

**CITY OF SOUTH JORDAN
CITY COUNCIL MEETING AGENDA
CITY COUNCIL CHAMBERS
TUESDAY, APRIL 01, 2025 at 6:30 p.m.**



Notice is hereby given that the South Jordan City Council will hold a meeting at 6:30 p.m. on Tuesday, April 1, 2025. The meeting will be conducted in person in the City Council Chambers, located at 1600 W. Towne Center Drive, South Jordan, Utah, and virtually via Zoom phone and video conferencing. Persons with disabilities requesting assistance should contact the City Recorder at least 24 hours prior to the meeting. The agenda may be amended, and an executive session may be held at the end of the meeting. Times listed are approximate and may be accelerated or delayed.

In addition to in-person attendance, individuals may join virtually using Zoom. Attendees joining virtually may not comment during public comment; virtual participants may only comment on items scheduled for a public hearing. Video must be enabled during the public hearing period. Attendees wishing to present photos or documents to the City Council must attend in person.

If the meeting is disrupted in any way deemed inappropriate by the City, the City reserves the right to immediately remove the individual(s) from the meeting and, if necessary, end virtual access to the meeting. Reasons for removal or ending virtual access include, but are not limited to, posting offensive pictures or remarks, making disrespectful statements or actions, and other actions deemed inappropriate.

The ability to participate virtually depends on the individual's internet connection. To ensure that comments are received regardless of technical issues, please submit them in writing to City Recorder Anna Crookston at acrookston@sjc.utah.gov by 3:00 p.m. on the day of the meeting. Instructions on how to join virtually are provided below.

Join South Jordan City Council Meeting Virtually:

- Join on any device that has internet capability.
- Zoom link, Meeting ID and Password will be provided 24 hours prior to meeting start time.
- Zoom instructions are posted <https://ut-southjordan.civicplus.com/241/City-Council>.

Regular Meeting Agenda: 6:30 p.m.

- A. Welcome, Roll Call, and Introduction:** By Mayor, Dawn R. Ramsey
- B. Invocation:** By Council Member, Kathie Johnson
- C. Pledge of Allegiance:** By Director of City Commerce, Brian Preece
- D. Recognition of Legislators:** By Mayor, Dawn R. Ramsey
- E. Minute Approval:**
 - [E.1.](#) March 18, 2025 City Council Meeting
- F. Mayor and Council Reports: 6:45 p.m.**

G. Public Comment: 7:00 p.m.

This is the time and place on the agenda for any person who wishes to comment. Any person or group wishing to comment on any item not otherwise scheduled for public hearing on the agenda may address the City Council at this point by stepping to the microphone, and giving their name and address for the record. Note, to participate in public comment you must attend City Council Meeting in-person. Comments should be limited to not more than three (3) minutes, unless additional time is authorized by the Chair. Groups wishing to comment will be asked to appoint a spokesperson. Items brought forward to the attention of the City Council will be turned over to staff to provide a response outside of the City Council Meeting. Time taken on non-agenda items, interrupts the process of the noticed agenda.

H. Presentation Items: 7:15 p.m.

H.1. Recognition of Special Events Professional Award – Utah Recreation & Parks Association (URPA) Award presented to Natalie Domino. *(By URPA Assistant Executive Director, McKell Christensen)*

H.2. Proclamation in recognition of Arbor Day, April 25, 2025. *(By Mayor, Dawn R. Ramsey)*

I. Action Item: 7:30 p.m.

I.1. **Resolution R2025-19**, Authorizing Mayor Dawn R. Ramsey to enter into an Interlocal Cooperation Agreement with Salt Lake County for services of the Salt Lake County Elections Division during the 2025 Primary and General Municipal Elections. RCV *(By City Recorder, Anna Crookston)*

J. Public Hearing Item: 7:45 p.m.

J.1. **Resolution R2025-11**, Approving the use of Community Development Block Grant (CDBG) funds and authorizing the City to enter into a Grant Agreement for the use of CDBG funds. RCV *(By Senior Accountant, Reid Sanderson)*

K. Staff Reports and Calendaring Items: 8:00 p.m.

RECESS CITY COUNCIL MEETING AND MOVE TO EXECUTIVE CLOSED SESSION

L. Executive Closed Session: 8:15 p.m.

L.1. Discussion of the purchase, exchange, or lease of real property.

L.2. Discuss the character, professional competence, physical or mental health of an individual.

ADJOURN EXECUTIVE CLOSED SESSION AND RETURN TO CITY COUNCIL MEETING

ADJOURNMENT

CERTIFICATE OF POSTING

STATE OF UTAH)
: §
COUNTY OF SALT LAKE)

I, Anna Crookston, the duly appointed City Recorder of South Jordan City, Utah, certify that the foregoing City Council Agenda was emailed to at least one newspaper of general circulation within the geographic jurisdiction of the public body. The agenda was also posted at the principal office of the public body and also posted on the Utah State Public Notice Website <http://www.utah.gov/pmn/index.html> and on South Jordan City's website at www.sjc.utah.gov. Published and posted March 28, 2025.

SOUTH JORDAN CITY
CITY COUNCIL MEETING

March 18, 2025

Present: Mayor Dawn Ramsey, Council Member Patrick Harris, Council Member Kathie Johnson, Council Member Don Shelton, Council Member Tamara Zander, Council Member Jason McGuire, City Manager Dustin Lewis, City Attorney Ryan Loose, Fire Chief Chris Dawson, Director of Planning Steven Schaefermeyer, City Engineer Brad Klavano, Associate Director of Public Works Colby Hill, Police Chief Jeff Carr, Director of Administrative Services Melinda Seager, Director of City Commerce Brian Preece, CFO Sunil Naidu, Director of Strategy & Budget Don Tingey, Communications Manager/PIO, Rachael Van Cleave, CTO Matthew Davis, Senior Systems Administrator Phill Brown, GIS Coordinator Matt Jarman, City Recorder Anna Crookston, Planning Commissioner Laurel Bevans

Absent:

Others: Gavin H., Marks iPad Pro20, Sarah Borden, Preston Ballentine, user123, Darwin Overson, Catherine Campbell, Erie Walker, Linda Walker, Zanna Bruening, Laney Hansen, Gabriella Helm, Tim Hansen, Robin Pierce, Isaac Scott, Noah Christensen, Bridger Pedroza, Cameron Stringham

6:30 P.M.
REGULAR MEETING

A. Welcome, Roll Call, and Introduction - *By Mayor, Dawn R. Ramsey*

Mayor Ramsey welcomed everyone present and introduced the meeting.

B. Invocation – *By Director of Strategy & Budget, Don Tingey*

Director Don Tingey offered the invocation.

C. Pledge of Allegiance – *By Communications Manager, Rachael Van Cleave*

Associate Director Colby Hill led the audience in the Pledge of Allegiance.

Mayor Ramsey reminded the community that anyone interested in providing an invocation or moment of reverence at a council meeting is welcome to do so and can contact the City Recorder. The city issues public invitations for this opportunity several times a year.

Before proceeding with the agenda, Mayor Ramsey noted that the DAI Development item had been removed at the applicant's request and would not be discussed. While the item may be

rescheduled at the applicant's discretion, any future discussion will be publicly noticed in the usual manner. Attendees were welcome to stay and participate in public comment if desired.

D. Minute Approval:

- D.1. March 4, 2025 City Council Study Meeting
- D.2. March 4, 2025 City Council Meeting

Council Member Harris motioned to approve the March 4, 2025 City Council Study Meeting and approve March 4, 2025 City Council Meeting as published. Council Member Shelton seconded the motion; vote was 5-0, unanimous in favor.

E. Mayor and Council Reports

Council Member Don Shelton

- Attended the Jordan River Commission executive board meeting to assist with planning for the upcoming general board meeting.
- Participated in the Salt Lake County Republican Organizing Convention, meeting with various representatives and elected officials.
- Attended the art show at the Gale Center, commending the well-executed event.

Council Member Harris

- Participated in the Race Series St. Patrick's Day 5K and enjoyed the event, noting strong community participation despite the weather. Acknowledged city staff for their excellent organization.
- Attended and praised the art show event and recognized Council Member Jason McGuire and others involved in its success. Highlighted the opportunity it provides for artists of all ages and skill levels to showcase their work.
- Engaged with residents and city staff regarding road construction projects and other community concerns. Expressed appreciation for staff efforts in serving the community.

Council Member Kathie Johnson

- Attended the Youth City Council event in Logan on Friday night and observed that the youth were engaged and enjoying the experience. Described it as a positive opportunity for them.

Council Member Jason McGuire

- Announced the creation of a new award, as recommended in the Arts Master Plan, to recognize outstanding artists in South Jordan. The inaugural recipient of the Arts Council award is Erin Grimshaw, a Bingham High School Sterling Scholar whose artwork will be displayed in the U.S. Capitol. Acknowledged her contributions to the local arts community.
- Expressed appreciation for the Public Works Department's efforts in repairing sidewalks efficiently. Noted positive feedback from residents and personal observations of their hard work.

- Engaged with residents regarding parking concerns near the upcoming ballpark. Assured them that the Larry H. Miller team is actively working on solutions and emphasized the ballpark's potential as a valuable city asset.

Mayor Dawn Ramsey

- Participated in finalizing the artwork for the upcoming South Jordan Downtown TRAX stop. Acknowledged the collaborative efforts of the artist, the Arts Council, and city staff in creating a well-designed installation.
- Praised the art show event for showcasing the city's talented artists and encouraged attendance while the exhibit remains open.
- Shared positive feedback received from residents about city staff, including art, police, and public works teams, recognizing their dedication and service.
- Noted the conclusion of the state legislative session and its impact on city operations. Expressed anticipation for upcoming projects and a busy next few months for the city.

F. Public Comment

Mayor Ramsey opened the public comment portion of the meeting.

Erie Walker (Resident) requested that the city consider creating a collection point for fluorescent light tube recycling. Currently, the only known drop-off locations in Salt Lake Valley are the Trans-Jordan Landfill, which is not convenient, and the Salt Lake Landfill. Mr. Walker noted that while some stores accept compact fluorescent bulbs, they do not take larger tubes. The Salt Lake County Library system previously collected them but no longer does. Additionally, outdated and incorrect online information makes finding recycling locations difficult. Even the South Jordan City website contains a dead link to the Salt Lake County recycling page. A household hazardous waste facility in Sandy may accept fluorescent tubes, but its website lacks clear details. The South Jordan City website only lists antifreeze, batteries, oil, and paint as accepted hazardous waste. He suggested the city establish a drop-off site for fluorescent tubes and transport them to an appropriate facility. He also recommended expanding services to accept household hazardous waste and electronic waste, as those items are similarly difficult to recycle. He thanked the council for their time and consideration.

Catherine Campbell (Resident) noted this was the first meeting she has attended and expressed appreciation for the experience. She acknowledged the inclusion of a prayer at the beginning and noted that while she found it meaningful, not all attendees are members of the LDS faith. She suggested offering a more inclusive prayer that is open to all. Mayor Ramsey clarified that the prayer is open to all and reiterated that anyone is welcome to offer it. She emphasized that the invitation is extended to anyone who wishes to participate, ensuring a variety of voices. Catherine Campbell inquired about a security measure implemented at Park Place near the gym. She recalled receiving a letter about two years ago stating that a vote would take place during a city meeting regarding security for the area. However, the meeting was later canceled, and security was implemented without a vote. She expressed concern that residents were not given the opportunity to participate in the decision and asked whom she should contact for more information. City Manager Dustin Lewis stated that the security measure at Park Place does not

appear to be a city decision. He noted that it is likely an HOA matter rather than something implemented by the city. However, he offered to review the letter if provided. Catherine Campbell said they aren't in an HOA and said she would look into it further. She then asked whether city officials ever attend Democratic functions, as a Republican event had been mentioned earlier in the meeting. Mayor Ramsey explained that attendance at political events is a personal choice. Council members and officials can choose to attend any event, whether Republican, Democratic, or otherwise, just like any other resident. Catherine Campbell asked whether South Jordan has any Diversity, Equity, and Inclusion (DEI) committees or initiatives. She acknowledged the broader national conversation on the topic and expressed interest in having opportunities for residents to voice their concerns. She inquired whether any upcoming town hall meetings would allow for discussions on these matters. Mayor Ramsey noted that the City Council meetings are where the public can come and engage. Mayor Ramsey thanked Ms. Campbell for her comments and for attending the meeting. She reiterated that anyone is welcome to offer a reverence and encouraged Ms. Campbell if she was interested to contact the City Recorder to arrange it.

Darwin Overson (Resident) My concern is about traffic in our neighborhood. The road near the Park Palisade is heavily used as a thoroughfare for nearby developments, offices, the gym, and recreational activities. While these amenities are great, our neighborhood has become a parking overflow area and a cut-through for traffic. We have a very serious speeding problem along that road. I'd like to know what steps we can take to petition for speed bump installation. City Engineer Brad Klavano said the best way to address this concern is to reach out to him or traffic engineer, Jeremy Nielson. Noting the city has a traffic committee that meets once a month to review resident concerns and complaints. It's a staff meeting, so residents don't attend, but we take every citizen comment very seriously. They conduct speed studies, work with the police department, and evaluate possible solutions. He noted he'd be happy to meet to discuss this further.

Mayor Ramsey closed the public comment portion of the meeting.

G. Action Items:

- G.1. Resolution R2025-14, Prohibiting the use of an ignition source, including fireworks, lighters, matches, sky lanterns, and smoking materials, in certain areas.
(By Fire Chief, Chris Dawson)

Fire Chief Chris Dawson reported that, as required by state law, the city must submit firework-restricted areas to the county and State Fire Marshal by May 1. He proposed maintaining the same resolution and restrictions as in previous years, with no changes. He emphasized the ongoing risk of wildland-urban interface fires, noting that South Jordan remains vulnerable. The department has assisted other communities nationally and continues mitigation efforts locally. Past restrictions have been effective in reducing fire incidents in designated areas. He explained that wet years lead to increased vegetation growth, which dries out by summer, while dry years create highly flammable conditions. The city aims to manage these hazards through continued restrictions. An interactive firework restriction map remains available year-round, allowing residents to enter their address and view restricted areas.

Council Member Shelton inquired about the firework restrictions near Bingham Creek Regional Park. He noted that while fireworks are prohibited within the park, the adjacent street in his neighborhood is not included in the restricted area. He expressed concern that aerial fireworks could easily drift into the park under the right wind conditions. He asked whether it would be appropriate to extend the restriction to the first street immediately north of the park within the subdivision. He acknowledged that this change might be unpopular with some residents but felt it was worth considering.

Chief Dawson stated that the department aims to be as conservative and reasonable as possible while also considering recommendations on a case-by-case basis. He confirmed that the area in question would be reviewed to determine whether its inclusion aligns with state law. Council Member Shelton asked if the distance from the wildland interface was 200 feet, noting that he recalled reading that figure in the materials. Chief Dawson confirmed that the 200-foot distance is correct for designated interface areas. He noted that parks are treated differently, as they are government property and have been excluded from this designation. Council Member Shelton stated that the Bingham Creek Regional Park area is essentially a wildland interface and noted that the road is not 200 feet from it. Chief Dawson agreed to review the area to ensure accuracy and make any necessary adjustments to the map, pending approval.

Council Member Zander motioned to approve Resolution R2025-14, Prohibiting the use of an ignition source, including fireworks, lighters, matches, sky lanterns, and smoking materials, in certain areas with an amendment to add the street(s) mentioned by Council member Shelton near Bingham Creek Regional Park. Council Member Shelton seconded the motion.

Roll Call Vote

Council Member Zander - Yes

Council Member Shelton - Yes

Council Member Harris - Yes

Council Member Johnson - Yes

Council Member McGuire – Yes

The motion passed with a vote of 5-0.

- G.2. Resolution R2025-15, Authorizing the Mayor to sign the Metro Fire Agency Interlocal Agreement amending the terms related to the Operations Advisory Committee and the budget. *(By Fire Chief, Chris Dawson)*

Fire Chief Chris Dawson provided background information on the existing interlocal agreement for the Metro Fire Agency, which includes all municipal fire departments in Salt Lake County except Salt Lake City. He explained that Metro Fire, established in 2006, facilitates cooperation among fire departments in specialty emergency services such as hazardous materials response, technical rescue, and wildland firefighting. The agency also enables departments to share operational and training resources, reducing costs by allowing cities to collectively purchase specialized equipment, personal protective equipment (PPE), medical supplies, and uniforms.

The proposed updates primarily address clarifications in the agreement. The last agreement, signed in 2020, included boilerplate language regarding the Operations Advisory Committee, which functions as an informal staff meeting to advise the Metro trustees. Consultation with the city attorney and other municipal attorneys confirmed that the committee does not need to adhere to Open Meetings laws. Additionally, language referencing a Metro Fire Agency budget and employees was removed, as the agency does not manage public funds or employ staff. Instead, cities allocate funds according to their own policies. Chief Dawson emphasized that these are minor adjustments to align the agreement with current practices while maintaining the same operational structure.

Council Member Shelton confirmed that there is no budget but noted that the agreement includes provisions for managing a budget if one were ever established. He also pointed out that the agreement spans 50 years, which seems lengthy, but acknowledged that it includes an out clause. Chief Dawson confirmed that the agreement includes an out clause, allowing cities to leave Metro Fire entirely. Additionally, individual cities or agencies can opt out of specific contracts or provisions within the Metro Fire Agency, ensuring that no entity is bound to all decisions made by the agency. Council Member Shelton stated that participation in Metro Fire is based on its benefits to the city. If a particular program does not provide a benefit, the city is not obligated to participate. Chief Dawson confirmed that a city can opt out of specific programs while still maintaining the overall benefits of being a member of the Metro Fire Agency.

Council Member Shelton motioned to approve Resolution R2025-15, Authorizing the Mayor to sign the Metro Fire Agency Interlocal Agreement amending the terms related to the Operations Advisory Committee and the budget. Council Member Johnson seconded the motion.

Council Member Harris expressed support for the Metro Fire Agency, highlighting the benefits of bulk purchasing and cost savings through collaboration with other cities.

Mayor Ramsey noted that the Metro Fire Agency's advisory structure is similar to informal councils of mayors in Salt Lake, Davis, and Utah Counties, where leaders gather to discuss mutual issues and exchange ideas, without making binding decisions. She pointed out that the Metro Fire Agency also offers added value through collective buying power.

Roll Call Vote

Council Member Shelton - Yes

Council Member Johnson - Yes

Council Member Harris - Yes

Council Member Zander - Yes

Council Member McGuire – Yes

The motion passed with a vote of 5-0.

H. Public Hearing Items:

- H.1. Resolution R2025-16, Amending the Transportation Master Plan for South Jordan City. *(By City Engineer & Director of Engineering, Brad Klavano)*

City Engineer Brad Klavano reviewed prepared presentation (Attachment A) explaining that last year, a solutions development study was conducted for Shields Lane, involving numerous public meetings and outreach, as well as work sessions with the City Council. The study concluded that a multi-use path separated from the road, with a narrowed road, would be the best option. To support future grants and funding, the city proposes adding this project to the transportation master plan, which would give more credibility to the study's findings. The amendment involves updating the Active Transportation phasing recommendations table to include the multi-use path on Shields Lane. He explained that the other item (Attachment B) being proposed is related to the reconstruction and realignment of U-111. The city has been working for about two years with property owners, UDOT, and neighboring cities to define future intersections. He noted the importance of having these agreements in place early to prevent complications later. The agreements were signed by South Jordan and UDOT last year, with Herriman also participating. He highlighted that while the majority of the project is in South Jordan, a small portion is in Herriman. He provided additional details regarding the agreement for the reconstruction of U-111, covering the Daybreak, Shoreline, and Rio Tinto annexed areas. He explained that the agreement defines the future intersection locations and the placement of traffic signals. The project is expected to begin bidding in the next month or two, with construction slated to start in the fall and last approximately two years. He shared that there had been significant negotiations over the project's scope, as initially only one lane in each direction was funded. However, after discussions, the project was modified to include three lanes with a turn lane in the middle, though the ultimate goal is to have a five-lane section. UDOT is purchasing the necessary right-of-way for this expansion, but only the three lanes will be built initially. He acknowledged that it would have been ideal for a five-lane section and multi-use path to be constructed right away, but funding constraints prevent that at this time. The agreement also required that the project be included in the transportation master plan to ensure these changes are formally recognized. He indicated that the resolution before the council would incorporate these modifications into the transportation master plan.

Mayor Ramsey opened the public hearing. There were no public comments. Mayor Ramsey closed the public hearing.

Council Member Johnson sought clarification regarding the locations of signals mentioned and the corridor agreement. City Engineer Klavano explained that these locations are part of the corridor agreement, which outlines where traffic signals will be placed. He clarified that the signals are located around 1,100 feet north of each other, with approximate locations given for signals at 12300 South and 12600 South. He acknowledged that the exact positions of the signals aren't set in stone, as adjustments will be made during the process, but he emphasized that the given distances provide a general idea of their planned locations.

City Engineer Klavano explained that the traffic signals would only be installed when warranted, based on traffic volumes on the streets. He described the challenge of planning for the U-111 extension, which currently ends in a cul-de-sac. While UDOT initially wanted to design the extension as an expressway without connectivity, the cities worked with UDOT to find a compromise, considering the areas lower traffic volumes due to its more open, undeveloped nature. He emphasized that the decision was to move forward with a plan that allows for flexibility. The signals may not all be needed immediately, as it will depend on how the area

develops. He mentioned that they preferred to have the plan in place with the option to adjust if necessary, rather than pushing for a more extensive approach from the start.

Mayor Ramsey expressed appreciation for the approach, acknowledging that while the area currently appears wide and open, it is expected to undergo intense development in the future. She pointed out that as the area grows, the need for proper access and connectivity will become crucial, especially since the extension currently ends in a cul-de-sac. She recognized the importance of planning for future traffic needs to ensure smooth access in and out of the area.

Council Member Zander pointed out that she had not considered the fact that the road currently dead ends. She clarified that, as it stands, people either have to travel east or west or turn around and head back north. City Engineer Klavano explained that Herriman is considering extending the road south to 13400 South, but it would transition into an arterial road at that point. The state road would end at 12600 South, and there are plans for the state road to eventually extend from 12600 (Herriman Parkway) all the way to Bangor. This would create a loop, with the road serving both north-south and east-west traffic.

Council Member Zander asked for clarification on the location of the access to Butterfield Canyon. City Engineer Klavano clarified that the access to Butterfield Canyon is located further to the south.

Council Member Zander asked if the four-way intersection of 11800 South and Bacchus Highway is entirely within South Jordan. City Engineer Klavano clarified that it is not; the intersection involves Herriman and South Jordan, and South Jordan does not control all four corners. Council Member Zander clarified that with the realignment of U-111, at the final alignment, the four corners of 11800 South and U-111 would be split between South Jordan and Herriman. The two north corners would belong to South Jordan, while the two south corners would be Herriman. City Engineer Klavano explained that while the south boundaries of South Jordan and Herriman are not very far apart, Herriman does have some property in the area. He clarified that this is due to Herriman purchasing land where their water tanks are located, which is west of the U-111 alignment. When Rio Tinto developed the area, they included that property within Herriman's boundaries.

Council Member Harris made a comment regarding the lane construction, agreeing with the idea of starting with the five lanes right from the beginning. He expressed that it would make more sense and potentially cost less in the long run than having to redo the road later. He acknowledged the challenges of road construction, noting the disruption it causes to the community and residents. While understanding that the available funding limits the project scope, he emphasized that the council would prefer the road to be constructed with the full five lanes from the outset to avoid future reconstruction as the area develops. City Engineer Klavano acknowledged that the same argument had been made with the Mountain View Corridor, where the state only planned to build two lanes in each direction. He mentioned that the state's position was that the freeway would reach capacity the day it opens. He explained that this decision was driven by the state's funding process, and he expressed uncertainty about how to address that limitation.

Mayor Ramsey asked City Attorney Ryan Loose for his opinion on the situation, specifically regarding the issue of the five-lane road and the current plan for three lanes due to funding limitations. She wondered if there might be enough time to work on leveraging additional state funding, perhaps through the next legislative session, if the issue is addressed throughout the year. City Attorney Loose asked when the construction would begin and when the project would go out to bid. City Engineer Klavano confirmed that the project would go out to bid in the spring, with construction starting in the fall. He added that the first eight months of construction would likely be focused on grading.

The discussion between City Attorney Loose, City Engineer Klavano, and Mayor Ramsey focused on the potential to request an alternative bid for the road project, allowing for both three-lane and five-lane options to be considered. They acknowledged that while funding for five lanes isn't currently available, having a bid for both options would provide a clearer cost estimate and allow the city to explore potential funding sources in the next legislative session. City Attorney Loose suggested formally requesting UDOT to include an alternative bid, emphasizing that the cost and timeline impact should be minimal. City Engineer Klavano mentioned he would bring up the request in his upcoming meeting with UDOT Region Director Robert Stewart, acknowledging that the decision might need to be escalated. City Attorney Loose emphasized the importance of following up with a written request, even if the initial response is unfavorable, to document the request for potential further advocacy.

Council Member Johnson inquired whether the request for a dual bid would apply to the entire project or only the South Jordan portion. City Engineer Klavano confirmed that the request would be for the entire project and Herriman would be supportive as well.

Mayor Ramsey clarified that her request was not based on the assumption that the city could easily secure an additional \$50 million but acknowledged the challenge of obtaining such funding. She emphasized that while it would be difficult, she was not afraid to work toward it. By having an alternative bid, the city would have a clear cost estimate to use as a target, allowing them to explore potential funding options and begin efforts to secure additional resources.

Council Member Shelton inquired about the timing of the 9800 South improvement project. City Engineer Klavano stated that a request for STIP funds had been submitted for the 9800 South improvement project, covering the area from Bangerter to 2700 West. While the request appeared favorable during committee review, it was still awaiting a final vote. If approved, funding would likely not be available until 2029 or 2030, though there may be opportunities to move the timeline forward. He noted that the project had received strong recommendations and broad support. Additionally, the city was exploring Utah Trail Network (UTN) funds as another potential funding source, though the requirement for UDOT to design and bid the project added significant costs.

Council Member McGuire is motioned to approve Resolution R2025-16, Amending the Transportation Master Plan for South Jordan City. Council Member Johnson seconded the motion.

Roll Call Vote

Council Member McGuire - Yes

Council Member Johnson - Yes

Council Member Harris - Yes

Council Member Shelton - Yes

Council Member Zander – Yes

The motion passed with a vote of 5-0.

Mayor Ramsey expressed appreciation for the effort to document agreements and decisions, emphasizing the importance of memorializing such information due to turnover in personnel. She noted that without proper documentation, institutional knowledge can be lost as people retire or change jobs. She acknowledged that this issue is not unique to UDOT but is relevant across all areas of government and organizations. She concluded by stating that maintaining thorough records is a good policy and a beneficial practice.

H.2. Ordinance 2025-08, Re-adopting the City's Construction Standards and Specifications. *(By City Engineer & Director of Engineering, Brad Klavano)*

City Engineer Klavano provided background information and reviewed the staff report regarding the annual ordinance update (Attachment C). He explained that in 2017, the Utah Legislature passed House Bill 232, requiring that construction standards and specifications be incorporated into land use regulations and adopted by the City Council through an ordinance. He stated that a committee meets several times a year to review the standards, discuss necessary updates, and address issues related to new technologies or ineffective practices. Each year, the ordinance is presented with modifications, though this year's changes are relatively minor. The primary updates include adjustments to water pipe installation standards, specifically removing the allowance for pipe deflection and instead requiring fittings and joints for curves. Another significant change involves adding a section on HDPE pipe installation and fusing procedures, which was previously unclear. Additional modifications include switching secondary valves from Mueller to AFC and clarifying that storm water maintenance plans must be submitted.

Mayor Ramsey opened the public hearing. There were no public comments. Mayor Ramsey closed the public hearing.

Council Member Zander expressed appreciation for City Engineer Klavano's work, stating that the Council trusts his expertise. She acknowledged his role in ensuring the city's construction standards remain effective and compliant. City Engineer Klavano emphasized that the updates to the construction standards involve close collaboration between Engineering, Public Works, Fire, and Planning departments. He acknowledged that it is a team effort and noted that he is not an expert in all aspects of the standards.

Council Member Harris highlighted that the city maintains high standards in South Jordan, emphasizing the quality of work and procedures in place. City Engineer Klavano praised the city's inspection team and Public Works department for their close collaboration, noting that while occasional issues arise, the infrastructure installed in South Jordan is generally of high quality.

Council Member Harris motioned to approve Ordinance 2025-08, Re-adopting the City's Construction Standards and Specifications. Council Member Zander seconded the motion.

Roll Call Vote

Council Member Harris - Yes

Council Member Zander - Yes

Council Member Johnson - Yes

Council Member Shelton - Yes

Council Member McGuire – Yes

The motion passed with a vote of 5-0.

Mayor Ramsey expressed gratitude to all departments involved in the process, acknowledging the hard work and expertise of the teams. She emphasized the importance of collaboration and how residents benefit from the high standards, even if they don't see the details.

I. Staff Reports and Calendaring Items

Communication Manager Rachael Van Cleave provided an update on the upcoming event, expressing hope that the weather will cooperate for the installation of art, potentially happening on Monday. She mentioned that there will be visual mock-ups available regardless of the weather. The event will celebrate the partnership between UDOT, UTA, and LHM, with a special focus on the new TRAX station. Mayor Ramsey and others from UDOT, UTA, and LHM will board the train at Daybreak Station and travel to the new station. Council members are invited to join the celebration at the East parking lot near the new station. Manager Van Cleave assured the council that they would receive further details and an invitation from UTA with more information on timing and arrival instructions. She also mentioned a tent and designated parking for the event. She also mentioned that LHM is organizing a tour of the ballpark for those interested in seeing its progress. The event, scheduled for March 26, will start at 1 p.m., with media coverage expected. She will ensure that council members receive all the necessary details ahead of the event and will coordinate their arrival time to ensure they are there a little earlier.

City Manager Dustin Lewis provided an update on the Fullmer boxing gym project, noting that the facility is nearing completion. A ribbon-cutting ceremony is being planned for the coming weeks, and once the details are finalized, he will send the council members an email with the information, along with a calendar invite to reserve the date. Mayor Ramsey acknowledged the long-awaited completion of the former boxing gym, highlighting the significant effort that went into raising funds for its construction.

Council Member Johnson motioned to adjourn the March 18, 2025 City Council Meeting. Council Member Zander seconded the motion. Vote was 5-0, unanimous in favor.

ADJOURNMENT

The March 18, 2025 City Council Meeting adjourned at 7:39 p.m.



OFFICIAL PROCLAMATION

WHEREAS in 1872, the Nebraska Board of Agriculture established a special day to be set aside for the planting of trees, *and*

WHEREAS this holiday, called Arbor Day, was first observed with the planting of more than a million trees in Nebraska, *and*

WHEREAS Arbor Day is now observed throughout the nation and the world, *and*

WHEREAS trees can be a solution to combating climate change by reducing the erosion of our precious topsoil by wind and water, cutting heating and cooling costs, moderating the temperature, cleaning the air, producing life-giving oxygen, and providing habitat for wildlife, *and*

WHEREAS trees are a renewable resource giving us paper, wood for our homes, fuel for our fires, and countless other wood products, *and*

WHEREAS trees in our city increase property values, enhance the economic vitality of business areas, and beautify our community, *and*

WHEREAS trees — wherever they are planted — are a source of joy and spiritual renewal.

NOW, THEREFORE, I, Dawn Ramsey, Mayor of the City of South Jordan, do hereby proclaim April 25th as **ARBOR DAY** In the City of South Jordan, and I urge all citizens to celebrate Arbor Day and to support efforts to protect our trees and woodlands, *and*

FURTHER, I urge all citizens to plant trees to gladden the heart and promote the well-being of this and future generations.

DATED THIS 25th day of April, 2025

Mayor _____

RESOLUTION R2025 - 19

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH, AUTHORIZING MAYOR DAWN R. RAMSEY TO ENTER INTO AN INTERLOCAL COOPERATION AGREEMENT WITH SALT LAKE COUNTY FOR SERVICES OF THE SALT LAKE COUNTY ELECTION DIVISION DURING THE 2025 PRIMARY AND GENERAL MUNICIPAL ELECTIONS.

WHEREAS, Salt Lake County (the “County”) and the City of South Jordan (the “City”) are local governmental entities under the laws of the State of Utah and are authorized and required to facilitate elections for their respective residents; and

WHEREAS, a municipal election will occur in the City in 2025, in which County and City desire to cooperate in providing election services to City residents; and

WHEREAS, County is able and willing to provide election services through the Salt Lake County Clerk’s Office, Election Division, to City in conducting the City’s 2025 election(s) (primary and general as applicable); and

WHEREAS, the South Jordan City Council finds and determines that the interest of City, its taxpayers, voters, and County are best served by executing an Interlocal Agreement to formalize the working relationship between City and County for election services.

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

SECTION 1. Authorization to Sign. The Interlocal Agreement by and between the City of South Jordan and Salt Lake County for 2025 election services is hereby approved, and Mayor Dawn R. Ramsey is hereby authorized to sign the Agreement.

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

<<Signatures on following page.>>


**APPROVED BY THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH,
ON THIS _____ DAY OF _____, 2025 BY THE FOLLOWING VOTE:**

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

Mayor: _____
Dawn R. Ramsey

Attest: _____
Anna Crookston, City Recorder

Approved as to form:


Ryan W. Loose (Mar 28, 2025 21:44 MDT)

Office of the City Attorney

INTERLOCAL COOPERATION AGREEMENT

between

SALT LAKE COUNTY

and

SOUTH JORDAN CITY

For Municipal Election

This Interlocal Cooperation Agreement (this "Agreement") is entered into by and between **SALT LAKE COUNTY**, a body corporate and politic of the State of Utah, on behalf of its County Clerk's Office, Election's Division (the "County"); and **SOUTH JORDAN CITY**, a municipal corporation of the State of Utah (the "City"). The County and the City may each be referred to herein as a "Party" and collectively as the "Parties."

RECITALS:

A. The County and the City are "public agencies" as defined by the Utah Interlocal Cooperation Act, UTAH CODE §§ 11-13-101 to -608 (the "Interlocal Act"), and as such, are authorized to enter into agreements to act jointly and cooperatively in a manner that will enable them to make the most efficient use of their resources and powers.

B. Utah Code § 20A-5-400.1 permits the County to enter into interlocal agreements with local municipalities to conduct their elections.

C. The County desires to provide the services of its Clerk's Office, Elections Division, to the City for the purpose of assisting the City in conducting the City's 2025 primary and general municipal elections.

D. The City desires to engage the County for such services.

AGREEMENT:

NOW, THEREFORE, in consideration of the mutual representations, warranties, covenants and agreements contained herein, the sufficiency of which is hereby acknowledged, the Parties represent and agree as follows:

ARTICLE 1 — ELECTION SERVICES

1.1. Scope of Work. The services to be provided by the County shall be as set forth in the Scope of Work, attached hereto and incorporated by reference as Exhibit "A." Generally, the County shall perform the listed election functions as set forth in Exhibit "A" and as needed to ensure implementation of the City's 2025 primary and

general municipal elections, and shall furnish all materials, labor and equipment to complete the requirements and conditions of this Agreement.

1.2. Cost. The City shall pay the County the actual cost of conducting its election. A good faith range of costs of such services (as well as any amount of pre-payment required by the County) shall be provided in Exhibit "B," and will be attached hereto and incorporated by reference. At the conclusion of the elections, the County shall provide the City with a final itemized invoice in writing based on its actual expenses, and the City shall pay the County within thirty days of receiving the invoice. The invoice shall contain a summary of the costs of the election and shall provide the amount billed to the City for participating in the elections. In the case of a vote recount, election system audit, election contest, or similar event arising out of the City's election, the City shall pay the County's actual costs of responding to such events, as set forth in the final invoice. The City acknowledges that the actual costs for these additional services may cause the total cost to the City to exceed the good faith range given to the City by the County.

1.3. Legal Requirements. The County and the City understand and agree that the City's 2025 primary and general municipal elections are the City's elections. The City shall be responsible for compliance with all legal requirements for these elections. The County will provide the Spanish translations for the ballot and other election materials as required by law. The County agrees to work with the City in complying with all legal requirements for the conduct of these elections and conduct these elections pursuant to the direction of the City, except as provided in this Agreement and Exhibit "A." The County agrees to disclose and maintain election results through its website merely as a courtesy and convenience to the City. The City, and not the County, is responsible to resolve any and all election questions, problems, and legal issues that are within the City's statutory authority.

1.4. Rank Choice Voting. The City acknowledges, pursuant to state law, that it has the option to utilize instant runoff voting election as described in §§ 20A-4-603 and -604, UTAH CODE (2024) ("Rank Choice Voting"), to administer its elections. The City has specifically chosen not to elect this methodology. Accordingly, the City agrees that the County shall not provide such services to the City under this Agreement.

1.5. Independent Contractor.

(a) Because the County is consolidating election functions in order to conduct multiple, simultaneous elections on August 12, 2025, and on November 4, 2025, certain decisions by the County referenced in Exhibit "A" may not be subject to review by the City. It is therefore understood by the parties that the County will act as an independent contractor with regard to its decisions regarding resources, procedures and policies based upon providing a consistent type, scope and level of service to all participating jurisdictions made for the benefit of the whole as set forth in Exhibit "A."

(b) The County, as part of the consideration herein, shall comply with

all applicable federal, state and county laws governing elections. The City agrees that the direction it gives the County under Utah Code § 20A-5-400.1(2)(a) and this Agreement shall likewise be in strict compliance with all such applicable laws. The County shall be under no obligation to comply with any direction from the City that is not demonstrably consistent with all applicable federal, state and county laws governing elections.

ARTICLE 2 —COVENANTS AND AGREEMENTS

2.1. Indemnification and Liability.

(a) **Governmental Immunity.** Both Parties are governmental entities under the Governmental Immunity Act of Utah, UTAH CODE §§ 63G-7-101 to -904 (the “Immunity Act”). Nothing in this Agreement shall be deemed a waiver of any rights, statutory limitations on liability, or defenses applicable to the City or the County under the Governmental Immunity Act or common law. Each Party shall retain liability and responsibility for the acts and omissions of their representative officers. In no event shall this Agreement be construed to establish a partnership, joint venture or other similar relationship between the parties and nothing contained herein shall authorize either Party to act as an agent for the other. Each of the parties hereto assumes full responsibility for the negligent operations, acts and omissions of its own employees, agents and contractors. It is not the intent of the parties to incur by Agreement any liability for the negligent operations, acts, or omissions of the other Party or its agents, employees, or contractors.

(b) **City Indemnification.** Subject to the provisions of the Governmental Immunity Act, the City agrees to indemnify, hold harmless and defend the County, its agents, officers and employees from and against any and all actions, claims, lawsuits, contests, controversies, challenges, proceedings, liability, damages, losses and expenses, however allegedly caused, resulting directly or indirectly from, or arising out of: a) the City’s breach of this Agreement; b) any negligent or wrongful act, error or omission of the City, its officers, agents and employees in the performance of this Agreement; or c) the City’s actions, decisions or directions regarding election questions, problems, or legal issues. The City agrees that its duty to indemnify the County under this Agreement includes all attorney fees, litigation and court costs, expert witness fees, and any sums expended by or assessed against the County for the defense of any claim or to satisfy any settlement, arbitration award, or verdict paid or incurred on behalf of the County. The City further agrees that its indemnification obligations in this section will survive the expiration or termination of this Agreement.

(c) **County Indemnification.** Subject to the provisions of the Governmental Immunity Act, the County agrees to indemnify, hold harmless and defend the City, its agents, officers and employees from and against any and all actions, claims, lawsuits, contests, controversies, challenges, proceedings,

liability, damages, losses and expenses, resulting directly from the County's gross negligence or willful misconduct in its performance of this Agreement.

(d) Insurance. Both parties to this Agreement shall maintain insurance or self-insurance coverage sufficient to meet their obligations hereunder and consistent with applicable law.

2.2. Election Records. The County shall be steward of records generated by The County such as, but not limited to, ballots, envelopes, affidavits, and cure documents, consistent with the Government Records Access and Management Act, UTAH CODE §§ 63G-2-101 to -901 (2024), and all other relevant local, state and federal laws. The City shall maintain and keep control of all other records created pursuant to this Agreement and from the elections relevant to this Agreement. The City shall respond to all public record requests related to this Agreement and the underlying elections and shall retain its election records consistent with the Government Records Access and Management Act, UTAH CODE §§ 63G-2-101 to -901 (2024), and all other relevant local, state and federal laws.

ARTICLE 3 — MISCELLANEOUS

3.1. Interlocal Cooperation Act. For the purpose of satisfying specific requirements of the Interlocal Act, the Parties agree as follows:

(a) This Agreement shall be approved by each Party pursuant to Utah Code § 11-13-202.5.

(b) This Agreement shall be reviewed as to proper form and compliance with applicable law by duly authorized attorneys on behalf of each Party pursuant to and in accordance with Utah Code § 11-13-202.5.

(c) A duly executed original counterpart of this Agreement shall be filed immediately with the keeper of records of each Party pursuant to Utah Code § 11-13-209.

(d) Except as otherwise specifically provided herein, each Party shall be responsible for its own costs of any action taken pursuant to this Agreement, and for any financing of such costs.

(e) No separate legal entity is created by the terms of this Agreement.

(f) No real or personal property shall be acquired jointly by the Parties as a result of this Agreement. To the extent a Party acquires, holds, or disposes of any real or personal property for use in the joint or cooperative undertaking contemplated by this Agreement, such Party shall do so in the same manner that it deals with other property of such Party.

(g) County and City Representatives.

(i) The County designates the County Clerk as the County's representative to assist in the administrative management of this Agreement and to coordinate the performance of the services under this Agreement.

(ii) The City designates its city recorder, as the City's representative in its performance of this Agreement. The City's representative shall have the responsibility of working with the County to coordinate the performance of its obligations under this Agreement.

County Contact Information

Tom Reese
Elections Director
treese@saltlakecounty.gov
(385) 468-7425

Ann Stoddard
Admin/Fiscal Manager
astoddard@saltlakecounty.gov

City Contact information

Anna Crookston
City Recorder
acrookston@sjc.utah.gov
(801) 254-3742

3.2. Term of Agreement. This Agreement shall take effect immediately upon the approval of this Agreement by both Parties as provided in Utah Code § 11-13-202.5 and shall expire on February 28, 2026.

3.3. Termination. This Agreement may be terminated (with or without cause) by the County upon at least thirty-days prior written notice to the City. This Agreement may be terminated (with or without cause) by the City any time before June 30, 2025, upon written notice to the County. Upon any such termination, the following shall occur:

(a) the County shall submit to the City an itemized statement for services rendered under this Agreement up to the time of termination and based upon the dollar amounts for materials, equipment and services set forth herein;

(b) the City shall pay the County on the basis of the actual services performed according to the terms of this Agreement;

(c) each party shall retain ownership of any property it owned prior to the date of this Agreement and the City shall own any property it created or acquired pursuant to this Agreement; and

(d) if any pre-payment is required by the County and has been paid by the City, then such amount shall be retained by the County as a non-refundable

administrative fee to cover the County's actual costs of preparing for the City's elections.

3.4. Non-Funding Clause. Pursuant to Utah State law, the County appropriations lapse at the end of each fiscal year. County appropriations may also be altered at any time during the fiscal year. Consequently, if funds are not appropriated for a succeeding fiscal year to fund performance by the County under the Agreement, or if appropriations are withdrawn or otherwise altered, the Agreement shall terminate, effective upon written notice. Said termination shall not be construed as a breach of this Agreement or any event of default under this Agreement and said termination shall be without penalty, whatsoever, and no right of action for damages or other relief shall accrue to the benefit of the City, its successors, or its assigns, as to this Agreement, or any portion thereof.

3.5. Force Majeure. Neither Party will be considered in breach of this Agreement to the extent that performance of their respective obligations is prevented by an Event of Force Majeure that arises after this Agreement becomes effective. "Event of Force Majeure" means an event beyond the control of the County or the City that prevents a Party from complying with any of its obligations under this Agreement, including but not limited to: a) an act of God (such as, but not limited to, fires, explosions, earthquakes, drought, tidal waves and floods); b) war, acts or threats of terrorism, invasion, or embargo; or c) riots, strikes, vandalism or other civil unrest. If an Event of Force Majeure persists for a period in excess of sixty days, the County may terminate this Agreement without liability or penalty, effective upon written notice to the City.

3.6. Notices. All notices required under this Agreement shall be made in writing and shall be sent via email.

3.7. Ethical Standards. The City represents that it has not: a) provided an illegal gift to any County officer or employee, or former County officer or employee, or to any relative or business entity of a County officer or employee, or relative or business entity of a former County officer or employee; b) retained any person to solicit or secure this contract upon an agreement or understanding for a commission, percentage, brokerage or contingent fee, other than bona fide employees of bona fide commercial agencies established for the purpose of securing business; c) breached any of the ethical standards set forth in Utah Code § 17-16a-4 or Salt Lake County Code of Ordinances § 2.07; or d) knowingly influenced, and hereby promises that it will not knowingly influence, any County officer or employee or former County officer or employee to breach any of the ethical standards set forth in State statute or Salt Lake County ordinance.

3.8. Entire Agreement. This Agreement and the documents referenced herein, if any, constitute the entire Agreement between the Parties with respect to the subject matter hereof, and no statements, promises, or inducements made by either Party, or agents for either Party, that are not contained in this written Agreement shall be binding

or valid.

3.9. Amendment. This Agreement may be amended, changed, modified or altered only by an instrument in writing signed by the Parties.

3.10. Time. The Parties agree that time is of the essence in the performance of this Agreement. The time set forth for performance in this Agreement shall be strictly followed and any default in performance according to the times required shall be a breach of this Agreement and shall be just cause for immediate termination by the County of this Agreement and pursuit of any remedy allowed by this Agreement and by law.

3.11. Governing Law and Venue. This Agreement shall be governed by the laws of the State of Utah both as to interpretation and performance. All actions including but not limited to court proceedings, administrative proceedings, arbitration and mediation proceedings, shall be commenced, maintained, adjudicated and resolved within Salt Lake County.

3.12. No Obligations to Third Parties. The Parties agree that the City's obligations under this Agreement are solely to the County and that the County's obligations under this Agreement are solely to the City. The Parties do not intend to confer any rights to third parties.

3.13. Agency. No officer, employee, or agent of the City or the County is intended to be an officer, employee, or agent of the other Party. None of the benefits provided by each Party to its employees including, but not limited to, workers' compensation insurance, health insurance and unemployment insurance, are available to the officers, employees, or agents of the other Party. The City and the County will each be solely and entirely responsible for its acts and for the acts of its officers, employees, or agents during the performance of this Agreement.

3.14. No Waiver. The failure of either Party at any time to require performance of any provision or to resort to any remedy provided under this Agreement will in no way affect the right of that Party to require performance or to resort to a remedy at any time thereafter. Additionally, the waiver of any breach of this Agreement by either Party will not constitute a waiver as to any future breach.

3.15. Severability. If any provision of this Agreement is found to be illegal or unenforceable in a judicial proceeding, such provision will be deemed inoperative and severable, and, provided that the fundamental terms and conditions of this Agreement remain legal and enforceable, the remainder of this Agreement shall remain operative and binding on the Parties.

3.16. Exhibits and Recitals. The Recitals set forth above and all exhibits to this Agreement are incorporated herein to the same extent as if such items were set forth herein in their entirety within the body of this Agreement.

3.17. Counterparts. This Agreement may be executed in counterparts and all so executed will constitute one agreement binding on all the Parties, it being understood that all Parties need not sign the same counterpart. Further, executed copies of this Agreement delivered by facsimile or email will be deemed an original signed copy of this Agreement.

[SIGNATURE PAGE TO FOLLOW]

IN WITNESS WHEREOF, the Parties execute this Agreement as of the latest date indicated below.

SALT LAKE COUNTY:

Mayor or Designee

Date: _____

Recommended for Approval:

By: _____
Salt Lake County Clerk

Date: _____

Reviewed as to Form:

By:  Adam Miller
2025.03.28 16:31:55
-06'00'

Deputy District Attorney

Date: _____

SOUTH JORDAN CITY:

By: _____

Name: _____

Title: _____

Date: _____

Attest:

City Recorder

Date: _____

Reviewed as to Form:

By: _____
City Attorney

Date: _____

Exhibit 'A'
2025 Municipal Elections
Scope of Work

The Municipality agrees to the consolidation of all elections administrative functions to ensure the successful conduct of multiple and simultaneous municipal elections, local district elections, and county elections. The County agrees to conduct vote by mail/consolidated polls (vote center) elections for the Municipality.

In a consolidated election, decisions made by the County regarding resources, procedures and policies are based upon providing the same scope and level of service to all the participating jurisdictions and the Municipality recognizes that such decisions, made for the benefit of the whole, may not be subject to review by the Municipality.

Services the County will perform for the Municipality include, but are not limited to:

- Ballot layout and design
- Ballot ordering, printing, and delivery
- Machine programming and testing
- Delivery of supplies and equipment
- Provision of all supplies
- Election vote centers/early vote locations
- Vote by Mail administration
- Updating state and county websites
- Tabulating, reporting, auditing, and preparing canvassing election results
- Conducting recounts as needed
- All notices and mailing required by law (except those required by Utah Code Ann. Ch. 11-14, Part 2 and §20A-9-203)
- Direct payment of all costs associated with the elections including but not limited to software, hardware, supplies, printing, postage, vote-centers, drayage, training, and temporary staff hired to facilitate elections
- Storage and maintenance of records as per the Utah State Code 20A-4-202-3b(i)(b).
- Materials provides in English and Spanish as per U.S. C Section 203 of the Voting Rights Act, with exception of translation of additional ballot initiatives.

The Municipality will provide all voter education outreach related to Rank Choice Voting, if applicable.

The Municipality will provide the County Clerk with information, decisions, and resolutions and will take appropriate actions required for the conduct of the elections in a timely manner.

The County will provide a good faith range for budgeting purposes (Exhibit 'B'). Election costs are variable and are based on the Municipality's offices scheduled for election, the Municipality's number of registered voters, the number of jurisdictions involved, as well as any direct costs incurred.

The Municipality will be invoiced for its pro-rata share of the actual costs of the elections. In the event of a State or County special election being held in conjunction with a municipal election, the scope of services, associated costs, and the method of calculating those costs will remain unchanged.

Exhibit B 2025 Election Costs South Jordan

Below is the good faith range of estimates for the upcoming **2025 Municipal Elections** for **South Jordan**. Assumptions for providing this estimate consist of the following:

- A. Active voters (as of 1/1/2025): 49,363
- B. Election for the offices below:
 - Mayor
 - Council District 3
 - Council District 5
- C. Other participating entities: both Primary and General election costs will fluctuate based on the number of participating entities. The cost for each entity in each election will rise as other entities decline participation in that election due to cancellation of contests, etc. The estimates below are premised on three scenarios with varying levels of election participation.

Cost Estimate

| Description | Base Scenario (all entities participating in primary) | High Participation Scenario (~2/3 entities participating in primary) | Low Participation Scenario (~1/3 entities participating in primary) |
|--|--|---|--|
| Primary Election Cost | \$40,188 | \$56,444 | \$193,099 |
| General Election Cost | \$97,244 | \$110,252 | \$110,242 |
| Election Administration Fee | \$20,000 | \$20,000 | \$20,000 |
| Ranked Choice Software Charge (if applicable) | [\$26,250 / # of participating entities] | [\$26,250 / # of participating entities] | [\$26,250 / # of participating entities] |

Ranked Choice Software License Charge

- The Ranked Choice Voting Software License Charge will be billed to any entity electing to use ranked choice voting (RCV) as a voting method, regardless of whether or not the election contests use that method in the general election.
- The final software license charge for entities electing to use RCV will be determined after May 1st, 2025.
- The software license charge will be calculated by taking the full software cost (\$26,500) and dividing it equally by the number of entities that have elected to use RCV.
- The software license charge will be invoiced after May 1st, 2025. Fee must be paid within 30 days of the date of the invoice.

Fee Statements

- The Election Administration Fee (Admin Fee) will be billed after July 1st, 2025.
- All entities that wish to contract with Salt Lake County will pay the Admin Fee within 30 days of the date of the invoice.
- The Admin Fee will be applied towards each entity's billed amount for the 2025 election.
- If the Admin Fee exceeds the billed cost of the 2025 election, the excess amount will be applied towards the total election cost to reduce overall cost.
- Admin Fees will not be refunded.
- If a ballot measure appears on a general election ballot for a municipality or special district, that measure will be treated as a separate contest and will be billed to the municipality/district accordingly. A recount election will be addressed in the same manner.
- All billing will be based on actual costs.

SOUTH JORDAN CITY CITY COUNCIL REPORT

Council Meeting Date: 04/01/2025

Issue: RESOLUTION R2025-11 – APPROVING THE 2025-2029 CONSOLIDATED PLAN AND 2025–2026 ANNUAL ACTION PLAN FOR THE USE OF COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) FUNDS AND AUTHORIZING THE CITY TO ENTER INTO A GRANT AGREEMENT FOR THE USE OF CDBG FUNDS.

Presented By: Reid Sanderson, Senior Accountant/CDBG Coordinator

Department: Finance

Submitted By: Reid Sanderson, Senior Accountant/CDG Coordinator

Staff Recommendation (Motion Ready)

Approve Resolution No. R2025-11, approving the 2025-2029 Consolidated Plan and 2025-2026 Annual Action Plan for the use of Community Development Block Grant (CDBG) funds and authorizing the City to enter into a grant agreement for the use of CDBG funds.

Background

The Community Development Block Grant (CDBG) program is administered by the U.S. Department of Housing and Urban Development (HUD) to support the development of viable urban communities with the goals of providing decent housing, a suitable living environment, and expanded economic opportunities. Funds are allocated to projects by recipient communities on an annual basis according to an Annual Action Plan (AAP) with the intent to meet needs and accomplish goals identified in a five-year strategic plan (Consolidated Plan) for the program year. The AAP requires City Council approval and a public hearing.

The City of South Jordan is an annual grantee of CDBG funds. The 2025–2026 program year represents the City’s fourteenth year as a grantee. Projects and project funding included in the 2025–2026 AAP reflect the recommendation of the City’s CDBG Committee (Staff Working Group) based on the set allocation and the objectives and goals of the 2025–2029 Consolidated Plan.

The City is set to receive approximately \$220,000 for the 2025–2026 program year, based on the typical allocations the City has received in the past. HUD has not yet released final allocations. When those are released, funding will be adjusted as allocated in the AAP. The City of South Jordan will submit its AAP with Salt Lake County as a participant of the HOME Consortium.

2025-2029 Consolidated Plan – Process & Goals

In preparation for this Consolidated Plan, a significant effort was made to continue contact with our current and past program providers. We also made the effort to provide a survey in 2025 to

low/mod income areas within the city to gather further information regarding community needs and concerns. We have kept these suggestions in mind as we reach out and consider upcoming programs.

Based upon the needs and concerns suggested the City will intend to address these goals during the term of the 2025-2029 Consolidated Plan.

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

2025-2026 Annual Action Plan – Project & Estimated Funding Summary

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

- If the grant amount is higher than \$220,000, the final amount of admin and planning will be adjusted to remain at 20% of the total grant amount, public service amounts will stay as originally allocated besides South Valley Sanctuary funding will be increased up to \$15,000 not to exceed the 15% cap. Habitat for Humanity funding will remain the same and any remaining funds will be allocated to the ADA ramp activity under the Infrastructure Improvement project.
- If the grant amount is lower than \$220,000, all activities will be adjusted based on the following percentages.
 - The final amount for admin and planning will remain at 20% of the total grant amount.
 - The final amount for public services activities will be decreased proportionally to remain at the 15% cap.
 - Habitat for Humanity will remain the same and any remaining funds will be allocated to the ADA ramp activity under the Infrastructure Improvement project.

| | |
|---|-----------------|
| Public Services (using 15% of the 15% Cap) | \$33,000 |
| Domestic violence victim shelter and services (South Valley Sanctuary) | \$13,000 |
| Health Care Services (Community Health Center) | \$10,000 |
| Domestic violence legal support services (Legal Aid Society of Salt Lake) | \$10,000 |

| | |
|------------------------------------|---------------------|
| Infrastructure Improvements | \$143,000.00 |
|------------------------------------|---------------------|

| | |
|--|--------------|
| ADA Ramps (South Jordan City) | \$113,000.00 |
| Home Accessibility Improvement Repair (Habitat for Humanity) | \$30,000.00 |

| | |
|--|------------------|
| Planning & Administration (20% Cap) | \$44,000 |
| Program Administration | \$22,000 |
| Eligible Planning | \$22,000 |
| | <hr/> |
| PY 25 Total | \$220,000 |

STAFF FINDINGS, CONCLUSIONS & RECOMMENDATION

Findings

- The City of South Jordan has previously been approved as a grantee of CDBG funds and is expected to receive approximately \$220,000 in CDBG funds in the 2025–2026 program year.
- Grantees are required to have a Consolidated Plan, which is a 5-year strategic plan, and an Annual Action Plan in place to guide the annual use of HUD program (CDBG, HOME, ESG, HOPWA) funds. This year, the City will also be approving the 2025–2029 Consolidated Plan based on a needs assessment and market analysis that includes a strategic plan to address identified community needs. The 2025–2026 Annual Action Plan, the first year of the Consolidated Plan, identifies projects and funding allocations for the program year in accordance with the strategic plan of the 2025–2029 Consolidated Plan.
- The 2025–2026 Annual Action Plan was prepared, as required, in HUD’s online template, the Integrated Disbursement & Information System (IDIS).
- To prepare the 2025–2026 program year projects and allocation recommendations, the City’s CDBG committee evaluated all applications submitted during the application window. The process followed the City’s Citizen Participation Plan.

Conclusion

- The 2025-2029 Consolidated Plan was prepared according to HUD requirements.
- The 2025-2026 Annual Action Plan is consistent with the strategic plan of the 2025-2029 Consolidated Plan, which will address community needs and benefit City residents.

Recommendation

Based on the Findings and Conclusions listed above, staff recommends that the City Council take public comments and approve Resolution R2025-11—approving the 2025-2029 Consolidated Plan and 2025–2026 Annual Action Plan along with authorizing the City to enter into a grant agreement for the use of CDBG funds—unless facts are presented that contradict these findings or new facts are presented, either of which would warrant further investigation by Staff.

FISCAL IMPACT


It is anticipated that the City will receive approximately \$1,100,000 in CDBG funds during the term of the proposed 2025-2029 Consolidated Plan, with an estimated \$220,000 during the 2025-2026 program year.

ALTERNATIVES

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

SUPPORT MATERIALS

- Resolution No. R2025-11

City Council Action Requested: 
Sunil Naidu (Mar 28, 2025 11:18 MDT)

Sunil Naidu
Chief Financial Officer/
Budget Officer

Date

RESOLUTION R2025 - 11

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH, APPROVING THE USE OF COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) FUNDS AND AUTHORIZING THE CITY TO ENTER INTO A GRANT AGREEMENT FOR THE USE OF CDBG FUNDS.

WHEREAS, the Department of Housing and Urban Development (HUD) has developed the CDBG program, as authorized under Title I of the Housing and Community Development Act of 1974, to provide funds to address community needs through the development of viable communities by providing decent housing, a suitable living environment, and expanded economic opportunity; and

WHEREAS, the City of South Jordan (the “City”) has previously qualified for CDBG funds directly from HUD, and the 2025 program year is the City’s fourteenth year as a CDBG grantee; and

WHEREAS, it was determined through a needs assessment and market analysis that needs do exist within the City that are eligible for the use of CDBG funds; and

WHEREAS, the City seeks to participate in the 2025-2029 Consolidated Plan, a five year strategic plan to guide spending and represents the City’s needs and strategic objections, and the 2025-2026 First Year Annual Action Plan, outlining projects and funding, both has been prepared in a manner consistent with HUD requirements; and

WHEREAS, the City is required to provide the 2025-2029 Consolidated Plan and the 2025-2026 Annual Action Plan to Salt Lake County, to be submitted in May; and

WHEREAS, the City Council finds it in the best interest of the health and welfare of South Jordan citizens to approve the 2025-2029 Consolidated Plan and the 2025-2026 Annual Action Plan and authorize the City to enter into a grant agreement for the use of CDBG Funds.

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

SECTION 1. Approval. The South Jordan City Council hereby approves the 2025-2029 Consolidated Plan and the 2025-2026 Annual Action Plan, as indicated in Exhibit “A”, and authorizes the City to enter into grant agreements for the use of CDBG funds.

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

<<Signatures on following page.>>

**APPROVED BY THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH,
ON THIS _____ DAY OF _____, 2025 BY THE FOLLOWING VOTE:**

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

Mayor: _____
Dawn R. Ramsey

Attest: _____
Anna Crookston, City Recorder

Approved as to form:



Office of the City Attorney

The City of South Jordan

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

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

Contact Information

Reid Sanderson
CDBG Coordinator
1600 W. Towne Center Dr.
South Jordan City, Utah 84095
Phone: 801-253-5203
Email: rsanderson@sjc.utah.gov



Executive Summary

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

1. Introduction

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

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

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

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

See below.

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

3. Evaluation of past performance

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

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

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

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

CDBG-CV Funds

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

CDBG Funds

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

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

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

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

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

4. Summary of citizen participation process and consultation process

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

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

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

5. Summary of public comments

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

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

7. Summary

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

The Process

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

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

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

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

Table 1– Responsible Agencies

Narrative

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

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

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

Consolidated Plan Public Contact Information

Reid Sanderson

CDBG Coordinator

Finance Department

South Jordan City

1600 W. Towne Center Drive

South Jordan, UT 84095

rsanderson@sjc.utah.gov

801-253-5203, ext. 1288

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

1. Introduction

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

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

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

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

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

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

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

Unites communities and service providers in profoundly new ways.

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

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

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

Optimizes self-sufficiency among individuals and families experiencing homelessness

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

Provides multiple opportunities for client input and feedback.

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

South Jordan coordinates with the Continuum primarily through County meetings.

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

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

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

Table 2– Agencies, groups, organizations who participated

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

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

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

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

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

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

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

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

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

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

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

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

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

1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting

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

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

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

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

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

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

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

Citizen Participation Outreach

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

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

Table 3– Citizen Participation Outreach

Needs Assessment

NA-05 Overview

Needs Assessment Overview

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

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

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

Describe the jurisdiction's need for Public Facilities:

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

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

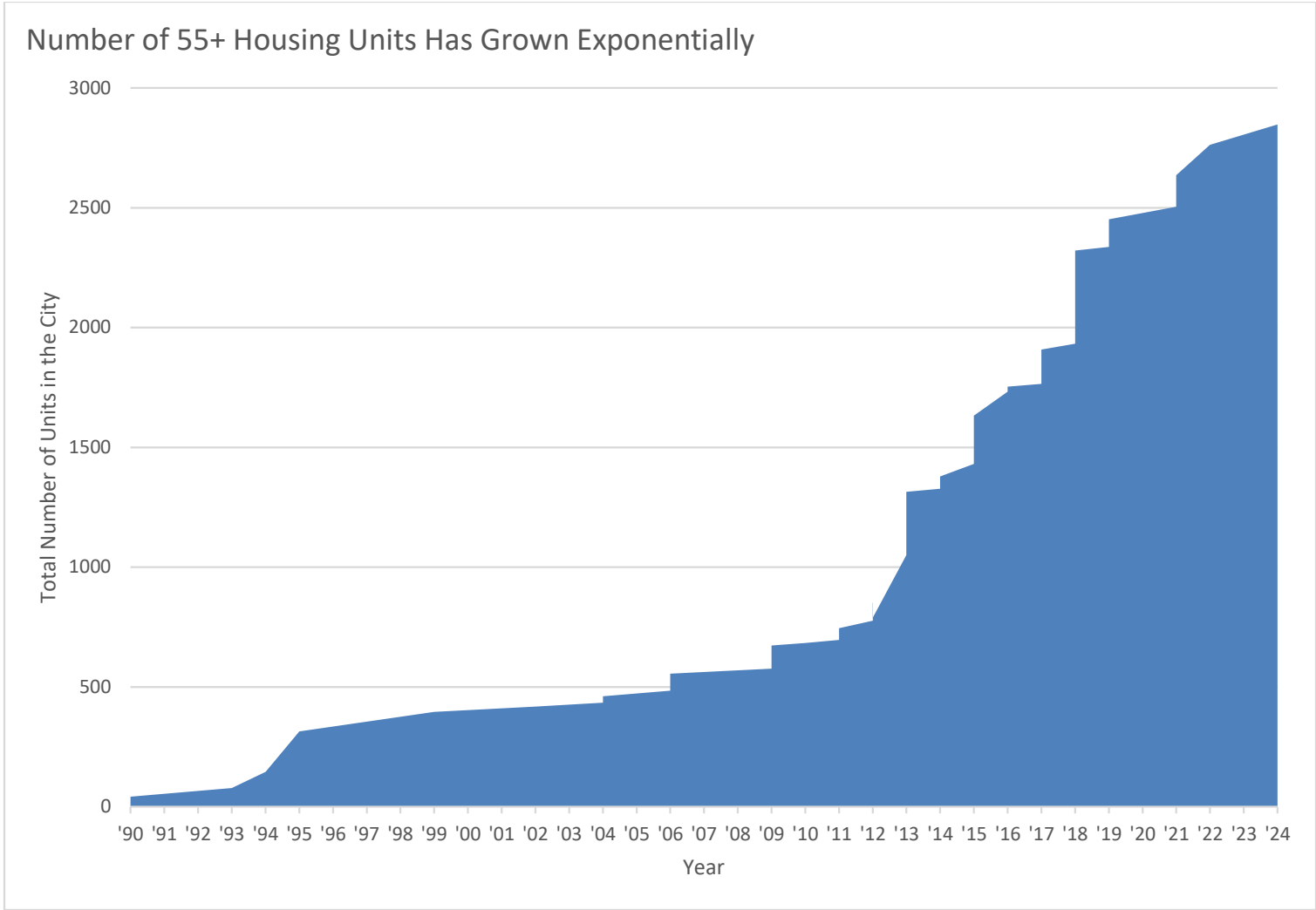
How were these needs determined?

Analysis of data from the Planning Department and the Senior Center

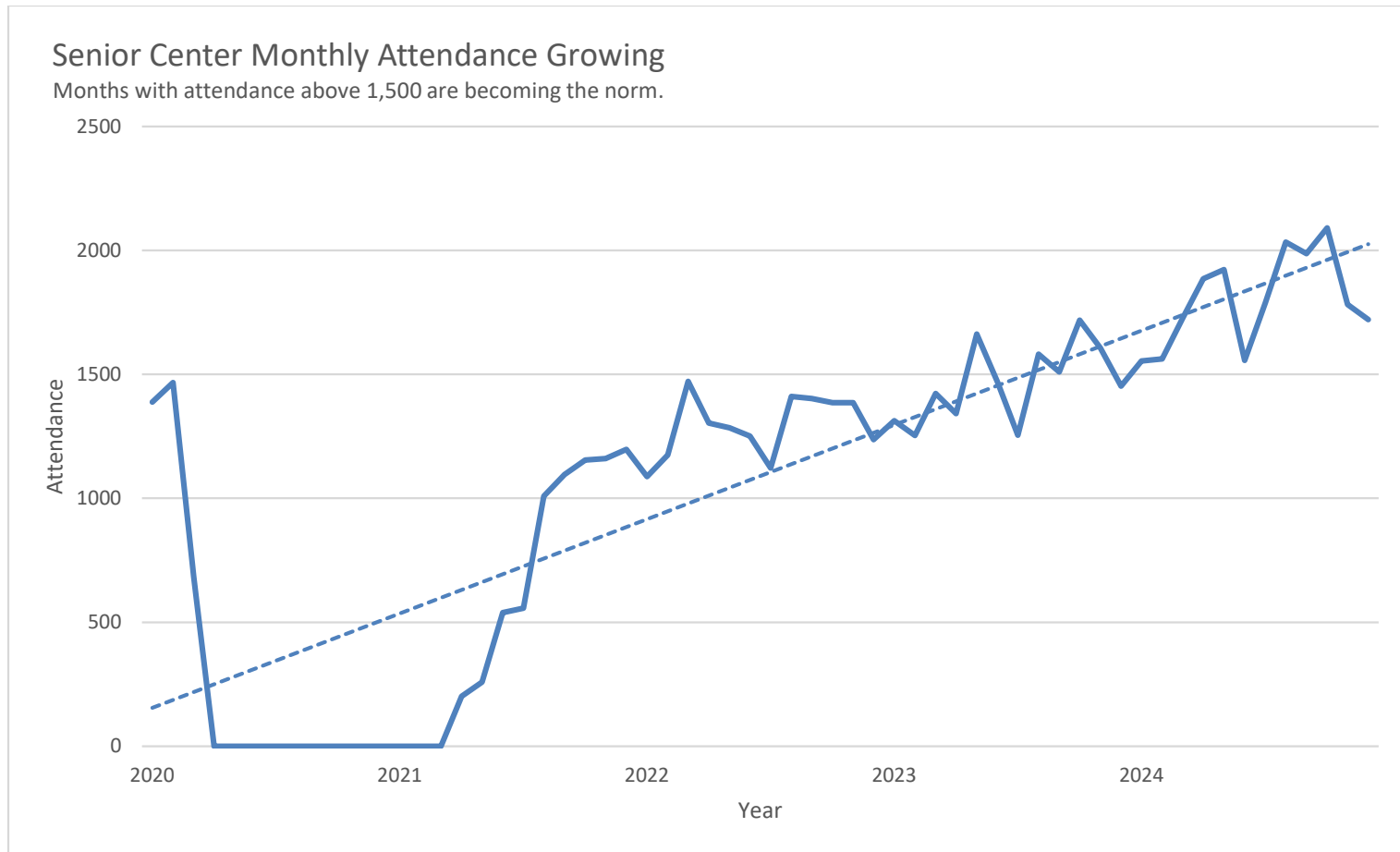
Review of the City's 2024 General Plan

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

Meetings with Assistant City Manager and Strategic Services Director



55 Plus Housing



Senior Center Attendance

Describe the jurisdiction's need for Public Improvements:

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

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

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

How were these needs determined?

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

Meetings with the Staff Working Group

Review of the City's 2019 General Plan

Describe the jurisdiction's need for Public Services:

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

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

How were these needs determined?

Interviews with all City subrecipients providing public services

Review of reports provided by public service providers

Public Service Survey focused on low/mod areas

Meetings with the Staff Working Group

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

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

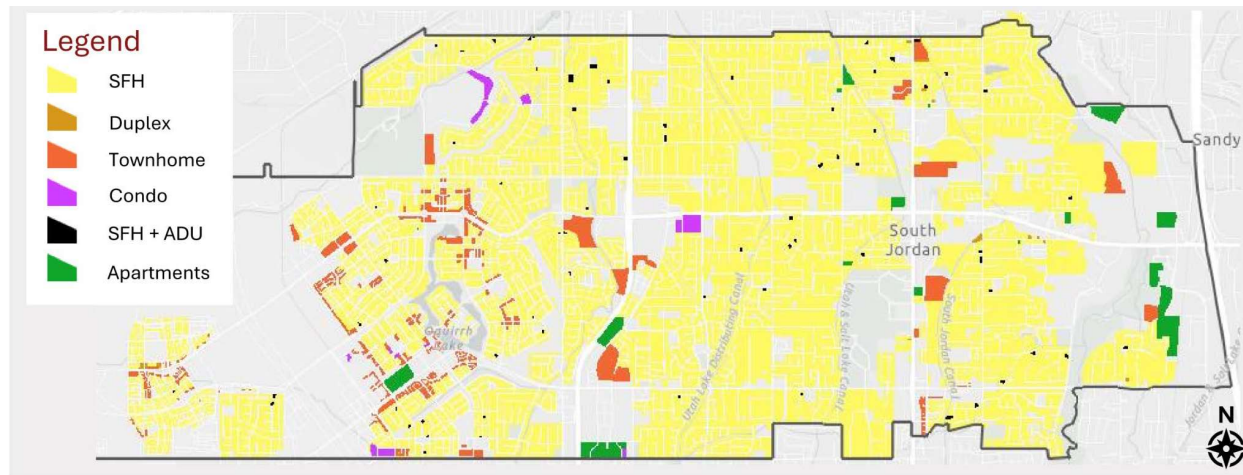
The City adopted a Moderate Income Housing Plan in June of 2024, which is included as amended Appendix A in the City's 2020 General Plan. This section is taken from that Moderate Income Housing Plan . The full plan is available at <https://www.sjc.utah.gov/DocumentCenter/View/6411/Amendment-to-the-Moderate-Income-Housing-Implementation-Plan-July-2024>.

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

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

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

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



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

Housing Type Map (2022)

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

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

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

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

South Jordan Housing Unit Inventory (As of 2022)

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

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

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

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

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

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

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

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

Affordable Rental Units by AMI (2022)

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

Introduction

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

MA-50 Needs and Market Analysis Discussion

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

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

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

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

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

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

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

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

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

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

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

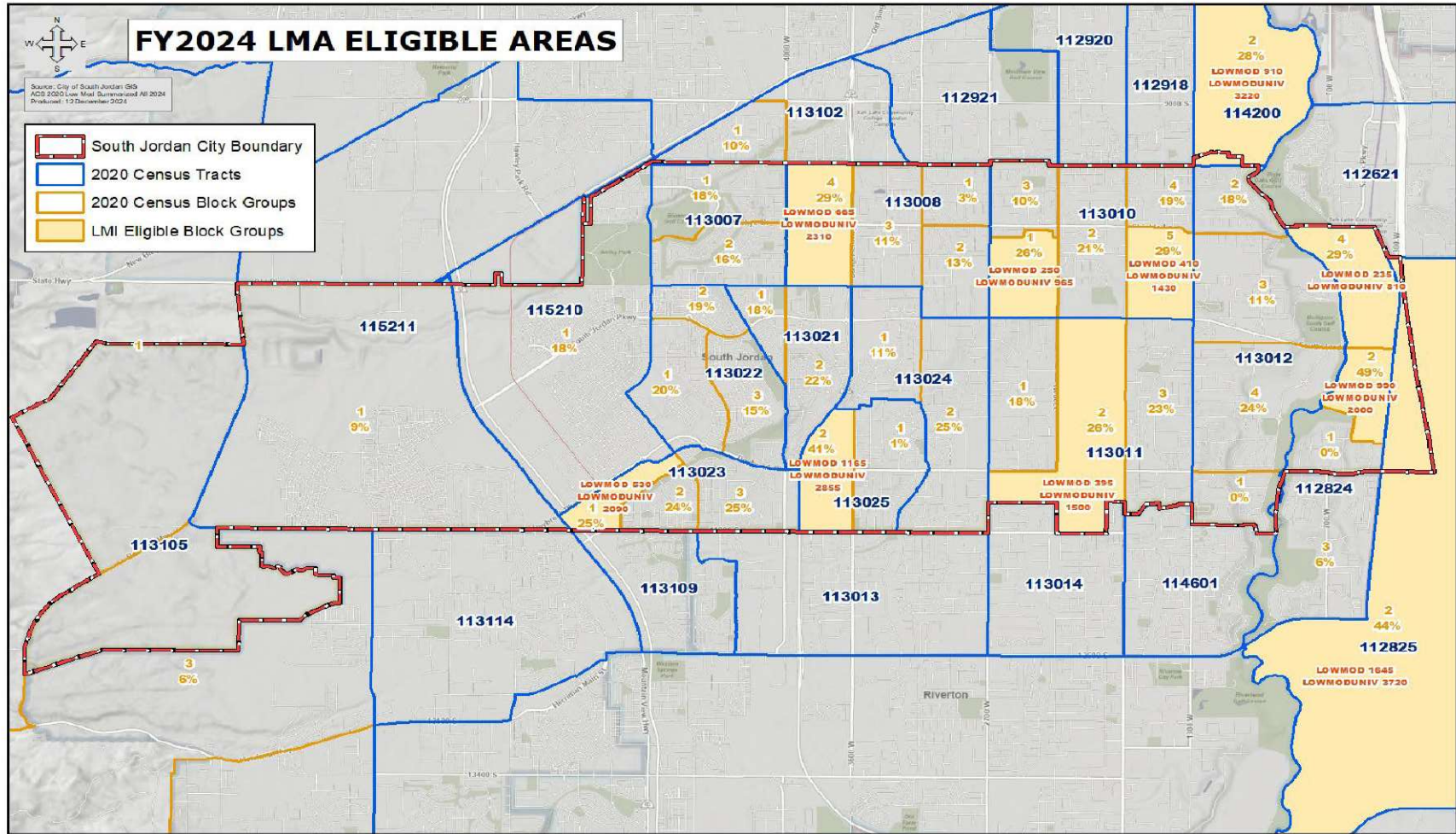
Are there any community assets in these areas/neighborhoods?

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

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

Are there other strategic opportunities in any of these areas?

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



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

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

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

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

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

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

Minority - not Hispanic, Latino, or White

N/A - not available due to small sample size

Census Tracts

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

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

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

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

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

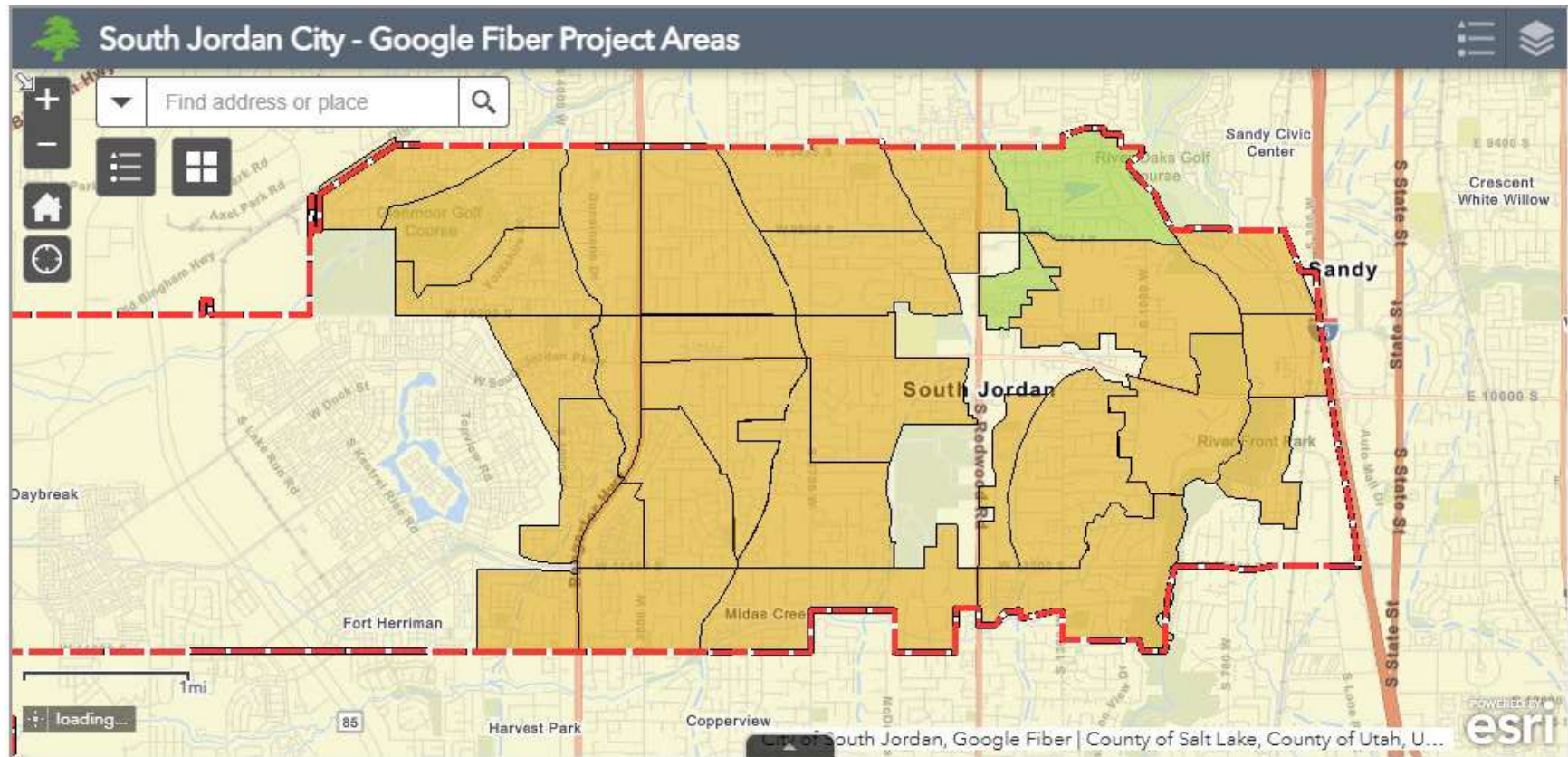
While services continue to improve, South Jordan has no neighborhoods that lack a form of internet access, according to the State's broadband.utah.gov tool .

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

The following providers currently service the jurisdiction:

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

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



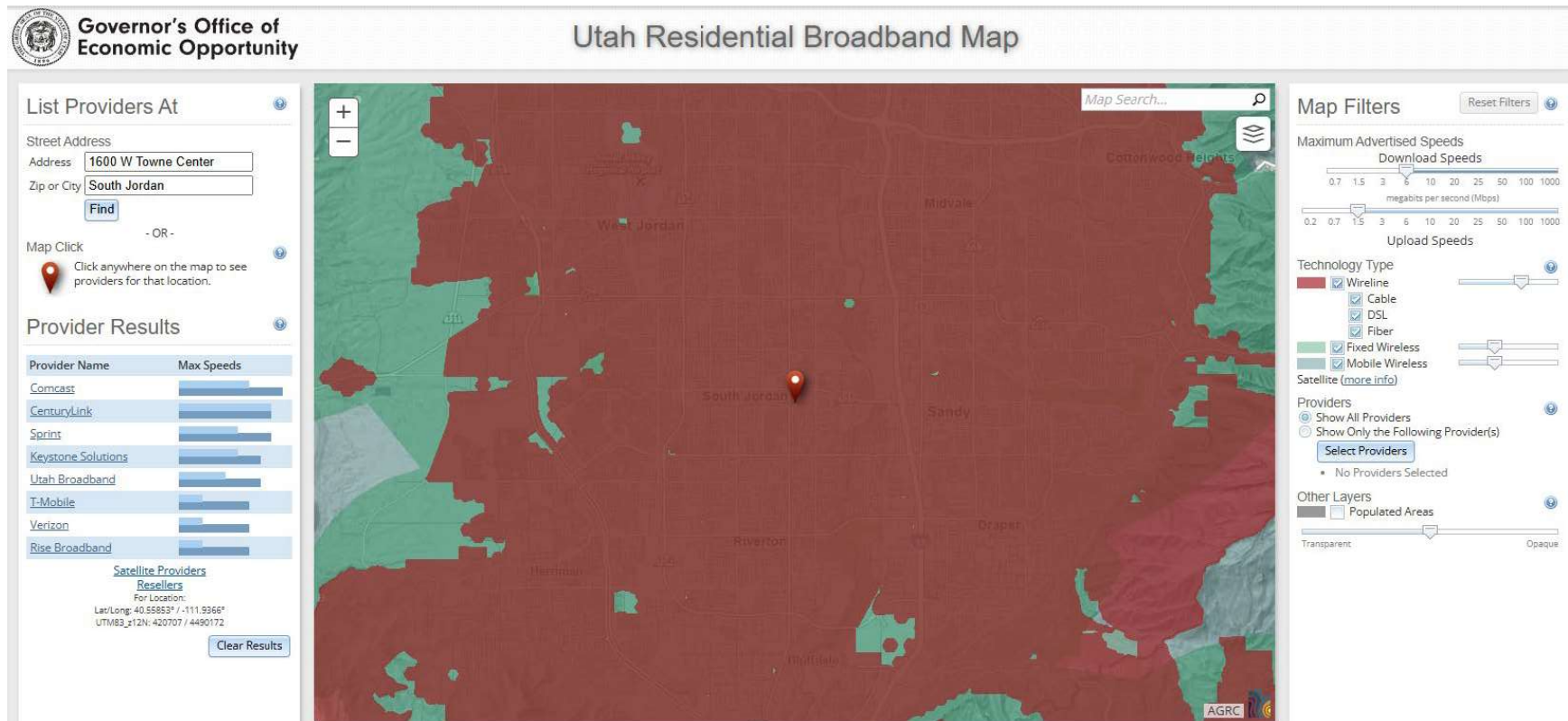
Green: Completed Area's Orange: Area's in Progress

Google Fiber Projected Areas (South Jordan City)

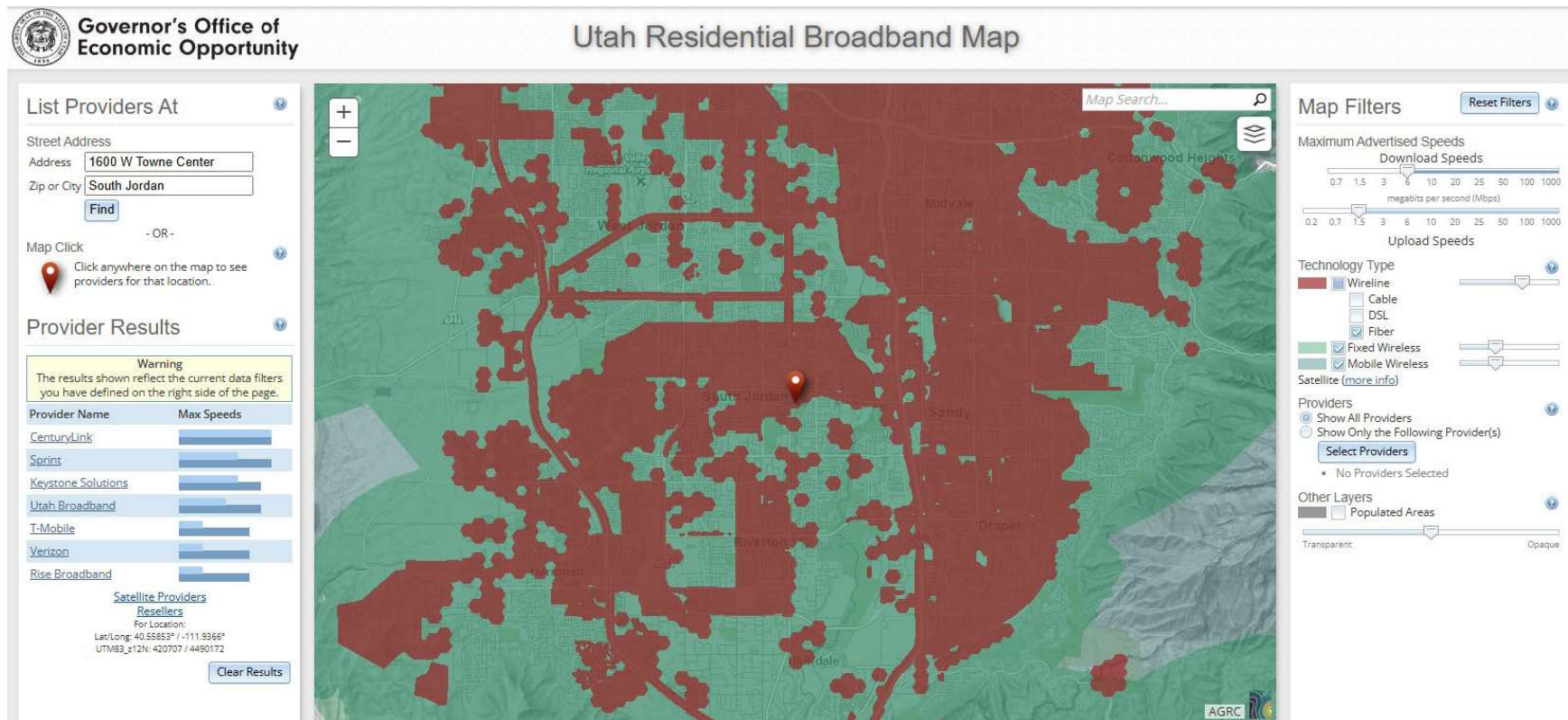
Consolidated Plan

South Jordan

40



Areas with Some Type of Wireline Connectivity



Areas with Fiber Connectivity

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

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

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

Key risks include:

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

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

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

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

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

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

Data and Findings

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

Strategic Plan

SP-05 Overview

Strategic Plan Overview

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

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

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

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

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

N/A

General Allocation Priorities

Describe the basis for allocating investments geographically within the state

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

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

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

- **Priority Needs**

- **Table 4 – Priority Needs Summary**

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

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

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

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

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

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

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

| | |
|------------------------------------|--|
| Basis for Relative Priority | It is somewhat likely that this need will be addressed using CDBG funds. |
|------------------------------------|--|

-
- **Narrative (Optional)**

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

Introduction

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

Anticipated Resources

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

• Table 5 - Anticipated Resources

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

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

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

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

Discussion

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

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

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

Table 21 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

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

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

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

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

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

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

Table 6 - Homeless Prevention Services Summary

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

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

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

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

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

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

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

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

Goals Summary Information

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

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

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

Table 23 – Goals Summary

Goal Descriptions

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

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

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

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

Source: South Jordan Moderate Income Housing Plan, November 2019

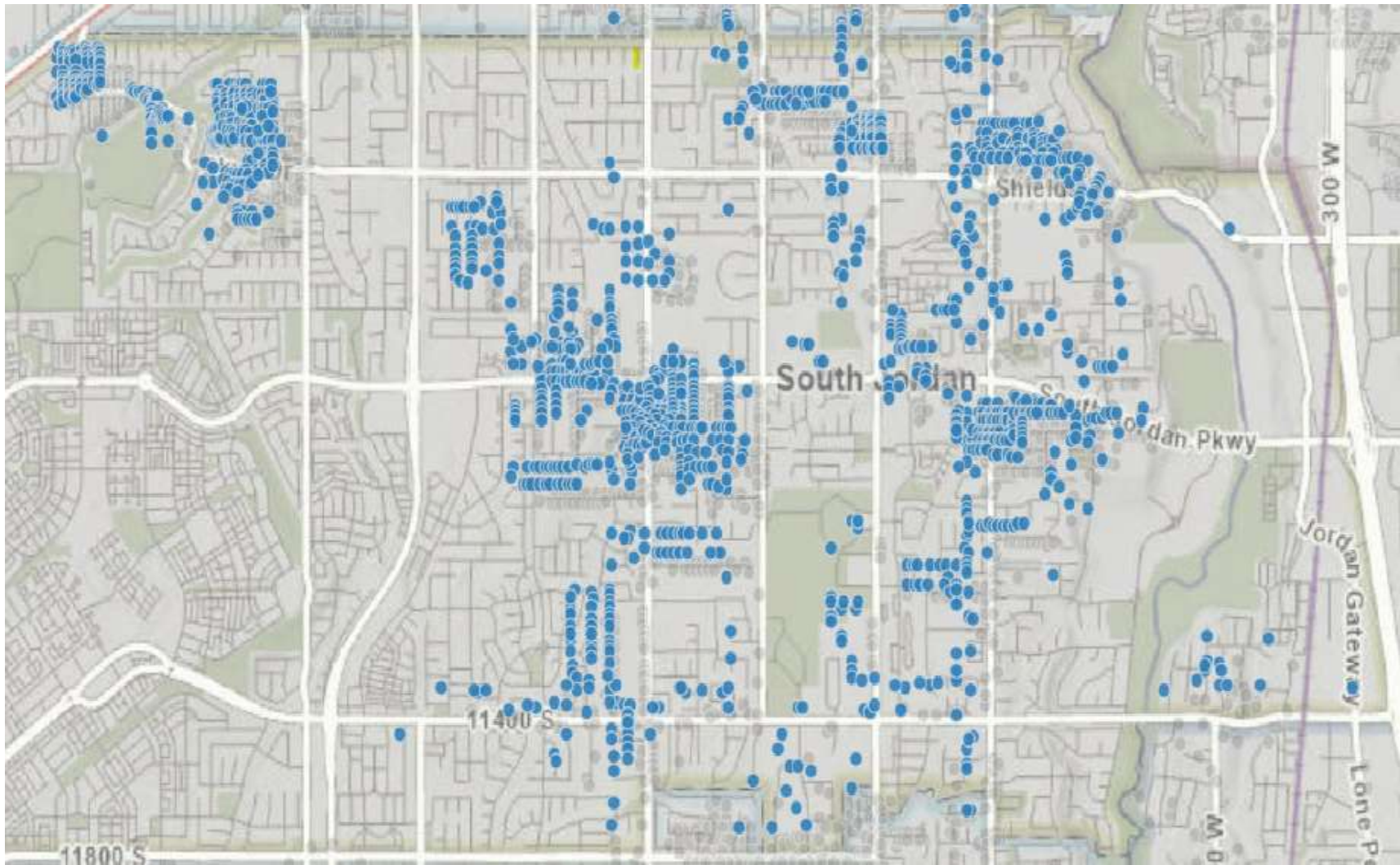
SP-65 Lead-based Paint Hazards - 91.415, 91.215(i)**Actions to address LBP hazards and increase access to housing without LBP hazards**

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

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

See above.

Printed from the Utah DAQ Interactive Map



03/15/2025

Pre-1978 Residential Structures

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

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

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

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

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

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

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

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

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

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

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

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

(Source:https://www.huduser.gov/portal/datasets/il/il2024/select_Geography.odn)

2024 Income Limits

SP-80 Monitoring - 91.230

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

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

Committee Tours

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

Quarterly Reports

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

Desk Reviews

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

In-Depth Reviews

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

Expected Resources

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

Introduction

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

Anticipated Resources

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

• Table 24 - Expected Resources – Priority Table

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

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

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

identified in the plan

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

Discussion

Annual Goals and Objectives

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

Goals Summary Information

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

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

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

Table 25 – Goals Summary

Goal Descriptions

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

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

AP-35 Projects - 91.420, 91.220(d)

Introduction

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

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

Table 7 – Project Information

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

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

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

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

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

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

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

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

AP-38 Project Summary

Project Summary Information

| | | |
|----------|------------------------|---|
| 1 | Project Name | Public Services (2025) |
| | Target Area | |
| | Goals Supported | Support services for vulnerable populations |

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

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

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

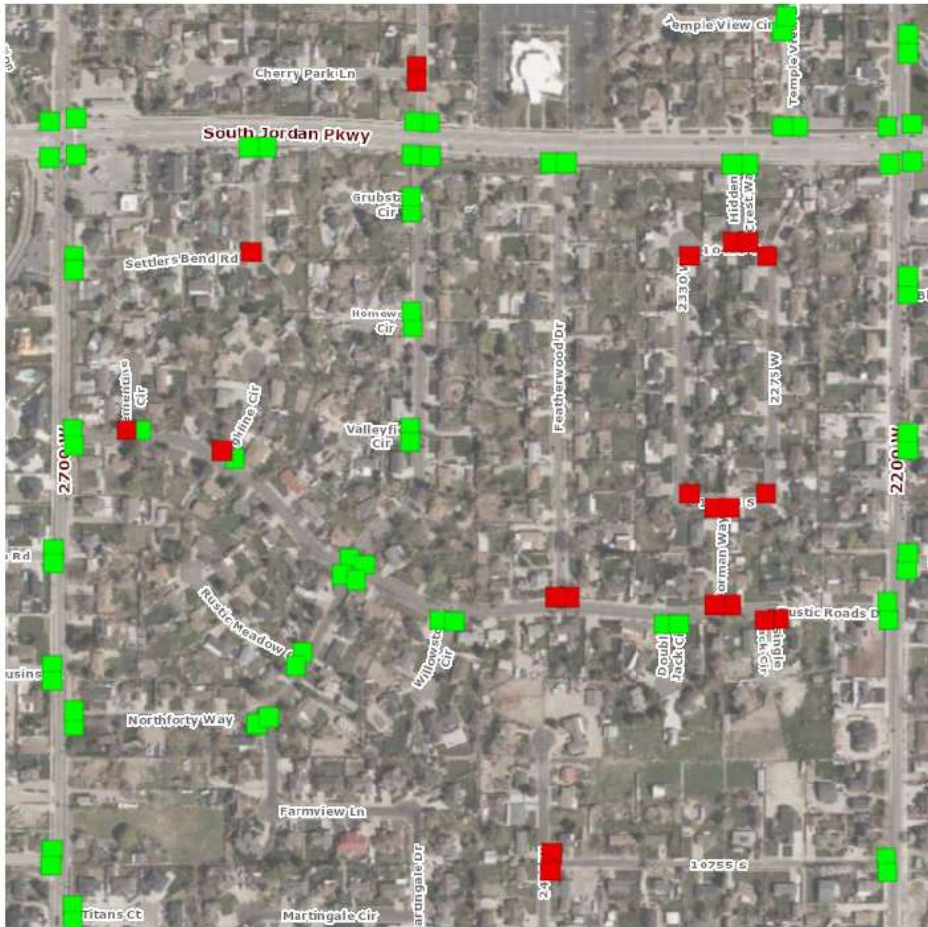
AP-50 Geographic Distribution - 91.420, 91.220(f)

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

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

groups that qualify as low- and moderate-income.

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



ADA Ramp Location 1



ADA Ramp Location 2

Other accessibility improvements will be happening throughout the City.

Geographic Distribution

| Target Area | Percentage of Funds |
|-------------|---------------------|
| | |

Table 8 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

See above.

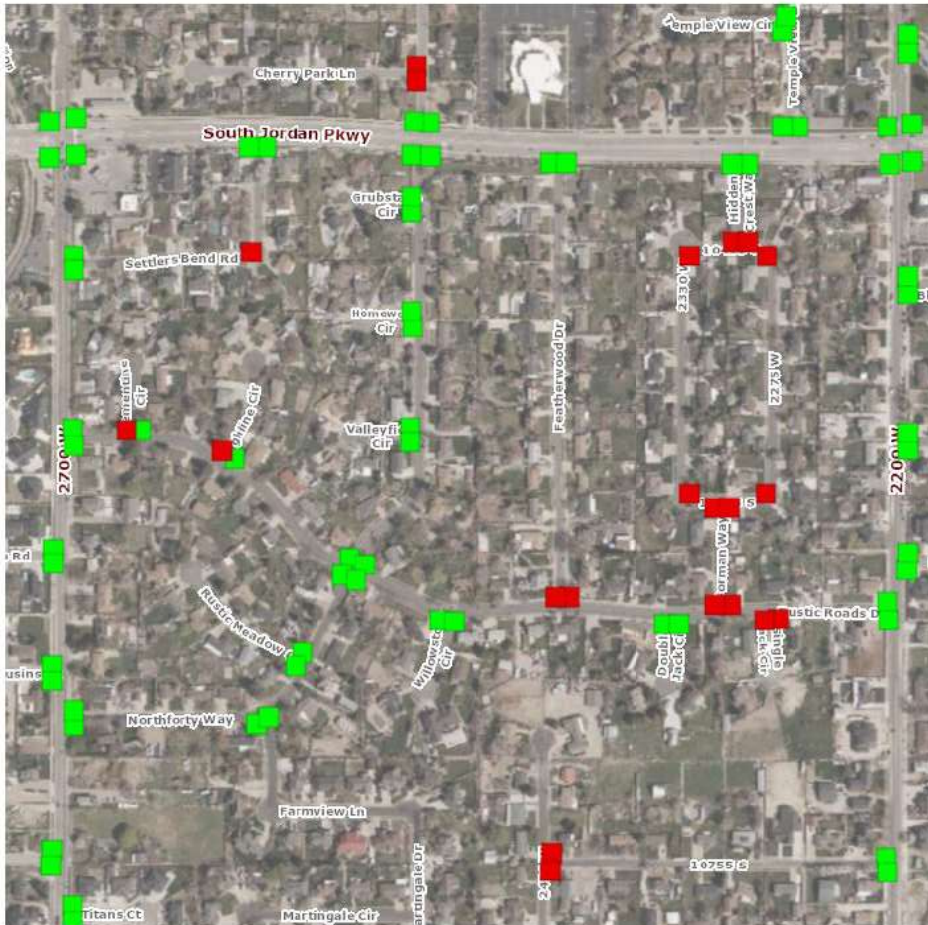
Discussion

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

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

groups that qualify as low- and moderate-income.

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



ADA Ramp Location 1



ADA Ramp Location 2

Other accessibility improvements will be happening throughout the City.

Geographic Distribution

| Target Area | Percentage of Funds |
|-------------|---------------------|
| | |

Table 8 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

See above.

Discussion

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- Tract 1130.10 Group 1, LMH 25.90%
- Tract 1130.23 Group 1, LMH 25.40%

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

Introduction

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

Actions planned to address obstacles to meeting underserved needs

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

Actions planned to foster and maintain affordable housing

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

Actions planned to reduce lead-based paint hazards

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

Actions planned to reduce the number of poverty-level families

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

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

Actions planned to develop institutional structure

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

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

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

Discussion

See above.

• Program Specific Requirements

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

Introduction

The City does not have any programs with program income.

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(l)(1)

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

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

Other CDBG Requirements

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

Discussion

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

Appendix - Alternate/Local Data Sources

| Sort order | Type | Data Source Name | List the name of the organization or individual who originated the data set. | Provide a brief summary of the data set. | What was the purpose for developi ng this data set? | Provide the year (and optional ly month, or month and day) for when the data was collecte d. | Briefly describe the methodolo gy for the data collection. | Describe the total populati on from which the sample was taken. | Describe the demographi cs of the respondents or characteristi cs of the unit of measure, and the number of respondents or units surveyed. | How comprehensi ve is the coverage of this administrativ e data? Is data collection concentrated in one geographic area or among a certain population? | What time period (provide the year, and optional ly month, or month and day) is covered by this data set? | What is the status of the data set (complet e, in progress, or planned) ? |
|---|------|------------------------|--|---|---|---|--|---|---|---|---|---|
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