



Third Program Year Action Plan

The CPMP Third Annual Action Plan includes the [SF 424](#) and Narrative Responses to Action Plan questions that CDBG, HOME, HOPWA, and ESG grantees must respond to each year in order to be compliant with the Consolidated Planning Regulations. The Executive Summary narratives are optional.

Narrative Responses

GENERAL

Executive Summary

The Executive Summary is required. Include the objectives and outcomes identified in the plan and an evaluation of past performance.

Program Year 3 Action Plan Executive Summary:

This narrative is provided to enhance the reader's understanding of West Jordan City's proposed use of the Community Development Block Grant (CDBG) Program funds for FY 2012-2013. As part of its consolidated planning process, the city created a five-year consolidated plan for FY2011-2015. This being the third year of that plan, the city utilizes the information and guidance set forth in those plans.

The provision of services to low and moderate-income families are still one of the top concerns of residents, staff, and elected officials in the City of West Jordan. CDBG & HOME funding along with program income will provide much needed investment to targeted groups and areas within the city for home rehabilitation, home ownership, and public service activities. These activities will be receiving additional support this year with the remaining funds from FY 2011-2012, (\$31,931.00).

General Questions

1. Describe the geographic areas of the jurisdiction (including areas of low income families and/or racial/minority concentration) in which assistance will be directed during the next year. Where appropriate, the jurisdiction should estimate the percentage of funds the jurisdiction plans to dedicate to target areas.
2. Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA) (91.215(a)(1)) during the next year and the rationale for assigning the priorities.
3. Describe actions that will take place during the next year to address obstacles to meeting underserved needs.

- Identify the federal, state, and local resources expected to be made available to address the needs identified in the plan. Federal resources should include Section 8 funds made available to the jurisdiction, Low-Income Housing Tax Credits, and competitive McKinney-Vento Homeless Assistance Act funds expected to be available to address priority needs and specific objectives identified in the strategic plan.

Program Year 3 Action Plan General Questions response:

- The City of West Jordan currently has a total of nine (9) low to moderate-income census blocks. These blocks are spread throughout the City and are not concentrated in one localized area. These census blocks have an average of 54% low and moderate-income residents. The City makes available housing rehabilitation funds, home ownership funds, and public services funds to these areas as well as throughout the city. A copy of the low-income areas located in West Jordan is shown on the enclosed map.
- Since the city has no large areas of low and moderate-income residents, public service and housing funds are provided throughout the city on an income qualification basis. Any and all CDBG construction activities are undertaken within the identified target areas with the exception of ADA curb access improvement projects. These projects are undertaken community-wide with the replacement of existing street intersections without existing handicapped accessible ramps.

Projects proposed for FY 2012-2013 funding include the following activities:

FY 2012/2013 CDBG APPROVED PROJECTS

Agency	Program	FY2010-2011 Funding	FY 2011-2012 Funding
South Valley Sanctuary	Domestic Violence Shelter	\$10,000	\$10,000
Legal Aid Society of Salt Lake	Legal Assistance Program	\$10,000	\$10,000
Family Support Center	Crisis Nursery Program	\$6,050	\$10,000
The Road Home	Salt Lake Homeless Shelter	\$5,250	\$10,000
Community Action Program	South Valley Emergency Food Pantry	\$3,750	\$6,000
YWCA	Crisis Shelter/Counseling	\$5,250	\$10,000
Boys & Girls Club of South Valley	Heartland Elementary After-School Program	\$5,780	\$10,500
Wasatch Front Regional Council	Planning & Coordination	\$5,280	\$5,280

City of West Jordan	CDBG Program Administration	\$84,760	\$83,434
ASSIST	Emergency Home Repair	\$80,000	\$80,000
City of West Jordan	Section "108" Loan Payment	\$141,078	\$145,240
City of West Jordan	Housing Rehabilitation Loan	\$50,000	\$50,000
City of West Jordan	Homebuyer Assistance	\$95,000	\$95,000

FY 2012/2013 COMMITTEE MEMBERS

Member	Representing	Contact Info
Chris McConnehey	West Jordan City Council	(801)613-8889
Chris Curtis	West Jordan Resident	(801) 963-3486
Cheryl Brown	West Jordan Resident	(801) 538-8729
Dan Lawes	West Jordan Planning Commission	(801) 581-2598
David Zobell	Finance Department	(801) 569-5100
Bill Baranowski	Public Works Department	(801) 569-5072
Jennifer Jastremsky	Development Department	(801) 569-5103
Heather Royal	West Valley CDBG Manager	(801) 963-3280
Charles Tarver, Non-Voting	West Jordan CDBG Staff	(801) 569-5062

Under Utah Code Section 10-9a-408, the legislative body of each city is required to biennially prepare a report outlining their Moderate Income Housing Plan. The report must include a description of 1) Efforts made by the city to reduce, mitigate, or eliminate local regulatory barriers to existing moderate-income housing; 2) Actions taken by the city to encourage preservation of existing moderate-income housing and development of new moderate-income housing; 3) Progress made within the city to provide moderate-income housing; 4) Efforts made by the city to coordinate moderate-income housing plans and actions with neighboring municipalities. This report addresses each of the four topics required by State Law as well as addressing progress made on each of the goals identified in the City's Consolidated Plan. This plan was updated during the fall of 2011 and is updated as new 2010 U.S. Census data becomes available or every two years.

- Under Number 1, the City has approved several rezones to allow for higher densities, updated design standards for the development of transit oriented developments to provide for open space, mixed uses and development of affordable housing opportunities. Under Number 4, the City provides for programs for housing rehabilitation, emergency home repair, and senior/handicapped accessibility home improvements. Under Number 3, the City has identified two of the four light rail stations as potential sites for mixed use development for affordable housing. Under Number 4, the City participates in several committees/groups that focus on moderate-income housing. These groups include the Long Range Planning Committee for the Homeless,

CDBG Entitlement Cities Grants Committee, Utah Housing Coalition, and Salt Lake County HOME Committee.

Managing the Process

1. Identify the lead agency, entity, and agencies responsible for administering programs covered by the consolidated plan.
2. Identify the significant aspects of the process by which the plan was developed, and the agencies, groups, organizations, and others who participated in the process.
3. Describe actions that will take place during the next year to enhance coordination between public and private housing, health, and social service agencies.

Program Year 3 Action Plan Managing the Process response:

1. The City of West Jordan Development Department is responsible for the implementation of the FY2011-2015 Consolidated Plan and development of affordable housing. In addition, the City is a member of the Salt Lake County Consortium for the HOME Program. This group is made up of Sandy, West Valley, Taylorsville, West Jordan, Salt Lake City, United Way, and Salt Lake County.
2. The City developed the plan as a part of its ongoing citizen participation process to include comments received during the previous year at various city council meetings, public hearings, general plan update meetings and community meetings. Many meetings and monitoring site visits resulted in recommendations from agencies on how to better improve delivery of services to West Jordan residents. These comments have been taken into consideration also. In addition, the City has completed the update of the existing general plan for the city and comments provided at these monthly meetings are taken into consideration. This update was adopted in March 2012.
3. Comments noted in number 2 above will be incorporated into this year's program for better delivery of services to the low and moderate-income residents of West Jordan. After recommendations from HUD, the City has reduced the number of Public Service programs operated by Agencies and services from 12 programs to 7 programs. This action has allowed us to fund the programs at a higher financial level to provide a great level of services to West Jordan low and moderate-income residents. Agencies and programs that the City will utilize in this enhanced coordination will include the following:
 - a. South Valley Sanctuary: Provides housing and counseling services for victims of domestic abuse for up to 30 days. This shelter is one of the few that accepts both men and women into its facility. **FY 2012-2013 funding level is \$10,000.**
 - b. Utah Food Bank Services Food Bank: The Utah Food Bank provides a central collection and distribution center for all donated food in the Salt Lake Valley. Food pantries in the area receive assistance from this center. **FY 2012-2013 funding level is \$0.00** but will provided food service through the Community Action Program emergency food pantry.

- c. Family Support Center Crisis Nursery: The Crisis Nursery provides a location in which a parent can leave a child for up to 24 hours to prevent them from being in a threatening situation. **FY 2012-2013 funding level is \$10,000.**
- d. Community Action Program South Valley Food Pantry: Provides a 3-day emergency food supply for low and moderate-income residents of West Jordan up to six visits per year. **FY 2012-2013 funding level is \$6,000.**
- e. The Road Home Homeless Shelter: Provides shelter and counseling services for homeless victims. The shelter provides information job training programs and services available to the homeless. **FY 2012-2013 funding level is \$10,000.**
- f. Legal Aid Society of Salt Lake: Provides assistance and counseling services in matters dealing with divorce, child custody, and other legal matters for low and moderate-income residents of West Jordan. **FY 2012-2013 funding level is \$10,000.**
- g. YWCA Crisis Shelter: The YWCA provides housing and counseling services to women dealing with abusive situations. **FY 2012-2013 funding level is \$10,000.**
- h. Boys & Girls Club of South Valley: This program provides for an afterschool program at Heartland Elementary School for West Jordan low and moderate-income residents. **FY 2012-2013 funding level is \$10,500.**
- i. ASSIST: The ASSIST program provides for emergency home repair for heating units, electrical and plumbing issues, and handicapped access modifications. Home repairs average approximately \$2,500, and \$5,500 for access repairs under this program. **FY 2012-2013 funding level is \$80,000.**
- j. City of West Jordan Downpayment Assistance Program: Provides downpayment assistance for low and moderate-income homebuyers looking to purchase a home in West Jordan. The program provides up to 50% of the required downpayment and one-time closing costs not to exceed a combined total of up to \$5,000. **FY 2012-2013 funding level is \$95,000.**
- k. City of West Jordan Housing Rehabilitation Loan Program: The City provides low interest or no interest loans to low and moderate-income homeowners with homes in need of repair to bring them into code compliance. This program is self-funded with the repayment of previous loans maintain in a Revolving Loan Fund. **FY 2012-2013 funding level is \$50,000.**
- l. City of West Jordan Administration: The city will provide staff for the administration of the Community Development Block Grant Program. **FY 2012-2013 funding level is \$83,434.**
- m. Wasatch Front Regional Council: The WFRC provides planning and coordination for the development of area-wide affordable housing and transportation. In addition, WFRC provides quarterly meetings to facilitate communication and coordination between entitlement cities and agencies with a major role in community grants and volunteer coordination such as the United Way and IHC Healthcare. **FY 2012-2013 funding level is \$5,280.**
- n. City of West Jordan Section “108” Loan Payment: This loan provided for the construction of the West Jordan Senior Citizen Center. This loan was refinanced during FY 2010-2011 for a saving of \$280,000. The term of the loan remained the same and will be paid in full by 2019. **FY 2012-2013 funding level is \$145,240.**

Citizen Participation

1. Provide a summary of the citizen participation process.
2. Provide a summary of citizen comments or views on the plan.
3. Provide a summary of efforts made to broaden public participation in the development of the consolidated plan, including outreach to minorities and non-English speaking persons, as well as persons with disabilities.
4. Provide a written explanation of comments not accepted and the reasons why these comments were not accepted.

*Please note that Citizen Comments and Responses may be included as additional files within the CPMP Tool.

Program Year 3 Action Plan Citizen Participation response:

1. A Citizen Participation Plan has been developed by the CDBG Staff of the Development Department for the West Jordan CDBG Program. The plan is revised annually to meet any and all CDBG requirements. Any member of the Development Department, committee members, city council, West Jordan residents, or HUD can make suggested changes to the plan at any time and they will be taken into consideration. The existing plan will remain in effect until the revisions are adopted by city council and until all programs being executed with Federal grant funds have been completed or until superseded by another Citizen Participation Plan. Copies of the plan are available in the West Jordan CDBG files. The West Jordan CDBG/HOME committee consists of individuals that live and/or work in West Jordan or in similar positions under the CDBG program. The committee meetings consist of reviewing all applications, public hearings, committee meetings to hear presentations from applicants and recommendations. At the completion of the committee process, recommendations are made to city council for their consideration and approval. Notices are placed in local newspapers and notices are published as required. A copy of this year’s public hearing notice is attached that was published on April 9, 2012 and posted on the City’s webpage at www.wjordan.com.

2012-2013 Citizen Participation Plan Schedule

DATE	ACTIVITY	LOCATION	TIME
October 2011	Solicitation of applicants	Newspaper/Internet	
January 2012	Application Deadline	CD Offices	3:00 p.m.
Feb 2012	Staff Application Review	CD Offices	
March 14, 2012	CDBG/HOME Committee Reviews	CD Offices	34:00–5:00 p.m.
March 21, 2012	CDBG/HOME Committee Reviews	CD Offices	4:00–5:00 p.m.
March 28, 2012	CDBG/HOME Committee Reviews	CD Offices	4:00–5:00 p.m.

April 4, 2012	CDBG/HOME Committee Reviews & Recommendations	CD Offices	4:00 – 5:00 p.m.
May 9, 2012	CDBG Public Hearing	Council Chambers	6:00 p.m.
May 9, 2012	Council Approval	Council Chambers	6:00 p.m.
May 15, 2012	Budget sent to HUD	Denver Reg. Office	
July 1, 2012	CDBG Funds available		

2. No citizen comments were provided for review during the process. The West Jordan CDBG/HOME Committee met on the following dates to review all funding requests: March 14, 21, 28 and April 4, 2012.
3. Public meetings by staff are frequently held with citizens and interested groups within the city on various projects. Some limited translation is available for non-English speaking persons through staff members who are multi-lingual. West Jordan city hall meets ADA accessibility requirements and public transportation is provided in front of city hall that provides transportation options for persons with disabilities. The City completed its updated “504” UFAS Accessibility Checklist-Self-Evaluation review during March 2012.
4. None available at this time.

Institutional Structure

1. Describe actions that will take place during the next year to develop institutional structure.

Program Year 3 Action Plan Institutional Structure response:

Nothing has changed from the Year 5 Action Plan regarding Institutional Structure. The City of West Jordan remains committed to the goals set in the 5-year consolidated plan. Staffing needs will remain somewhat static given the FY2011 17% and FY2012 2% decrease in the CDBG Program funding levels.

Monitoring

1. Describe actions that will take place during the next year to monitor its housing and community development projects and ensure long-term compliance with program requirements and comprehensive planning requirements.

Program Year 3 Action Plan Monitoring response:

West Jordan plans to continue current policies and programs which include but are not limited to “on-site visits”, pre-activity training, and quarterly reporting. The Community Development staff does annual monitoring of 100% on subgrantees. In addition, the Regional Grants Committee discusses issues with any agencies that the cities or county may be experiencing.

Lead-based Paint

1. Describe the actions that will take place during the next year to evaluate and reduce the number of housing units containing lead-based paint hazards in order to increase the inventory of lead-safe housing available to extremely low-income, low-income, and moderate-income families, and how the plan for the reduction of lead-based hazards is related to the extent of lead poisoning and hazards.

Program Year 3 Action Plan Lead-based Paint response:

In all dwellings assisted by the City, an initial inspection is performed to determine the structure age and the potential for lead-based paint. If there are conditions indicating lead-based paint issues, the City will advise the owner and have a certified inspector provide for testing of the conditions. These actions apply to all units in the housing rehabilitation program as well as the emergency home repair and home purchase program. Should any abatement activities be required, the City will coordinate any/all efforts with Salt Lake County for assistance under their lead-based paint program. The City utilizes the services of approved lead based paint inspectors and testing companies for any home identified with lead issues.

In addition, the City is currently working with Salt Lake County in the development of its Green and Healthy Homes Program. The program not only addresses lead issues but other health concerns such as asthma, radon gas, and other potential health hazards found in a home.

HOUSING

Specific Housing Objectives

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

1. Describe the priorities and specific objectives the jurisdiction hopes to achieve during the next year.
2. Describe how Federal, State, and local public and private sector resources that are reasonably expected to be available will be used to address identified needs for the period covered by this Action Plan.

Program Year 3 Action Plan Specific Objectives response:

1. The upgrade and preservation of existing housing and the creation of new opportunities for homeownership in the city are high priorities for West Jordan. Funds are proposed for home rehabilitation, emergency home repair and downpayment assistance in the city. In addition, Community Development staff will continue to research and target areas for education and assistance involving rehabilitation and homeownership opportunities.
2. The City will continue to work with The Road Home in their TBRA Program to relocate homeless into a transitional housing situation for them to achieve some stability in their lives. These efforts will be coordinated with the West Jordan and Salt Lake County HOME Program.

The City will continue to utilize the services of the ASSIST Program for the continued maintenance for homes lived in by senior citizens and disabled residents. These repairs will include seasonal maintenance and basic household repairs in an effort to allow the seniors to maintain their properties and continue to live independently.

The City will continue to work with Salt Lake City in the HOPWA Program to address the needs of residents dealing with AIDS.

Needs of Public Housing

1. Describe the manner in which the plan of the jurisdiction will help address the needs of public housing and activities it will undertake during the next year to encourage public housing residents to become more involved in management and participate in homeownership.
2. If the public housing agency is designated as "troubled" by HUD or otherwise is performing poorly, the jurisdiction shall describe the manner in which it will provide financial or other assistance in improving its operations to remove such designation during the next year.

Program Year 3 Action Plan Public Housing Strategy response:

1. The City of West Jordan currently does not own any public housing units. However, this does not mean that the City does not support the surrounding housing authorities of West Valley City, Salt Lake City, and Salt Lake County. The City works with each agency to provide locations in West Jordan in which their Section 8 Program vouchers can be utilized.
2. Since the City does not own or maintain public housing we are not designated as a "trouble" public housing agency.

Barriers to Affordable Housing

1. Describe the actions that will take place during the next year to remove barriers to affordable housing.

Program Year 3 Action Plan Barriers to Affordable Housing response:

1. Continual cutbacks to CDBG funding have caused organizations to cut back in the number of people that they are able to assist. The Community Action Program has continued to provide homebuyer classes to first-time homebuyers, but only on a monthly basis. The City will coordinate its homebuyer application process to better fit this class schedule to accommodate homebuyers.

In the area of predatory lending, the City will continue to provide information concerning these loaning practices throughout the city. These practices are particularly damaging to efforts meeting underserved needs in the City. Once a member of the

community is abused by a poor lender, word spreads throughout the community and even affects mainstream financial institutions. This creates a reluctance to borrow as well as in utilizing checking and saving accounts furthering isolating low and moderate-income households from the most basic structures of life. The City will continue to work in the non-English speaking areas of the city to overcome the language barriers in these situations. The most recent trend facing borrowers is the increased lending requirements of the lenders as a result of the on-going credit crisis.

In the area of development, the city has developed target areas for transit oriented housing developments along the new light rail line for West Jordan. This light rail line is anticipated to be completed and operational on August 7, 2011 and the city is targeting HOME, CDBG, and RDA funds for the areas to increase the affordable housing stock in West Jordan. In addition to funding sources, the city is considering density bonuses for these areas to meet future housing demands.

The first TOD development has a total of 1,400 units of housing proposed along with some minor commercial and retail space. This development is anticipated to begin construction of housing units during Fall 2012. In addition, a new 72-unit Tax Credit, 55 year and older project was completed in December 2011 with these units being made available to lower-income residents. This complex has been funded with Tax Credits, HOME funds, RDA funds and impact fee credits.

In addition, the City is currently working as part of the Salt Lake County Consortium to update its existing Regional AI. This document will include West Jordan with an separate Action Plan developed specifically for the City and its identified impediments. We anticipate this document will be completed during the Summer 2012.

HOME/ American Dream Down payment Initiative (ADDI)

1. Describe other forms of investment not described in § 92.205(b).
2. If the participating jurisdiction (PJ) will use HOME or ADDI funds for homebuyers, it must state the guidelines for resale or recapture, as required in § 92.254 of the HOME rule.
3. If the PJ will use HOME funds to refinance existing debt secured by multifamily housing that is that is being rehabilitated with HOME funds, it must state its refinancing guidelines required under § 92.206(b). The guidelines shall describe the conditions under which the PJ will refinance existing debt. At a minimum these guidelines must:
 - a. Demonstrate that rehabilitation is the primary eligible activity and ensure that this requirement is met by establishing a minimum level of rehabilitation per unit or a required ratio between rehabilitation and refinancing.
 - b. Require a review of management practices to demonstrate that disinvestments in the property has not occurred; that the long-term needs of the project can be met; and that the feasibility of serving the targeted population over an extended affordability period can be demonstrated.

- c. State whether the new investment is being made to maintain current affordable units, create additional affordable units, or both.
 - d. Specify the required period of affordability, whether it is the minimum 15 years or longer.
 - e. Specify whether the investment of HOME funds may be jurisdiction-wide or limited to a specific geographic area, such as a neighborhood identified in a neighborhood revitalization strategy under 24 CFR 91.215(e)(2) or a Federally designated Empowerment Zone or Enterprise Community.
 - f. State that HOME funds cannot be used to refinance multifamily loans made or insured by any federal program, including CDBG.
4. If the PJ is going to receive American Dream Down payment Initiative (ADDI) funds, please complete the following narratives:
- a. Describe the planned use of the ADDI funds.
 - b. Describe the PJ's plan for conducting targeted outreach to residents and tenants of public housing and manufactured housing and to other families assisted by public housing agencies, for the purposes of ensuring that the ADDI funds are used to provide down payment assistance for such residents, tenants, and families.
 - c. Describe the actions to be taken to ensure the suitability of families receiving ADDI funds to undertake and maintain homeownership, such as provision of housing counseling to homebuyers.

Program Year 3 Action Plan HOME/ADDI response:

The City of West Jordan does not receive funding directly from the ADDI Program and never has in the past. The City has support the efforts of Salt Lake County in their past plans and efforts with projects utilizing these funds.

HOMELESS

Specific Homeless Prevention Elements

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

1. Sources of Funds—Identify the private and public resources that the jurisdiction expects to receive during the next year to address homeless needs and to prevent homelessness. These include the McKinney-Vento Homeless Assistance Act programs, other special federal, state and local and private funds targeted to homeless individuals and families with children, especially the chronically homeless, the HUD formula programs, and any publicly-owned land or property. Please describe, briefly, the jurisdiction's plan for the investment and use of funds directed toward homelessness.
2. Homelessness—In a narrative, describe how the action plan will address the specific objectives of the Strategic Plan and, ultimately, the priority needs identified. Please also identify potential obstacles to completing these action steps.

3. Chronic homelessness—The jurisdiction must describe the specific planned action steps it will take over the next year aimed at eliminating chronic homelessness by 2012. Again, please identify barriers to achieving this.
4. Homelessness Prevention—The jurisdiction must describe its planned action steps over the next year to address the individual and families with children at imminent risk of becoming homeless.
5. Discharge Coordination Policy—Explain planned activities to implement a cohesive, community-wide Discharge Coordination Policy, and how, in the coming year, the community will move toward such a policy.

Program Year 3 Action Plan Special Needs response:

The City of West Jordan does not receive funding directly from the direct housing grant programs and never has in the past. The City does support the efforts of Salt Lake County and Salt Lake City in their past plans and efforts with projects utilizing these funds.

Emergency Shelter Grants (ESG)

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

Program Year 3 Action Plan ESG response:

The City of West Jordan does not receive funding directly from the Emergency Shelter Grant Program and never has in the past. The City does support the efforts of Salt Lake County and Salt Lake City in their past plans and efforts with projects utilizing these funds.

COMMUNITY DEVELOPMENT

Community Development

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

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

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

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

Program Year 3 Action Plan Community Development response:

1. The City is engaged in promoting the development along the recently completed light rail line. Four of the light rail stations are targeted for mixed use development to include retail, commercial, office and housing. The City is encouraging the development of affordable housing choices in these areas. HOME, CDBG, RDA and Tax Credit funds will be made available for the development of affordable housing in these areas for potential senior, disabled and workforce housing.
2. The City's long range objectives will include the focus on creating Transit Oriented Developments. Once successful a pattern is developed, the City will focus on a series of TOD centers located along the future light rail alignment.

The City of West Jordan is pursuing expanded job opportunities in many areas. The City TOD projects will include a variety of jobs including: professional, office, service, institutional/governmental and retail. Focus on an improved transit system will include expanded bus and rail service as well as bicycle and pedestrian trail systems for commuting to and from work in the Valley and surrounding areas.

Kraftmade Cabinetry closed a new manufacturing facility in West Jordan that served the needs of the Western U.S. and beyond. Approximately 500-600 midrange jobs were lost. Oracle is nearing the completion of a new computer data storage facility in West Jordan. This facility will be operational in approximately one year and will employ 100 employees are at 2.5 times the existing median income for West Jordan. Other employers in the City include Fairchild, Dannon, National Guard Training Center, etc.

Antipoverty Strategy

1. Describe the actions that will take place during the next year to reduce the number of poverty level families.

Program Year 3 Action Plan Antipoverty Strategy response:

The City will continue to work with local Public Service Agencies to increase existing levels of service to combat poverty in West Jordan. Areas targeted include education and employment counseling as an essential facet of housing assistance. These programs are intended to provide low and moderate-income families with the skills necessary to maintain existing housing and employment.

Financial counseling service will continue to be utilized as CDBG sponsored activity through the downpayment assistance program. Eligible individuals within moderate-income range will be able to obtain and utilize these services which many at time prevent homelessness and financial disaster. Such programs have been provided through the Community Action Program and Community Development Corporation for the City.

No displacements are anticipated in the City as a result of federal spending, however the City will continue to follow its anti-displacement and relocation policies should any relocation be required.

The West Jordan Neighborhood Coalition and Youth Court will continue to reach out to the school system in its attempt to address the problems of crime and gangs in our neighborhoods. Education about gangs and implications of criminal acts may help steer some teenagers away from a life destined for crime and poverty.

The West Jordan Economic Development Department, West Jordan Chamber of Commerce and West Jordan Business Licensing Department will continue to promote and bring good paying jobs to our City. Oracle is the latest company locating to West Jordan in this improving tough economy. Dannon and Fairchild Semiconductor has recently is in the process of undertaking major expansion and are expected to remain in solid economic standing.

With the opening of the light rail service on August 7, 2011, low cost transportation services will become available to the residents of West Jordan to expand their existing employment opportunities. This light rail ties into the high speed train from Salt Lake to Ogden to the north and the Salt Lake to Provo line will open in December 2012. This will provide approximately 100 miles of high speed train connections to light rail and increase the available job search area for low and moderate-income residents from West Jordan.

NON-HOMELESS SPECIAL NEEDS HOUSING

Non-homeless Special Needs (91.220 (c) and (e))

*Please also refer to the Non-homeless Special Needs Table in the Needs.xls workbook.

1. Describe the priorities and specific objectives the jurisdiction hopes to achieve for the period covered by the Action Plan.
2. Describe how Federal, State, and local public and private sector resources that are reasonably expected to be available will be used to address identified needs for the period covered by this Action Plan.

Program Year 3 Action Plan Specific Objectives response:

1. The City will continue to work with and support the activities of Valley Mental Health in order to provide case management for mentally ill residents living in the City who need help in order to maintain an independent lifestyle. In addition, the City will continue to support the development of the Kelly Benson Housing Project for mentally ill seniors. This project is currently

supported with funding from the West Jordan HOME Program. In addition, the City will continue to support and participate in the Salt Lake City HOPWA Program allocation process.

2. The development of light rail line will provide for 4 development sites for potential non-homeless special needs residents. During the program year, the City will be working with local Public service agencies to determine the design for these potential locations.

Housing Opportunities for People with AIDS

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

1. Provide a Brief description of the organization, the area of service, the name of the program contacts, and a broad overview of the range/ type of housing activities to be done during the next year.
2. Report on the actions taken during the year that addressed the special needs of persons who are not homeless but require supportive housing, and assistance for persons who are homeless.
3. Evaluate the progress in meeting its specific objective of providing affordable housing, including a comparison of actual outputs and outcomes to proposed goals and progress made on the other planned actions indicated in the strategic and action plans. The evaluation can address any related program adjustments or future plans.
4. Report on annual HOPWA output goals for the number of households assisted during the year in: (1) short-term rent, mortgage and utility payments to avoid homelessness; (2) rental assistance programs; and (3) in housing facilities, such as community residences and SRO dwellings, where funds are used to develop and/or operate these facilities. Include any assessment of client outcomes for achieving housing stability, reduced risks of homelessness and improved access to care.
5. Report on the use of committed leveraging from other public and private resources that helped to address needs identified in the plan.
6. Provide an analysis of the extent to which HOPWA funds were distributed among different categories of housing needs consistent with the geographic distribution plans identified in its approved Consolidated Plan.
7. Describe any barriers (including non-regulatory) encountered, actions in response to barriers, and recommendations for program improvement.
8. Please describe the expected trends facing the community in meeting the needs of persons living with HIV/AIDS and provide additional information regarding the administration of services to people with HIV/AIDS.
9. Please note any evaluations, studies or other assessments that will be conducted on the local HOPWA program during the next year.

Program Year 3 Action Plan HOPWA response:

The City of West Jordan receives no funding directly for this activity but does support the City of Salt Lake and Salt Lake County in the development of plans and actions to address these needs.

Specific HOPWA Objectives

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

Program Year 3 Specific HOPWA Objectives response:

The City of West Jordan receives no funding directly for this activity but does support the City of Salt Lake and Salt Lake County in the development of plans and actions to address these needs.

Other Narrative

Include any Action Plan information that was not covered by a narrative in any other section.

Attachments include:

- West Jordan Low and Moderate-income area map
- Assurances
- SF 424
- Project Information Sheets
- Public Notice