

The City of South Jordan

2026-27 Annual Action Plan

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

Second year of the
2026-2027 Consolidated Plan

Contact Information

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Executive Summary

AP-05 Executive Summary - 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 submit an Annual Action Plan (AAP) as a grantee of funding for the Community Development Block Grant (CDBG) program. The AAP sets forth the projects, including funding amounts, to be started that program year. These projects are based on the needs, strategic objectives, and expected beneficiaries set forth in the 2025-2029 Consolidated Plan.

The 2026 program year is the City of South Jordan's fifteenth 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.

2. Summarize the objectives and outcomes identified in the Plan

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

See table.

Goal	Needs Addressed	Category	National Objective	Outcome
Correct accessibility deficiencies	Neighborhood improvements, remove barriers to accessibility, and public infrastructure improvements	Non-housing community development	Suitable living environment Expanded economic opportunities	Accessibility and availability
Support services for vulnerable populations	Homeless services and prevention, services for those experiencing domestic violence, and essential needs services	Homeless and non-homeless special needs	Suitable living environment, expanded economic opportunities, and decent housing	Sustainability, affordability, and accessibility

Table 1 - Objectives and Outcomes

3. Evaluation of past performance

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

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.

The City has undergone several staffing changes. Currently, the City is training a second person in CDBG to increase redundancy and improve coverage and knowledge so that administration of the program can continue to improve.

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 in this area. Hearings are now publicized on social media and through the City's email newsletters, in addition to traditional noticing requirements. The City has worked to identify residents living in low- and moderate-income qualified areas, significantly strengthening direct contact with those the grant is intended to benefit. Outreach for the 2025-2029 Consolidated Plan included a public survey sent out to residents within low/mod income areas within the city. LMI residents were well-represented in the survey responses. The City plans to continue greater outreach efforts along these lines, potentially moving from a staff-led committee to including residents in the CDBG Committee.

Moving into the 2026 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. The City is working to increase knowledge around the environmental review process. During the 2025-2026 program year, staff has met with EPA representatives to better understand South Jordan's unique needs. The City intends to continue training in this area.

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

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 for the Consolidated Plan, 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 2, 2025, to address community needs (along with the PY24 CAPER). A second public hearing was held on April 7, 2026. The 2026 Annual Action Plan was available for review during the public comment period from April 7, 2026, through May 11, 2026, a total of 33 days. The City followed guidance from the HUD regional office in shifting the public hearing to come before the comment period, rather than in the middle of the comment period.

5. Summary of public comments

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

Section to be completed following close of public comment period.

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

Section to be completed following close of public comment period.

7. Summary

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

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

1. Agency/entity responsible for preparing/administering the Consolidated Plan

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 2 – 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, duties were divided 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 but is pursuing applying for HOME funds in future years. As the lead agency for the Consortium, Salt Lake County is also the lead agency for the Salt Lake County 2025-2029 Consolidated Plan, which includes the HOME program.

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

Consolidated Plan Public Contact Information

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Public Comment Draft

AP-10 Consultation - 91.100, 91.200(b), 91.215(l)

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 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(l)).

The CDBG committee annually reviews all funding request applications and strives to regularly meet with providers and tour their facilities. During the 2025-2026 program year, the Committee toured one subrecipient facility, Community Health Centers Inc. 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. In preparation for the 2025-2029 Consolidated Plan, a significant effort was made to continue contact with our current and past program providers. The Consolidated Planning process included a survey to residents within low- and moderate-income areas of the city to gather further information regarding community needs and concerns. This survey data will continue to drive planning through 2029. Despite staffing changes, the CDBG coordinator and committee are striving to continue grow communication with our providers while keeping administrative costs as low as possible in order to maximize the City's small grant amount.

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. Currently down payment assistance is provided through the City's Redevelopment Agency. The City is beginning to explore using more HOME funds for housing-related activities.

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.

More directly the City has established relationships with The Road Home, South Valley Services, and the Inn Between, three non-profits which provide shelter-related services. In years past, the City has funded small grants to these organizations using CDBG public service funds. Funding varies each year, but communication continues.

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

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

2. Agencies, groups, organizations and others who participated in the process and consultations

Table 3 – 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 Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Anti-poverty Strategy Lead-based Paint Strategy
	Briefly describe how the Agency/Group/Organization was consulted. 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
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs Market Analysis Economic Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The City's CDBG Committee contains representatives from Planning, Engineering, Recreation and Senior Programming, Parks, Finance, and the City Manager's Office. The Committee scores applications for funds and informs the group on trends and needs in their areas of expertise.

3	Agency/Group/Organization	THE ROAD HOME
	Agency/Group/Organization Type	Services - Housing Services-homeless
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Quarterly reports and funding applications provided by the agency and public comment at need hearings.
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
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Quarterly reports and funding applications provided by the agency. A site visit was also conducted with members of the CDBG committee.
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 Homelessness Strategy Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Quarterly reports and funding applications provided by the agency.
6	Agency/Group/Organization	South Valley Sanctuary
	Agency/Group/Organization Type	Services-Children Services-Victims of Domestic Violence Services-homeless Services - Victims
	What section of the Plan was addressed by Consultation?	Homeless Needs - Families with children Homelessness Strategy Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Quarterly reports and funding applications provided by the agency.
7	Agency/Group/Organization	Salt Lake Valley Habitat for Humanity
	Agency/Group/Organization Type	Housing Services - Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Funding applications and meetings to discuss current program.

8	Agency/Group/Organization	Utah Community Action
	Agency/Group/Organization Type	Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Health Services-Education Services-Employment Service-Fair Housing
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Funding applications addressing needs for rental assistance.

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	City of South Jordan	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 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.

Table 4 - Other local / regional / federal planning efforts

Narrative

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. The City is currently sharing a ZoomGrants subscription with Sandy and Taylorsville, which has resulted in increased communication about best practices between the three cities. The CDBG Coordinator works closely with the City's long-range planner, who is responsible for all housing reporting to the State.

AP-12 Participation - 91.401, 91.105, 91.200(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 Annual Action 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

Selection of this year's activities was guided by the survey completed during the 2025-2029 Consolidated Planning process. The survey was fielded in February 2025 and was emailed directly to residents living in LMI areas. In the survey, residents listed these as the most needed projects: street improvements, parks and recreational facilities, sidewalk improvements, tree planting, and mental health facilities. LMI respondents, as well as for those living in Eligible Block Groups, had the same top four requests. Providing improvements to streets and sidewalks is represented in this year's activities with ADA ramp upgrades and, a new activity for the city, upgrading audible pedestrian push buttons.

The full survey report is available in the 2025 Consolidated Plan as an attachment.

This year, the City shifted the timing of its public hearing in relation to the public comment period for the AAP. After meeting with two HUD representatives from Region VIII on January 21, 2026, they clarified that the preference was for the City to hold the public hearing and then release the plan. Previously, the City had released the plan for thirty days of public comment and held the public hearing around day 15 of the public comment period. This practice has been corrected and brought into alignment with counsel from HUD.

A public hearing was held on September 2, 2025, to address community needs generally (along with the PY24 CAPER), and a second public hearing was held on April 7, 2026, to receive comments regarding the AAP. The 2026 Annual Action Plan was available for review during a public comment period from April 7, 2026, to May 11, 33 days. Notices for the public hearings and public comment period were published in the two largest regional newspapers, published on Utah's public notice website, published on the City's website, posted outside of 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 Meeting	Non-targeted/broad community	Held on 9/2/2025. 1 comment	1 comment encouraging future resident representation on committee	Accepted. Working to implement next year.	
2	Newspaper Ad	Non-targeted/broad community	Public notices published in 2 main papers.	None	n/a	
3	Press Release	Non-targeted/broad community	Sent to 170 news outlets	Two press entities reached out for more information	N/A	
4	Internet Outreach	Persons with disabilities Non-targeted/broad community	Emailed to all City Residents via City newsletter, which is in an accessible format.	None	N/A	
5	Direct email to all past providers and applicants	CDBG Mailing List	Invited to comment or attend public hearing.	None	N/A	
6	Internet Outreach	Non-targeted/broad community	Social media post announcing hearing	None	N/A	

Table 5 – Citizen Participation Outreach

Public Comment Draft

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 2026 program year marks the City’s fifteenth year as a CDBG grantee and the twelfth 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	235,000.00	0.00	0.40	235,000.40	705,000.00	Estimated \$235,000 yearly for the remaining three years of the con plan.

Table 6 - 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, housing activities typically use the City's RDA fund, due to its size rather than the City's CDBG grant. Because most non-profits and similar agencies provide services to all residents of Salt Lake County, 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

During the Consolidated Planning process, the CDBG Coordinator consulted with the City's Economic and Planning Director, Long-Range Planner, and Assistant City Manager that oversee the City's land holdings. All but a few pieces of city-owned land are planned for parks and open space. The City has experienced significant resident pushback around rezoning any land zoned for open space. The City does not use CDBG funds for housing development on city-owned property because the City's allocation is too small to make improvements. The City instead relies on RDA funds and partnerships with private entities to secure affordable housing. The City is committed to being innovative in this realm through these public-private partnerships, rather than involving federal funding. The ADA improvements scheduled in this plan 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. Improving accessibility of public property remains a key focus of CDBG funds and is supported by right-of-way holdings.

Discussion

The City uses an average of the past five years in order to plan for funding until final allocations are received from HUD. The plan was released for public comment with an estimated \$235,000 allocation and a contingency plan detailed under AP-35. Note that the City has \$0.40 in prior year resources which will be amended to the ADA ramp activity. This was due to 2022 admin funds that were overdrawn and paid back by the City, resulting in an excess of 40 cents, that had been underdrawn on another activity.

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		Neighborhood improvements Remove barriers to accessibility Public infrastructure improvements	CDBG: \$156,000.40	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 200 Persons Assisted
2	Support Services for Vulnerable Populations	2025	2029	Homeless Non-Homeless Special Needs		Homeless services & prevention Services for those experiencing domestic violence Essential needs services	CDBG: \$32,000.00	Public service activities other than Low/Moderate Income Housing Benefit: 285 Persons Assisted Homeless Person Overnight Shelter: 39 Persons Assisted

Table 7 – Goals Summary

Goal Descriptions

1	Goal Name	Correct Accessibility Deficiencies
	Goal Description	

2	Goal Name	Support Services for Vulnerable Populations
	Goal Description	

Public Comment Draft

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 infrastructure and accessibility improvements during the 2026-2027 program year.

The 2026–2027 AAP was released for public comment on April 7, 2025, prior to HUD's announcement of official grant allocation amounts. Because of this, the Consolidated Plan was released for public comment using the contingency language below. This was included in all public notices.

“Since HUD has not yet announced official grant allocation amounts, amounts listed for projects and activities are based on an estimated \$235,000 grant allocation and are tentative. The City prepares a contingency plan for how the plan will be adjusted once final allocations are received. The proposed allocations are as follows:

- Hard Cost Projects
 - ADA Ramp Upgrades: \$116,000
 - Audible Pedestrian Push Buttons, \$40,000
- Admin and Planning
 - Long-Range Planning: \$25,350
 - Administrative Funds: \$21,650
- Public Services
 - Domestic Violence Shelter and Services, South Valley Sanctuary: \$14,000
 - Homeless Shelter and Services, The Road Home: \$5,000
 - Domestic Violence Victim Legal Assistance, The Legal Aid Society of Salt Lake: \$8,000
 - Healthcare Access, Community Health Centers Inc.: \$5,000
- Contingency
 - If the final grant amount is higher, the City will fund
 - Critical Home Repair Program, Habitat for Humanity: to be funded at most \$30,000 and at least \$20,000 if that actual allocation allows that much extra funding
 - If not, additional funding will go to the ADA Ramp Upgrades
 - If the final grant amount is lower, services and admin funds will be reduced according to their percentages to maintain the caps HUD places on funds for those services. The Critical Home Repair Program will not be funded.”

The public comment version of the full plan with the contingency language is available at sjc.utah.gov/CDBG; contingency project amounts originally published in the notices and the public hearing are available in the attachments.

Prior year resources are included, per SP-35, in the amount of \$0.40. These are 2022 program year funds. The City overdrew on admin funds by \$0.40 and under drew on an infrastructure project by \$0.40. This resulted in a \$0.40 payback from the City to HUD to cover the admin funds that exceeded the 20% statue cap and a credit from HUD of the \$0.40 that were under drawn. This \$0.40 came back into the line of credit and is now being amended in this plan to the 2026 ADA ramp activity to be spent.

#	Project Name
2026.01	Public Services 2026
2026.02	Infrastructure Improvements 2026

Table 8 – Project Information

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

Funding requests for the 2026-2027 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 projected 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 (2026)
	Target Area	
	Goals Supported	Support services for vulnerable populations
	Needs Addressed	Homeless services & prevention Services for those experiencing domestic violence Essential needs services
	Funding	CDBG: \$32,000
	Description	This project will include all public services funded during the 2026-27 program year.
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	Based on the applications by subrecipients, 285 people are expected to benefit from services, in addition to 39 people expected to receive overnight shelter. These activities report on individuals, but their services often benefit family members as well, particularly those experiencing domestic violence who also have children. Only the individuals directly receiving services will be reported, however.
	Location Description	All public services will be given at the subrecipient's location.
	Planned Activities	Homeless shelter and services (Road Home: \$5,000), Matrix Code 3T. Domestic violence victim shelter and services (South Valley Sanctuary: \$14,000), Matrix Code 5G. Domestic violence victim legal support services (Legal Aid Society: \$8,000), Matrix Code 5G. Healthcare services (Community Health Centers, Inc.: \$5,000), Matrix Code 05M.
2	Project Name	Infrastructure Improvements (2026)
	Target Area	

	Goals Supported	Correct accessibility deficiencies
	Needs Addressed	Neighborhood improvements Remove barriers to accessibility Public infrastructure improvements
	Funding	CDBG: \$156,000.40
	Description	The purpose of this project is to provide infrastructure improvements throughout the City that improve accessibility.
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	Based on past accomplishments from ADA activities and adjusting for rising construction costs, it's estimated that 200 residents with disabilities will be served.
	Location Description	Locations will be determined as past ADA ramp projects wrap up.
	Planned Activities	ADA Ramp Upgrades (\$116,000.40), Matrix Code 3L. This includes amended funds from 2022 (0.40 overpayment) in addition to \$116,000 from 2026 funds. Audible Pedestrian Push Buttons (\$40,000) Matrix Code 03K.
3	Project Name	Administration & Planning (2026)
	Target Area	
	Goals Supported	Correct accessibility deficiencies Support services for vulnerable populations

Needs Addressed	Homeless services & prevention Services for those experiencing domestic violence Essential needs services Neighborhood improvements Remove barriers to accessibility Public infrastructure improvements
Funding	CDBG: \$47,000
Description	This project includes expenses related to program administration of the CDBG program and eligible planning activities. Funds will be used to support employee costs of providing admin and eligible planning activities, related plans, training, travel, public notices and other advertising costs, and grant software fees.
Target Date	6/30/2027
Estimate the number and type of families that will benefit from the proposed activities	HUD assumes for admin and planning activities that LMI residents benefit in the same proportion as other activities. The total number of beneficiaries from all activities is included below. No beneficiaries will be reported uniquely for this project.
Location Description	South Jordan City Hall 1600 W Towne Center Drive South Jordan, UT 84095
Planned Activities	The City intends to use the full 20% of its grant for planning and admin. Funds may be shifted between the two activities to meet needs. Program Administration, Matrix Code 21A, \$21,650 Eligible Planning, Matrix Code 20, \$25,350

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

The City does not have designated target areas. The City has ten Census block groups that qualify as low- and moderate-income; eight of which have a majority of land within South Jordan's city boundaries. Locations have yet to be determined for PY26 ADA ramp improvements, but the City has focused efforts on LMI tracts first.

Geographic Distribution

Target Area	Percentage of Funds

Table 9 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

See above.

Discussion

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

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

AP-75 Barriers to affordable housing -91.420, 91.220(j)

Introduction

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 City has a strong predominance of SFRs in the City. 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.

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.

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

The State of Utah requires the City to select from a menu of strategies to improve housing affordability within the City. Appendix A of the Housing Plan details the menu options and the City's selected strategies. South Jordan is currently working on the following strategies. See the full plan for more details.

- Create or allow for, and reduce regulations related to, internal or detached accessory dwelling units in residential zones.
- Implement zoning incentives for moderate income units in new developments.
- Develop and adopt a station area plan in accordance with Section 10-9a-403.1.
- Demonstrate utilization of a moderate income housing set aside from a community reinvestment agency, redevelopment agency, or community development and renewal agency to create or subsidize moderate income housing.
- Apply for or partner with an entity that applies for state or federal funds or tax incentives to promote the construction of moderate income housing, an entity that applies for programs offered by the Utah Housing Corporation within that agency's funding capacity, an entity that applies for affordable housing programs administered by the Department of Workforce Services, an entity that applies for affordable housing programs administered by an association of governments established by an interlocal agreement under Title 11, Chapter 13, Interlocal Cooperation Act, an entity that applies for services provided by a public housing authority to preserve and create moderate income housing, or any other entity that applies for programs or services that promote the construction or preservation of moderate income housing.
- Amend land use regulations to eliminate or reduce parking requirements for residential development where a resident is less likely to rely on the resident's own vehicle, such as residential development near major transit investment corridors or senior living facilities.
- Amend land use regulations to allow for higher density or new moderate income residential development in commercial or mixed-use zones near major transit investment corridors.

Discussion

See above.

Public Comment Draft

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 5,025 affordable housing units by 2030. According to the City's Housing Study, "A very small proportion (2.8 percent) of homes in South Jordan are currently affordable for households earning less than the Salt Lake Metro area median income. For low-income households (earning less than 80 percent of AMI), only 1.1 percent of South Jordan homes are affordable to purchase (p. 23)." Despite best efforts by the City—housing affordability is a major statewide issue presenting challenges for all communities. While the low amount of the City's CDBG allocation restricts efforts possible through CDBG funds, the City is evaluating further ways to use CDBG toward housing activities, such as the home repair program.

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. Construction and rehabilitation projects are required to comply with HUD regulations regarding lead-based paint.

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. The City has traditionally expended the full 15% of each grant eligible for public services. Services granted funds typically focus on preventing homelessness and supporting residents through emergency shelter, case management, and domestic violence prevention and recovery resources. According to the American Community Survey 2024 5-year data, South Jordan's poverty rate is 3.7%. As such, South Jordan's goals are citywide in nature, focused on providing a great city for all residents. 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."

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. The City is working to train additional staff on CDBG, so that there is increased coverage and knowledge among employees. Staff will be attending the All-Grantee meeting with HUD's region VIII office in addition to other remote trainings.

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. The CDBG Coordinator will continue to serve on the HOME Consortium and coordinate with housing providers.

Discussion

See above.

Program Specific Requirements

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

Introduction

The City does not have any programs with program income.

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

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

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

Other CDBG Requirements

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

Discussion

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

Public Comment Draft