

Category	2005	2010	Change
Severely Physically Disabled	3,100	3,500	400
Require Wheel Chair	465	520	55
Require Walker, Crutches or Cane	1,335	1,520	185
Severely Sensory Disabled	460	505	45
Mental or Emotional Condition	1,600	1750	150
Self-Care Disabled	1,705	1,910	205
Go Outside the Home Disabled	5,200	500	500
Employment Disabled	8,600	450	450
Total Disabilities (not persons)	20,665	22,415	1,750

Source: Census Bureau (PUMS) and James A. Wood.

The high number of disabilities identified, for the first time, in the 2000 census suggests a close relationship between a disability and household income. Hence, disabilities are closely linked to the number of very low income renter households in the county. And the increase in the number of individuals with disabilities between 2005 and 2010 will increase future demand for affordable rental housing in Salt Lake County.

#### **Type A Accessible Units**

There are four levels of accessibility: visitability, useable (Type B), accessible or adaptable (Type A) and fully accessible (nursing home, assisted living facility). For the purposes of this study Type A units were considered the most relevant. Type A units accommodate individuals in wheel chairs. There is no official estimate or record of the number of Type A accessible rental units in Salt Lake County. Type A accessible units require a 60-inch turn space in the bathroom and kitchen and frontal versus parallel approach to these spaces. This is the most significant difference between Type A and B. Type A also requires a 32-inch doorway versus 31 ¾ for Type B.

Since 1997 the Uniform Building Code now the International Building Council (IBC) has required that 2 percent of all rental units in larger apartment projects (20 units or more) be Type A accessible units. Since 1997 there has been an estimated 6,200 apartment units built in Salt Lake County in projects with 20 or more units. The Bureau of Economic and Business Research, University of Utah derived this estimate from building permit data collected. The number of apartment units in structures with 5 or more units (up to 3 floors) and 5 or more units (more than 3 floors) was assumed to be apartment communities of 20 or more units—a generous assumption. Nevertheless, using this assumption the number of new rental units in Salt Lake County since 1997 is estimated to be 6,200. Two percent of these units, as required by the IBC, should be Type A accessible, which would add 125 units to the wheel chair accessible inventory.

There are currently about 200 Type A accessible units in Senior rental projects in addition to the 125 units required since 1997. Therefore, the county may have as many as 325 Type A accessible units.

It should be emphasized, however, that many of the new units added under the IBC do not provide Type A accessible units for the very low income disabled renter. A Type A accessible unit in a new 400-unit market rate apartment project will rent for \$800+, far beyond the means of a very low income household. Even in the case of low income tax credit units, many of the Type A units will not be affordable to the very low-income renter. Since 2000 approximately 1,600 tax credit units have been developed in Salt Lake County. However, about 1,300 of these units are in Private Activity Bond projects at 55% to 60% AMI, which is above the very low-income threshold. The remaining 300 tax credit units for very low income renters would have 2% of their units devoted to Type A accessible units. This would add about 6 rental units for the very low-income disabled renter. New HUD 202 projects will add about 10 Type A accessible units.

There are probably no more than 325 Type A accessible units in the rental inventory in the county for very low-income renters. The supply of Type A accessible units for very low income disabled individuals falls far short of the demand. From the PUMS data it was estimated that there are 465 individuals in very low-income renter households that have used a wheel chair for over 6 months and another 1,335 individuals who use walkers, crutches or canes. Combining these two groups yields 1,800 individuals in very low-income renter households that may need a rental unit that provides accessibility. In addition there are another 460 blind or deaf very low-income individuals that rent who may need accessible units. Therefore, an upper bound for accessible units of about 2,300 units is established. Of course not all these individuals would need 32” doorways and frontal approach to kitchen sink and 60” turn space. Nevertheless, the demand for accessible units by very low-income renters, whether it be 500 units or 750 units—both reasonable estimates, is decisively larger than the supply of 325 Type A units.

**Housing Need: An additional 200 to 300 Type A accessible units in apartment communities for very low income renters.**

### C. 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 23,000 nights of shelter at Salt Lake County’s two privately funded domestic funded shelters: South Valley Sanctuary and YWCA. In 2004 these two shelters served 2,107 individuals of which 915 were women, 1,174 children and 18 men. The average length of stay for victims was 13 nights.

For the two shelters in Salt Lake County the demand for shelter far exceeds supply. Directors at both shelters expressed the need for more shelter beds and units. In 2004 the South Valley Sanctuary “turned away” 923 clients versus 550 in 2003 and the YWCA “turned away” 595 clients versus 550 in 2003. A client is defined as a households, therefore the 595 clients “turned away” actually represents a much larger number of individuals since most households “turned away” would have an adult plus children. “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, particularly in comparison with the other shelters throughout the state. In 2003, the 16 shelters statewide “turned away” 922 clients, 97% or 894 of those clients were in Salt Lake County, see Table 22.

**Table 22**  
**Domestic Violence Shelter Services – 2003**

Location of Shelter	Individuals Served	Nights of Shelter	“Turned Away”
Blanding	10	12	3
Brigham City	56	1,097	13
Cedar City	193	1,579	-
Davis County	586	5,654	9
Logan	254	2,515	-
Moab	123	1,047	-
Ogden	667	6,415	-
Park City	212	2,207	1
Price	94	911	-
Provo	1,160	1,433	-
Richfield	194	1,984	-
Salt Lake City	1,144	13,377	344
St. George	275	2,988	-
Tooele	123	1,319	-
Vernal	86	1,004	2
West Jordan	901	9,693	550
<b>Total</b>	<b>6,078</b>	<b>53,023</b>	<b>922</b>

Source: Utah Domestic Violence Annual Report, January 2004.

Victims of domestic violence are allowed to stay for up to 30 days at a shelter. Extensions beyond 30 days are possible. All food, childcare, school and other needs are provided as well as support groups and coordination with advocacy services.

Multiplying the average length of stay by the number of clients “turned away” shows that an additional 20,000 night were required.

**Housing Need: An additional 20-unit facility with approximately 55 beds would accommodate much of the current “turned away” clientele.**

## D. HIV/AIDS and Active TB Disease

### HIV/AIDS

Since 1983 the number of AIDS cases reported in the Salt Lake City/County Health District totals 1,615. The number of AIDS deaths over the same time period is 804. In 2003, only 18 AIDS cases and 34 HIV positive cases were reported in Salt Lake County. In the past few years the number of reported HIV/AIDS cases has declined from the peak period of 1993-1996. The decline in the number of AIDS cases and deaths, which is consistent with national trends, is mostly due to effective therapies that have slowed the progression of the disease from HIV positive status to AIDS.

**Table 23**  
**Reported HIV/AIDS in Salt Lake County**

Year Reported	HIV Positive	AIDS Cases	AIDS Deaths by Year
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
<b>Total</b>	<b>570*</b>	<b>1,615</b>	<b>804</b>

\*Total fluctuates as HIV infections become AIDS cases.

Source: Salt Lake Valley Health Department.

Julie Herron of the Division of Infectious Diseases at the University of Utah Hospital, Clinic 1A estimates there are approximately 700 to 800 individuals in Salt Lake County that are HIV Positive. Clinic 1A is an outpatient clinic that case manages all of the reported HIV/AIDS cases in the county. The housing needs of these 700 individuals are served by a single agency the Salt Lake Community Action Program. Arthur Riley of the Community Action Program (CAP) is the housing placement officer dealing, on a daily basis, with the housing needs of HIV/AIDS individuals. He describes the housing needs for this special needs population as a "crisis". There are only a handful of units (10 units) set aside by non-profits for HIV/AIDS cases but it is the characteristics of this population that make it particularly difficult to meet their housing needs.

- (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) 80 to 100 are undocumented immigrants
- (5) approximately 40 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.

**Housing Need: There is a critical need for at least 100 additional units for this special needs population.**

**Active TB Disease**

The number of reported tuberculosis cases in Salt Lake County has declined during the 1990s; dropping from 42 cases in 1990 to 29 cases in 1995 to 22 cases in 2004. Since being listed by the Center for Disease Control (CDC) in 1991 as an outbreak area for tuberculosis the county has made substantial progress in reducing the incidence of TB. The number of cases reported in recent years is shown in Table 24.

**Table 24  
Reported Active TB Cases in Salt Lake County**

Year	Reported Cases
1999	23
2000	34
2001	23
2002	19
2003	19
2004	22

Source: Utah Department of Health

Jean Oliver, the TB nurse consultant to the Utah Department of Health describes the principal housing need as a rental unit for one or two families. Those with active TB are infectious for only about two weeks. Once controlled with drugs the individual is no longer infectious but must continue with a daily 4-drug regimen for 6 months to one year. During this time a Department of Health Official administers the drugs and close surveillance of the infected individual is required. Housing for single individuals has been possible through the Housing Authority of the County of Salt Lake. However, there are no units for families.



Most recent TB cases are in the immigrant population, especially those from Mexico and Latin America. Generally an individual has contracted the disease many years earlier, the disease remains dormant for a long period but suddenly becomes active.

**Housing Need: One to two units that would house families who have a member with active TB disease.**

**E. Housing Needs for Chronically Homeless Population**

The following analysis depends heavily on work performed in September by James Wood for the Housing Authority of the County of Salt Lake and the Housing Authority of Salt Lake City, *An Analysis of Housing Demand and Supply For Salt Lake County’s Chronically Homeless Population*. With the adoption of the Housing First Model by the Salt Lake County Homeless Coordinating Council the focus of housing assistance for this special needs population is permanent housing for the chronically homeless.

Housing needs for the chronically homeless in Salt Lake County has been derived from a combination of three sources: (1) point-in-time counts (2) the relationship between the *total* homeless population and the *subpopulation* of chronically homeless population and (3) the experience of service providers with chronically homeless individuals. The use of three sources allowed for crosschecking to ensure that demand estimates were “reasonable”. This section also includes a brief discussion of those economic and demographic characteristics that are most closely associated with changes in the chronically homeless population and the need housing.

**Point-in-Time Counts**

The most recent point-in-time count for Salt Lake County is March of 2004. This count was conducted by Utah Issues with help from Sheila Walsh McDonald of Salt Lake Community Action Program. The March count has been refined by Lloyd Pendleton who is the principal staff person developing the State Homeless Coordinating Committee’s Ten-Year Plan to End Chronic Homelessness (SHCC).<sup>1</sup> The State’s plan is in draft stage and hereafter will be referred to as the Draft. In preparing the Statewide 2004 point-in-time estimates for the Draft, disaggregated data for Salt Lake County Continuum of Care was developed as shown below.

**Table 25  
Point-in-Time Counts for Salt Lake County – 2004**

	Point-in-Time	Annualized
<i>Sheltered</i>		
Individuals	1,220	6,100
Persons in Families	1,245	6,225
<i>Unsheltered</i>		
Individuals	338	1,690
Persons in Families	195	975
<i>Total (Sheltered and Unsheltered)</i>		
Individuals	1,558	7,790
Persons in Families	1,440	7,200
<i>Grand Total</i>	2,998	14,990

Source: State Homeless Coordinating Committee.

<sup>1</sup> Lloyd Pendleton is on loan from the Church of Jesus Christ of Latter-day-Saints to the Utah Department of Community Services and Economic Development to assist in the development of the State’s ten-year plan.

Multiplying the point-in-time data by a factor of 5 derived the annualized data. The factor of 5 was developed by the SHCC through data from the Road Home. For point-in-time survey the Road Home had about 300 individuals sheltered but over a year they serve about 1,500 unduplicated individuals. Thus dividing total individuals served by the point-in-time count (1,500 by 300) equals a factor of 5. The factor of 5 appears reasonable given national homeless data released by the Urban Institute in a study by Martha Burt.<sup>2</sup> For two months, October and February of 1996, point-in-time counts were calculated. Using more detailed estimating techniques the Urban Institute arrived at annual counts that were 4.2 times and 5.2 times the point-in-time counts.

There is considerable evidence that many more people are homeless during the course of a year than are homeless at any given time. The homeless population, for the most part, is not a static population. Many people are homeless for a week, for a month, for two months but after a relatively short period of time they leave homelessness and the shelter. Another household takes their place. This turnover is occurring throughout the year so through the course of a year there are a lot more short-term people in the homeless population than you have at any given time.

### **Other Measures to Estimate Homelessness**

The reasonableness of the estimate, shown in Table 25, that 15,000 individuals in Salt Lake County will experience a spell of homelessness at some time during a year is tested against national data from the Urban Institute, *America's Homeless Populations and Services*, February 2000. This study, referred to above, developed estimates from the 1996 National Survey of Homeless Assistance Providers and Clients (NSHAPC). The NSHAPC covers suburban, rural and urban areas and was conducted in 1996 by the U.S. Census Bureau. In December 1999, the Federal Interagency Council on the Homeless released descriptive data from the survey, but did not include population estimates. The Urban Institute's independent analysis of the data by Martha Burt and Laudan Aron provides highly regarded estimates of the size of the nation's homeless population.

The Urban Institute's study estimates the number of individuals homeless at some time during the year nationally was 2.3 million, which was 0.9% of the U.S. population. This estimate showing that about 1% of the population encounters homeless at some during the year has gained considerable credibility. Thus applying this percentage to the population of Salt Lake County in 2003 of 909,000 the estimated number of individuals experiencing homelessness at some time during the year would be 9,100.

The estimate of 9,100 is well below the nearly 15,000 developed for Salt Lake County by the SHCC using the point-in-time counts. It appears that the Salt Lake County estimate of 15,000 may be an upper bound of homeless individuals in Salt Lake County in 2004. It should be noted that the SHCC statewide estimate of 23,700 is exactly 1% of the state's population.

Another measure of homelessness developed in the Urban Institute study is the percentage of those individuals in poverty that experience homelessness during a 12 month period. Their analysis shows that 8.1% of those individuals in poverty experience homelessness at some time during the year. If one applies this percentage to Salt Lake County's poverty population of 97,845 (Census Bureau 2003) the number of individuals experiencing homelessness during the year is estimated to be about 7,900.

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<sup>2</sup> Martha Burt is the director of the Social Services Research Program and a principal research associate at the Urban Institute and one of the nation's leading experts on homelessness. She is author of 1992 study entitled *Over the Edge*, which is an often cited study of homelessness.

The three measures for estimating Salt Lake County’s homeless yield the following estimates:

**Table 26**  
**Estimates of Homelessness in Salt Lake County**

Measure	Estimate of Individuals Experiencing Homelessness in a Year
Point-in-time count	15,000
Percent of population	9,100
Percent of poverty population	7,900

Source: SHCC, Urban Institute and U.S. Census Bureau.

### Estimating Chronically Homeless

The annualized numbers in Table 26 above show an estimated 7,900 to 15,000 individuals in Salt Lake County will be homeless for some period of time in 2004, but a very high percentage of these individuals will be homeless for just a short time. Temporary homeless individuals are not the focus of this study but rather the chronic homeless, which is a subpopulation of the total homeless population. And the chronically homeless population is a more static population. While chronically homeless individuals may move geographically by definition they are not temporarily homeless but homeless for long stretches of time.

*Chronically Homeless Estimate from the SHCC* – The SHCC developed point-in-time estimates for Salt Lake County for various subpopulations. In the case of the chronically homeless it is not appropriate to apply the factor of 5 to annualize the estimate since this population experiences much less turnover.

**Table 27**  
**Homeless Subpopulations for Salt Lake County**

	Point-in-Time	Annualized
Chronically Homeless	435	2,175
Severely Mentally Ill	259	1,295
Chronic Substance Abuse	258	1,290
Veterans	174	870
Persons with HIV	53	265
Victims of Domestic Abuse	318	1,590
Youth	6	30
Total	1,503	7,515

Source: State Homeless Coordinating Committee.

The chronically homeless estimate of 435 understates the subpopulation that needs permanent supportive housing. HUD’s definition of chronically homeless includes those with dual and more diagnoses. Therefore, the target population of chronically homeless also includes those that are severely mentally ill, those with chronic substance abuse, and veterans, who are likely to be afflicted with either mental illness

and/or substance abuse. The point-in-time count shows 1,126 unduplicated sheltered individuals in the four categories: chronically homeless, severely mentally ill, chronic substance abuse and veterans.

The estimate of 1,100 individuals meeting HUD's definition will be corroborated by other estimating techniques below. The estimate of 1,100 is certainly a lower bound of the number of chronically homeless in Salt Lake County since a number of chronically homeless individuals live in camps, cars, etc. These unsheltered individuals were not included in the point-in-time count.

*Chronically Homeless as Percentage of Homeless Population* – Another estimate of the number of chronically homeless in Salt Lake County can be derived by assuming a ratio between total homelessness and the chronically homeless. The recently released *The San Francisco Plan to Abolish Chronic Homelessness* found that 20% of San Francisco's homeless population was chronically homeless. Salt Lake's Road Home in their *Shelter Night Usage* study found that the chronically homeless accounted for 11% of homeless clients served. These two studies allow for the development of a reasonable range of estimates for the chronically homeless in Salt County. The mid-point in the range (11% and 20%) is about 15% and since San Francisco is more likely to have chronically homeless than Salt Lake, in part due to weather, the mid-point of 15% between the San Francisco chronically homeless percentage and the Salt Lake is used as an upper bound and 11% from The Road Home is used as a lower bound of homelessness. Now applying these ratios or percentages of chronically homeless to homeless population the extreme lower and upper bound can be estimated. The extreme lower bound of chronically homeless is estimated at 870 and the extreme upper bound at 2,250.<sup>3</sup>

While the range of 870 to 2,250 is too broad for our purposes it does establish that a chronically homeless subpopulation of 1,100 as estimated by the SHCC for Salt Lake County is very reasonable and at the lower-end of the range of extremes. Further confirmation of the approximate "reasonableness" of the 1,100 figure is given by occupancy of shelters during cold winter nights. The Road Home and their Community Winter Shelter combined will have over 600 men sheltered (255 at emergency shelters and over 300 at winter shelter). In addition St. Vincent's will provide space for about 100 in their dining area and the Rescue Mission provides space for 80 in bunks and rooms and another 80 to 100 sleep on the floor in their chapel. Hence, on a cold winter night as many as 900 men are being sheltered, which does not include the sheltering of chronically homeless women. If chronically homeless were included women it would push the total close to 1,000.

A number of measures and indicators support the "reasonableness" of an estimate of 1,100 for the chronically homeless population in Salt Lake County. Of course, in part the estimate's "reasonableness" is that it is at the lower bound of the range. Thus, after a review of the literature and examination of several sources from the Census to point-in-time counts, it appears that approximately 10,000 individuals in Salt Lake County experience homelessness during the year and at least 1,000 of these are chronically homeless.

### **The Service Providers and Demand**

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<sup>3</sup> The extreme lower bound was derived by multiplying 11% X 7,900. These are the lowest measures for chronically homeless as a percent of homeless population and total homeless population. The extreme upper bound was derived by multiplying 15% X 15,000. Here the two highest measures were used for chronically homeless as a percent of homeless population and total homeless population.

While service providers do not make estimates of the number of homeless and chronically homeless populations their experience and service loads help to either validate or invalidate such estimates. Direct “hands-on” experience is an essential component for understanding the homeless population. Therefore a number of service providers including the major discharge agencies were interviewed regarding the housing needs of the chronically homeless. Those providers that release or discharge individuals were also asked to estimate the number of individuals they could place annually in secure, supervised housing with case management. The review of the service providers and discharge agencies confirms the estimated chronically homeless population of 1,000. The following service providers annually discharge and/or seek permanent supportive housing for an estimated 1,000 chronically homeless or potentially chronically homeless individuals. Conservative estimates were used due to possibility of duplication. Of the 12 service providers interviewed that place individuals in housing, all noted that finding safe, affordable and adequate housing was their biggest challenge. Table 28 gives service providers annual discharge data of chronically homeless individuals.

**Table 28**  
**Service Providers Annual Discharge Estimates of Chronically Homeless**

<b>Service Provider</b>	<b>Individuals Seeking Housing</b>
<b>The Road Home</b>	<b>300</b>
<b>Rescue Mission</b>	<b>50</b>
<b>Volunteers of America Detox Center</b>	<b>50</b>
<b>Valley Mental Health</b>	<b>50</b>
<b>Veterans Administration</b>	<b>100</b>
<b>State Prison Parolees and Probationers</b>	<b>350</b>
<b>Salt Lake County Drug and Mental Health Court</b>	<b>50</b>
<b>Utah Department of Human Services</b>	<b>50</b>
<b>Total</b>	<b>1,000</b>

Source: Surveys of service providers.

**Impact on Demand Generated by the State and County’s 10-year Plan**

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

In the State’s “First Five-Year Strategic Plan” it is proposed that homeless prevention includes “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 cannot find adequate housing. 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 demonstrates the magnitude of the need.

**Table 29**  
**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.

The adoption of 10-year plan to end chronic homelessness, an approach that relies on prevention as a key strategy, greatly expands the need for housing units. New subpopulations are included in the Housing First model, which significantly increases the need and demand for permanent supportive housing.

### **Demographics Change and Demand**

The aging of the baby boom generation over the next 15 years will have a significant impact on the age structure of the population nationally. Proportionally the age cohort over 60 will increase while the cohort between 35 and 55 will decline. Not only the sheer number of boomers will bring on this shift but also by their increasing longevity. At the same time, we can expect to see a thinning in the ranks of the young, as many boomers delayed childbearing or chose to have fewer children or none at all. How will this demographic change affect the number of homeless?

First, a literature search on changing demographics and homeless was unsuccessful. There is no literature on this subject. Despite the lack of research on this point it's a fair question to raise, if the 25 to 55 year old age cohort is smaller- this is the primary age cohort of the homeless—then will the number of homeless decline?

Assuming the incidence of homeless remains the same over time and this rate of incidence is applied to the 25 to 55 year age group, the number of homeless in Salt Lake County would still increase slightly. This is due in part to Utah unique demographics. While nationally women may have delayed child bearing and/or had fewer children that was not true in Utah. Consequently the 25 to 55-age cohort continues to grow albeit more slowing by 2015 to 2020. Table 30 shows the estimated number of chronically homeless in Salt Lake County using the current local incidence of 2.67 chronically homeless individuals for every 1,000 persons between age 25 and 54. Using population projections and this rather mechanical approach it appears that demographic change will have little impact on the number of homeless in Utah. In fact homelessness still increases despite the changing age structure of the Utah population.

**Table 30**  
**Projections of Chronically Homelessness Individuals**  
**Salt Lake County**

Year	Total Population 25 to 54	Estimated Chronically Homeless
2005	413,103	1,100
2010	451,886	1,200
2015	487,911	1,300
2020	506,378	1,350

Source: James A. Wood.

The rate of homelessness is probably much more sensitive to economic conditions, federal housing assistance programs such as HUD Section 8 vouchers and to a lesser extent housing prices. These factors all change the incidence of homelessness and are more closely linked to homelessness; however, the economic boom of the 1990s nationally did not cause homelessness to decline. In fact during the 1990s homelessness increased but some of this increase could be attributed to changing definitions, more comprehensive data and expansion of programs.

In the past several years there have been two countervailing forces affecting the homeless population in the Utah economy: a recession and very stable housing prices and rental rates. Given the rising demand for homeless services it appears that size of the homeless population is much more dependent on economic conditions than favorable rental rates.

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.

The demand and need for housing assistance is demonstrated by the sheer number of vouchers in use in the county, the length of the voucher waiting lists (several thousands individuals) and the very high occupancy rates of public housing units. In Salt Lake County the number of vouchers and public housing units totals about 6,800. In Salt Lake City, about 375 vouchers are set-aside for disabled individuals and another 110 are shelter plus care vouchers for the homeless disabled individual. The Housing Authority of the County of Salt Lake has 79 shelters plus care vouchers. These vouchers for the disabled and the homeless disabled provide housing for individuals that would otherwise be homeless.



The negative impact from a stable or declining number of vouchers in the future will likely offset any demographic changes that may work to reduce the homeless population. Then add periods of recession, unemployment and low wages, which all work to drive up the size of the homeless population, and any positive demographic conditions will be simply overwhelmed by negative factors.

The total vouchers and public housing units for each housing authority in 2004 are shown below.

	<u>Vouchers</u>	<u>Public Housing</u>
Housing Authority of Salt Lake City	2,129*	632
Housing Authority of the County of Salt Lake	2,131*	620
Housing Authority of West Valley City	513	18
Total	5,536	1,270

\*Includes shelter plus care vouchers.

**Housing Need: In next five years at least 200 permanent supportive housing units.**

## II. The Supply of Housing for Seniors and Special Needs Populations

This section will identify and provide characteristics of housing units that are subsidized, in one form or another, by government agencies and set aside or restricted to Seniors and special needs populations. Of course, most Senior or special needs households have no choice but to live in *market rate nonsubsidized housing*.

The economic vulnerability of the Senior and special needs population and particularly the very low income renter has led to a number of policies and programs specifically targeted to their housing needs. This section gives data on these housing programs and the characteristics of the housing provided, with particular emphasis on programs targeted for the very low income renter. At the end of this section, data on each type of housing is included in Tables 31 through 36.

### Housing for Very Low Income Seniors

§The Low Income Housing Tax Credit Program administered through the Utah Housing Finance Agency has provided financing for eight apartment projects in Salt Lake County that are restricted to Seniors (55 years and older). Seniors with income levels below 60 percent of the median income of the county qualify for LIHTC projects. The rents at LIHTC projects are below market rates but are not considered a *deep* subsidy. Generally, rental rates at LIHTC projects will be 20 percent to 30 percent below market rates. Although tax credit projects accept renters 55 years and older most Senior renters in such projects are 62 years+.

§Five of LIHTC projects were completed in the 1990s. The two most recent completions were in 2003 and the eighth projects will be under construction in the spring of 2005. Most of the 627 units are one-bedroom units with rents between \$450 and \$500 a month. The two bedroom units rent for approximately \$600. All of the units have air conditioning and common laundry facilities. The current vacancy rate for the six completed projects is less than 5 percent.

§There are 37 apartment projects in Salt Lake County that provide *deep* rent subsidies to low and very low-income Senior=s. *Deep* subsidies require that a tenant pay only 30 percent of his/her income for rent and utilities. The difference between the amount paid by the tenant and the project=s market rate@ is paid by the sponsoring agencyCeither a public housing authority, Nonprofit organization or HUD.

§In the 37 *deep* subsidy projects there are 2,453 units of which 2,301 are subsidized. In almost all cases, a common laundry facility is provided and the rental units are air conditioned. Most of the 37 projects were built before 1990; only about 15 percent of the total 2,453 units are less than 10 years old. About seven percent of the units are Type A accessible. Rental rates vary, of course, depending upon the income of the tenant. The vacancy rate for the 2,301 units is less than 3 percent.

### Housing for Disabled

§Very low income disabled individuals live primarily in market rate rental housing. Estimates based on the 2000 census indicate that at the very least the number of very low income severely disabled individuals living in rental housing in Salt Lake County would be 5,200. This estimate is based on a narrow definition of disability. Using a broader definition of disability the number of very low income disabled individuals living in rental housing could be as high as 14,000.

§The subsidized rental inventory in Salt Lake County totals about 11,000 units, which includes vouchers, public housing units and tax credit units. However, approximately 2,000 of the tax credit units have AMI levels above 50% and therefore are not part of the supply for the very low-income renter. Therefore, the upper bound of available subsidized or assisted units for very low-income households is around 9,000. The census data indicate that it would take close to this number of units to provide rental housing for all of the very low income disabled individuals living in rental housing. However, very low-income families who do not have a disabled member of the household occupy a large share of the vouchers and assisted units.

§Very low-income renter households with a disabled individual must compete with low-income families and Seniors for affordable housing. Since the supply of vouchers and subsidized units is insufficient to satisfy the demand a substantial percentage of very low-income families, Seniors and households with disabled individuals must rent market rate units. The number of very low income renter households in the county is estimated to be about 35,000 in 2005, more than three times the number of vouchers, public housing units and tax credit units. Consequently most very low income disabled renters live in market rate rental units.

### **Shelters for Victims of Domestic Violence**

§There are only two shelters in Salt Lake County for victims of domestic violence: South Valley Sanctuary and YWCA. These two facilities have a total of 32 units and 108 beds.

### **HIV/AIDS and Active TB Disease**

§There are only 10 units set aside in Salt Lake County for those with HIV/AIDS. In addition there are 27 HOPWA vouchers. For those very low-income individuals with HIV/AIDS, which is estimated to be at least 500 individuals, there are very few housing alternatives. Most of this population lives with family or friends often moving every few days.

§Individuals with active TB disease generally live with family. There are a few units provided by Fourth Street Clinic and the Housing Authority of the County of Salt Lake for single individuals. This special needs population is very small, only 22 individuals countywide.

### **Temporary Emergency Shelters for the Homeless, Transitional and Permanent Housing**

§Temporary emergency shelters provide short-term shelter for temporary, episodic and chronically homeless population in Salt Lake County. There is a wide range in type and characteristics of shelters. For example, Rescue Haven with 8 beds, 4 cribs and 2 children=s beds serves women and women with families. Guests are allowed to stay for up to 14 days. The largest shelter is The Road Home, which provides emergency shelter to 256 men, 64 men and 31 units for families with children. From November to April the overflow shelter in Midvale can accommodate an additional 300+ individuals. The Rescue Mission provides 50 beds and 15 double occupancy rooms for homeless men.

§Emergency shelters provide from 450 to 500 beds nightly year round and the overflow facility brings this total to 750 to 800 during the winter months.

§Various agencies and groups provide transitional housing to those individuals and families that can move from shelters into the larger community. During a stay in a homeless shelter individuals can apply for transitional housing and permanent supportive housing. Individuals and

families must fit the selection criteria, specifically the ability to achieve self-sufficiency within a two-year time frame. Currently there are 17 transitional housing projects or permanent supportive housing facilities in Salt Lake County with a total of 413 units and 105 beds.

**Table 31**  
**Independent Living: Age Restricted Units (55 years+) with Rents Set by Low Income Housing Tax Credit Program**  
**(Utah Housing Finance Agency Sponsored Projects)**

Project	Year Built	Total Subsidize Units	Type A Accessible Units	Units Amenities	
				A/C	Laundry
<b>Compass Villa</b> 1466 West 3500 South West Valley City	1998	54	1	yes	yes
<b>Harmony Gardens</b> 3521 West 3100 South West Valley City	1997	96	2	yes	yes
<b>Victoria Woods</b> 3510 West 3650 South West Valley City	1997	104	4	yes	yes
<b>Silver Pines</b> 11000 South 700 East Sandy City	2000	100 44 mkt rate	4	na	na
<b>Lowell Apartments</b> 756 South 200 East Salt Lake City	1995	80	3	yes	yes
<b>Jordan River Apartments</b> 2700 West 7800 South West Jordan	2003	42 6 mkt rate	2	yes	yes
<b>Liberty Wells</b> 800 South 300 East Salt Lake City	Proposed Open 2006	51	2	yes	yes
<b>Legacy West</b> 6200 South 3700 West Taylorsville	2003	100 44 mkt rate	4	yes	yes
<b>Total Units</b>		627	22		

Source: Utah Housing Finance Agency and selected projects.

**Table 32**  
**Independent Living: Age Restricted Projects with Subsidized Rents Based on Income**  
**(HUD and Housing Authority Projects)**

Project	Type of Assistance	Year Built	Total Units	Type A Accessible Units
<b>Calvary Tower</b> 516 East 700 South Salt Lake City, 84102 531-6350	HUD 202 Direct Loan Elderly	1989	30/30	2
<b>Capitol Villa</b> 239 West 600 North Salt Lake City, 84103 363-4109	HUD 221 (d) (4) No	1981	108/108	11
<b>City Plaza (Bldg B)</b> 1992 South 200 East Salt Lake City, 84115 487-4135	Housing Authority Salt Lake City	1975	150/150	14
<b>County High Rise (Bldg A)</b> 1962 South 200 East, Salt Lake City, 84115 284-4400	Housing Authority Salt Lake County	1975	149/149	5
<b>Dominguez Park I, II</b> 3990 South 700 West Salt Lake County, 84123 261-3061	Utah Housing Nonprofit Corp. HUD 202 Direct Loan Elderly	1981,1982	60/60,50/50	3
<b>Escalante Park I, III</b> 1040 North Redwood Road Salt Lake City, 84104 364-5682	Utah Housing Nonprofit Corp. HUD 231 Elderly Housing	1975, 1977	25/25, 80/80	2

Project	Sponsoring Agency	Year Built	Number of Units/Subsidize Units	Type A Accessible Units
<b>Friendship Manor</b> 1320 East 500 South Salt Lake City, 84102	HUD 231 Elderly Housing	1965	187/60	na
<b>Gerald Wright</b> 3375 West 3800 South West Valley City	HUD 202 Elderly Housing	2004	79/79	4
<b>Glendale Senior Housing</b> 1235 South Glendale Drive Salt Lake City, 84104	HUD 202 and Utah Nonprofit	Under construction	41/41	2
<b>Hamilton Place</b> 764 South 800 East Salt Lake City, 84102	Utah Housing Nonprofit Corp. HUD 202 Capital Advance for Elderly	1996	65/64	6
<b>IOO F Tower</b> 85 West Sunset Avenue Salt Lake City, 84115	HUD 202 Direct Loan Elderly	1990	30/30	na
<b>Jackson Apartments</b> 274 West 200 South Salt Lake City, 84101	HUD 231 Elderly Housing	1981	80/80	na
<b>Jerald H. Merrill Senior Housing</b> 8932 West 2700 South Magna, 84104 508-1613	Utah Housing Nonprofit Corp. HUD	1999	30/30	2
<b>Lambourne</b> 464 East Lambourne Salt Lake City, 84115	Salt Lake County Housing Authority	Na	8/8	2

Project	Sponsoring Agency	Year Built	Number of Units/Assisted Units	Type A Accessible Units
<b>Leemaur</b> 3809 West 2700 South West Valley City, 84119	Salt Lake County Housing Authority	na	4	2
<b>Lincoln Tower Apartments</b> 2017 South Lincoln Street Salt Lake City, 84105 484-5523	HUD 221 (d) (4)	1982	95/95	9
<b>Mackinnon Meadows</b> 745 East Lazon Drive (9140 South) Sandy, 84094 255-5774	HUD 231 Elderly Housing	1978	18/18	2
<b>Martha=s Terrace Elderly Housing</b> 2617 South 9040 West Magna, 84044 250-2300	Utah Housing Nonprofit Corp. HUD 202 Direct Loan Elderly	1991	30/30	2
<b>Multi Ethnic Apartments</b> 120 South 200 West Salt Lake City, 84101 328-2090	Utah Housing Nonprofit Corp. HUD 202 Direct Loan Elderly	1981	142/141	14
<b>Operation Conquest</b> 1160 West 12600 South Riverton, 84065	HUD 202 Direct Loan Elderly	1984	16	na
<b>Oquirrh Ridge</b> 6805 South 570 East Salt Lake City, 84047	HUD 202 Direct Loan Elderly	1988	24/24	na
<b>Perry House</b> 223 Third Avenue Salt Lake City, 84103	Housing Authority of Salt Lake City	na	17/17	2



Project	Sponsoring Agency	Year Built	Number of Units/Assisted Units	Type A Accessible Units
<b>Phillips Plaza</b> 660 South 300 East Salt Lake City, 84111 531-0202	Housing Authority of Salt Lake City	Pre-1975	98/98	14
<b>Preston Place Elderly Housing</b> 2673 South Preston (1930 East) Salt Lake City, 84106 485-2111	Utah Housing Nonprofit Corp. HUD 202 Direct Loan Elderly	1992	65/65	4
<b>Riverside</b> 610 South 900 West Salt Lake City, 84104 532-0845	HUD 202	1989	41	41 can be easily converted
<b>Romney Plaza</b> Family Park Plaza 475 East 900 South Salt Lake City, 84111 533-9160	Housing Authority of Salt Lake City	Pre-1975	70/70	7
<b>Southgate</b> 2740 South 1517 East Salt Lake City, 84016	Salt Lake County Housing Authority	na	6/6	2
<b>South Lake Villa</b> 3130 South 200 East South Salt Lake, 84115 487-9647	HUD	1998	50/50	na
<b>St. Marks Millcreek</b> 418 East Front Avenue Salt Lake City, 84115	HUD 202 Direct Loan Elderly	1989	24/24	na

Project	Sponsoring Agency	Year Built	Number of Units/Assisted Units	Type A Accessible Units
<b>St. Marks Tower</b> 650 South 300 East Salt Lake City, 84111	HUD 202 Direct Loan Elderly	1979	100/98	9
<b>Sweet Charity</b> 211 East 300 South, 84102 Salt Lake City	HUD 202 Direct Loan Elderly	1981,1983	30/30,20/20	na
<b>United Cerebral Palsy</b> 1666 West 6720 South West Jordan, 84084	HUD 202 Direct Loan Elderly	1985	18/18	na
<b>Valley Fair Village</b> 3060 West 3650 South West Valley City, 84119	Salt Lake County Housing Authority	pre-1974 remodeled	100/100	5
<b>Villa Cumorah</b> 81 South Main Street Midvale, 84047	HUD 221 (d) (3) Mkt Rate	1973	32/32	na
<b>Wasatch Manor</b> 535 South 200 East Salt Lake City, 84111	HUD 221(D) (4)	1967	183/111	0
<b>West Jordan Seniors</b> 2200 West 8250 South West Jordan	HUD 202	Undercnst Open 2005	65/65	4
<b>Willowood</b> 9075 South 700 East Sandy, 84070 255-0983	HUD 221 (D) (4)	1980	84/84	na
Total Units			2,453/2,301	170

Source: U.S. Department of Housing and Urban Development, Salt Lake County Division of Aging, Utah Non-Profit Housing Corporation, Salt Lake County Housing Authority, Housing Authority of Salt Lake City.

**Table 33**  
**Domestic Violence Shelters in Salt Lake County**

Shelter	Units	Beds
South Valley Sanctuary	13	58
YWCA	19	50
<b>Total</b>	<b>32</b>	<b>108</b>

Source: Utah Domestic Violence Cabinet Council.

**Table 34**  
**Set Aside Units for HIV/AIDS**

Location	Units	Bedrooms
Carter-Willey Salt Lake City	4	2
Robert Willey Salt Lake City	4	1
Wendell Salt Lake City	2	Studio
<b>Total</b>	<b>10</b>	

Source: Salt Lake Community Action Program

**Table 35**  
**Temporary Emergency Homeless Shelters in Salt Lake County**

Name	Number of Beds	Description
Intermountain Health Care, LDS Church and Cathedral of Madeline	NA	These organizations independently sponsor programs to pay for the placement of families into motels while they wait for available rooms in shelters.
Marillac House Address not published	30 beds, plus cribs	A program of Catholic Community Services, is a thirty-day emergency shelter for women and children who are homeless or coming from an abusive environment.
Rescue Haven 1165 South State Salt Lake City	8 beds, 4 cribs, 2 children=s beds	A sister agency to the Rescue Mission. Serves women and women with families. Guests are allowed up to a 14-day stay.
Rescue Mission 463 South 400 West Salt Lake City	50 bed dormitory 15 room double occupancy	Men are allowed to spend 7 consecutive nights every 30 days. The Mission serves two meals a day, six days a week.. 15 rooms occupancy by 30 individuals in the Rescue Mission religious program for 6 months.

Road Home 210 South Rio Grande St. Salt Lake City	Approximately 256 beds for men 64 beds for women 31 units for families	Largest shelter in the state. Provide shelter, emergency assistance and case management for up to 400 women, men and families members nightly. Only shelter to serve single and dual parent families and only shelter to accept single fathers.
Total Beds	444 bed year round and 31 units for families	Available Year-Round
Winter Overflow Shelter Midvale	Additional 350 beds Nov. to Apr.	Operated by Travelers Aid Society. Provides additional shelter for homeless men, women, and families.

Source: Service providers.

**Table 36**  
**Mix of Units in Transitional and Permanent Supportive Housing for Homeless Population**

Facility	Total Units	SRO	Studio	One Bedroom	Two Bedroom	Three Bedroom	Four Bedroom
Aspenview	16		1	15			
Frontier	14		10	1	2		
Gregson	16				16		
Home Front	8		8				
Ivy House	24		24				
Jared Alan	16		1	15			
Lake Street	4				4		1
Oquirrh East	12			12			
Oquirrh West	12			12			
Rio Grande	49	49					
Roberta Street	2				2		
Safe Haven I	25		15	10			
Safe Haven II	24			24			
Sedona	16		1	15			
Sego House	2			2			
Smith Apartments	16		10	6			
Valley Crossroads	24			24			
Valley Horizons	18			18			
Valley Plaza	40		8		32		
Valley Woods	42		12	16	14		
Valor Apartments	14			14			
500 East	4				4		
846 East Fairmont	4		4	4			
24 East 1700 South	8		8	8			
Total	413	49	90	197	76		1
<i>Primarily Shared Bedrooms</i>							
Salt Lake Transitional	44 beds						
Valor House	61 beds						
Total	105						

**SOURCE: SURVEY OF FACILITIES.**

## ECONOMIC DEVELOPMENT



The attraction of new businesses into an economy will increase the tax base, job supply, economic vitality and diversity of the local economy. The attraction and retention of new and existing commercial, professional and manufacturing businesses and industries is vital to provide the quality services and jobs that West Jordan City and its residents demand. An analysis of the economy of West Jordan was conducted in order to assist residents, developers, property owners, and government officials to understand the West Jordan economy and resources and to guide the development process in the City. Data regarding economic activity, industry, employment, and an inventory of existing industrial and commercial areas was gathered and analyzed to provide a foundation for West Jordan's Economic Development goals and policies.

### ECONOMIC ACTIVITY

West Jordan was, numerically, the fastest growing city in Utah during the 1990's. (Figure 20) West Jordan issued more residential building permits from 1993 to 2002 than any other city or county in Utah. (Figure 21) According to the 2000 Census reports, West Jordan City ranked among the fastest population growth areas in the United States. This growth strained City resources with increased infrastructure and services demands. However, City Economic Development activities, combined with naturally occurring growth, created new retail, office and manufacturing developments and jobs within the City. These efforts produced hundreds of new jobs and double digit increases in sales tax revenues.

**Fig 20:** Utah's 15 Largest Cities – 2000 Census

<b>2000 Rank</b>	<b>City</b>	<b>Population 1990</b>	<b>Population 2000</b>	<b>Pop. Estmt.2003</b>	<b>Change 90/00</b>	<b>% Change 90/00</b>
1	Salt Lake City	159,936	181,743	184,354	21,807	13.6%
2	West Valley	86,976	108,896	113,129	21,920	25.2%
3	Provo	86,835	105,166	114,537	18,331	21.1%
4	Sandy	75,058	88,418	94,843	13,360	17.8%
5	Orem	67,561	84,324	85,297	16,763	24.8%
<b>6</b>	<b>West Jordan</b>	<b>42,892</b>	<b>78,714</b>	<b>86,763</b>	<b>35,822</b>	<b>85.5%</b>
7	Ogden	63,909	77,226	78,239	13,317	20.8%
8	Layton	41,784	58,474	59,638	16,690	39.9%
9	Taylorsville	-	57,439	59,722	-	-
10	St. George	28,502	49,663	52,115	21,161	74.2%
11	Logan	32,762	42,670	42,484	9,908	30.2%
12	Bountiful	36,659	41,301	41,903	4,642	12.7%
13	Murray	31,282	34,024	34,967	2,742	8.8%
14	Roy	24,603	32,885	34,936	8,282	33.7%
15	South Jordan	12,220	29,437	33,337	17,217	140.9%
<b>Average Actual and Percent Changes</b>					<b>15,854</b>	<b>39.23%</b>

Source: US Census Bureau, 2002 Census, Wasatch Front Regional Council, 2003 Population Estimates

**Fig 21:** Top Residential Building Permitting Jurisdictions - Entire State Of Utah: 1993-2002  
(Single and Multi-family Building Permits)

<b>Rank</b>	<b>Jurisdiction</b>	<b>1993</b>	<b>1994</b>	<b>1995</b>	<b>1996</b>	<b>1997</b>	<b>1998</b>	<b>1999</b>	<b>2000</b>	<b>2001</b>	<b>2002</b>	<b>TOTAL</b>
1	West Jordan	796	1,061	<b>1,039</b>	1,241	864	<b>1,350</b>	<b>1,645</b>	<b>1,143</b>	835	692	<b>10,666</b>
2	St. George	<b>1,140</b>	<b>1,574</b>	1,001	847	484	937	837	704	979	<b>1,186</b>	9,689
3	Salt Lake City (2)	243	800	885	1,012	<b>985</b>	979	538	518	<b>1,256</b>	598	7,814
4	West Valley (2)	424	822	980	<b>1,286</b>	745	978	531	517	615	684	7,582
5	Draper (2)	32	494	738	1,006	880	765	670	432	933	503	6,453
6	Provo	646	551	525	695	407	486	579	297	724	608	5,518
7	Layton	574	582	484	589	775	678	518	336	416	407	5,359
8	South Jordan (2)	667	671	485	574	538	496	373	310	408	612	5,134
9	Orem	566	741	669	676	559	587	422	270	201	403	5,094
10	Riverton (2)	407	532	561	551	499	391	421	306	750	276	4,694
11	Sandy (2)	682	596	567	489	411	515	186	218	188	257	4,109
12	Ogden	129	265	299	317	343	604	870	362	258	255	3,702
	SL County. (2, 3)	2,351	1,445	1,802	2,432	1,105	1,201	1,301	992	787	1,130	14,546

**NOTES:**

1 Permit records are incomplete for some entities before 1993.

2 Jurisdictions in Salt Lake County within a 20 minute drive of West Jordan.

3 Includes Taylorsville, Holladay, Cottonwood and Herriman Cities until their incorporation. Also includes areas of the county which were later annexed into West Jordan, Riverton, Sandy, Midvale, etc. until their annexation.

Source: "The Construction Monitor"

**Fig 22** Population And Growth Rates In Salt Lake County

(Population, growth rates, and travel times of cities within 20 minutes of West Jordan)

<b>CITY</b>	<b>1980</b>	<b>1990</b>	<b>2000</b>	<b>Pop. Estmt. 2003</b>	<b>% Change 1990-2000</b>	<b>% Change 2000-2003</b>	<b>Drive Time</b>
Bluffdale	1,300	1,152	4,700	5,634	308.0%	19.9%	15 min.
Draper	5,521	7,257	25,220	29,443	247.5%	16.7%	15 min.
Herriman	n/a	n/a	1,523	6,290	n/a	313.0%	15 min.
Holladay	n/a	n/a	14,561	19,337	n/a	32.8%	20 min.
Midvale	10,146	11,886	27,029	27,959	127.4%	3.4%	5 min.
Murray	25,750	31,282	34,024	34,967	8.8%	2.8%	10 min.
Riverton	7,032	11,261	25,011	31,291	122.1%	25.1%	10 min.
Salt Lake City	163,034	159,936	181,743	184,354	13.6%	1.4%	20 min.
Sandy	52,210	75,058	88,418	94,843	17.8%	7.3%	10 min.
South Jordan	7,492	12,220	29,437	33,337	140.9%	13.2%	5 min.
South Salt Lake	10,413	10,129	22,038	22,192	117.6%	0.7%	15 min.
Taylorsville	n/a	n/a	57,439	59,722	n/a	4.0%	5 min.
<b>West Jordan</b>	<b>27,327</b>	<b>42,892</b>	<b>78,714</b>	<b>86,763</b>	<b>83.5%</b>	<b>10.2%</b>	<b>n/a</b>

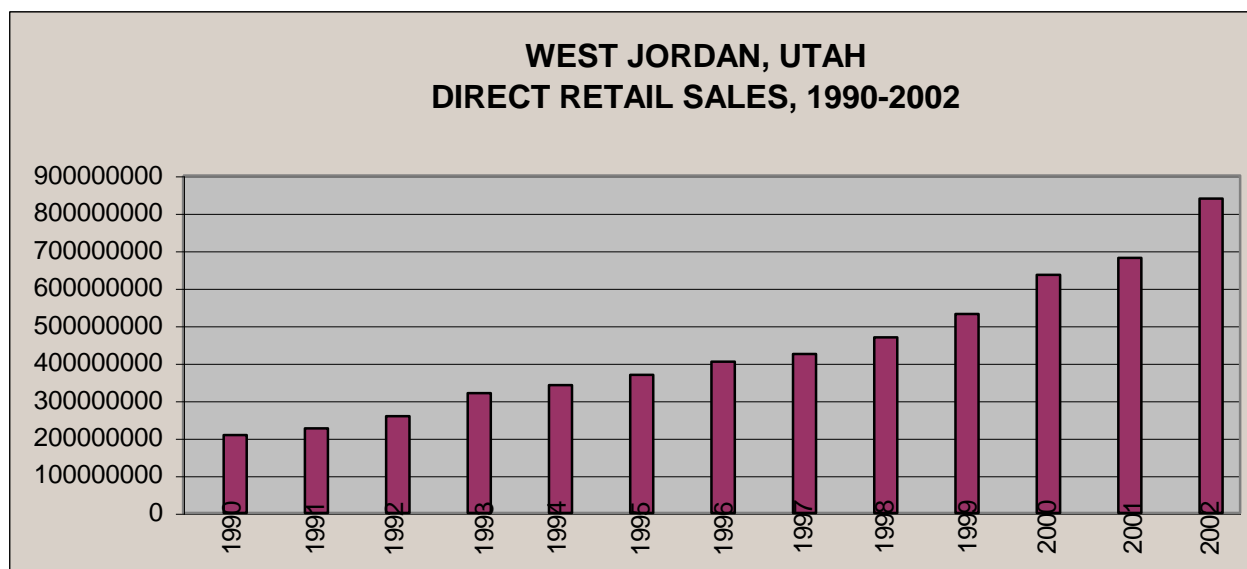


<b>CITY</b>	<b>1980</b>	<b>1990</b>	<b>2000</b>	<b>Pop. Estmt. 2003</b>	<b>% Change 1990-2000</b>	<b>% Change 2000-2003</b>	<b>Drive Time</b>
West Valley City	72,509	86,976	108,896	113,129	25.2%	3.9%	10 min.
S.L County	235,951	296,525	209,642	182,731	-29.3%	-12.8%	5 - 20 min.
<b>TOTAL</b>	<b>619,066</b>	<b>725,956</b>	<b>898,387</b>	<b>931,992</b>	<b>23.8%</b>	<b>3.7%</b>	

Source: 1980, 1990 & 2000 population figures obtained from Census Bureau.  
2003 population updates obtained from Wasatch Front Regional Council

During the 1960's through early 1990's, West Jordan's economy traditionally had been heavily dependent on the construction and manufacturing industries. A 1986 study noted that West Jordan's economy was vulnerable because of its strong ties to these two industries. *"Lack of diversification in the West Jordan economy is important because it is a key factor in the instability seen in local employment. National or regional recessions, even minor ones, can have a particularly strong impact on West Jordan."* (SRI International, 1986, p.36). In 2002, West Jordan's economy was fairly balanced between the Trade, Services, Manufacturing, Government and Construction employment sectors. Nonetheless, West Jordan City continues to be a "bedroom" community: where most of its residents commute to jobs outside of the City.

To address the concerns raised in that study, the City Council created a new Economic Development Department in the mid 1980's and revamped the City's General Plan in 1990. Specific goals and actions were identified to create a stronger, diversified economy. Two key development philosophies were adopted to guide economic development in the City. First, all services and retail opportunities expected by the residents would be recruited to locate within the City. This activity would improve the tax base and prohibit "commercial leakage." Second, the City would maintain a ratio of jobs to total number of residents of no less than 20 percent. That effort would mean that 1 of every 5 residents of West Jordan could find a job within the City's boundaries. Significant improvements and accomplishments were seen in both goals since 1997.



Gross taxable retail sales and services for calendar years 1997 through 2002 (Figure 23) and hundreds of new jobs (Compare Figures 24 and 25) show dramatic economic growth in West Jordan. However,

significant fluctuations in individual industries and retail sectors occur in economic cycles, which can weaken the local economy. The City's Economic Development Manager is charged with the responsibility of building a strong, diversified economy in West Jordan, in collaboration with the City Council, City Manager, and Chamber of Commerce. Through the City's efforts and policies and through natural growth, it is planned that the economy will continue to diversify, thus mitigating the impact of economic cycles inherent in all industries. It is also planned that the cost of providing services to a burgeoning population will be offset through economic development and expansion.

Figure 23: Gross Taxable Retail Sales By Sector -- City Of West Jordan

Major Sector	1990 # of Outlets	1995 # of Outlets	2000 # of Outlets	2002 # of Outlets	1990 Gross Sales	1995 Gross Sales	2000 Gross Sales	2002 Gross Sales	% Change 90-00	% Change 00-02
Agriculture	6	8	12	13	\$ 32,334	\$ 252,492	\$ 622,323	\$ 996,674	1825%	60%
Construction	10	17	33	27	\$ 3,671,240	\$ 3,589,397	\$ 5,583,081	\$ 3,533,449	52%	(37%)
Manufacturing	40	73	92	89	\$21,635,793	\$ 40,840,996	\$ 77,782,249	\$ 45,088,823	260%	(42%)
Transportation	0	10	8	10	\$ 0.00	\$1,593,490	\$2,471,857	\$ 858,464	100%	(65%)
Communications	0	0	7	15	\$ 0.00	\$ 0.00	\$ 478,343	\$ 2,185,888	100%	357%
<b>WHOLESALE</b>										
Durable Goods	28	33	33	29	\$ 8,332,743	\$ 12,858,097	\$ 22,526,073	\$ 30,147,180	170%	34%
Nondurable Goods	5	8	16	18	\$ 2,287,901	\$ 940,773	\$ 6,621,447	\$ 29,934,156	189%	352%
<b>RETAIL</b>										
Building & Garden	14	18	22	26	\$ 21,515,449	\$ 73,850,385	\$ 94,408,732	\$122,360,965	339%	30%
General Merchandise	0	7	7	8	\$ 0.00	\$ 38,541,383	\$ 57,050,203	\$233,486,290		309%
Food Stores	19	30	45	47	\$ 76,194,709	\$ 84,635,160	\$165,236,809	\$124,871,578	117%	(24%)
Motor Vehicle Dealers	28	17	20	26	\$ 4,431,164	\$ 7,665,596	\$ 10,126,662	\$ 19,441,846	129%	92%
Apparel & Accessories	12	20	22	28	\$ 2,109,956	\$ 3,254,940	\$ 4,462,440	\$ 19,520,288	111%	337%
Furniture & Furnishings	14	33	43	59	\$ 11,843,307	\$ 28,617,358	\$ 37,450,978	\$ 39,182,044	216%	5%
Eating & Drinking Places	33	44	80	93	\$13,467,086	\$20,796,654	\$49,298,082	\$56,354,777	266%	14%
Miscellaneous	83	162	201	223	\$ 3,212,829	\$13,743,558	\$23,328,539	\$30,039,077	626%	29%
Finance, Ins. & Real Estate	6	8	10	18	\$ 74,243	\$ 0.00	\$ 552,692	\$ 142,105	644%	(74%)
<b>SERVICES</b>										
Personal	22	42	47	65	\$ 1,310,227	\$ 103,417	\$ 2,080,719	\$ 3,511,863	59%	69%
Business	29	58	53	62	\$ 1,999,654	\$ 2,241,554	\$ 5,165,198	\$ 7,454,023	158%	44%
Auto & Misc. Repair	43	64	70	74	\$ 3,451,384	\$ 2,996,436	\$20,298,889	\$21,996,038	488%	8%
Amusement & Recreation	6	16	30	24	\$ 267,320	\$ 8,202,231	15,172,567	\$20,830,241	5576%	37%
Health	10	16	25	36	\$ 360,754	\$ 2,047,237	\$ 2,028,544	\$ 2,631,057	462%	30%
Education, Legal, Social	0	5	11	12	\$ 0.00	\$ 300,298	\$ 468,349	\$ 388,910	100%	(17%)
Public Administration	0	1	1	1	\$ 0.00	\$ 4,881	\$ 269,728	\$ 73,533	100%	(73%)
Private Vehicle Sales	1	1	1	1	\$ 11,756	\$ 9,304,524	\$16,773,758	\$19,593,765	142583%	17%

Major Sector	1990 # of Outlets	1995 # of Outlets	2000 # of Outlets	2002 # of Outlets	1990 Gross Sales	1995 Gross Sales	2000 Gross Sales	2002 Gross Sales	% Change 90-00	% Change 00-02
Occasional Retail Sales	1	1	1	1	\$ 64,358	\$ 32,935	\$ 1,842,099	\$ 4,584,777	2762%	149%
Non-disclosed / nonclassifiable	17	4	3	3	\$20,632,484	\$ 372,562	\$ 302,705	\$ 388,622	(99%)	28%
Adjustments					\$10,196,527	\$11,488,472	\$12,297,462	\$ 3,222,930	21%	(74%)
<b>Totals</b>	<b>427</b>	<b>696</b>	<b>893</b>	<b>1008</b>	<b>\$207,103,218</b>	<b>\$368,274,826</b>	<b>\$634,700,528</b>	<b>\$842,819,363</b>	<b>306%</b>	<b>33%</b>

Source: Utah State Tax Commission

## EMPLOYMENT

In 2002, businesses in West Jordan employed 27,454 persons, which compares to 7,139 workers in 1987 (Utah Department of Workforce Services). The major employment sectors in 2002 were wholesale and retail trade which employed 29% of the work force, services employed 24%, manufacturing employed 19%, construction employed 13%, government employed 11%, and the mining, transportation and finance sectors employed 3% of the work force. West Jordan's largest employers for 1989 and 2002 and their approximate numbers of employees are shown in Figures 24 and 25.

Employment in West Jordan rose from 1,277 jobs in 1971 to 7,139 jobs in 1987 to 27,454 in 2002. The annual increase of jobs blossomed in the years 1997 through 2002. West Jordan's 2002 actual employment far surpassed Wasatch Front Regional Council's 1990 employment projections for the City, which was estimated to be 14,625 in 2005. Figure 26 compares City population and employment.

Figure 24: West Jordan's Largest Employers - 1989

<i>Business</i>	<i>Number of Employees</i>	<i>Character of Business</i>
National Semiconductor Corp.	1,230	Semiconductor Mfg.
Jordan School District	593	Education
E & J Manufacturing	237	Clothing
City of West Jordan	207	Government
Smith's Food King	180	Grocery
Natter Manufacturing	170	Sheet Metal
Southwire	169	Cable Wire
Holy Cross Jordan Valley Hospital	161	Health Care
Shopko	154	General Merchandise
Interstate Brick	125	Brick Manufacturing
ACME-URDC, Inc.	112	Aerospace Power Rack
Albertson's	105	Grocery
Ream's #10	105	Grocery
Cenna Technology	104	Computer Disks
Hydrapak	100	Aerospace Seals
Fashion Cabinet Manufacturing	99	Kitchen Cabinets
Balkamp	95	Autoparts Distribution
Otto & Sons	90	Meat Processing
Salt Lake County Conservancy District	90	Water Utility

Fred Meyer	86	General Merchandise
Utah Army National Guard Aviation	83*	Military Defense
Ream's #11	80	Grocery
Rivendell of Utah	80	Health Care
Ireco Inc.	75	Explosives Manufacturing
West Jordan Health Care Center	74	Health Care
Waste Management of Utah	71	Waste Disposal & Recycling
Val's Machine & Engineering	66	Aerospace Tooling
Anderson Lumber	55	Building Materials
Granite Furniture	50	Home Furnishings

\* Plus 300 Part-time employees.

Figure 25: Major Employers - City Of West Jordan - 2003

<b>Business</b>	<b>Number Of Employees</b>	<b>Character of Business</b>
Jordan School District*	1,905	Education
Sysco Intermountain Food Services	617	Wholesale foods
Fairchild Semiconductor	575	Semiconductor Mfg.
Wal-Mart Supercenter #3232	480	General Merchandise
City of West Jordan	419	Government
Jordan Valley Hospital	250	Health Care
Macey's Food Store	250	Grocery
Sam's Club #4730	250	General Merchandise
Gardner Historic Village (All Shops)	238	Specialty Retail
Interstate Brick	194	Brick Manufacturing
Fred Meyer	179	General Merchandise
Target #768	174	General Merchandise
Balkamp	160	Auto Parts Distribution
Penco Products	157	Shelving & Storage Mfg.
Home Depot #4410	155	Building Materials
Utah Army National Guard	150	Military Defense
SME Steel Industries	140	Steel Fabrication
South Valley Health Care Center	135	Health Care
Lowe's Home Improvement #1613	130	Building Materials
Otto & Sons	125	Meat Processing
Ream's Bargain Annex #10	124	Grocery
Dannon Company	120	Yogurt Manufacturing
LB Roundy & Associates	120	Clothing Manufacturing
K-Mart #7618	120	General Merchandise
Shopko #84	120	General Merchandise
Salt Lake Community College	118	Education
West Jordan Care Center	117	Health Care
Waste Management of Utah	116	Waste & Recycling
Cinemark 24 Screen Theater	112	Entertainment

Donut's Incorporated/Dunford Bakeries	110	Donut Manufacturing
Smith's Food & Drug #139	110	Grocery
Albertson's #385	109	Grocery
Salt Lake Co. Water Conservancy District	105	Culinary Water
Utah Boy's Ranch	105	Education
Craig Sorensen Construction	100	Construction
Sorensen Medical, Inc.	100	Medical Device Mfg.
Fashion Cabinets Manufacturing	98	Wood Cabinets
Smith's Food & Drug #158	98	Grocery
Albertson's #362	91	Grocery
Ream's Bargain Annex #11	90	Grocery
BMC West	89	Building Materials
Unique Plastering	86	Construction
Historical Arts & Castings	80	Architectural Production
Ream's Bargain Warehouse #10	78	Grocery
Copper Hills Youth Center	76	Education
RC Willey	76	Home Furnishings
Design Vinyl	75	Binder & Case Mfg.
Wendy's	74	Restaurant
PW Pipe	70	PVC Pipe Mfg.
Applebee's Neighborhood Grill	70	Restaurant
Salt City Candle	68	Candle Manufacturing
Anderson Lumber	65	Building Materials
American Welding & Tank	65	Propane Tank Mfg.
MacLean Quality Composites	61	Auto Parts Mfg.
ADP Lemco	56	A/V Equipment
Sutherland Lumber	55	Building Materials
Val's Machine & Engineering	55	Machine Tooling
Xcel Fitness Center	55	Fitness Center
Granite Furniture	53	Home Furnishings
Chili's Southwestern Grill	53	Restaurant
E&J Manufacturing	50	Clothing Manufacturing
Carmike Cinemas Twelve	50	Entertainment
LAR Manufacturing	50	Firearms Manufacturing
Johnny Carino's Italian Restaurant	50	Restaurant
JT Steel	50	Steel Fabrication
Old Navy #6196	50	General Retail
Tru-Green Lawn Care	50	Yard Maintenance
Tradestar	48	Equipment Mfg.
Walgreen's #5875	48	General Retail
TJ Maxx #839	48	General Retail
Glover Nursery	47	Nursery Plants
Jordan Valley Family Health	46	Health Care
Deseret Industries	46	General Retail
Wallboard Specialties	45	Construction
KWM Electronics	44	Electronics Mfg.

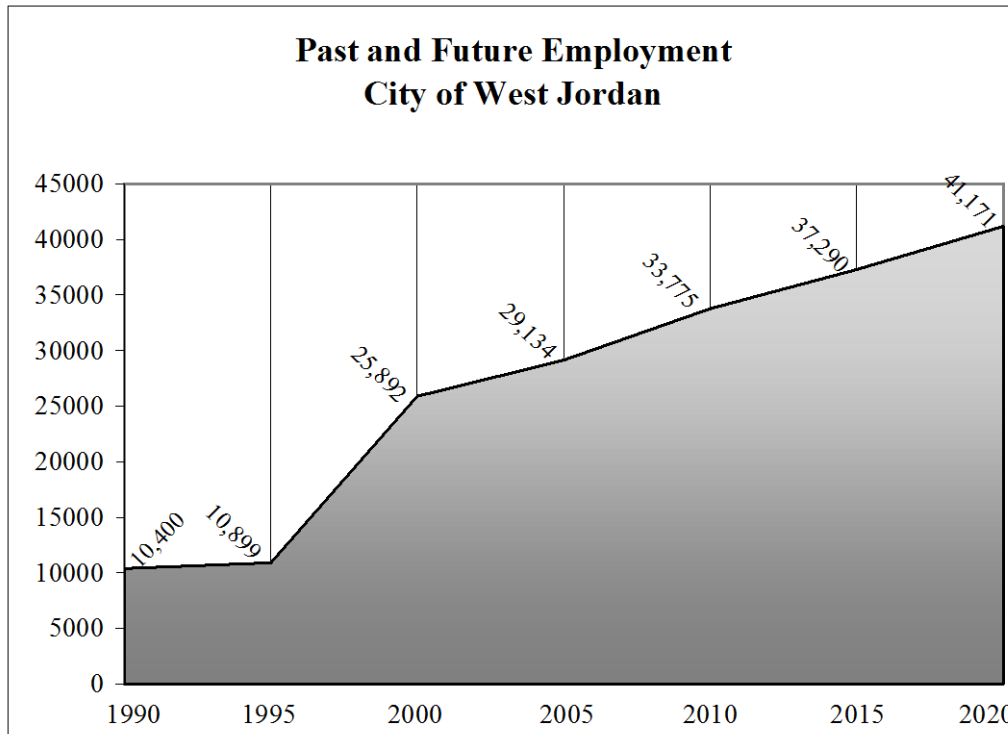
Peppertree Kitchen & Bath	44	Wood Cabinets
South Valley Water Reclamation	44	Waste Water Treatment
Utah Career College	44	Education
Mountain Cork	42	Sporting Goods Mfg.
Speck Construction	42	Construction
Sprung Insta-Structures	42	Fabric Buildings Mfg.
Trebor International	42	Clean Pump Mfg.
Pizza Hut	41	Restaurant
B Jackson Construction & Engineering	40	Construction
Bacyrus Blades	40	Equipment Mfg.
Dyno Nobel	40	Explosives Mfg.
Iggy's Sports Grill	40	Restaurant
Pasta Ventures	40	Pasta Mfg.
Sizzler Steakhouse	40	Restaurant

Figure 26: Employment / Population Ratio – City Of West Jordan

<u>Year</u>	<u>Employment (E)</u>	<u>Population (P)</u>	<u>E/P Ratio</u>
1970	1,277	4,221	0.30
1980	6,933	27,329	0.25
1985	6,379	36,892	0.17
1990	10,400	42,915	0.24
1995	10,899	54,195	0.20
2000	21,892	78,716	0.24
2002	27,454	85,865	0.32

Source: Utah Department of Workforce Services, Governor's Office of Planning & Budget

**Figure: 27.** Employment Projections



### WAGES

Some of the highest average wage levels in West Jordan are found in the mining, finance and manufacturing industries. Information published by the Utah Department of Workforce Services places the average monthly wage for an employee working in manufacturing industries at \$2,915 and in the finance industries at \$2,925. There is little employment in the mining industries in West Jordan. Figure 28 shows a comparison of average monthly wages for employees working in various industries.

**Figure 28:** Average Monthly Wage Rates ~ West Jordan Industries

Services	\$2,129
Transportation / Utilities / Trade	\$2,332
Government	\$2,417
Construction	\$2,481
Finance / Insurance / Real Estate	\$2,925
Manufacturing	\$2,915
Mining	\$3,997

Source: Utah Department of Workforce Services, 2002

### COMMERCIAL LAND USE

Figure 29 describe and illustrate the major commercial centers and their locations in West Jordan in 1985, when the largest concentration of commercial activity were located in the area of 7800 South and Redwood Road (1700 West). In 1985, there was a total of 1,073,000 square feet of gross commercial floor area in the City. In 2002, the total gross commercial floor area had nearly tripled to 2,968,000

square feet. Figure 30 depicts the major commercial centers and their locations in West Jordan in 2002. The largest concentrations of retail centers are at Jordan Landing and between 1200 to 1900 West on 9000 South. Current and future commercial areas are shown in Figure 31.

Figure 29: West Jordan Commercial & Retail Centers -- 1985

<b>Center</b>	<b>Location</b>	<b>Gross Floor Area (Sq. Ft.)</b>	<b>Site Area (Acres)</b>	<b>Major Tenants</b>
<i>Dixie Valley</i>	3650 W. 6200 So.	58,400	6	Ream's Foods
<i>Redwood Village</i>	7000 So. 1700 W.	123,200	16	Smith's Food & Drug
<i>Independence Square/ Briarwood Center/ Jordan Square</i>	7800 So. 1700 W.	608,250	61	Albertson's Grand Central (Fred Meyer) Shepherd's All-Star Lanes United Stated Post Office
<i>Green Isle Plaza</i>	9000 So. 1700 W.	91,300	11	Gibson's
<i>Jordan Retail</i>	2700 W. 7800 So.	58,150	7	Farmer Jack (Safeway Foods)
<i>90th South Center</i>	2700 W. 9000 So.	133,400	13	Ream's Foods
<b>Totals:</b>		<b>1,072,700.00</b>	<b>114</b>	

Figure 30: West Jordan Commercial & Retail Centers -- 2003

<b>Center</b>	<b>Location</b>	<b>Gross Floor Area (Sq. Ft.)</b>	<b>Site Area (Acres)</b>	<b>Major Tenants</b>
<i>Briarwood</i>	7600 So. 1700 W.	180,000	32	Deseret Industries Lifestyles 2000
<i>Copper Creek/ 3200 West</i>	3200 W. 7800 So.	225,000	29	Macey's Foods Sutherland Lumber US Post Office
<i>Dixie Valley</i>	3650 W. 6200 So.	101,000	12	Ream's Foods Lady Fitness Center
<i>Fred Meyer Center</i>	1800 W. 9000 So.	155,000	11	Fred Meyer
<i>Independence Square</i>	1800 W. 7800 So.	85,600	12	Shepherd's All-Star Lanes Walgreen's Drugs
<i>Jordan Landing</i>	7800 So. Bangarter Highway	1,072,700	161	Cinemark 24 Theater Super Wal-Mart Sam's Club Sear's Plus Lowe's Home Improvement Old Navy Barnes & Noble Booksellers



Center	Location	Gross Floor Area (Sq. Ft.)	Site Area (Acres)	Major Tenants
				Office Max
				Gus Paulos Car Dealerships
<i>Jordan Plaza</i>	1500 W. 9000 So.	287,400	38	Home Depot
				K-Mart
				Big 5 Sports
				Blockbuster Video
<i>Jordan Square</i>	7850 So. 1700 W.	89,500	10	Gold's Gym
<i>Jordan Village</i>	2700 W. 7800 So.	78,500	13	Auto Zone
<i>Park Village</i>	7000 So. 1700 W.	95,000	20	Smith's Food & Drug
				Hollywood Video
<i>RC Willey Center</i>	9000 So. 1700 W.	91,300	11	RC Willey Clearance Center
<i>Redwood Village</i>	7000 So. 1700 W.	123,200	16	Mac's Crafts
				Missionary Emporium
<i>River Pointe Plaza</i>	1300-1700 W. 9000 So.	465,000	49	Granite Furniture
				Anderson Lumber
				Shopko
				Albertson's
				Carmike 12 Theater
				Seagull Book & Tape
<i>Shops @ Naylor Farms</i>	4000 W. 9000 So.	139,500	25	Smith's Food & Drug
<i>Stone Creek Retail</i>	4800 W. 7800 So.		40	Future Commercial Center
<i>West Jordan Marketplace</i>	New Bingham Hwy - 9000 So. & 5600 W.		60	Future Commercial Center
<i>West Jordan Town Center</i>	7000 So. 1700 W.	355,000	27	Albertson's
				Target
				Petco
				Office Depot
				Party City
<i>90th South Center</i>	2700 W. 9000 So.	85,000	13	Ream's Food Store
				IHC Health Center
	<b>Totals:</b>	<b>3,628,700</b>	<b>579</b>	

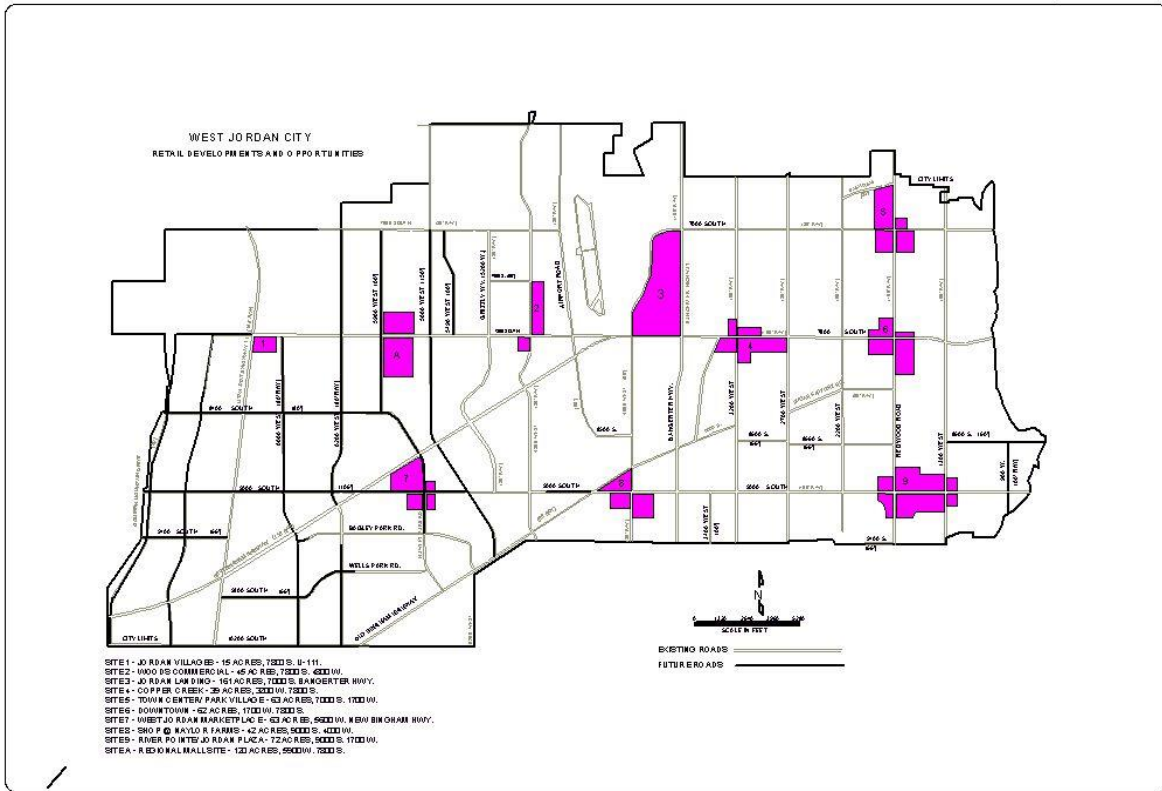


Figure 31: West Jordan Commercial Map – 2002

### INDUSTRIAL LAND USE

In 1985, West Jordan’s inventory of constructed industrial space was 2,089,000 square feet (Figure 32) in six industrial parks. In 2002, West Jordan’s inventory of constructed industrial space was 5,159,750 square feet (Figure 33) in eleven industrial parks. In 1985, 1,220 acres of property were zoned for industrial and manufacturing uses. Figure 34 displays areas currently zoned for industry within West Jordan. Current and future industrial areas are shown in Figure 35. In 2002, 1,844 acres of land were zoned industrial and manufacturing, with an additional 170 acres planned for industrial zoning.

Figure 32: West Jordan Industrial & Business Parks -- 1985

Park	Location	Gross Built Square Feet	Site Area (Acres)	Major Businesses
Bagley Industrial	5600 W. New Bingham Highway	970,550	985	Pro-Feed Reprocessing  Otto & Sons American Welding & Tank Agrekko Generators Interstate Brick

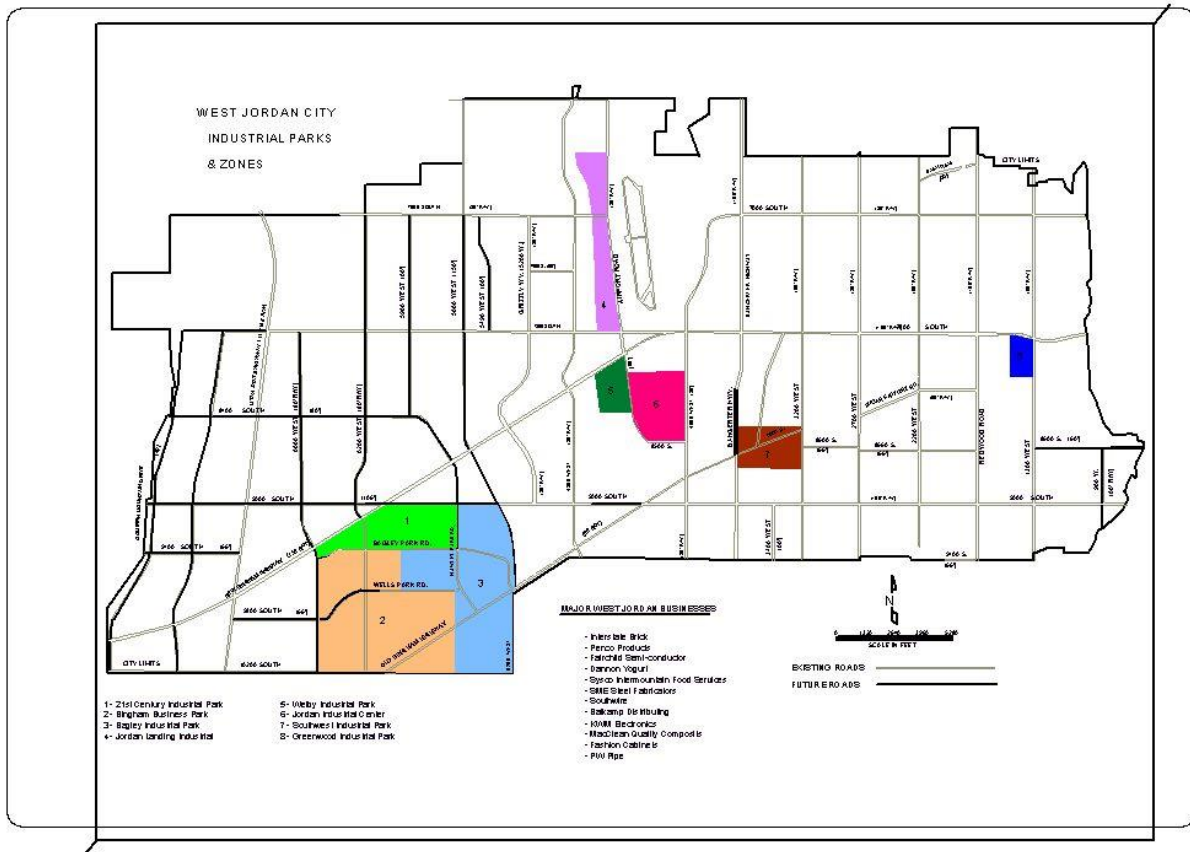
<b>Park</b>	<b>Location</b>	<b>Gross Built Square Feet</b>	<b>Site Area (Acres)</b>	<b>Major Businesses</b>
				Bosie Cascade Homes Haaga's Mattress Factory
Balkamp Distribution	8951 So. 4000 W.	96,000	10	Balkamp/NAPA Auto Parts
Greenwood/West Jordan Industrial	7800-8200 So. 1300 W.	218,350	69	Centek PC Diskettes  Jolene's Clothing BMC West Rodon Foods
National Fabricating	3295 W. 9000 So.	269,400	23	National Semiconductor
Tullis Industrial	3200 W. 8600 So.	141,850	83	R-Cubed Composites Tradestar International Dyno-Nobel
West Valley Industrial	8600 So. 4000 W.	221,200	50	Pulley Manufacturing LAR Manufacturing Val's Machinery Starfire Boats
<b>Totals:</b>		<b>1,917,350</b>	<b>1,220</b>	

Figure 33: West Jordan Industrial & Business Parks -- 2003

<b>Park</b>	<b>Location</b>	<b>Gross Built Square Feet</b>	<b>Site Area (Acres)</b>	<b>Major Businesses</b>
Bagley/West Jordan Industrial Park	5600 W. New Bingham Highway	1,350,500	785	Interstate Brick Otto & Sons American Welding & Tank Agregko Generators SME Steel Fabricators Historical Arts & Castings Utah Boy's Ranch Gossamer Steel Jordan River Galvanizing Messemer's Paint JT Steel
Balkamp Distribution	8951 So. 4000 W.	96,000	10	Balkamp/NAPA Auto Parts
Bingham Business	6200 W. 9600 So.	730,000	256	Sysco Intermountain Foods Ferran Companies DANA (Vacant)
Fairchild	3295 W. 9000 So.	269,400	23	Fairchild Semiconductor

<b>Park</b>	<b>Location</b>	<b>Gross Built Square Feet</b>	<b>Site Area (Acres)</b>	<b>Major Businesses</b>
Greenwood/West	7800-8200 So.	218,350	80	Trebor International
Jordan Industrial	1300 W.			Ryan Herco Products Sorenson Research Rodon Foods Pella Windows BMC West Building Materials Sprinkler Supply
Jordan Industrial Center	8200-8600 So. 4000 West	840,000	120	LAR Manufacturing Val's Machinery Penco Products Salt City Candle Bucyrus Blades Sorenson Construction US Filter
Jordan Landing Industrial	7400 So. Airport Rd.	325,500	135	KWM Electronics Balkamp Distributing Utah National Guard
Mountain View Business	3000 W. 8600 So.	210,000	40	Tradestar International Dyno-Nobel Donuts Inc./Dunford Bakeries Pool Cover Specialists
Southwest Industrial	3500 W. 8600 So.	442,000	115	MacLean Quality Composites Heber Rentals Mountain Cork Salt City Candle Co.
21st Century Industrial	6200 W. New Bingham Highway	466,000	225	Dannon Yogurt ADP/Lemco Sprung Insta-structures Wadsworth Construction Blackburn Design Vinyl Industro Flouro Plastics
Welby Manufacturing	4450 W. New Bingham Highway	212,000	55	PW Pipe Quartz International Rocky Mountain Carpenters Paramount Machine
<b>Totals:</b>		<b>5,159,750</b>	<b>1844</b>	

Figure 34: West Jordan Industrial Map



**PROFESSIONAL OFFICE LAND USE**

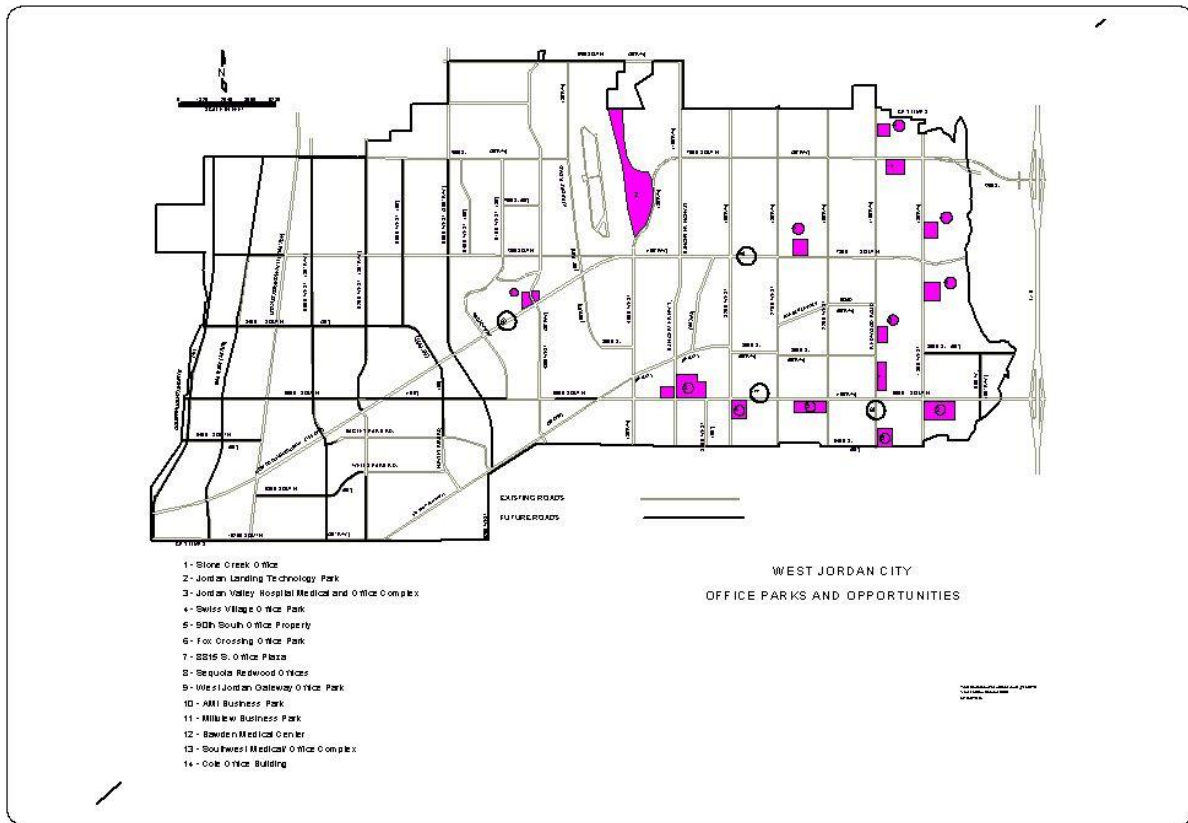
Professional office buildings and office/business parks have been scarce in West Jordan. In 1985, office buildings were limited to a few converted homes and a couple of medical buildings. West Jordan’s lack of a freeway interchange and priority as a professional area has hindered office development. Even in the fast paced development period of the 1990’s, few office developments were built on the west side of Salt Lake County.

In 2002, West Jordan’s professional office areas were clustered at Jordan Landing, Jordan Valley Hospital, and Jordan Gateway. Several newer, quality office buildings, mostly medical offices, were located along major city streets. Figure 35 lists West Jordan’s office parks in 2003 while Figure 36 shows their locations.

**Figure 35:** West Jordan Office And Business Parks – 2003

<b>Center</b>	<b>Location</b>	<b>Gross Floor Area (Sq. Ft.)</b>	<b>Site Area(Acres )</b>	<b>Major Tenants</b>
<i>Stone Creek</i>	4800 W. New Bingham Highway	-	7	Future development
<i>Jordan Landing</i>	7300- 7800 S. Jordan Landing Boulevard	184,000	78	Mountain America Credit Union Corporate HQ Cyprus Credit Union Corporate HQ Consonus Data Center HEP Office Buildings
<i>Jordan Valley Hospital</i>	3500 W. 9000 So.	123,000	42	Jordan Valley Hospital Medical Towers
<i>Swiss Village</i>	3200 W. 9000 S.	-	7	Future development
<i>90<sup>th</sup> South Offices</i>	2050 - 2700 W. 9000 S.	-	25	Intermountain Health Care Future development
<i>Fox Crossing</i>	9255 S. 1700 W.	68,000	6	Meridian Engineering Insurance companies Professional services
<i>West Jordan Gateway</i>	1205 W. 9000 S.	58,000	8	CWK Management Real Estate agencies
<i>Sequoia Redwood</i>	8515 So. 1700 W.	9,200	3	Office suites 9 buildings @ 4,600 sq. ft.
<i>8815 Plaza</i>	8815 S. 1700 W.	6,400	3	Office condos 12 buildings @ 3,200 sq. ft.
<i>AMI Business Park</i>	8155 S. 1300 W.	-	26	Future development
<i>Millview Business</i>	7675 S. 1300 W.	-	13	Future development
<i>Southwest Medical</i>	1585 W. 7000 S.		4	Medical offices
<i>Cole Park</i>	6685 S. 1700 W.	19,000	5	Professional offices
<i>Bawden Medical</i>	2540 W. 7800 S.	16,000	4	Medical offices
<b>Totals:</b>		<b>510,600</b>	<b>231</b>	

Figure 36: West Jordan Office Parks Map



## GOALS AND POLICIES FOR ECONOMIC DEVELOPMENT

The Commercial and Industrial Goal Statements will guide, direct, and set standards for commercial, office, industrial and other economic development activities in the City of West Jordan.

### General Economic Development Goals & Policies

#### ***GOAL 1 PROMOTE AND ENCOURAGE A VIBRANT, COMPREHENSIVE AND HEALTHY ECONOMY FOR THE CITY OF WEST JORDAN.***

**Policy 1.** Provide a proper mix of commercial, office, industrial, residential and other land uses throughout the city.

#### **Implementation Measures.**

1. Support existing industries and recruit the proper amount of new industrial development relative to other land uses and development needs. That amount will be determined principally by:

- The amount of revenue required to support a high quality environment and lifestyle in the

City;

- The number of positions required to broaden and strengthen the local economy and employment base; and
- The overall proportion of City land resources devoted to industrial uses.

**Policy 2.** Maintain an Employment to Population ratio of at least 20%.

**Implementation Measures.**

1. Create the opportunity for unique business and community nomenclature or identities or locations to be developed in the City.
2. Plan, promote and establish well-located, convenient and appropriate retail, commercial and office developments. Development standards will be based principally on:
  - Identification of the services and retail needs of the residents of the area,
  - Siting of the retail and office development that will reduce the need for residents to travel long distances for basic services, and
  - Recruitment and location of key professional services, jobs, entertainment and retail needs to reduce the need for residents to travel outside of the city.

***GOAL 2 RECRUIT AND ATTRACT QUALITY BUSINESSES TO WEST JORDAN CITY.***

**Policy 1.** Initiate opportunities for personal contacts with business owners, decision makers, and consultants involved in business location activities.

**Policy 2.** Attract new investment, development and entrepreneurship to the City.

**Policy 3.** Work closely with State agencies, public and private groups that supply national and international development leads to ensure West Jordan is marketed and involved.

**Policy 4.** Partner with Salt Lake Community College and other educational institutions in economic development opportunities.

**Policy 5.** Support efforts and enterprises that promote West Jordan as a location for businesses or developments that create a sense of place, distinction and destination.

**Policy 6.** Lobby for and promote West Jordan as an ideal location for business investment.

**Policy 7.** Maintain a targeted business program and actively work with property owners, developers, commercial brokers and corporate representatives to recruit and locate targeted businesses in West Jordan.

***GOAL 3 DIVERSIFY AND STRENGTHEN THE EMPLOYMENT AND TAX BASE IN WEST JORDAN CITY.***

**Policy 1.** Actively seek to increase the number of new businesses and industries within the City.



**Policy 2.** Support and promote the expansion and retention of existing West Jordan businesses and industries.

**Implementation Measures.**

1. Establish relationships between existing businesses, developers, suppliers, vendors, governmental entities, and other parties that will support continued business and job development and expansion,
2. Promote West Jordan as an ideal area for business investment and expansion.
3. Link businesses with resources designed to assist them in expansion activities.
4. Actively promote reuse of vacant industrial, commercial, and office space.

**Policy 3.** Increase the number of persons who work locally.

**Policy 4.** Effectively market and promote the City and its businesses.

**Policy 5.** Partner with the West Jordan Area Chamber of Commerce and other marketing and development groups to effectively market, promote and inform businesses of the advantages of doing business or locating in West Jordan City.

**Policy 6.** Develop and maintain a capital improvements program for the provision of needed infrastructure on a planned basis and monitor and update progress through the yearly budget process.

**Policy 7.** Maintain a strong economic development program.

**Industrial Goals & Policies**

***GOAL 1 PROMOTE AND ENCOURAGE QUALITY INDUSTRIAL DEVELOPMENT IN THE CITY***

**Policy 1.** Increase the number of industrial jobs within the City.

**Policy 2.** It should be recognized that the provision and preservation of prime industrial land is a valuable community asset. Therefore, industrial development should be actively promoted by:

**Implementation Measures**

1. Partnering with public and private lead generating organizations to ensure West Jordan receives all leads and is actively marketed.
2. Identify and utilize funding sources for industrial development.
3. Routinely meeting with owners of all major industrial firms in the City to identify needs, problems and opportunities.

4. Provide City information, policies, programs and goals to businesses to assist them in their development and business plans.
5. Expediting the development process in conformance with City ordinances and standards.

**Policy 3.** Promote a positive environment for industrial growth.

**Implementation Measures.**

1. Develop and maintain a current community information packet, data files and economic development website.
2. Establish a close working relationship with other city, state, federal, and private economic development agencies.
3. Maintain an active, viable, and aggressive economic development department.
4. Encourage economic committees to tap local resources that may be used in an economic development program.
5. Provide a “contact” person to service and coordinate the development and expansion plans of new and existing business and industry.

**Policy 4.** Develop and maintain a capital improvements program for the provision of needed infrastructure on a planned basis and monitor and update progress through the yearly budget process.

**Policy 5.** Recognize and promote the locational advantages of the City for industrial development.

**Policy 6.** Recognize the need for industrial development to support the quality of life-style we seek.

**Policy 7.** Develop a strong public-private partnership with the City willing to explore innovative financing sources and techniques.

**Policy 8.** Foster an environment conducive to a relationship of mutual cooperation between the City, business, and industry.

**Policy 9.** Seek outside funds that may be available to develop the City’s infrastructure and amenities.

**Commercial Goals & Policies**

***GOAL 1 PROVIDE ADEQUATE AND ACCESSIBLE COMMERCIAL AND BUSINESS SERVICES TO ALL CITY RESIDENT.***

**Policy 1.** Establish well located, convenient, and appropriate business sites that will encourage diversified commercial developments.

**Policy 2.** Restrict lengthy or continuous commercial areas along major transportation routes. Rather, encourage commercial areas to maintain compactness within a service region to create a high level of shopper convenience and drawing power.

**Policy 3.** Encourage the creation of planned commercial centers that provide the services and amenities residents need and that reduce the need for extra or lengthy vehicle trips.

**GOAL 2** ***TO PROVIDE WELL-DESIGNED, ATTRACTIVE, AND AESTHETICALLY PLEASING COMMERCIAL ENVIRONMENTS WITHIN THE CITY OF WEST JORDAN.***

**Policy 1.** Support the renovation of older commercial areas in the city.

**Policy 2.** Require all street lighting to enhance the safety and appearance of commercial areas.

**Policy 3.** Use the West Jordan Redevelopment Agency as a tool to improve older commercial areas of the City.

**Policy 4.** Promote in-fill development of vacant land within commercial districts.

**Policy 5.** Encourage the underground placement of all utility lines throughout commercial areas.

**Policy 6.** Use the Redevelopment Agency and redevelopment statutes as appropriate to enhance the downtown area and implement community plans.

**Professional Office And Business Goals & Policies**

**GOAL 1** ***DEVELOP ATTRACTIVE, PROPERLY DESIGNED AND WELL LOCATED PROFESSIONAL OFFICE BUILDINGS AND BUSINESS PARKS WITHIN THE CITY OF WEST JORDAN***

**Policy 1.** Promote development of office buildings and business parks.

**Policy 2.** Identify areas within the City that support professional services in clustered and convenient areas.

**Policy 3.** Promote the construction of multi-story office buildings, multiple office buildings, and larger business parks near major transportations corridors and intersections.

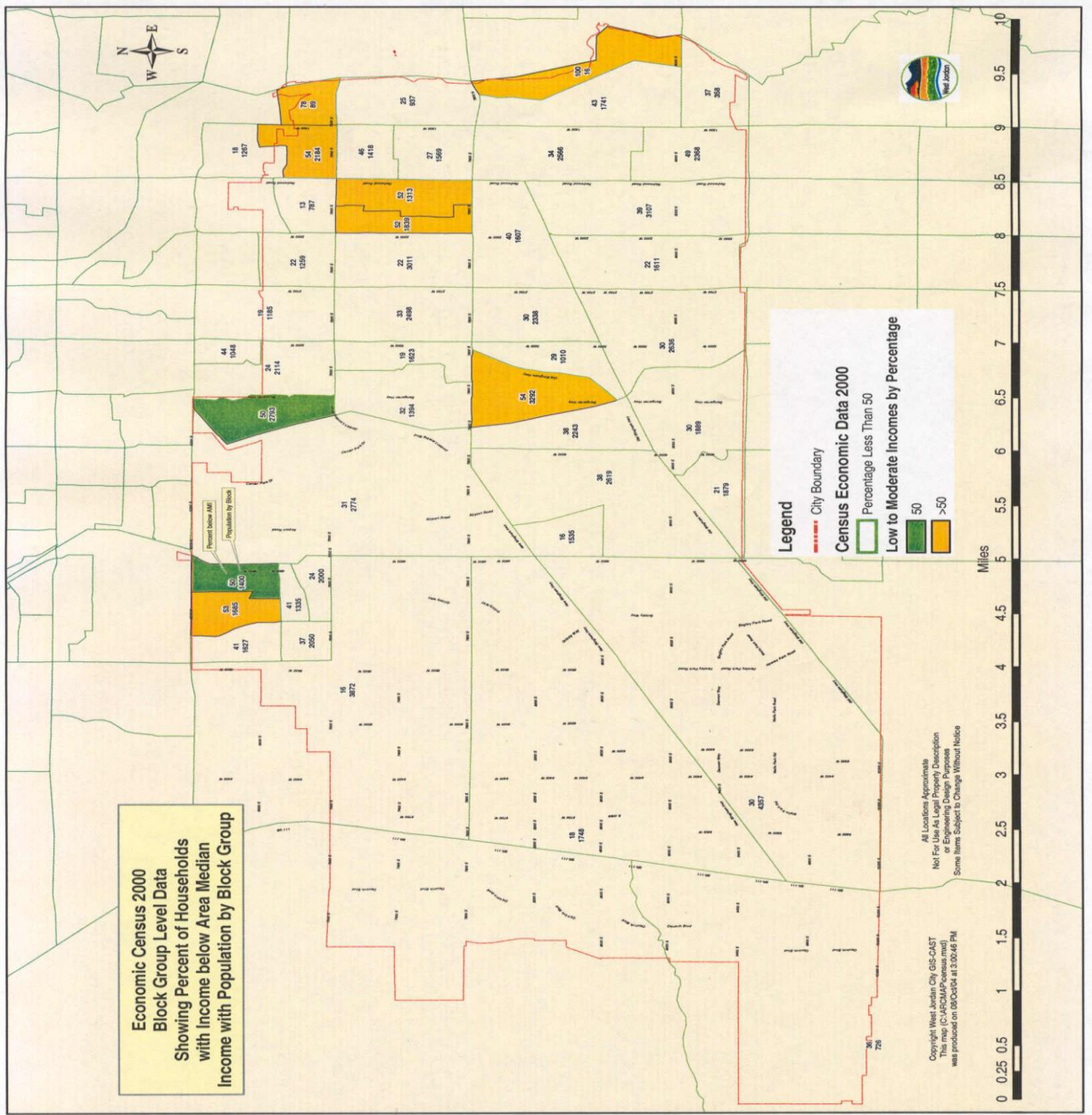
**Policy 4.** Promote in-fill development of vacant land within office and business districts.

**Policy 5.** Encourage the underground placement of all utility lines throughout office areas.

# Part 3: Five-Year Strategic Plan

## Housing

### Community Development



## Needs and Strategies

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 2005 and 2010. The one-year action plan includes details about specific programs that will be funded in 2005.

The City of West Jordan recognizes that specific actions are required in the next five years to overcome obstacles to meeting under served 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:

### **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 Sate, Salt Lake County and West Jordan City should adopt taxing practices that encourage the replacement or remodeling of deteriorated residential structures.

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.

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.

The estimated sizes of sub-populations of homeless persons were based on standard, recognized percentages of homeless sub-populations as applied to the total unduplicated homeless count shown in the Total Estimated Need under the Beds/Units section.





**HUD Table 1A**  
Homeless and Special Needs Population

		<b>Estimated Need</b>	<b>Current Inventory</b>	<b>Unmet Need/Gap</b>	<b>Relative Priority</b>
<b>Individuals</b>					
<b>Beds/Units</b>	Emergency Shelter	13	28	0	L
	Transitional Housing	5	3	5	M
	Permanent Housing	8	0	8	M
	Total	26	31	13	M
<b>Estimated Supportive Services Slots</b>	Job Training	4	3	1	L
	Case Management	46	31	18	M
	Substance Abuse Treatment	12	8	4	L
	Mental Health Care	3	3	0	L
	Housing Placement	30	30	0	L
	Life Skills Training	10	10	0	L
	Other				
<b>Persons in Families with Children</b>					
<b>Beds/Units</b>	Emergency Shelter	8	8	0	M
	Transitional Housing	2	1	1	H
	Permanent Housing	3	0	3	M
	Total	13	9	4	M
<b>Estimated Supportive Services Slots</b>	Job Training	4	4	0	L
	Case Management	9	9	0	L
	Substance Abuse Treatment	0	0	0	L
	Mental Health Care	1	1	0	L
	Housing Placement	9	4	5	M
	Life Skills Training	4	4	0	L
	Other				
<b>Estimated Sub-Populations</b>	Chronic Substance Abusers	10	2	8	L
	Seriously Mentally Ill	3	2	1	L
	Dually - Diagnosed	0	0	0	L
	Veterans	1	1	0	L
	Persons with HIV/AIDS	6	6	0	L
	Victims of Domestic Violence	40	34	6	M

Youth	12	8	4	M
Other				

## Strategy

The City of West Jordan plans to fund programs to meet the needs of homeless persons and also plans to continue to work with Salt Lake County and other area cities to meet these needs. There are several ways that the City plans to realize this goal:

- § Maintaining a quality process.
- § Encourage participation of the homeless.
- § Continually work to improve the process for all parties involved.
- § Continue to support homeless service agencies and housing providers.

## HUD Table 1C

Summary of Specific Homeless/Special Populations Objectives (Two Parts)

### Homeless

Objective	2005 Target	5 Year Target
Support operations and essential services of current shelters and transitional housing providers at locations fully accessible to the homeless population	2	2
Provide employment and other life skill training and counseling	1	2
Renovate emergency shelters and transitional housing for homeless	0	1
Identify new or potential rehabilitative properties for transitional housing units	0	3
Identify new or potential service enhanced housing units	0	2

### Special Populations

Objective	2005 Target	5 Year Target
Provide an improved housing counseling service to frail elderly persons	5	20

Provide home repair services to frail elderly and handicapped persons	10	60
Provide direct housing assistance services for persons with HIV/AIDS	0	2
Implement a housing information system for persons with HIV/AIDS	0	1

The City will collaborate with a wide variety of public and private organizations in planning and providing housing and service resources to persons with special needs to assist them in living independently.

HUD recognizes the following six categories of Special Needs persons:

- § Frail Elderly
- § Persons with Physical Impairments
- § Persons with Mental Retardation and Developmental Disabilities
- § Persons with Mental Illness
- § Persons with HIV/AIDS
- § Persons with Substance Abuse Problems

The frail elderly require counseling services to help them make decisions about whether to live independently and how to arrange their finances to help them do so. There has been an increase in predatory lending that makes this service more important than before. Home repairs and assistance in making their units accessible can help the frail elderly maintain their independent living status.

Persons with physical impairments require help making their homes and apartments more accessible. They would also benefit from accessibility improvements in public and nonprofit service facilities.

Persons with mental retardation and developmental disabilities requires special counseling services to help them make decisions about whether to live independently and how to arrange their finances to help them do this. There has been an increase in predatory lending that makes this service more important than ever before. Home repairs and assistance in making their units accessible can help this population maintain their independent living status.

Valley Mental Health primarily serves persons with mental illness, which is an organization that offers a comprehensive network of services ranging from group homes and independent living options.

The City of West Jordan has opted not to identify priority needs among the above cited special needs populations, however, the City will continue to support programs that deal directly with these populations. The City of West Jordan funds several programs that are of direct benefit to these populations through local non-profit organizations.

## HUD Table 2A

### Priority Needs Summary Table

		<b>Priority Need Level High, Medium, Low</b>		<b>Total Needs (Households)</b>	<b>Goals</b>	
<b>Renter</b>	<b>Small Related</b>	0-30%	L	121	15	
		31-50%	M	181	26	
		51-80%	M	274	26	
	<b>Large Related</b>	0-30%	L	181	15	
		31-50%	M	272	26	
		51-80%	H	412	26	
	<b>Elderly</b>	0-30%	H	67	23	
		31-50%	M	107	34	
		51-80%	M	132	34	
	<b>All Other</b>	0-30%	M	60	15	
		31-50%	M	92	15	
		51-80%	M	174	15	
	<b>Owner</b>	0-30%		L	42	12
		31-50%		L	370	25
		51-80%		M	1,100	75
<b>Special Population s</b>	0-80%		M	179	21	
<b>Total Goals</b>					<b>403</b>	
<b>Total 215 Goals</b>					<b>25</b>	

In 2000, according to U.S. Census numbers, there were 907 households that were at or below HUD=s threshold for very low income. This level is 30% or less than the area median family income (less than \$10,000 in 1989).

Many of these very low-income households are renters. In many cases they pay more than 30% of their monthly income for housing expenses. This is above the level that HUD considers to be a housing burden. Older housing is where many of these people reside. Affordability is a major issue for this group.

The next category of households is the low-income group. They earn between 31% and 50% of the area median income. In general a two-income home where both persons are employed full-time would be characteristic of this group. In 2000 there were 1,276 households in this category. These households face many of the same problems as do the very low-income households. Quality of housing and affordability of housing are the major issues for them.

The third category of households is the moderate-income group. They earn between 51% and 80% of the area median income. Typical family size for this group is four. In 1989 there were 2,808 households in this category. Quality of housing and, to a lesser extent than the previous two groups, affordability is the two major issues for this group.

Other issues that are of concern to the City and should be considered in planning for housing are:

- § Predatory Lending Practices. Persons knowledgeable in this area have informed the City that those that are at greatest risk are the elderly and low-income households.
- § Housing Rehabilitation. The adoption of several different codes (building, plumbing, fire, etc.) may be cost prohibitive for low and/or moderate-income households wishing to make repairs to their homes. The adoption of these codes was intended to make a safer living environment for residents.
- § Lead Based Paint. The use of public funds for rehabilitation of buildings with lead based paint will require testing.
- § Improved accessibility for persons with physical handicaps.
- § Improved accessibility for frail elderly persons.

The City has formulated a housing strategy and has created objectives. There are four areas that the City of West Jordan specifically will address to achieve these objectives. They are:

- § Provide an increase in housing choice
- § Continue to provide assistance to current homeowners
- § Create more opportunities for new homeownership
- § Improve opportunities for affordable rental housing

## **Housing Choice**

The City of West Jordan will continue to provide as many opportunities for different types of housing as possible. The City does not promote housing discrimination based on income, race, color, sex, religion, etc. There have been no discrimination complaints against the City of West Jordan.

One of the problems facing potential homeowners is finding affordable land. While the City has large amount of undeveloped land, much of that land is currently beyond the City=s service area. The costs to install these infrastructure improvements are likely to be passed on to consumers as developers seek approval for subdivisions.

Many low and moderate income persons as well as minorities are moving into West Jordan because of the City=s supply of Aentry level@ housing. The City of West Jordan is well known in the Salt Lake Valley for its affordable housing (when compared to other area cities). The City=s housing survey indicates that the majority of its dwelling units are single-family homes with a minority of multiple family dwelling units (both rental and ownership) also available.

There has been some opposition in the past to group homes in the City. Most of the complaints are from people that are of the Not In My Back Yard (NIMBY) belief. They think that the project is good and it needs to go somewhere in the City, just not in their back yard. State laws passed in the last two years have helped cities deal with these types of complaints by requiring municipalities to allow group homes.

The City has noted the trends of higher home prices, increasing land costs and rental rate increases. These three trends are increasing at a faster rate than incomes. This may negatively impact the amount of affordable housing. The City hopes that by adopting a much more flexible development code that it will create a diversity of incomes within neighborhoods. Adopting the new development code is of high priority to the City.

## **Assistance to Current Homeowners**

The City of West Jordan will continue to fund groups that provide counseling and education services to help current homeowners stay in their homes. The City also will provide owners with access to low cost loans to make necessary repairs to their homes. Additionally, the City will comply with federal lead based paint regulations where required for rehabilitation projects.

## **New Homeownership**

The City plans to promote new homeownership for current renters by supporting fair housing initiatives. The City currently funds a down payment assistance program as an incentive program and plans to continue that effort. Education, training and counseling are other ways that the City can encourage new homeownership.

## **Affordable Rental Housing**

The City of West Jordan recently approved a 288 unit multiple family development that will take advantage of tax credits. This will more than double the amount of government subsidized housing units. The City will

consider Section 8 vouchers and also ways to keep project based Section 8 subsidies. The City will support applications by non-profit agencies for federal grants to maintain and/or modernize housing and thereby improve the quality of life for public housing residents.

## **Minimizing Displacement**

The City of West Jordan discourages permanent displacement of any persons, but especially those of low to moderate income. In the past, the City has not funded multiple family development rehabilitation. This policy discourages the practice of displacement or relocation using public funds.

In 1993, the City of West Jordan adopted the following anti-displacement policy and still adheres to it:

### **Residential Anti-displacement and Relocation Assistance Plan {31 August 1993}**

It shall be the declared policy of The City of West Jordan to establish and follow the plan described below to minimize the adverse impacts on persons of low and moderate income resulting from acquisition and relocation activities assisted with funds provided under the Housing and Community Development Act of 1974, as amended. This plan does not replace but is supplementary to the acquisition and relocation requirements stated in the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, as well as the Utah Relocation Assistance Act.

#### **I. Replacement of Dwelling Units**

The City of West Jordan will replace all occupied and vacant occupiable low/moderate-income housing as a direct result of activities assisted with funds provided under the Housing and Community Development Act of 1974, as amended, as described in 24 CFR 570.496a.(b)(1) on a one-for-one basis, unless a written waiver has been received as provided for in 24 CFR 570.496a.(b)(1)(III).

All replacement housing will be provided within three years of the commencement of the demolition or rehabilitation relating to conversion. Before obligating or expending funds that will directly result in such demolition or conversion, The City of West Jordan will make public and submit to the Division of Community Development the following information in writing:

1. A description of the proposed assisted activity;  
  
the general location on a map and approximate number of dwelling units by size (number of bedrooms) that will be demolished or converted to a use other than as low/moderate-income dwelling units as a direct result of the assisted activity;
3. A time schedule for the commencement and completion of the demolition or conversion;
4. The general location on a map and approximate number of dwelling units by size (number of bedrooms) that will be provided as replacement dwelling units;
5. The source of funding and a time schedule for the provision of replacement dwelling units;



The basis for concluding that each replacement dwelling unit will remain a low/moderate-income dwelling unit for at least 10 years from the date of initial occupancy.

## **II. Relocation Assistance**

The City of West Jordan will provide relocation assistance, as described in 24 CFR 570.496a.(b)(2) to each low/moderate-income household displaced by the demolition of housing or by the conversion of a low/moderate-income dwelling to another use as a direct result of assisted activities.

## **III. Displacement Strategy**

Consistent with the goals and objectives of activities assisted under the Housing and Community Development Act of 1974, as amended, The City of West Jordan will take the following steps to minimize the displacement of persons from their homes:

Stage the rehabilitation of assisted housing to allow tenants to remain during and after rehabilitation, rehabilitation of empty units to allow the shifting of tenants during rehabilitation of occupied units;

Provide counseling to assist homeowners and renters to understand the range of assistance options available, utilizing existing housing counseling programs to the greatest extent possible;

Give priority in assisted housing units in the neighborhood to area residents facing displacement;

Target Section 8 existing program certificates to households being displaced, and recruit area landlords to participate in the program;

Provide counseling and referral services to assist displaced homeowners and renters find alternative housing in the affected neighborhood; and

Work with area landlords and real estate brokers to locate vacancies for households facing displacement.

## **Community Development**

HUD uses the category of Community Needs to refer to any problems that may be addressed with federal dollars not related to homelessness, special populations, or directly related to housing. HUD recognizes nine categories in this Community Needs area. They are: Senior Programs, Public Services, Public Facility Needs, Infrastructure, Youth Programs, Anti-Crime Programs, Planning and Administration, and Other. The City of West Jordan has used five of these areas in the past.

The City has chosen to set priority levels among these nine categories, estimating the amount of funding required to address each area in the following table:

<b>Category</b>	<b>Sub-Category</b>	<b>Need Level</b>	<b>Units</b>	<b>Estimated Amount</b>
<b>Anti Crime</b>	Crime Awareness	N	-	-
<b>Economic Development</b>	Rehab; Publicly or Privately-Owned Commercial Property	N	-	-
	Land Acquisition/Disposition	N	-	-
	Infrastructure Development	N	-	-
	Building Acquisition, Construction, Rehabilitation	N	-	-
	Other Commercial/Industrial Improvements	N	-	-
	Direct Financial Assistance to For Profit Organizations	N	-	-
	Technical Assistance	N	-	-
	Micro-Enterprise Assistance	N	-	-
<b>Infrastructure</b>	Flood Drain Improvements	N	-	-
	Water/Sewer Improvements	N	-	-
	Street Improvements	N	-	-
	Sidewalks	N	-	\$184,220
	Tree Planting	N	-	-
	Removal of Architectural Barriers	N	-	-
	Privately Owned Utilities	N	-	-
<b>Planning and Administration</b>	Planning and Administration	M	2	\$81,158
<b>Public Facilities</b>	Public Facilities and Improvements (General)	N	-	-
	Handicapped Centers	N	-	-
	Neighborhood Facilities	N	-	-
	Parks, Recreational Facilities	N	-	-
	Parking Facilities	N	-	-
	Solid Waste Disposal Improvements	N	-	-
	Fire Stations/Equipment	N	-	-
	Health Facilities	N	-	-
	Asbestos Removal	N	-	-
	Clean-Up of Contaminated Sites	N	-	-
	Interim Assistance	N	-	-
	Non-Residential Historic Preservation	N	-	-
<b>Public Services</b>	Public Services (General)	M	-	\$35,000
	Handicapped Services	M	18	\$12,000

	Legal Services	L	30	\$13,000
	Transportation Services	N	-	-
	Substance Abuse Services	L	-	-
	Employment Training	L	-	-
	Health Services	L	50	-
	Mental Health Services	L	-	-
	Screening for Lead-Based Paint/Lead Hazards	N	-	-
<b>Senior Programs</b>	Senior Centers	M	1	-
	Senior Services	L	-	-
<b>Youth Programs</b>	Youth Centers	L	-	-
	Child Care Centers	N	-	\$6,000
	Abused and Neglected Children Facilities	L	-	-
	Youth Services	L	-	-
	Child Care Services	N	-	-
	Abused and Neglected Children	L	20	\$6,000
<b>Other</b>	Urban Renewal Completion	N	-	-
	Non-Profit Organization Capacity Building	N	-	-
	Assistance to Institutes of Higher Learning	N	-	-
	Repayments of Section 108 Loan Principal	H	-	\$218,700
	Unprogrammed Funds	M	-	-

## Economic Development

The City is in constant competition with neighboring cities for businesses to locate within its boundaries. West Jordan City is in a good position to attract many of these businesses because there are large amounts of undeveloped land and in general cheaper office and retail (commercial) space. One problem, as mentioned in other sections of this plan is the limited availability of water. The City anticipates being able to address these concerns once a water study is completed in June 2005.

Small businesses face barriers to locate within the City because of a lack of assistance and lack of financing. Many of the small and minority owned businesses located in the City need:

- § Assistance in securing working capital financing and equity investments
- § Local active equity funds

- § A micro-loan program to assist in starting up a company
- § Small business need information about the availability of public sector resources as well as the purchasing programs of private corporations

## General Anti-Poverty Strategies

The City of West Jordan anti-poverty strategy focuses on the concept of coordination and linkages. The goals and objectives in the strategic plan describes the role that the City has in regional efforts reduce the number of people at the poverty level. Key strategies include:

- § Focusing resources on populations with the greatest need
- § Coordinating physical development with provisions of supportive services for persons with special needs
- § Assisting low and moderate income persons increase assets through homeownership

The City currently works with the Community Services Council and the Community Action Program. These two programs focus on feeding, counseling and providing training to low and moderate income persons.

The City anticipates that through the Consolidated Plan process and subsequent Annual Action Plans that these types of partnerships will continue to grow. Better use of CDBG funds and better programs will result in these improved partnerships.

The City will make a cooperative effort to work more closely with the Job Service Division of the State Department of Human Services. Other community development objectives are listed in HUD Table 2C, below:

**HUD Table 2C: Other Community Development Objectives**

	<b>2005 Target</b>	<b>5 Year Target</b>
Provide social services and constructive activities for at-risk youth	0	400
Provide planning and administration for the CDBG Program (employees)	1	2
Provide emergency food supplies for at-risk low/moderate income households (agencies)	2	2
Provide counseling services for victims of domestic violence and witnesses to domestic violence (agencies)	2	2
Provide temporary shelter for battered or abused spouses and their children (agencies)	1	1

## **Monitoring**

Citizens are encouraged to comment on the performance of City and non-profit agencies in implementing the programs contained in the Consolidated Plan. Citizens may have reasonable and timely access to information and records relating to the City of West Jordan's Consolidated Plan and its use of funds for the preceding five years. Consolidated Plan program history, including Grantee Performance Reports can be reviewed at West Jordan City Hall, Community and Economic Development Department, 8000 South Redwood Road, West Jordan, Utah 84088, weekdays between the hours of 8:00 AM and 5:00 PM, or by calling (801)569-5062.

Complaints from citizens concerning Consolidated Plan activities, amendments or performance should be directed to the Community Development Block Grant Coordinator, at West Jordan City Hall, Community and Economic Development Department, 8000 South Redwood Road, West Jordan, Utah 84088, weekdays between the hours of 8:00 AM and 5:00 PM. Citizen complaints submitted in writing will be answered within 15 working days where practicable.

## **Technical Assistance**

Community groups may receive assistance with proposals for potential Consolidated Plan program funding by contacting the Community Development Block Grant Coordinator at West Jordan City Hall, in the Community Development Department, 8000 South Redwood Road, West Jordan, Utah 84088, weekdays between the hours of 8:00 AM and 5:00 PM, or by telephone at (801) 569-5062

**HUD Table 3. Follows on Pages 133 – 140:**

# **WEST JORDAN CITY 2005-2006 ACTION PLAN**



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## **One-year Action Plan for the Community Development Block Grant (CDBG) Program**

**Member Salt Lake County Consortium**

## CITIZEN PARTICIPATION PROCESS

The City of West Jordan accepted proposals for the 2005-2006 CDBG program from October 2, 2004 through December 20, 2004. The proposals were reviewed for eligibility by members of the City's CDBG/HOME Committee, then forwarded to the City Council for their review. The CDBG/HOME committee conducted review meetings on March 16, 23, 30, April 6 and 13, 2005. Notices of these meetings were published in the Salt Lake Tribune. Recommendations were made to the City Council for their review and approval. A public hearing was held on May 3, 2005 to receive comments regarding the 2005-2006 CDBG program and the FY 2005-2010 Consolidated Plan. On this date, the City Council accepted the recommendations of the CDBG/HOME Committee and approved the recommendations as presented. These recommendations were published in the local paper, and the public was given 30 days to comment on the recommendation. Comments were received during the committee review period and at the May 3, 2005 Public Hearing will be made part of this document.

## RESOURCES

Each year, the city must determine what resources will be available and which will be used to fund its CDBG program. There are two general areas of resources available for the city - Federal and other.

### Federal Resources

West Jordan City proposes using federal resources as outlined below:

<	Entitlement Grant (includes reallocated funds): . . . . .	\$532,340
<	Unprogrammed Prior Year's Income not previously reported: . . . . .	0
<	Surplus funds: (Reprogrammed from prior-year funds). . . . .	0
<	Return of Grant Funds: . . . . .	0
<	Total Estimated Program Income: . . . . .	\$64,000
	<b>Total Federal Funding Sources . . . . .</b>	<b>\$596,340</b>

### Other Resources

In addition, the City plans to utilize \$50,000.00 received from the HOME program and \$50,000 in CDBG Funds for the operation of the City's Downpayment Assistance Program.

## ACTIVITIES TO BE UNDERTAKEN

The City intends to use its 2005-2006 CDBG funds in a manner that will best meet the needs outlined in the following section. The City will fund 26 projects for the 2005-2006 fiscal year.

### Housing Needs

1. **Housing Rehabilitation:** Many low-income residents reside in older homes, which often need improvements, but are unable to make the repairs because of financial constraints. Housing rehabilitation programs not only enable low-income residents to improve their home=s safety and aesthetic value, but it also helps maintain the city=s affordable housing stock. Project 2, 21, and 22 (see table) will be funded this year to assist West Jordan residents in rehabilitating their homes. Project 24 assists new residents moving into the city with the purchase of their homes.
2. **Financial Counseling:** Some low and moderate income families and individuals in West Jordan find it difficult to make their monthly mortgage payment when faced with a financial emergency or crisis. Having resources available that provide financial counseling in such situations is a crucial element of retaining home ownership in such situations. Counseling services are also provided to those residents wishing to become homeowners, but who are not familiar with the process of obtaining ownership. Project two will be funded this year to address this issue.
3. **Special-Needs Assistance:** City residents with special-needs are another housing priority. The elderly, the mentally and physically disabled, and the severely ill often need assistance with home repairs and maintenance. Needed assistance can range from changing light bulbs to replacing broken windows. Projects 21 and 22 will help ameliorate this problem for West Jordan residents in the upcoming year.

### Non-housing Community Development Needs

1. **Public Services:** Public services provide residents with much needed help and allow them to direct their personal and financial resources toward other urgent problems or issues. Difficult economic times affect low and moderate-income residents more than others and public services offer residents temporary relief that often saves the family from requiring long-term assistance. Projects one through eighteen will offer various public services to qualified residents.



2. **Senior Centers:** Operating the senior center is a priority as the city=s elderly population continues to increase in size. The senior center site coordinator will be funded by Salt Lake County this year to help operate the center and coordinate its activities. This coordinator will be housed at the existing center. The City is constructed a new Senior Citizen Center with a Section 108 loan. Project 26 provides funds for the annual repayment of this loan.
  
3. **Neighborhoods:** Lower-income neighborhoods in the city tend to be older and in need of street, curb, gutter, and sidewalk repairs and improvements. Deteriorated sidewalks are not only dangerous to residents, but detract from the aesthetic beauty of a neighborhood. Several years ago, the City=s Sidewalk Committee recommended a prioritized list of 18 curb, gutter and sidewalk projects totaling \$1.6 million. Project 27 provides funds for sidewalk and access repairs in eligible areas of West Jordan.

To most efficiently accomplish the City=s desired outcomes in these priority areas; the City has decided to fund the programs described in the following pages.

## GEOGRAPHICAL DISTRIBUTION

REQUESTING AGENCY	PROPOSED PROGRAM	FY2004-2005 FUNDING	FY2005-2006 REQUEST	FY2005-2006 FUNDING
<b>1. Community Action Program</b> 764 South 200 West Salt Lake City, Utah 84101	<b>South Valley Food Pantry</b> 3 Day Food Supply 700 West Jordan residents to be served	4,000.00	4,000.00	4,000.00
<b>2. Community Action Program</b> 764 South 200 West Salt Lake City, Utah 84101	<b>Housing/Financial Counseling</b> 43 West Jordan residents will receive various counseling services,	6,000.00	7,500.00	6,500.00
<b>3. Community Services Council</b> 1025 South 700 West Salt Lake City, Utah 84104	<b>Utah Food Bank</b> 39,412 West Jordan food request will be filled.	9,000.00	8,000.00	7,000.00
<b>4. Sandy Counseling Centers</b> 8184 S. Highland Drive Sandy, Utah 84093	<b>“VISIONS” Program</b> 20 West Jordan families and children will receive counseling services	5,000.00 Prior Year Funds	5,000.00	2,000.00
<b>5. The Road Home</b> 210 So. Rio Grande Salt Lake City, Utah 84101	<b>Emergency Winter Housing</b> The Winter Shelter provides 300 beds for the homeless from November – April.	4,000.00	4,000.00	4,000.00
<b>6. The Road Home</b> 210 So. Rio Grande Salt Lake City, Utah 84101	<b>Salt Lake Homeless Shelter</b> Provides shelter & counseling services for 2,500 homeless.	6,000.00	6,000.00	6,000.00
<b>7. Family Support Center</b> 777 West Center Street	<b>Crisis Nursery Program</b> 1,500 hours of Counseling services will be provided.	6,000.00	7,500.00	6,500.00

Midvale, Utah 84047				
<b>8. Family Support Center</b> 777 West Center Street Midvale, Utah 84047	<b>Parent Advocates Program</b> 480 hours of in-home counseling services will be provided to West Jordan residents.	5,000.00	5,000.00	4,000.00
<b>9. Legal Aid Society</b> 205 North 400 West Salt Lake City, Utah 84103	<b>Legal Assistance Program</b> 205 West Jordan residents will receive legal assistance in domestic matters.	15,000.00	15,000.00	13,000.00
<b>10. Legal Aid Society</b> 205 North 400 West, Salt Lake City, Utah 84103	<b>3<sup>rd</sup> District Court Assistance</b> Will provide 111 West Jordan residents with legal filings.	0.00	7,000.00	0.00
<b>11. Boys &amp; Girls Club</b> 7450 South 1700 West West Jordan, Utah 84084	<b>Majestic Afterschool Program</b> Will continue the operation of the Majestic Elementary Afterschool Program in West Jordan.	8,900.00	25,730.00	8,000.00
<b>12. YWCA</b> 322 East 300 South Salt Lake City, Utah 84111	<b>Crisis Shelter &amp; Counseling</b> 25 West Jordan women and children will receive shelter and counseling services.	5,000.00	7,000.00	5,000.00
<b>13. South Valley Sanctuary</b> P. O. Box 1028 West Jordan, Utah 84084	<b>Crisis Shelter &amp; Counseling</b> 500 shelter nights will be provided to abused women and children.	0.00	15,000.00	11,000.00
<b>14. Affiliated Family Treatment</b> 1323 West 7900 South West Jordan, Utah 84088	<b>Powerful-Self Therapy</b> 480 individual counseling sessions to West Jordan residents.	0.00	25,000.00	0.00
<b>15. Community Mediation Center</b> 7651 S. Main Street Midvale, Utah 84047	<b>“A Better Way” Program</b> 714 hours of mediation services for West Jordan residents	0.00	25,000.00	0.00
<b>16. Kostopulos Dream Foundation</b> 2500 Emigration Canyon Salt Lake City, Utah 84108	<b>Disability Camp Program</b> Provide 11 one-week summer camps and 6 camp trips for disabled West Jordan residents.	0.00	12,700.00	2,000.00
<b>17. Starlings Volleyball Club</b> P. O. Box 27034 Salt Lake City, Utah 84127	<b>Scholarship Program</b> Provides 48 high-risk West Jordan youths with Volleyball Scholarships.	0.00	42,390.00	0.00
<b>18. Community Services Council</b> 1025 South 700 West Salt Lake City, Utah 84104	<b>211 Information Program</b> Provides a direct information bank for low and moderate income persons seeking assistance.	0.00	6,000.00	1,351.00
<b>Total Public Service Requests</b>	<b>15% Funding Limit \$79,851.00</b>	<b>\$73,900.00</b>	<b>\$227,820.00</b>	<b>\$79,851.00</b>
<b>19. Salaries - Fulltime</b>	<b>Program Administration</b>	<b>46,950.87</b>	<b>54,303.00</b>	<b>54,303.00</b>
<b>19. Sick Leave Buyout</b>	<b>Annual Buyout Option</b>	<b>550.00</b>	<b>591.00</b>	<b>591.00</b>
<b>19. Benefits - Fulltime</b>	<b>Insurance, Retirement, etc.</b>	<b>19,519.13</b>	<b>22,264.00</b>	<b>22,264.00</b>
<b>19. Administration</b>	<b>Operation and office expenses</b>	<b>4,000.00</b>	<b>4,000.00</b>	<b>4,000.00</b>
<b>20. Wasatch Front</b>	<b>Planning &amp; Coordination</b>	<b>5,896.00</b>	<b>6,309.00</b>	<b>6,309.00</b>

<b>Regional Council</b> 295 Jimmy Doolittle Road Salt Lake City, Utah 84116	Provides formal coordination and planning services between West Jordan and other municipalities.			
<b>Total Administration</b>	<b>20% Funding Limit</b> <b>\$106,468.00</b>	<b>\$76,366.00</b>	<b>\$87,467.00</b>	<b>\$87,467.00</b>
<b>21. ASSIST Inc.</b> 218 East 500 South Salt Lake City, Utah 84111	<b>Emergency Home Repair</b> Provides 50 emergency home repairs and 15 access improvements in West Jordan.	<b>50,000.00</b>	<b>60,000.00</b>	<b>50,000.00</b>
<b>22. Community Services Council</b> 1025 South 700 West Salt Lake City, Utah 84104	<b>Minor Home Repair</b> Provides 250 minor home repairs to West Jordan. Average cost is \$100.00.	<b>16,529.00</b>	<b>25,836.00</b>	<b>18,000.00</b>
<b>23. Utah MicroEnterprise Loan Fund</b> 154 Ford Avenue Salt Lake City, Utah 84115	<b>Start-up Business Loans</b> Provides assistance to 4 West Jordan start-up businesses	<b>8,000.00</b>	<b>52,500.00</b>	<b>3,000.00</b> <b>New</b> <b>4,000.00</b> <b>Prior Year</b>
<b>24. Downpayment Assistance</b>	<b>Home Purchase Program</b> Provides up to \$5,000 in assistance to eligible homebuyers.	<b>100,000.00</b>	<b>100,000.00</b>	<b>50,000.00</b> <b>New</b> <b>50,000.00</b> <b>Prior Year</b>
<b>25. Housing Rehabilitation</b>	<b>Housing Rehabilitation Loans</b> Provides 5% loans for home repair to eligible Homeowners	<b>10,000.00</b>	<b>10,000.00</b>	<b>10,000.00</b>
<b>26. 108 Loan Debt Service</b>	<b>West Jordan Senior Center</b> Construction loan repayment	<b>219,943.00</b>	<b>218,700.00</b>	<b>218,700.00</b>
<b>27. Curb, Gutter, Sidewalk Improvements</b>	<b>Street Improvements</b> Sidewalk & Curbing in low and moderate-income areas	<b>184,220.00</b>	<b>184,220.00</b>	<b>4,322.00</b> <b>New</b> <b>184,220.00</b> <b>Prior Year</b>
<b>28. House of Hope Utah Alcoholism Foundation</b> 321 South 600 East Salt Lake City, Utah 84102	<b>Window Replacement</b> Window replacement is based on the percentage of West Jordan residents served.	<b>1,000.00</b>	<b>1,000.00</b>	<b>1,000.00</b> <b>New</b> <b>1,000.00</b> <b>Prior Year</b>
<b>29. Utah Independent Living Center</b> 3445 South Main Street Salt Lake City, Utah 84115	<b>Building Expansion</b> Will increase the services and training facilities available to West Jordan residents.	<b>0.00</b>	<b>10,445.00</b>	<b>10,000.00</b>
<b>30. Contingency</b>	<b>Unexpected Program Costs</b>	<b>10,000.00</b>	<b>10,000.00</b>	<b>10,000.00</b> <b>Prior Year</b>
<b>CDBG Program Totals</b>		<b>744,612.00</b>	<b>981,679.00</b>	<b>862,718.00</b>
<b>HOME Program</b>	<b>Sugar Factory Senior Housing</b>	<b>0.00</b>	<b>105,412.00</b>	<b>105,412.00</b>

All funded projects this year will provide services on an individual basis using HUD-determined income guideline. No projects will be provided by geographical area.

## HOMELESS AND OTHER SPECIAL NEEDS ACTIVITIES

The programs the City will fund in its effort to address homelessness include:

- < **The Road Home** - Provides homeless individuals with emergency assistance and opportunities to take steps out of homelessness by helping them make the transition to independent living.
- < **Foreclosure Prevention Counseling** - Provided by Community Action Program, this service helps prevent households from falling into foreclosure and possible homelessness.
- < **Housing Rehabilitation** - Provides low/moderate income households the opportunity to maintain their homes in a safe manner, and to preserve the house as a viable element of the City=s housing stock. This is a low interest loan program.
- < **SHHIP** - Provides minor home repairs and painting to low-income elderly and disabled West Jordan residents.
- < **ASSIST** - Assists low-income households and persons with disabilities by providing emergency home repairs, and housing and accessibility assistance.

## OTHER ACTIONS

The City of West Jordan recognizes that specific actions are required in the next year 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. Specific one-year actions, by category, are:

1. **Obstacles to Meeting Underserved Needs** - Prioritize city funding of 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 underserved 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.
2. **Improving Public Policies on Affordable Housing** - West Jordan City will continue to look at 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 Master 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:

**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 Sate, Salt Lake County and West Jordan City should adopt taxing practices, which encourage the replacement, or remodeling of deteriorated residential structures.

Objective 2 Encourage private enterprise to undertake renovation and modernization of privately owned properties.

- Policies Encourage neighborhood participation and cooperation in identifying and acting on neighborhood problems.
- Revise the zoning ordinance to reward the reuse of decayed and deteriorated property.
- Provide housing repair information and workshops as a service to its residents.
- Encourage owners to paint and fix-up their homes. Dilapidated houses, which do not lend themselves to restoration, or remodeling should be torn down, and the lots restored to an aesthetically pleasing condition.

3. **Lead-based Paint Hazards** - The City will continue to work with Salt Lake County to develop more effective and efficient procedures to evaluate the degree of danger that exists in West Jordan homes from lead-based paints. In addition, the City will continue to provide training funds to continue Staff certification for lead base paint projects.
4. **Reducing Number of Poverty level Families** - The programs to be funded this year represent the City=s efforts to reduce not only the effects of poverty but also the number of families in poverty. The funded programs were chosen because they best meet the City=s short- and long-term goals of reducing the effects of poverty.

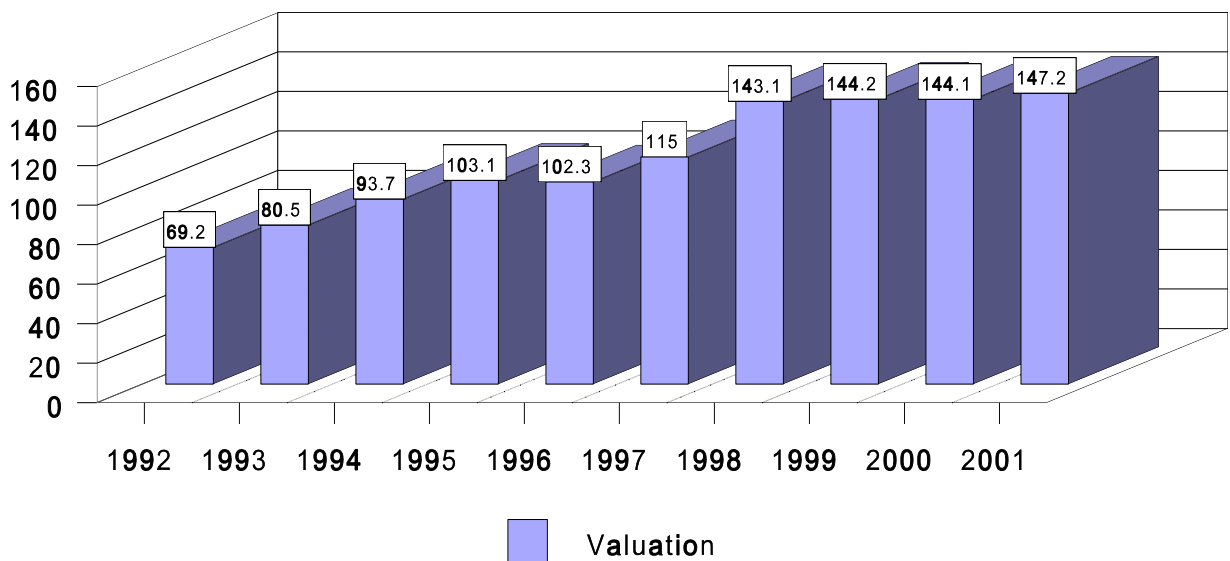
5. **Institutional Structure** - The City of West Jordan has recently hired a Grant Compliance and Management Officer to manage its CDBG Program. The creation of this position will enable the City to take a broader approach to meeting its community=s needs as they pertain to HUD-approved projects and directives.
6. **Coordination** - The City continually looks for ways to improve coordination among all stakeholders involved in improving the quality of life of West Jordan residents. As part of this year=s action plan the City will meet with different program participants to solicit ideas on improving program efficiency and coordination, as well as with City residents to determine what they think should be done to improve the community.

## COMMUNITY PROFILE

The City of West Jordan was incorporated as a town on January 10, 1941. According to the 1950 U.S. Census, West Jordan=s population was 2,107. Current population now exceeds 94,000, making West Jordan the seventh largest city in Utah. Figure 1 illustrates the annual increase in construction costs for single-family homes in West Jordan. Spiraling construction costs make it increasingly difficult for first-time homebuyers to become homeowners.

### Average Single-Family Construction Value

City of West Jordan



# POPULATION FORECAST

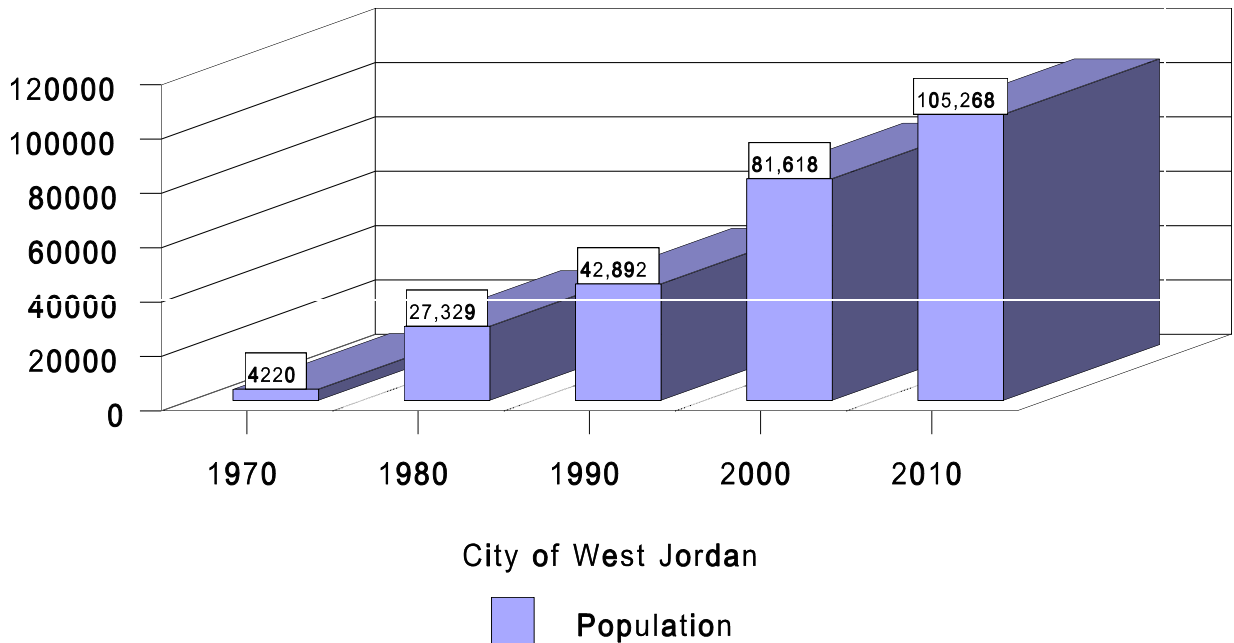


Figure 2 illustrates the annual increase in population in West Jordan. Because of the large tracts of undeveloped land in the City, these figures are expected to increase as development continues to increase within the city boundaries.

## HOUSING PROFILE

The West Jordan housing inventory consists primarily of relatively new single-family dwellings. In 1970 there were 1,600 single-family units in the City. Residential construction during the 1970s resulted in a total of 7,064 dwelling units in 1980 (U.S. Census). A total of 11,640 dwelling units was counted in the 1990 census of which 9,178 were single family, 764 were mobile homes, and 1,698 were 2-family or multi-family dwellings

## ENTITLEMENT CERTIFICATIONS 2005

In accordance with the applicable statutes and the regulations governing the consolidated plan regulations, the jurisdiction certifies that:

**Affirmatively Further Fair Housing** -- The jurisdiction will affirmatively further fair housing, which means it will conduct an analysis of impediments to fair housing choice within the jurisdiction, take appropriate actions to overcome the effects of any impediments identified through that analysis, and maintain records reflecting that analysis and actions in this regard.

**Anti-displacement and Relocation Plan** -- It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, and implementing regulations at 49 CFR 24; and it has in effect and is following a residential ant displacement and relocation assistance plan required under section 104(d) of the Housing and Community Development Act of 1974, as amended, in connection with any activity assisted with funding under the CDBG or HOME programs.

**Drug Free Workplace** -- It will or will continue to provide a drug-free workplace by:

1. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the grantee's workplace and specifying the actions that will be taken against employees for violation of such prohibition;
2. Establishing an ongoing drug-free awareness program to inform employees about -
  - (a) The dangers of drug abuse in the workplace;
  - (b) The grantee's policy of maintaining a drug-free workplace;
  - (c) Any available drug counseling, rehabilitation, and employee assistance programs; and
  - (d) The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace;
3. Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph 1;
4. Notifying the employee in the statement required by paragraph 1 that, as a condition of employment under the grant, the employee will -
  - (a) Abide by the terms of the statement; and
  - (b) Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;
5. Notifying the agency in writing, within ten calendar days after receiving notice under subparagraph 4(b) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federal agency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;
6. Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph 4(b), with respect to any employee who is so convicted -



- (a) Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or
  - (b) Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;
7. Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs 1, 2, 3, 4, 5 and 6.

Anti-Lobbying -- To the best of the jurisdiction's knowledge and belief:

- 1. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;
- 2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions; and
- 3. It will require that the language of paragraph 1 and 2 of this anti-lobbying certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

Authority of Jurisdiction -- The consolidated plan is authorized under State and local law (as applicable) and the jurisdiction possesses the legal authority to carry out the programs for which it is seeking funding, in accordance with applicable HUD regulations.

Consistency with plan -- The housing activities to be undertaken with CDBG, HOME, ESG, and HOPWA funds are consistent with the strategic plan.

Section 3 -- It will comply with section 3 of the Housing and Urban Development Act of 1968, and implementing regulations at 24 CFR Part 135.

Signature/Authorized Official	Date
Title: Mayor	

## Specific CDBG Certifications

The Entitlement Community certifies that:

**Citizen Participation** -- It is in full compliance and following a detailed citizen participation plan that satisfies the requirements of 24 CFR 91.105.

**Community Development Plan** -- Its consolidated housing and community development plan identifies community development and housing needs and specifies both short-term and long-term community development objectives that provide decent housing, expand economic opportunities primarily for persons of low and moderate income. (See CFR 24 570.2 and CFR 24 part 570)

**Following a Plan** -- It is following a current consolidated plan (or Comprehensive Housing Affordability Strategy) that has been approved by HUD.

**Use of Funds** -- It has complied with the following criteria:

1. Maximum Feasible Priority. With respect to activities expected to be assisted with CDBG funds, it certifies that it has developed its Action Plan so as to give maximum feasible priority to activities which benefit low and moderate income families or aid in the prevention or elimination of slums or blight. The Action Plan may also include activities which the grantee certifies are designed to meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available);
2. Overall Benefit. The aggregate use of CDBG funds including section 108 guaranteed loans during program year(s) 2003, 2004, 2005 shall principally Benefit persons of low and moderate income in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such persons during the designated period;
3. Special Assessments. It will not attempt to recover any capital costs of public improvements assisted with CDBG funds including Section 108 loan guaranteed funds by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements.

However, if CDBG funds are used to pay the proportion of a fee or assessment that relates to the capital costs of public improvements (assisted in part with CDBG funds) financed from other revenue sources, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds.

The jurisdiction will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108, unless CDBG funds are used to pay the proportion of fee or assessment attributable to the capital costs of public improvements financed from other revenue sources. In this case, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds. Also, in the case of properties owned and occupied by moderate-income (not low-income) families, an assessment or charge may be made against the property for public improvements financed by a source other than CDBG funds if the jurisdiction certifies that it lacks CDBG funds to cover the assessment.

Excessive Force -- It has adopted and is enforcing:

1. A policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and
2. A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction;

Compliance With Anti-discrimination laws -- The grant will be conducted and administered in conformity with title VI of the Civil Rights Act of 1964 (42 USC 2000d), the Fair Housing Act (42 USC 3601-3619), and implementing regulations.

Lead-Based Paint -- Its notification, inspection, testing and abatement procedures concerning lead-based paint will comply with the requirements of 24 CFR '570.608;

Compliance with Laws -- It will comply with applicable laws.

Signature/Authorized Official	Date
Title: Mayor	

## Specific HOME Certifications

The HOME participating jurisdiction certifies that:

Tenant Based Rental Assistance -- If the participating jurisdiction intends to provide tenant-based rental assistance:

The use of HOME funds for tenant-based rental assistance is an essential element of the participating jurisdiction's consolidated plan for expanding the supply, affordability, and availability of decent, safe, sanitary, and affordable housing.

Eligible Activities and Costs -- it is using and will use HOME funds for eligible activities and costs, as described in 24 CFR ' 92.205 through 92.209 and that it is not using and will not use HOME funds for prohibited activities, as described in ' 92.214.

Appropriate Financial Assistance -- before committing any funds to a project, it will evaluate the project in accordance with the guidelines that it adopts for this purpose and will not invest any more HOME funds in combination with other Federal assistance than is necessary to provide affordable housing;

Signature/Authorized Official	Date
Title: Mayor	

## APPENDIX TO CERTIFICATIONS

### INSTRUCTIONS CONCERNING LOBBYING AND DRUG-FREE WORKPLACE REQUIREMENTS:

#### A. Lobbying Certification

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

#### B. Drug-Free Workplace Certification

1. By signing and/or submitting this application or grant agreement, the grantee is providing the certification.
2. The certification is a material representation of fact upon which reliance is placed when the agency awards the grant. If it is later determined that the grantee knowingly rendered a false certification, or otherwise violates the requirements of the Drug-Free Workplace Act, HUD, in addition to any other remedies available to the Federal Government, may take action authorized under the Drug-Free Workplace Act.
3. For grantees other than individuals, Alternate I applies. (This is the information to which jurisdictions certify).
4. For grantees who are individuals, Alternate II applies. (Not applicable jurisdictions.)
5. Workplaces under grants, for grantees other than individuals, need not be identified on the certification. If known, they may be identified in the grant application. If the grantee does not identify the workplaces at the time of application, or upon award, if there is no application, the grantee must keep the identity of the workplace(s) on file in its office and make the information available for Federal inspection. Failure to identify all known workplaces constitutes a violation of the grantee's drug-free workplace requirements.
6. Workplace identifications must include the actual address of buildings (or parts of buildings) or other sites where work under the grant takes place. Categorical descriptions may be used (e.g., all vehicles of a mass transit authority or State highway department while in operation, State employees in each local unemployment office, performers in concert halls or radio stations).
7. If the workplace identified to the agency changes during the performance of the grant, the grantee shall inform the agency of the change(s), if it previously identified the workplaces in question (see paragraph five).
8. The grantee may insert in the space provided below the site(s) for the performance of work done in connection with the specific grant:

Place of Performance: 8000 S. Redwood Road, West Jordan, Utah 84088

**City of West Jordan**  
**Salt Lake County**  
**Community and Economic Development Department**  
**8000 South Redwood Road**  
**West Jordan, UT 84088**  
**(801) 569-5060**

Signed By:

Print Name: Bryan Holladay, Mayor

Date:

Check \_\_\_ if there are workplaces on file that are not identified here; The certification with regard to the drug-free workplace required by 24 CFR part 24, subpart F.

9. Definitions of terms in the Nonprocurement Suspension and Debarment common rule and Drug-Free Workplace common rule apply to this certification. Grantees' attention is called, in particular, to the following definitions from these rules:

"Controlled substance" means a controlled substance in Schedules I through V of the Controlled Substances Act (21 U.S.C.812) and as further defined by regulation (21 CFR 1308.11 through 1308.15);

"Conviction" means a finding of guilt (including a plea of nolo contendere) or imposition of sentence, or both, by any judicial body charged with the responsibility to determine violations of the Federal or State criminal drug statutes;

"Criminal drug statute" means a Federal or non-Federal criminal statute involving the manufacture, distribution, dispensing, use, or possession of any controlled substance;

"Employee" means the employee of a grantee directly engaged in the performance of work under a grant, including: (i) All "direct charge" employees; (ii) all "indirect charge" employees unless their impact or involvement is insignificant to the performance of the grant; and (iii) temporary personnel and consultants who are directly engaged in the performance of work under the grant and who are on the grantee's payroll. This definition does not include workers not on the payroll of the grantee (e.g., volunteers, even if used to meet a matching requirement; consultants or independent contractors not on the grantee's payroll; or employees of subrecipients or subcontractors in covered workplaces).