



# Fifth Program Year Action Plan – City of Taylorsville, Utah

## EXECUTIVE SUMMARY

1. Include the objectives and outcomes identified in the plan and an evaluation of past performance. Furnace

The City of Taylorsville, Utah was incorporated on July 1, 1996. Prior to this time, the City was known as the unincorporated area of Taylorsville-Bennion. The City of Taylorsville is bordered by West Valley City to the north, Murray City and an unincorporated area to the east, West Jordan City to the south, and the unincorporated area known as Kearns to the west. According to the U.S. 2000 Census, the population of Taylorsville was 57,439. According to the U.S. 2010 Census, the population of Taylorsville was 58,652. The estimated population of Taylorsville on January 1, 2014 was 59,360. Additional housing permits have been issued and constructed from 2010-2013 which has further increased the population in Taylorsville. The estimated population count is projected to be 60,800 by 2020.

The Consolidated One-Year Action Plan was adopted by the City for the U.S. Housing and Urban Development (HUD) program year of 2014-2015. This Consolidated One-Year Action Plan document has been adopted by the City Council as a valid plan for the City and reflects what is stated in the 2010-2015 Five-Year Strategic Consolidated Action Plan.

Because the City of Taylorsville is mainly “built out” and needs to be sustained, the City’s needs include community infrastructure, community and recreation facilities, redevelopment policies and implementations, housing rehabilitation, neighborhood compliance or code enforcement, affordable housing including down payment assistance, assistance for the homeless, and public services. Reinvesting in the community is a high priority. These activities are addressed in the Consolidated Five-Year Strategic Plan as well as this One-Year Action Plan. The City of Taylorsville has received CDBG and HOME assistance for the above needs in the past. Federal funds have been a valuable resource for Taylorsville, especially for its low-moderate income citizens. The City has also provided general funds to address many of the above needs. Since 1996 when Taylorsville was incorporated the City’s identity has somewhat been established; however, these needs will continue to be a priority for the City. Public safety, economic development and revitalizing the community are essential for the community.

As of the year 2010, there are two census tracts (1135.12 and 1135.14) and 3 block groups (1135.23-2, 1135.10-3, 1135.15-3) that qualify as low to moderate-income areas. These census tracts and blocks include 18 apartment complexes and three manufactured home parks, as well as single-family homes and duplexes.

Priorities and strategies that have been put in place are within this document. Citizen participation is encouraged for the development of the consolidated plan, especially low-moderate income citizens and non-profit agencies that are recipients of federal funding. This document

mentions how the City desires to increase economic development opportunities, reduce poverty, and coordinates with private agencies to increase job opportunities. There are many non-profit agencies that serve low-income families and individuals in Taylorsville.

The City of Taylorsville funds projects from HUD Community Development Block Grants. These projects serve mainly low-moderate income people. The CDBG application is located on the City's web site, which can be down loaded at [www.taylorsvilleut.gov](http://www.taylorsvilleut.gov) or available at City hall. This consolidated one-year action plan is also available on the City's web site.

Taylorsville has a strong trade, government, and retail and service base, with a fair share of office businesses. If the economy improves in the near future the employment numbers should steadily increase during the next 5-10 years. Currently the City is concerned with some building vacancies.

American Express, Salt Lake Community College (Redwood Campus), Convergys, Sorenson Communication, Inc., Utah Department of Transportation (UDOT), and Granite School District employ a large number of jobs in the City. Additional major employers include: Wal-Mart, ICU Medical, Utah Department of Public Safety, Harmon's, Nelson Laboratories, Legacy Village and RC Willey.

The City of Taylorsville adopted its amended general plan in November 2006. This general plan revision has and will change the character of the community as new development and redevelopment occurs. Taylorsville does have available vacant land master planned for non-housing and housing growth. The City has a variety of land uses in which 44% of the land in Taylorsville is low density residential. 18% of the land in Taylorsville consists of roads and streets. Approximately 7% of the City is commercial, professional office and business park or light manufacturing. Parks and recreation includes 9%, public or quasi public uses is 7%, undeveloped land is 4%, medium density residential is 5% and high density residential consists of 4% of the land in Taylorsville.

Taylorsville-Bennion remained agricultural and sparsely populated until the 1960s. From 1960 to 1980, growth was dramatic with a significant increase in single and multi-family housing. Commercial development has also followed this trend. The largest residential expansion occurred in the 1970s and the 1980s with a total of 67.8% of all housing units being built during these decades. The increase has been an average of 651 housing units built per year during the 80s to an average of 259 units built yearly in the 90s, a drop to an average of 123 units a year during the first decade of 2000, and an average of 77 units during the second decade of the 21<sup>st</sup> century.

The last vacant sites are being developed resulting in a slowing of growth. The City believes that the last developable sites are an important resource in the community. These vacant developable sites as well as any redevelopment sites should be developed in an aesthetically pleasing manner and to promote community character.

Outcomes in the past have produced several infrastructure projects with CDBG funding such as lighting, sidewalks, surveillance cameras, and park improvements throughout the low moderate census income tracts or blocks. Federal funding has been contributed to rehabilitating the Family Support Center, the Taylorsville Senior Citizen building, including improvements within the building, the construction of the YMCA building, and the remodeling of the Taylorsville Bennion Heritage Center which is now a City historic museum.

The City will be allocating or investing their CDBG allocation and HOME funds in the low-moderate income census areas such as public services, community facilities and housing. Some of the CDBG funding will be distributed to low-moderate income people throughout the City by agencies that allocate goods or services to low-moderate income people.

## **GEOGRAPHIC AREAS OF RESPONSIBILITY**

### 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.

100% of this year's allocation of CDBG funding will be allocated to the low-moderate income census and block areas in Taylorsville or to low-moderate income people. All of the HOME funding (\$47,500) will be allocated to single-family home down payment assistance for citizens with low-moderate incomes. There are three low to moderate-income block groups located in different areas throughout the City. The northern quadrant of the City is where the two low to moderate-income level census tracts are located. The census tracts and blocks are located in the following places:

Census Tract 1135.12 between 4100 South to 4500 South and 1130 West-1175 West to the Jordan River.

Census Tract 1135.14 between Redwood Road to Jordan River and 4500 South to 4800 South.

Block 1135.23-2 between 4000 West to 3600 West and 5400 to 5610 South.

Block 1135.10-3 between 2200 West to Redwood Road and 4700 South to 4320 South.

Block 1135.15-3 between Redwood Road to 1300 West and 5400 South to I-215 (5860 South).

Many low-moderate income families live in manufactured home parks and the apartment complexes within the above census tracts and blocks.

## **RATIONALE AND OBJECTIVES**

1. 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.

The rationale for providing infrastructure projects within the low-moderate income census tracts or block areas is to serve the low-moderate income persons that live in these areas. The City has installed infrastructure projects in the past. This program year the City is allocating funding to three public facilities which includes replacing floor covering and doors, and repairing walls at ceilings at the Haven in Salt Lake City; update the electrical wiring and repair roof eaves at the Family Support Center in Taylorsville, and provide curb cuts, gutter and replace sidewalk in low-moderate income CDBG eligible areas of Taylorsville. The City will be funding many non profit agencies that will be serving low-moderate income people in Taylorsville.

The Community Development Block Grant Program (CDBG) has the primary objective of developing viable urban communities by providing decent housing and a suitable living

environment and economic opportunities principally for low to moderate-income persons. The program is directed toward preservation of affordable housing, neighborhood revitalization, economic development, and the provision of improved community facilities and services. In the preparation of the 2010-2015 Consolidated Five-Year Plan, Taylorsville went through a lengthy process to identify the housing and non-housing needs of Taylorsville. This one-year action plan is a portion of the five-year plan to study and to set a plan in regards to housing, services, planning and community faculties.

## **ACTIONS TO MEET NEEDS IN THE COMMUNITY**

1. Describe actions that will take place during the next year to address obstacles to meeting underserved needs.

The Taylorsville One-Year Consolidated Action Plan has outlined and identified the following actions to take place to meet the underserved needs of the community. The City of Taylorsville will use CDBG and HOME funds to place its priorities on the following issues for the 2014-2015 program year:

- 1) **Residential Neighborhoods**: The rehabilitation and conservation of the existing housing stock and the elimination of slums that is detrimental to the health, safety, and public welfare is important to the City of Taylorsville. ASSIST provides resources to rehabilitate the existing housing stock for low income families and individuals. The HOME program will provide down payment assistance to individual home owners.
- 2) **Community Facilities**: Funding community facilities or community infrastructure including: Replacing sidewalks and installing curb and gutters throughout various locations in low-moderate income CDBG eligible areas throughout the City; upgrading the electrical wiring and repairing the roof eaves at the Family Support Center in Taylorsville; and provide door replacement, ceiling and wall installation and floor replacement at the Haven Hand Association in Salt Lake City.
- 3) **Community Services**: Funding provided to community services, including: YMCA Out of School Enrichment programs providing education and recreational services to the low and moderate income children or youth, the Rape Recovery Center provides services and counseling for people that have been sexually assaulted, Wasatch Front Regional Council provides land use and transportation planning on the west side of Salt Lake Valley, the Boys and Girls Club offers after school activities and community activities, the Senior Citizens Center van driver salary and van maintenance costs, Tri Park Services to operate their food pantry and provide food to low income individuals, and services from Big Brothers and Big Sisters of Utah to match low income parent children with supportive adults.
- 4) **Homeless**: Funding provided to assist the homeless, including homeless shelters and facilities, and administration services to assist people who are homeless or at-risk homeless that need counseling and other support services. These services are provided by The Road Home through their Homeless Shelter in Salt Lake City.

## ACTIVITIES OR ACTIONS TO BE UNDERTAKEN

1. 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.

The City is proposing to contribute CDBG and HOME funding to the following programs during the 2014-2015 program year to meeting the underserved or the low-moderate income needs of the community.

### Housing Activities or Priorities

1. **ASSIST.** The Assist Emergency Home Repair (ASSIST) program will be allocated \$80,000 in program year 2014-15. This program year the total amount will be allocated from only CDBG funds. Approximately 80 emergency housing rehabilitation projects and accessory modification projects will be rehabilitated with these funds in program year 2014-2015. A total of 70 emergency housing rehabilitation projects and accessory modification projects were completed in program year 2012-2013. Accessory design services involve constructing entry ramps into homes or making bathrooms safe and accessible. Smaller projects often include installing grab bars, handrails or constructing low rise steps. The average cost per job was \$934. A total of \$63,500 was allocated to ASSIST in program year 2013-14.

ASSIST is a private, non-profit Community Design Center that provides architectural design, community planning, and development assistance to nonprofit and community groups, and housing and accessibility design assistance to very low income households or persons with disabilities.

ASSIST provides housing rehabilitation projects for low or very low-income owners (household income must be below 50% of the area median income) such as replacing roofs and furnaces, plumbing, retrofitting homes for handicapped accessibility, structural renovation, electrical work, and other housing rehabilitation projects. A maximum of \$2,000 can be utilized for homeowners and \$250 for renters. Up to \$4,000 can be used for life safety and accessibility improvements for homeowners and \$500 for renters. ASSIST uses licensed, insured contractors to do the repair work. CDBG funding will be specifically allocated to the following: 1) Salaries (director, office manager, design interns, tax, and fringe); 2) Supplies or materials to operate emergency home repair; and, 3) the operation of the emergency home repairs and accessibility modifications (i.e. architectural or engineering services, construction breakdown by electrical, plumbing, concrete, etc.).

2. **HOME (City of Taylorsville).** The City of Taylorsville has chosen to utilize their HOME funding for single-family home down payment assistance for low income homeowners in program year 2014-2015. A total of \$47,500 has been allocated to this item in program year 2014-2015. Low-income homeowners have the opportunity to apply for these HOME funds. The down payment assistance program provides loans of up to \$5,000 to low income clients or

household. The City of Taylorsville is planning to provide down payment assistance for 8 homes with the funding. A total of \$7,500 would be needed for administrative costs.

In the past Taylorsville has been using HOME funds for the homeownership down payment assistance program, the homeowner rehabilitation program, a single-family home and the Taylorsville senior housing apartment complex.

The City of Taylorsville has the opportunity to appropriate HOME money with several housing activities associated within the guidelines of the HOME program, including:

Single-family and multi-family rehabilitation;  
Transitional housing;  
New affordable multi-family and single-family housing;  
Homeowner loan payment assistance or down payments; and  
Rental assistance.

### **Public Service Activities or Priorities**

3. **Senior Citizens Center Van Driver and Vehicle Costs (City of Taylorsville).** The Taylorsville Senior Citizen Center is located at 4800 South Redwood Road. In order to operate the senior citizen center effectively a van driver is needed to pick up/drop off senior citizens attending the Taylorsville senior center. In program year 2014-2015 the City is requesting \$12,500 in CDBG funding for the salary of a senior center van driver and necessary maintenance and fuel costs for the van. In program year 2013-2014 the City requested \$12,500 for the senior center van driver, maintenance and fuel costs.  
  
Many senior citizens are low-moderate income persons who do not have transportation to participate in the activities at the senior citizen center. The van driver will pick them up at their residence and return them home after the senior citizen activities are concluded. A small donation is requested from the seniors for the ride but if they have no funds they are able to ride nevertheless.
4. **Administration (City of Taylorsville).** The City will allocate \$40,000 to administration costs in program year 2014-15. These costs cover salaries, benefits, travel, training, supplies, and general program administration. In program year 2013-2014 the City requested \$35,000 for administration costs.
5. **YMCA After School.** The Healthy Taylorsville Committee has identified “latchkey” children as one of the major concerns in building a healthier community. The YMCA program offers wholesome activities and a safe place for children to be while their parents work or further their education. As a result, the YMCA has partnered with elementary schools in Taylorsville to provide supervision, structure and wholesome activities. The YMCA curriculum includes a variety of topics including nutrition, health, art, music, technology, youth sports, outdoor recreation, prevention education, financial literacy, etc. All activities are designed to reinforce and complement the regular academic program learned in schools, and to address the unique needs and interests of each student. During program year 2014-2015 the YMCA program will be in

operation at the “Out of School Enrichment Programs” located at Vista, Taylorsville, Fremont and Plymouth elementary schools (all schools are located in Taylorsville) utilize these programs. At least a total of 475 low-moderate Taylorsville youth will be served by the YMCA program. Two satellite programs are located at Fox Hills elementary and Eisenhower junior high.

The City will allocate \$7,500 to the YMCA After School Program for program year 2014-15. The City allocated \$7,500 to the YMCA After School Program for CDBG program year 2013-2014. Funds will pay for leader salaries including 2 staff members, including a program coordinator and a program manager. Funds will also pay for program supplies. The existing YMCA Community Family Center is located at 4223 South Atherton Drive in Taylorsville.

6. **Wasatch Front Regional Council.** Wasatch Front Regional Council is currently responsible with transportation and land use planning on the west side of Salt Lake County. Taylorsville has been asked to participate in this planning process. The west side of Salt Lake County is growing therefore a regional long range transportation plan is being created. The plan explores the future for growth patterns, transportation solutions, and the environment. Taylorsville has decided to allocate \$4,500 to the completion of this plan in program year 2014-15. CDBG funds will be used to provide and participate in the planning activities for the City of Taylorsville. The City allocated \$5,000 to Wasatch Front Regional Council in program year 2013-14.

Wasatch Front Regional Council was created to be responsible for developing area-wide long range transportation plans for Salt Lake, Davis, Weber and Utah Counties. The Wasatch Front Regional Council is an organization of governments dedicated to fostering a cooperative effort in resolving problems, and developing policies and plans that are regional in nature.

7. **The Boys & Girls Clubs of South Valley.** The Boys & Girls Clubs of South Valley serves over 12,000 youth or children ages 3-18 throughout Salt Lake County and of which approximately 106 are youth or children in Taylorsville. Approximately 73 % children or youth come from low income families. The mission of the Boys and Girls Club of South Valley is to inspire and empower youth, families and communities to realize their full potential as productive, responsible and caring citizens. The closest Boys and Girls Club from Taylorsville is located at 244 East Vine Street in Murray. Each participate only pays \$20.00 a year for their membership.

The South Valley Boys and Girls Club of South Valley serve Midvale, Murray, Taylorsville, Kearns and West Jordan. They offer after school and community programming that address education achievement, career exploration, drug and alcohol avoidance, leadership and character development, health and fitness, gang and violence prevention, cultural enrichment, leadership development and community service. The club also provides technology labs, a high tech recording studio, cooking classes, arts, soccer, basketball, homework help and other activities. The program promotes and enhances the development of a sense of competence, usefulness, belonging, and power of influence over the youth’s life.

An increasing number of Taylorsville children are at home between 2 pm and 7 pm with no adult car or supervision. Providing a secure and affordable after-school environment for learning is important for the youth that attend the club. Funds will pay for the salary of a part-time staff person and for stationary, postage and crafts.

The City will allocate \$4,500 to the Boys and Girls Clubs of South Valley for program year 2014-15. The City allocated \$4,000 to the Boys and Girls Club of South Valley for CDBG program year 2013-14.

8. **Big Brothers Big Sisters of Utah.** Big Brothers Big Sisters of Utah aims to create positive relationships between at risk youth and caring, supportive mentors. Research proves that children enrolled in Big Brothers Big Sisters programs are more likely to improve in school, in their relationships with family and friends, and less likely to skip school or use drugs or alcohol. Big Brothers Big Sisters of Utah is located at 151 East 5600 South, Suite 200 Murray, Utah. A school based mentoring program is located at Vista Elementary in Taylorsville where the program operates.

Big Brothers Big Sisters of Utah School Based Mentoring Program matches youth and volunteer mentors that spend one hour per week together, for 12 months, engaging in activities that are available on the grounds of the school. Weekly meetings between youth and mentors, filled with conversations and shared activities, enable matches to develop a relationship that helps youth manage the daily challenges that are part of growing up.

Big Brothers Big Sisters of Utah uses Agency Information Management System (AIM), which is the database of Brothers Big Sisters of America, to track youth and mentor data. This database enables the agency to track participant and volunteer zip codes and addresses. Last year Big Brothers Big Sisters of Utah provided mentors to 211 kids in Taylorsville. The City will allocate \$3,000 to Big Brothers Big Sisters of Utah in program year 2014-2015. Funding will be provided to employee staff and for vehicle travel expenses.

9. **Tri-Park Services, Inc.** The Tri-Park Services is located at 4775 South Plymouth View Drive in Taylorsville. The Tri-Park Services Incorporation provides food from the Utah Food Bank and other private donors to senior citizens and low income people in Taylorsville. The City of Taylorsville has allocated \$15,000 to the Tri-Parks Inc. in program year 2014-2015. The CDBG funding will be used to pay the salary for a part time person to operate the program and for vehicle travel expenses. The City of Taylorsville has allocated CDBG funding in the past to Tri-Park Services, Inc. The City of Taylorsville allocated a total of \$2,500 to Tri-Park Services, Inc. in program year 2013-2014.

### **Construction Activities or Priorities**

10. **The Haven (Helping Hand Association).** The Haven is an affordable residential treatment and transitional housing facility for low to moderate income individuals working to overcome alcohol and drug addiction. The transitional housing program provides low-cost housing and supportive services

for clients as they work to find employment and housing, address the issues that brought them to treatment, maintain sobriety, and make the transition to independent living. Of the clients attending the Haven 90 % are low-moderate income individuals. The transitional housing building or the George House serves approximately 240 people in substance addiction recovery per year. A total of 6 Taylorsville clients were served in 2013. The George House transitional building is located at 653 East 300 South in Salt Lake City.

CDBG funds are proposed to be used for the following: replace rotted wood flooring with durable, low-maintenance floor covering; replace entry doors to enhance security and improve weatherization; repair extensive wall and ceiling damage by refurbishing and painting walls and ceilings; and install acoustical drop-tile ceilings to reduce noise and increase energy efficiency. The City will allocate \$3,000 to the Haven for program year 2014-15.

11. **The Family Support Center.** The Family Support Center is a child abuse prevention and treatment agency that has operated in the Salt Lake Valley for over 35 years. The agency's main location is at 2020 South Lake Street in Salt Lake City. The agency also has a location in Taylorsville at 1760 West 4805 South. The mission of the Family Support Center is to protect children, strengthen families and prevent child abuse. The agency provides housing and supportive services for single women with young children. The agency provides the following services: crisis intervention (such 24/7 crisis nurseries), long-term familial health services including, counseling, parenting classes, support groups, in-home parenting support and self-sufficiency training, clinical services including family and individual counseling, parenting education and step family blending classes, anger management classes, support groups for adults molested as children, and KidStart Daycare. The Family Support Center operates crisis nurseries "safe houses" for children who may be at risk for abuse or neglect. The Family Support Center operates 24 hours a day.

A total of \$4,512 of CDBG funds will be allocated to the Family Support Center in program year 2014-2015. Funds will be used to update the electrical wiring and repair roof eaves at the Family Support Center located at 1760 West 4805 South. Funding will also be used for parts and labor.

12. **Sidewalk and Curb and Gutter Replacement (City of Taylorsville).** The City of Taylorsville desires to replace curb cuts and replace sidewalk in CDBG eligible areas of Taylorsville. The City will provide a survey to determine the locations where sidewalk, curb and gutter will be replaced. The curb cuts will take into account handicap accessibility. The City desires a more aesthetic, livable and accessible community. A total of \$180,959 of CDBG funds will be allocated to sidewalk and curb and gutter replacement in program year 2014-2015.

### **Special Assistance or Homeless Public Service Activities or Priorities**

13. **Road Home.** Because there are a number of homeless in Taylorsville, the City will be allocating \$5,000 to the Road Home Salt Lake Community Shelter Center in program year 2014-2015. These funds will cover salaries costs for a shelter

monitor. A total of \$3,500 was granted to Road Home in program year 2013-2014.

It costs the Road Home approximately \$16 per night, per person to provide basic shelter. In program year 2012-13 the Road Home provided shelter for 6,725 people in the Salt Lake Community Shelter. During program year 2012-13 the Road Home served 111 people from Taylorsville as either their last place of permanent residence or their place of birth. Road Home estimated that the cost of providing funding for homeless Taylorsville residents was \$79,466 in program year 2012-13. The Road Home also provided case management and housing subsidies to 39 residents of Taylorsville at a cost of \$23,701 during program year 2012-13.

The Road Home mission is to “provide people with emergency assistance and opportunities to take steps out of homelessness by helping them make the transition to independent living.” A portion of the participates in The Road Home works regularly with a case manager, to develop a self sufficiency plan which outlines a time frame and support services needed to make the transition to independent living. There is also a program for individuals with special needs who have mental illness, have substance abuse problems or are physically ill.

The Road Home services include medical and mental health care, adult education, legal services, employment development and referral, housing services, life skills, parenting classes, and access to other community resources. The shelter is located at 210 South Grande, Salt Lake City, Utah.

14. **Rape Recovery Center.** Because of the ongoing problem of sexual assaults occurring in the United States, the City will be allocating \$2,000 to the Rape Recovery Center in program year 2014-2015. Funds will be provided to employee salaries, including the hospital response team and a Crisis Therapist. During program year 2013-2014 the Rape Crisis Center received \$2,000 of CDBG funding.

The Rape Recovery Center (RRC) has been in operation since 1974. The RRC has provided crisis intervention counseling services 24 hours a day, 7 days a week free of charge to victims and their families. The RRC’s clinical services are designed to stabilize victims emotionally within hours of an assault or to resolve issues that may remain years later. The primary goal of the RRC is to offer counseling and advocacy services to any victim of sexual violence that requests assistance at no charge to the recipient. Immediate crises intervention and treatment offered by the RRC decreases the impact of any potential problems associated with rape such as guilt, self-blame, fear, etc.

The RRC allows low-moderate income people to utilize their services. Many people cannot afford the high cost of therapy in Salt Lake County.

RRC provide the following services with the CDBG funding:

**24-hour crisis line with advocacy available in 150 languages.** Professional staff and certified volunteers provide 24-hour crisis intervention, advocacy, emotional support and referrals to sexual assault victims and their family and

friends. They also serve non-English speaking callers through the use of 3-way telephonic interpreters.

**Hospital response and advocacy for assault victims who undergo a rape exam.** Experienced staff and volunteers provide immediate in-hospital crisis intervention and advocacy to victims who are at hospitals in the area. Victims are assisted through the medical examination and investigation processes.

**Advocacy with legal authorities and social service providers.** The RRC collaborates with Salt Lake County criminal justice and human service entities. They assist sexual assault victims as they traverse the criminal justice system. Other assistance includes navigating available human services such as housing, legal assistance, and medical and mental healthcare referrals.

**Individual and group therapy to help victims evolve into survivors.** Individual, family and group counseling, facilitated by licensed clinicians, allows victims to work through the healing process in a safe and confidential setting. RRC instituted a process to measure the outcomes of our clinical services.

During 2012-13, the RRC provided crises intervention counseling and advocacy services a total of 4,563 times, representing 1,629 therapy sessions. The program 2014-15 CDBG funding allocation will allow RRC to provide approximately 8 Taylorsville residents. The Rape Crisis Center is located at 2035 South 1300 East in Salt Lake City.

## **Contingency**

15. **Contingency (City of Taylorsville).** The City of Taylorsville has decided to allocate \$30,000 in contingency for program year 2014-2015. The contingency funding is planned to be allocated within 2 months of funding being released in July 2014.

**Time Frame.** It is projected that each CDBG project will be accomplished or completed by June 30, 2015.

**CDBG funds benefiting low-moderate income citizens.** It is expected that all the CDBG funding will benefit low-moderate income persons or the low-moderate income census tracts or blocks. The total allocated CDBG amount is \$392,471 in program year 2014-2015. A total of \$47,500 HOME funds were allocated to Taylorsville in program year 2014-2015.

The City does not have any available federal section 8 funds, Low-Income Housing Tax Credits, competitive McKinney-Vento Homeless Assistance act funds or other federal funding. These funds are only indirectly used through housing authorities and other non-profit housing agencies that deal with housing in Taylorsville.

## **SUMMARY OF PROPOSED PROJECT FUNDING**

The following is the amount of CDBG and HOME funds allocated for each community activity in the 2014-2015 program year:

Agency	Activity	Amount	Source
1) ASSIST	Emergency Home Repairs – Provides salaries, supplies and materials, and operation costs.	\$80,000	CDBG
2) City of Taylorsville	Provide a salary for the Taylorsville Senior Citizen Center van driver and necessary fuel and maintenance costs for the center’s vehicle.	\$12,500	CDBG
3) City of Taylorsville	Administration costs for CDBG program.	\$40,000	CDBG
4) YMCA – Out of School Enrichment Programs	Provides after school programs to low and moderate income youth. Funds will be used for staff salaries and program supplies.	\$7,500	CDBG
5) Road Home – Homeless Shelter	Provide salary costs to serve the homeless shelter in Salt Lake City.	\$5,000	CDBG
6) Rape Recovery Center	The Rape Recovery Center serves and counsels victims who are sexually assaulted. Funds are provided to employee salaries.	\$2,000	CDBG
7) Wasatch Front Regional Council	Costs to cover Taylorsville participation in regional planning for Wasatch Front growth.	\$4,500	CDBG
8) City of Taylorsville	Provide funding for low-income homeowner down payment assistance. Provide loans of up to \$5,000 for homeowner low income clients.	\$47,500	HOME
9) Big Brothers and Big Sisters of Utah	Provides quality one-to-one mentoring relationships between disadvantage youth and caring supportive mentors in its counseling programs. Funds will be utilized for employee salaries and vehicle mileage for visits.	\$3,000	CDBG
10) Boys and Girls Club of South Valley	Provide school program activities for latchkey youth or low and moderate income youth. Funds will be used for salary costs and program supplies.	\$4,500	CDBG
11) The Haven (Helping Hand Association)	Provides a transitional housing facility. The funds will be for the labor toward floor replacement, ceiling and wall installation and door replacement at the facility.	\$3,000	CDBG
12) City of Taylorsville	Provide sidewalk and curb and gutter replacement for pedestrian accessibility in various locations in low-moderate income CDBG areas.	\$180,959	CDBG
13) Family Support Center Child Abuse Prevention Treatment	Upgrade the lighting and electrical system and repair roof eaves at the Family Support Center. Funding includes parts and labor costs.	\$4,512	CDBG

14) Tri Park Services	Provide funds to be used for the program manager and the manager's vehicle mileage needed to operate the food bank in Taylorsville.	\$15,000	CDBG
15) City of Taylorsville	Contingency	\$30,000	CDBG
Total		\$439,971	

## PERFORMANCE MEASURES OR OUTCOMES

Because of the projects that were approved by the Taylorsville City Council in CDBG program year 2014-2015 the following are performance measures or outcomes that will be accomplished during the next year:

- 1) Provide approximately 80 housing rehabilitation projects and accessory design modification projects performed by ASSIST (multi projects could be completed for each home).
- 2) Provide single-family home down payment assistance to low-income homeowners in Taylorsville with HOME funds. A total of 8 homes will be provided with down payment assistance with HOME funding.
- 3) Provide the salary of a van driver and necessary maintenance and fuel costs for the van benefiting the City of Taylorsville Senior Citizen Center.
- 4) Provide salaries, travel and training, supplies and general program administration for the CDBG program.
- 5) Provide salaries for leaders and program supplies in regards to the YMCA Out of School Enrichment Program. CDBG funding will serve approximately 475 Taylorsville low-moderate income youth by the YMCA Out of School Enrichment Program.
- 6) Provide funding for salary of shelter monitor for Road Home Shelter and Resource Center. Approximately 111 people from Taylorsville will be served by Road Home emergency services with CDBG funding. Other Taylorsville residents will be served with case management and housing subsidies.
- 7) Provide funding to employee salaries for the Rape Recovery Center. The goal is to serve 8 victims residing from Taylorsville.
- 8) Provide funding to cover Taylorsville's participation with regional planning Wasatch Front growth.
- 9) Provide funds for the salary of a Youth Development Professional at the Boys and Girls Clubs of South Valley. Program supplies will also be funded. Boys and Girls Clubs of South Valley will serve approximately 106 children and youth from Taylorsville.
- 10) Replacing sidewalks and installing curb and gutters throughout various locations in low-moderate income CDBG eligible areas in the City.

- 11) Provide door replacement, ceiling and wall installation and floor replacement at the Haven Hand Association in Salt Lake City.
- 12) Provide upgrading of electrical wiring and repair the roof eaves at the Family Support Center in Taylorsville.
- 13) Provide funds to Tri Park Services to be used for the program manager and the manager's vehicle mileage needed to operate the food bank in Taylorsville.
- 14) Big Brothers and Big Sisters provide quality one-to-one mentoring relationships between disadvantage youth and caring supportive mentors in its counseling programs. Funds will be utilized for employee salaries and vehicle mileage for visits. Big Brothers and Big Sisters of Utah is planning to provide mentors to approximately 211 kids in Taylorsville.
- 15) Place \$30,000 in contingency funding. The City may provide this funding to construct the addition to the Senior Citizen Center. The Senior Citizen Center addition will be constructed with CDBG funds.

All the above CDBG and HOME activities are planned to be provided or benefited by Taylorsville citizens. These activities will be accounted for in the 2014-2015 CAPER.

#### MANAGING THE PROCESS

1. Identify the lead agency, entity, and agencies responsible for administering programs covered by the consolidated plan.

The Community Development Department and the City's consultant administer the CDBG program.

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

The Consolidated One Year Action Plan was developed with facts, issues, or concerns that are associated with the City and it includes all the projects that will be funded by CDBG and HOME that is allocated to the City of Taylorsville. Every year the City provides a CDBG public needs hearing to allow citizens, non-profit agencies and any other agency to explain what is needed for low-moderate individuals or families in Taylorsville. Each agency or individual is required to submit an application so they have the right to participate in the public hearing process. Through the citizen participation process Taylorsville citizens have the opportunity to give their comments in regards to the plan. Salt Lake County also acts as a sounding board in regards to what CDBG activities are eligible to develop.

3. Describe actions that will take place during the next year to enhance coordination between public and private housing, health, and social service agencies.

The Long Range Housing Committee of Salt Lake County is the key agency that coordinates public and private housing that has been or will be provided to low and very low families or individuals. Most of this housing is located outside of Taylorsville. Some former Taylorsville very-low and low-income individuals or families live in public and private

housing throughout Salt Lake County and cannot afford to live in Taylorsville. The Long Range Housing Committee also coordinates with health and social service agencies to assist with low and very low income or disabled people that live in Taylorsville. Other actions that will be taken during the next year will be the public needs hearings and soliciting public comments in regards to the Consolidated One Year Action Plan. The City of Taylorsville is an agency that belongs to the Long Range Housing Committee.

## **CITIZEN PARTICIPATION PROCESS**

1. Provide a summary of the citizen participation process.

A community needs public hearing was held on December 4, 2013 at 6:30 p.m. at the Taylorsville City Council Chambers (2600 West Taylorsville Boulevard, Taylorsville, Utah 84129). At this public hearing, the public had the opportunity to talk about the specific needs of Taylorsville. Notice of the public hearing was published in the Salt Lake Tribune and the Deseret News in November 2013. This public notice was provided at least two weeks before the public hearing.

The following are people or agencies that are involved or commented on the CDBG program that attended the first public hearing held on December 4, 2013: Mayor – Jerry Rechtenbach, City Council members (Larry Johnson, Ernest Burgess, Brad Christopherson, Dama Barbour, Kristie Overson), Council Coordinator – Jessica Springer, Kathy Ricci and Ken Donarski - CDBG Consultant, Celeste Eggert (Road Home Homeless Shelter) and Roger Borgenicht (ASSIST). Individual agencies addressed their needs to the City Council.

On March 5, 2014 at 6:30 p.m. the City Council held a discussion regarding the distribution of CDBG funds in regards to the One Year Action Plan. At this meeting the public had the opportunity to discuss the CDBG funding that was allocated to the City. The agencies that applied for CDBG funds were also invited to this public hearing. A notice of the public hearing (in English and Spanish) was posted at three different places in Taylorsville, and a notice was published in the Salt Lake Tribune and the Deseret News in February 2014. The public was also encouraged to submit written comments.

The following are people or agencies that are involved or commented on the CDBG program that attended the March 5, 2014 public hearing: The City's CDBG consultant, the City Recorder - Cheryl Cottle, Council Coordinator – Kris Heineman - the Mayor (Larry Johnson) and five City of Taylorsville Council persons (Ernest Burgess, Kristie Overson, Brad Christopherson, Daniel Armstrong and Dama Barbour) were also present at the public hearing. Danielle Latta (YMCA), Roger Borgenicht (ASSIST), Mary Cranney (Legal Aid Society), Kelly Mieremet (Family Support Center), Jay Bladen (Community Development Corporation of Utah) Jan Carter (Odyssey House), Holly Mullen (Rape Recovery Center), Tabb George (Big Brothers Big Sisters of Utah), Celeste Eggert (Road Home Shelter) and Jaimie Dunn (Boys and Girls Club of South Valley) attended the public hearing. Citizen verbal comments were provided at the meeting.

On March 19, 2014 the City Council determined the CDBG funding amount of each approved project. HOME funds were also determined on March 19, 2014. These approved projects are listed within this Consolidated One-Year Action Plan.

The draft of the Consolidated One-Year Action Plan was provided for inspection to the public on March 27, 2014. This date started the 30-day comment period. This 30-day time period allowed the general public to provide any comments concerning the Consolidated One-Year Action Plan. A public notice was submitted in the Deseret News and the Salt Lake Tribune concerning the 30-

day comment period. The 30-day comment period was terminated on April 27, 2014. Copies of the plan were available at Taylorsville City Hall (2600 West Taylorsville Boulevard) and the Park Library (5130 South 2700 West) in Taylorsville.

The City Council meets every first and third Wednesday. The public may ask questions, criticize past actions, and offer ideas that will make Taylorsville a better community. Citizens are allowed to address the City Council concerning any issue during City Council public hearings. These meetings are a good resource to assist in establishing the Consolidated Five-Year Strategic Action Plan and this year's Consolidated One-Year Action Plan. The City Council also meets sometimes on the fifth Wednesday of the month. The purpose of this fifth Wednesday of the month meeting is to allow the public to discuss any issue or concern that they may have with the City of Taylorsville and to get to know the City leaders.

Every year the City of Taylorsville notifies non profit agencies and individuals that are located within Salt Lake County in regards to when the CDBG program application is available. The non profit agencies and individuals are also invited to the public hearings including the needs hearing and the public hearing where the City Council has a discussion regarding the distribution of CDBG and HOME funds. Many of these non profit agencies and individuals apply for CDBG funding every year, or only apply periodically. Various non profit agencies or individuals are awarded CDBG funding from the Taylorsville City Council. These non-profit agencies and an individual list are updated on a constant basis.

If the City receives complaints or suggestions concerning any issue or funding listed in this Consolidated Plan, the City will respond in writing to that individual or agency within 15 days from the day the City receives the complaint. In the final Consolidated Plan that is adopted by the City Council, the City will respond in dealing with any issues that are noted by the public and provide a copy to whoever desires it.

The City of Taylorsville furnishes appropriate hearing or vision auxiliary aids and services when necessary to afford individuals with disabilities the equal opportunity to participate in any federal activity including the CDBG and HOME programs. These auxiliary aids are sign language interpreters, oral interpreting services and audio listening device systems available to the public.

The TDD is a teleprinter or an electronic device for text communication over a telephone line that is designed for use by persons with hearing or speech difficulties. Specially trained Communication Assistants (CA's) process relay calls and stay on the line to relay conversations electronically, over a Text Telephone (TDD) & Relay or in some cases, verbally to hearing parties. The City's TDD & Relay number is 1-800-346-4128 and it is located on the City's letterhead. The TDD & Relay number is also located on the Taylorsville website. On the home page click on line service (virtual City Hall) - contact us. These telecommunication devices (TDDs) are available for City of Taylorsville public hearings or for the deaf or hearing impaired persons if needed. On all public notices the City provides the following statement: "Translation services are available upon request. Please call (801) 963-5400 at least 24 hours in advance."

The City complies with the Americans Disabilities Act in regards to all public hearings held at City hall. The physical building of City hall is handicapped accessible and meets the Americans Disability Act.

The City is encouraging providers or organizations that desire CDBG funds to serve the disabled and female head of households. This outreach is important to the City of Taylorsville. Every year the City's CDBG contractor will provide a statement in the public notice CDBG needs

hearing to all non-profit and public entities submitting applications for CDBG funds to outreach the disabled and female head of households. All individuals are invited to the CDBG hearings.

#### Language Access Plan

The City of Taylorsville provides translation services to enable persons with limited English proficiency (LEP) to understand any information that is stated at public hearings. The City does not limit any communication access based on race, color and national origin. Translation services are provided free upon request to any person who desires to communicate about any federal funding the City has to offer. The City of Taylorsville has three English-Spanish employees that are employed with Taylorsville. Any of the three English/Spanish staff are willing to be called into any City Council public meeting and assist any one from the public that is not proficient in English, but proficiently knows Spanish. A person who desires translation services or an interpreter for the Spanish language (at a public hearing) would need to call the City of Taylorsville at least 72 hours in advance. The telephone number to call is (801) 963-5400.

As of 2014, the City will publish the CDBG public notice two times a year (before the public hearings) in a Spanish newspaper called the Spanish Times. The City desires to reach out to the Spanish community concerning all CDBG funds because Hispanics or Latinos are largest minority located in Taylorsville and Salt Lake County.

A person who desires translation services for any language (at a public hearing) would need to call the City of Taylorsville at least 72 hours in advance. The telephone number to call is (801) 963-5400. Within 72 hours City staff would find a language interpreter in the requested language that is needed (for free). A list of language interpreters can be acquired at Salt Lake County, Mayors Office of Diversity Affairs. Translation services would not be provided to anyone who speaks English proficiently.

City staff that manages the City of Taylorsville CDBG program will document a written translation of any member of the public who uses any translation services. Any non English public comments are located in the appendix of the One Year Consolidated Action Plan.

As of May 1, 2014 all City public notices in regards to people communicating with the City Council and involving federal funding will state the following:

- 1) All appropriate auxiliary aids for the deaf or vision impaired persons will be available upon request and is available at City hall.
- 2) Providing an available limited English proficiency translation process. The translation process is available when requested at least 72 hours before the public meeting.
- 3) Taylorsville City hall is accessible and meets the American Disability Act. The City will make any reasonable accommodation if notified 24 hours in advance by calling (801) 963-5400.
- 4) The telecommunication device or TDD & Relay telephone number. The number is 1 800 346-4128 and is available any time.
- 5) Provide public notices in three different places in Taylorsville (Spanish and English) before every CDBG public hearing. The public notice is provided in the Deseret News and the Tribune.
- 6) A Spanish notice is provided in Spanish Times a newspaper that serves Salt Lake County in regards to any CDBG public hearing.

The following two charts provide information about what languages are being spoken at home and language spoken at home by the ability to speak English for the population 5 years and over:

<b>LANGUAGE SPOKEN AT HOME</b>	<b>Number</b>	<b>Margin of Error</b>	<b>Number</b>	<b>Margin of Error</b>
Population 5 years and over	54,049	+/-530	54,049	<b>(X)</b>
English only	43,348	+/-1,461	80.2%	<b>+/-2.6</b>
Language other than English	10,701	+/-1,414	19.8%	<b>+/-2.6</b>
Speak English less than "very well"	4,316	+/-895	8.0%	<b>+/-1.7</b>
Spanish	6,487	+/-1,253	12.0%	<b>+/-2.3</b>
Speak English less than "very well"	2,215	+/-576	4.1%	<b>+/-1.1</b>
Other Indo-European languages	1,073	+/-286	2.0%	<b>+/-0.5</b>
Speak English less than "very well"	249	+/-160	0.5%	<b>+/-0.3</b>
Asian and Pacific Islander languages	2,310	+/-663	4.3%	<b>+/-1.2</b>
Speak English less than "very well"	1,354	+/-603	2.5%	<b>+/-1.1</b>
Other languages	831	+/-545	1.5%	<b>+/-1.0</b>
<b>Speak English less than "very well"</b>	<b>498</b>	<b>+/-354</b>	<b>0.9%</b>	<b>+/-0.7</b>

Source: U.S. Census Bureau, 2006-2010 American Community Survey

<b>Language Spoken at Home by Ability to Speak English for the Population 5 Years and Over</b>	<b>Taylorsville City, Utah</b>	
	<b>Estimate</b>	<b>Margin of Error</b>
Total:	53,964	+/-436
Speak only English	43,486	+/-1,093
Spanish or Spanish Creole:	6,580	+/-722
Speak English "very well"	3,916	+/-522
Speak English less than "very well"	2,664	+/-536
French (incl. Patois, Cajun):	126	+/-78
Speak English "very well"	126	+/-78
Speak English less than "very well"	0	+/-119
French Creole:	0	+/-119
Speak English "very well"	0	+/-119
Speak English less than "very well"	0	+/-119
Italian:	59	+/-45
Speak English "very well"	59	+/-45
Speak English less than "very well"	0	+/-119
Portuguese or Portuguese Creole:	272	+/-188
Speak English "very well"	261	+/-181
Speak English less than "very well"	11	+/-18
German:	215	+/-106
Speak English "very well"	150	+/-76
Speak English less than "very well"	65	+/-70
Yiddish:	0	+/-119

Speak English "very well"	0	+/-119
Speak English less than "very well"	0	+/-119
Other West Germanic languages:	26	+/-28
Speak English "very well"	17	+/-24
Speak English less than "very well"	9	+/-14
Scandinavian languages:	60	+/-53
Speak English "very well"	46	+/-48
Speak English less than "very well"	14	+/-22
Greek:	31	+/-36
Speak English "very well"	24	+/-27
Speak English less than "very well"	7	+/-11
Russian:	48	+/-43
Speak English "very well"	36	+/-43
Speak English less than "very well"	12	+/-19
Polish:	20	+/-28
Speak English "very well"	10	+/-17
Speak English less than "very well"	10	+/-21
Serbo-Croatian:	95	+/-92
Speak English "very well"	73	+/-76
Speak English less than "very well"	22	+/-38
Other Slavic languages:	45	+/-53
Speak English "very well"	45	+/-53
Speak English less than "very well"	0	+/-119
Armenian:	0	+/-119
Speak English "very well"	0	+/-119
Speak English less than "very well"	0	+/-119
Persian:	0	+/-119
Speak English "very well"	0	+/-119
Speak English less than "very well"	0	+/-119
Gujarati:	0	+/-119
Speak English "very well"	0	+/-119
Speak English less than "very well"	0	+/-119
Hindi:	8	+/-12
Speak English "very well"	8	+/-12
Speak English less than "very well"	0	+/-119
Urdu:	0	+/-119
Speak English "very well"	0	+/-119
Speak English less than "very well"	0	+/-119
Other Indic languages:	66	+/-65
Speak English "very well"	66	+/-65
Speak English less than "very well"	0	+/-119
Other Indo-European languages:	14	+/-23
Speak English "very well"	14	+/-23
Speak English less than "very well"	0	+/-119
Chinese:	488	+/-230
Speak English "very well"	211	+/-135
Speak English less than "very well"	277	+/-141
Japanese:	38	+/-38
Speak English "very well"	38	+/-38
Speak English less than "very well"	0	+/-119
Korean:	16	+/-19
Speak English "very well"	0	+/-119

Speak English less than "very well"	16	+/-19
Mon-Khmer, Cambodian:	58	+/-88
Speak English "very well"	19	+/-31
Speak English less than "very well"	39	+/-58
Hmong:	0	+/-119
Speak English "very well"	0	+/-119
Speak English less than "very well"	0	+/-119
Thai:	0	+/-119
Speak English "very well"	0	+/-119
Speak English less than "very well"	0	+/-119
Laotian:	8	+/-16
Speak English "very well"	0	+/-119
Speak English less than "very well"	8	+/-16
Vietnamese:	760	+/-439
Speak English "very well"	106	+/-71
Speak English less than "very well"	654	+/-411
Other Asian languages:	52	+/-69
Speak English "very well"	52	+/-69
Speak English less than "very well"	0	+/-119
Tagalog:	34	+/-40
Speak English "very well"	34	+/-40
Speak English less than "very well"	0	+/-119
Other Pacific Island languages:	881	+/-307
Speak English "very well"	608	+/-245
Speak English less than "very well"	273	+/-164
Navajo:	102	+/-161
Speak English "very well"	16	+/-26
Speak English less than "very well"	86	+/-137
Other Native North American languages:	0	+/-119
Speak English "very well"	0	+/-119
Speak English less than "very well"	0	+/-119
Hungarian:	0	+/-119
Speak English "very well"	0	+/-119
Speak English less than "very well"	0	+/-119
Arabic:	119	+/-117
Speak English "very well"	90	+/-102
Speak English less than "very well"	29	+/-38
Hebrew:	0	+/-119
Speak English "very well"	0	+/-119
Speak English less than "very well"	0	+/-119
African languages:	237	+/-159
Speak English "very well"	45	+/-43
Speak English less than "very well"	192	+/-123
Other and unspecified languages:	20	+/-27
Speak English "very well"	5	+/-12
Speak English less than "very well"	15	+/-23

Source: U.S. Census Bureau, 2006-2010 American Community Survey

2. Provide a summary of citizen comments or views on the plan.

No public comments were received in regards to the 2014-2015 Taylorsville One Year Consolidated 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.

In September 2013 a Hispanic newspaper began to serve Salt Lake County. The newspaper is available to the public for free twice a month. The City of Taylorsville advertises their CDBG program public hearings in Spanish and English in three different locations (post office, library and City hall). The City of Taylorsville translates the public notice into Spanish. In 2014 the City will begin publishing their CDBG public notices in this Spanish newspaper. The City of Taylorsville realizes that public information which serves low-moderate income ethnic minorities is important to the community. In the past non-English speaking residents or handicapped disabled people have not participated in the CDBG or HOME public hearings.

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

No public comments were received in regards to the 2014-2015 Taylorsville One Year Consolidated Plan.

## **INSTITUTIONAL STRUCTURE**

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

The City and the consultant will coordinate with each other in regards to the CDBG and HOME programs. The City and the CDBG consultant will continue to have a relationship with the State of Utah, Salt Lake County Housing Authority and the Salt Lake County Consortium. This relationship assists in creating this document and any other documents that are required by the federal government.

The City does not have enough population to obtain HOME funds on its own; therefore, the City is a member of the Salt Lake County Consortium that receives HOME funding from the federal government. The City determines where CDBG and HOME funds are distributed. However, Salt Lake County Consortium is a resource that the City can use to understand how the City can administer HOME and CDBG funding. The City has contracted with Community Development Corporation (CDC) to administer the City's HOME funds for homeowner down payment assistance. The City has contracted with Kenyon Consultant to administer the City's HOME funds for homeowner rehabilitation assistance.

Since the inception of the CDBG program (including this program year), the City has provided CDBG funding to the following non-profit agencies: Road Home, Long-Range Planning Committee for the Shelter Needs of Homeless People, Utah Food Bank, Life Care Agency (SHHIP), ASSIST, Rape Crisis Center, Majestic Meadows Council, Eisenhower Junior High summer and after school program, YMCA, Boys and Girls Club of South Valley, South Valley Sanctuary, Tri-Park Incorporation, PJ's Forgotten Children, Splore, Wasatch Front Regional Council, Family Support Center, Granite Education Foundation, Community Health Center, Big Brothers and Big Sisters of Utah, The Haven (Helping Hand Association) and the House of Hope. These non-profit agencies have explained how the monies are used within their organization.

## MONITORING PROCEDURE

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.

All HUD regulations and statutes will be followed in regards to development or services. The CDBG consultant will account for all HUD funding mechanisms that are required for the CDBG and the HOME programs. All agencies receiving CDBG funding will be monitored at least every quarter to determine what they have accomplished and what will be needed to successfully spend their CDBG funding allocations. Within all quarterly reports each non profit organization or other type of organization that is provided CDBG or HOME funding tallies personal income categories/type of person, household type or race. During 2013-2014 the City reorganized their quarterly reports to tally all female headed households, disabled, and male or female that are served by CDBG and HOME funding.

On an annual basis the City of Taylorsville will conduct a risk assessment of programs funded by CDBG. This will be done to ensure production and accountability; ensure compliance with CDBG and other federal requirements; and evaluate organizational and project performance. The regulations require that the performance of each sub grantee receiving CDBG funds must be reviewed by grantees at least annually. Good practice suggests that: Any entity receiving CDBG funds for an eligible project must be monitored to ensure compliance with applicable program requirements. More frequent reviews may be appropriate based on the length and complexity of the activity being undertaken and the experience and capacity of the sub grantee.

Those programs with a high level of risk will receive an on site comprehensive monitoring visit. This will include not only financial and administrative reviews but also program implementation reviews.

Those programs that score a very low risk on the assessment will still receive an on site monitoring review but only every two to three years. Each sub-grantee will be required to have an on site monitoring visit every three years no matter what their risk level is.

Projects undertaken by the City of Taylorsville will be monitored for performance and timeliness. Progress reports are required from sub grantees and administering agents. These quarterly reports could flag a potential problem, as well as determine if the projects are on schedule and have met all major milestones. These reports serve to review project accomplishments. Periodic site visits will be made to evaluate progress in meeting the goals and objectives of the sub-grantee in conjunction with the goals of the Annual Action Plan and the Five Year Consolidated Plan. There is an on going review and approval of project expenditures to verify they are appropriate and are eligible under the CDBG guidelines and meet the requirements of the sub grantee written agreement. A quarterly review of expenditures is made to determine if programs/projects are spending their funds timely. A semi-annual review of all projects is presented to the City Council for their review. Financial information as well as program information is presented to the City Council.

In regards to the HOME homeowner down payment assistance program all loans will have Deed's of Trust recorded on the title reports so they cannot sell or refinance without the City's approval. On site inspections are performed by the contractor who runs the home owner down payment assistance program for Taylorsville. The inspections are reviewed by Taylorsville staff. The City currently has no multi-family housing to monitor, but will follow appropriate annual

compliance monitoring if needed. The City will continue to follow its Monitoring Plan which was approved by HUD in 2012.

## **EVALUATE AND REDUCE LEAD-BASED PAINT HAZARDS**

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.

Buildings and structures that were built before 1978 were painted with lead-based paint. If a building built before 1978 is demolished or remodeled, there could be a problem with lead based paint hazards that can destroy a person's health. If the lead based paint is disturbed inappropriately the lead could harm the health of individuals. When a building is requested to be demolished, the applicant is required to provide a letter or notice to the City of Taylorsville from Utah Air Quality. This letter or notice evaluates the building in regards to lead-based paint and provides any mitigation measures that may need to be provided to the contractor when demolishing a building. When problems are detected, then the lead-based paint should be removed or encapsulated in a manner to minimize the danger to the residents.

The City will increase the awareness and communication among property owners and residents of the hazards of lead based paint and will accomplish this means by the use of the media, technology and word of mouth. The Salt Lake Valley Health Department has released a pamphlet to the public explaining what is lead poisoning, what lead can be in and the safety guidelines for deleading. Additional information is on the Salt Lake Valley Health Department web site [www.slvhealth.org/](http://www.slvhealth.org/). The City will continue to educate the public in regards to lead based paint.

In Salt Lake County, there is a household hazardous material disposal facility free to residents in Salt Lake County to dispose their hazardous materials, including asbestos material and lead dust. This facility will continue to be advertised to residents in Taylorsville, within newsletters and other media material.

A national study identified that 71% of homes built before 1980 have some lead based paint somewhere in the home. In the Taylorsville-Bennion area, there were 10,028 housing units, which were built before 1980. This means that approximately 7,118 units would have lead based paint somewhere in the home, unless it has been removed. Approximately 50% of these units (5,014) are occupied by very-low income, low-income and moderate-income families. According to the Utah State Health Department only one child in Taylorsville has been identified with lead poisoning.

Salt Lake County has a lead safe program available to families that are eligible. This program provides free services including: lead testing, blood screening, window replacement and repainting.

During program year 2014-2015, the City will complete the following concerning lead-based paint hazards:

Continue to require a letter or notice from the Utah Air Quality stating any mitigation requirements that will remove any problems related to lead-based paint hazards.

Continue to provide pamphlets, newsletters or educate the public on what lead poisoning is, and what can be done to safely remove lead-based paint hazards.

Refer residents to the household hazardous material disposal facility and the lead safe program available through Salt Lake County.

## **SPECIFIC HOUSING OBJECTIVES AND FOSTER AND MAINTAIN AFFORDABLE HOUSING**

1. Describe the priorities and specific objectives the jurisdiction hopes to achieve during the next year.

The City will take action during the next year or has set the following housing priorities and objectives in regards to fostering and maintaining affordable housing. Some of the priorities may not be involved with affordable housing, but involve overall residential development that is important to the City of Taylorsville.

Promote to preserve and rehabilitate existing housing stock through the HOME Investment Partnership Act, the Olene Walker Trust Fund, the Assist Emergency Home Repair Program (ASSIST), the Weatherization Program, the HEAT program, the Green and Healthy Home Initiative, Idea House, and other housing rehabilitation programs. There are a variety of programs that homeowners can make application through the State of Utah or other political entities. Grants or low interest loans are options to rehabilitate the existing housing stock. Applicants can call 211 to understand what housing rehabilitation programs are available.

Encourage the upkeep, maintenance and rehabilitation of existing housing in the City. Promote increased awareness and communication among property owners and residents on the importance of property maintenance for long-term housing quality. Specify programs through the local written media. The City has an awards program for a resident or single-family home in the community who has an attractive yard during the growing season. A picture of the landscape yard is presented in the local newspaper.

Explore the possibility of providing a housing rehabilitation matching program where the City will match a certain percentage of housing rehabilitation costs for low-moderate income households.

Strongly suggest to ASSIST, and other programs that when rehabilitating existing residential entrances to provide “no step” and “32” inch wide doors and other rehabilitation measures to allow disabled persons (including wheelchairs) to access and live in existing housing.

Maintain and enhance the quality of existing residential neighborhoods, while ensuring that new development is compatible with and complimentary to, existing development in terms of scale, architecture and density. Buying and rehabilitating existing residential property can accomplish this priority. All affordable housing should be aesthetically pleasing and compatible to surrounding development.

New housing should be appropriately distributed throughout the City. A mix of housing types should be encouraged.

All new housing developments should meet the uniform building code, including required earthquake resistant design standards.

Publicize at least one public hearing annually, addressing the adequacy of the consolidated plan, which includes affordable housing.

All residential development proposals will be consistent with the Taylorsville General Plan.

Continue to promote low and moderate-income households with first time home ownership programs through Utah Housing Corporation and other low interest first time home ownership programs. Support a means for low-moderate income families or individuals to achieve home ownership, including increased awareness of home ownership programs that are available through banks and other organizations.

Utilize the City's code enforcement ordinance to bring substandard units and properties into compliance with ordinances and to improve overall housing conditions. Continue to update the code enforcement ordinance. The City will preserve the existing residential housing stock through neighborhood ordinance enforcement.

Target certain areas in regards to code enforcement. Resources or materials can be supplied to these targeted areas.

Encourage the retention and maintenance of manufactured home parks, which are consistent with standards for a suitable living environment and compatible with surrounding land uses.

Explore opportunities to provide additional HOME funds, other federal program funds or other programs to supplement rehabilitation of existing apartments.

Continue to monitor the amount of funding that will be distributed to ASSIST and other housing programs.

Promote the development of compatible mixed-use projects in order to create various interacting uses, which promote the efficient use of facilities and services. Mixed land uses should be complimentary and compatible in design and are developed in conformance with a coherent plan. Mixed-uses may include residential, commercial and office uses and could complement any suburban setting, with pedestrian connections between projects. For example, the City does allow attached apartments to office or commercial uses as a planned unit development project. Mixed use projects (including residential) can be developed through a mixed use development zone that has been adopted through the development code.

Identify homes that are eligible to be placed on the National Register of Historic Places or be placed on the City's historic preservation list. Consider building ordinance or code flexibility when applying codes to buildings that are of a historical significance. The City has provided a historic district in Taylorsville along the 4800 South corridor through the implementation of the development code.

Explore to establish target areas for future housing rehabilitation and maintenance programs.

Continue to establish areas where high and medium density housing would be appropriate to locate.

Continue to supply low-moderately priced housing throughout the City. Encourage mechanisms to developers to supply affordable housing, including grants and subsidies, low interest loans, zoning ordinance amendments, and equity investments such as housing tax credits.

Taylorsville has provided a process to review housing projects. The building and civil engineering departments provide developers a short time frame to complete plan reviews. The City will continue to provide this short time frame to complete all housing development plan reviews.

Explore the possibility to provide additional affordable housing to students that attend the Salt Lake Community College. The City recognizes that the area surrounding the college is mostly built out; however, redevelopment is possible to supply housing in the vicinity or on the college property.

The City of Taylorsville does have an active Redevelopment Development Agency (RDA) with set aside of tax increment revenue to preserve or increase the supply of affordable housing. The City should have the opportunity to increase affordable housing in the future with this set aside of tax increment revenue.

### Neighborhood Snapshot

In the summer of 2012 the Taylorsville City Council decided to complete a neighborhood snapshot of the community. The City Council is interested in the vitality and stability of the community and desires the public to maintain their property. The purpose of the field visual survey is to provide a rating of residential amenities and infrastructure to the Taylorsville City Council. The City may be interested in investing into Taylorsville residential neighborhoods in the future. This could include splitting the cost of infrastructure costs for any repairs with property owners. Another example would be to provide a revolving loan program for housing rehabilitation. The City can also provide additional code enforcement through this neighborhood survey. City planning interns will assist with the neighborhood snapshot.

The Community Development Department has been given the assignment to complete a visual survey of Taylorsville. A color code of this visual survey will be provided on ArcView GIS or the City's mapping computer system. Currently almost all of the public sidewalk intersections are currently handicapped accessible. Eventually the City plans to provide handicapped ramps on all the sidewalks that terminate at a public intersection corner. The visual survey includes the following for any type of use:

- 1) Front and side yard landscaping
- 2) Fencing
- 3) Sidewalk
- 4) Curb and gutter
- 5) Parkstrip including any parkstrip trees
- 6) Code enforcement
- 7) Building violations
- 8) Outside storage

- 9) Hardscape driveway and private sidewalks
- 10) Driveway approach
- 11) Architectural style
- 12) Quality of home or building (i.e. materials, design, etc.)

Other information that the City of Taylorsville is collecting through the neighborhood survey includes:

- 1) Photographic survey
- 2) Walkability areas or routes
- 3) Building permit activity
- 4) Emergency planning
- 5) Neighborhood watch
- 6) Elementary age school walking routes
- 7) Public schools residents attend
- 8) Annual crime data
- 9) Annual code enforcement data
- 10) Property valuations
- 11) List and dates of all subdivisions recorded
- 12) Dates of building construction
- 13) Location of all neighborhood amenities (parks, churches, museums, etc.)
- 14) Rentals/owner occupancy including licensed rentals and suspected rentals
- 15) Building or home size
- 16) Number of bedrooms in residence
- 17) Miscellaneous census information
- 18) Handicapped ramps on public sidewalk intersections or other places to meet ADA requirements

## **HOUSING RESOURCES AVAILABLE TO ADDRESS NEEDS**

1. 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.

Funding will be provided to ASSIST, which provide housing rehabilitation projects to low to very low income families or individuals. The City will provide the home owner down payment assistance through the HOME program. The City does have HOME rehabilitation funding available.

## **PUBLIC HOUSING IMPROVEMENTS AND RESIDENT INITIATIVES**

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.

The City coordinates with Salt Lake County Housing Authority every year in regards to the status of the public housing improvements in Taylorsville. The Salt Lake County Housing Authority currently has 44 housing units in Taylorsville that are publicly assisted. Most of these homes (34 units) are duplex units and are located at approximately 1145 West 4835 South. Two of these units are handicapped units that serve the physically handicapped and an additional duplex unit

serves people with other special needs. The units are in good to fair shape and are 100% occupied. This project is located in a low-moderate income census tract where the individual or family income level is below 80% of median family income. The additional 10 units include 3 duplexes and 4 additional single-family housing units throughout the City that are also publicly assisted by the Salt Lake County Housing Authority. The targeted household income for each unit is 50% or less of the median income. These described units specified above are not projected to be removed from public assistance.

Another program administered by the Salt Lake County Housing Authority is Section 8 assistance. As of March 2014, the Housing Authority had issued 2,359 vouchers to residents in Salt Lake County (not including units regulated under Salt Lake City and West Valley Housing Authorities). Under the Section 8 program, tenants are required to pay 30% of their family income for rent and HUD pays the balance of the contract rent to the resident of the rental unit. Rental assistance payments are made directly to private owners who lease their units to very low and low-income families. The rent is based on the number of bedrooms and the Fair Market Rent established by HUD for the Taylorsville area. The vouchers are issued by Salt Lake County Housing Authority and have a five-year term that is renewable. In March 2014, Taylorsville has a total of 159 units that were issued section 8 vouchers.

In February 2014, there were 8,556 eligible families in Salt Lake County that applied for public housing and were waiting on a list. In February 2014, there were 11,937 eligible families in Salt Lake County that applied for section 8 housing and were waiting on a list for a voucher (neither lists include waiting lists for the Salt Lake City and West Valley City Housing Authorities). Currently the list is closed for both public housing and section 8 assistance. A total of 626 families in Salt Lake County are located in public assisted housing in March of 2014.

If additional public housing were provided, they would be endorsed by the City. The City will monitor the existing public housing units and any future public housing units in the City to be sure the properties stay in good condition. All 34 units were rehabilitated in 2010.

West Valley City and Salt Lake City Housing Authorities also provide section 8 housing for families in Taylorsville. West Valley City Housing Authority serves 43 families in Taylorsville. These section 8 units are scattered throughout Taylorsville. Salt Lake City Housing Authority also serves many families throughout Taylorsville with section 8 assistance.

The City will continue to monitor the existing public housing within the City. The preservation of the public housing is of continual importance to the City.

The City will encourage HUD to increase the number of section 8 vouchers available to the citizens of City and throughout Salt Lake County.

## **FOSTER PUBLIC HOUSING IMPROVEMENTS AND RESIDENT INITIATIVES**

Two or three inspections are provided a year to determine if any housing problems are associated with the public housing units (located at approximately 1145 West 4835 South and other areas scattered throughout Taylorsville) that are operated and managed by Salt Lake County Housing Authority. The building improvements are paid by a comprehensive grant from the federal government; therefore, the units stay in adequate shape. The Salt Lake County Housing Authority plans to continue to upkeep the public assisted housing.

The Salt Lake County Housing Authority administers a few housing initiatives to assist tenants to overcome problems and become self-sufficient. One program is a self-sufficiency program or the “budgeting program” that helps tenants move out of public housing into home ownership or rental housing. There is an educational tutoring program available for children and teens that live in the public housing units. A housing retention program provides education and supportive services to subsidized housing recipients. Other programs include instructing parents to be teachers and to educate all parents to create a healthy living environment for children.

As of the spring of 2014, the Salt Lake County Housing Authority and the City of Taylorsville had no plans to supply additional public housing in Taylorsville. However, in the future Salt Lake County Housing Authority would like to work with the City of Taylorsville to build or provide additional public housing in Taylorsville. Salt Lake County Housing Authority would partnership with another agency if the option became available.

1. 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.

The West Valley City, Salt Lake City nor the Salt Lake County Housing Authorities are “troubled” by HUD or are performing poorly with HUD.

## **REMOVING BARRIERS TO AFFORDABLE HOUSING**

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

There are a number of barriers to affordable housing in Taylorsville. Many barriers require young adults to live with their parents or provider until they are financially independent. A senior citizen may need to live with family members. As stated below the City of Taylorsville has provided certain incentives to reduce the barriers of affordable housing. The City of Taylorsville will complete the following to remove barriers to affordable housing:

Review development standards such as the zoning ordinance and the general plan to include provisions to facilitate affordable housing without diminishing quality. The minimum residential lot size is 5,000 square feet; however, planned unit developments do not limit the minimum size of single family home lots or condominium/townhome lots.

Assist in the implementation of a wide variety of new housing types where applicable within Taylorsville. This includes manufactured homes, condominiums, duplexes, residential work units, apartments, rowhomes, single-family attached and detached units, etc.

Permit flexible development standards in planned unit developments that encourage housing development or mixed use development that meet the needs of the community. Flexible development standards should allow for clustering and a variety of site design characteristics as appropriate. Compact or cluster development can lower housing and utility costs, cut public service and operating costs, save energy, and reduce travel times and distances.

Allow provisions for manufactured housing that meet appropriate building ordinances and zoning codes in manufactured home parks. The City allows a variety of home sizes, so as not to preclude the affordability of manufactured housing.

Manufactured or modular housing that meets single-family lot standards are allowed in the City. This type of housing is allowed to be constructed in single-family lot subdivisions and provides affordable housing within the City.

Continuing to promote housing programs that target residents with income under the 80% median income.

Support and explore the needs of housing advocacy groups and non profit organizations (Habitat for Humanity, Community Action Partnership of Utah, Community Development Corporation of Utah, Utah Housing Corporation) that can fill a gap (“third-party”) between developers and public agencies. Housing advocacy groups can promote affordable housing and support matching funds to produce affordable housing.

Accessory units are allowed to be attached to a single-family home in the R-1 and R-2 zones. No more than 30% of the single-family home can be occupied by the accessory unit. The total floor area cannot be greater than 800 square feet, (maximum of two bedrooms). The exterior of the accessory unit should appear to be very similar to the single-family home.

An extended living area is allowed to be within or attached to a single-family home. Extended living areas are used for extended family members or employed household maintenance personnel. The exterior of the extended living area should appear to be very similar to the single-family home.

A guesthouse or a detached structure is allowed on a 1/3 acre lot which can comprise of up to 75% of the footprint area of the single-family home and have no more than one bedroom, or where a building permit has been issued and construction is in process for the single family dwelling on a lot 20,000 square feet or larger. The square footage of the guesthouse is considered part of the allowable square footage for the respective zoning district for accessory structures.

The City does accommodate or allow high density housing in the RM-4, RM-6, RM-8, RM-10, and RM-12 zones. The City’s high density housing associated with a planned unit development is allowed to be 5 to 15 dwelling units per acre (not including the RM S zone). Without a planned unit development high density development is allowed to be 4 to 12 units per acre. The density allowed for a PUD in all residential classifications can be up to 125% of the underlying zone in which it is located (except RM-S zones).

The City of Taylorsville allows up to 40 units per acre in a RM S zone (residential multi-family zone for seniors). This zone allows only senior housing. The City will continue to allow this type of senior housing. All planned unit developments in all residential zones need to be a minimum of 2 acres (except in an RM-S zone the minimum size is one acre).

There are group homes located throughout Taylorsville, which serve people with mental, developmental and physical disabilities. Group homes are a permitted use in the R-1 and R-2 zones. In program year 2005-06 the City adopted an ordinance regarding residential

facilities for elderly persons and persons with a disability to comply with recent amendments to the State of Utah Land Use and Development Management Act. This ordinance allows elderly persons or persons with a disability to live in a residence. Up to a total of 8 disabled persons can live in a dwelling unit if reasonable accommodations are provided.

## **HOMELESSNESS**

### **SPECIFIC HOMELESS PREVENTION ELEMENTS**

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.

The City of Taylorsville has decided to allocate \$5,000 to the Road Home Salt Lake Community Shelter Center in program year 2014-2015. This funding is being allocated from the CDBG program. These funds will cover salary costs for a shelter monitor that works for the Road Home.

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.

The City has provided sources of homelessness funding that have been supported in the past. The City will provide people with emergency assistance and opportunities to take steps out of homelessness by helping these people make the transition to independent living. The City is planning to continue to supply funding to the Road Home which is located in Salt Lake City and serves much of the homeless needs of Salt Lake County. The City has also supplied funding to the Long-Range Planning Committee that has community emergency winter housing in Midvale from November to April. The homeless need to do their part (work or learn a skill) in order to be sheltered effectively; however, many are physically, emotionally or mentally handicapped and need financial or social support.

There is a high number of “hidden homeless” throughout Salt Lake County including within the City of Taylorsville. These people are doubled up with family members and friends or they live in their vehicle while trying to find an affordable place to live. Children who are included in this class especially need transitional or permanent housing. Many causes of the homeless include: losing employment/benefits, family or friend breakups, medical emergencies, released from an institution, eviction or foreclosure, substance abuse problems, health problems and diseases, substance abuse mental health difficulties, and youth aging out of state custody.

There are some homeless people in Taylorsville who campout on the bank of the Jordan River or other remote areas. These homeless are usually transitional or travel to different locations.

In 2013 according to Salt Lake County Council of Governments approximately 9,038 people experienced homeless in Salt Lake County. In 2013 an estimated 350 homeless people living in Taylorsville experienced homelessness (including people living in housing with others). Since the City is approximately 78.2% Caucasian, the majority of the homeless population in

Taylorville is white. The City does not have any concentrated homeless minority racial/ethnic groups. The number of Taylorville estimated homeless has gone up during the recent economic recession.

For many people, the relatively high cost of housing in the area has contributed to the number of “hidden” homeless. Sometimes these “hidden” homeless people “split” the rent or mortgage with the property owner. The homeless who are eligible to work may or may not desire to be employed. If these people are unskilled, there are low paying jobs in Taylorville or in the County where these people can be employed if they are capable. Access to permanent housing is readily available especially starter homes and apartments, but much of this type of housing costs too much for people in poverty or unemployed. A single individual who is making a minimum wage needs to work up to 80 hours a week to afford a monthly 2 bedroom rental payment. Funding has been available through the City to very low and low-income people who need housing down payment assistance and housing rehabilitation. This is a system to outreach individuals and families from becoming homeless. Non-profit agencies located in Salt Lake County also assist with the homelessness problem.

Currently there are no emergency homeless shelters or transitional housing within the City. There is emergency shelter and transitional housing in Salt Lake City that serves the people of Taylorville. The City has no plans to provide emergency homeless shelters or transitional housing in Taylorville. However, in program 2014-15 the City of Taylorville is allocating \$3,000 of CDBG funding to rehabilitate The Haven, a transitional housing facility in Salt Lake City.

Since Taylorville has been recognized as an entitlement community, the City has contributed to the Road Home every year since the late 90s and contributed to the Community Emergency Winter Shelter from 2004 to 2008. The City is a member of the Long-Range Housing Committee and their resources are accounted to the City of Taylorville. The City has a representative that regularly attends a monthly meeting with the Long-Range Housing Committee. Other existing homeless shelters that serve Taylorville include the Rescue Mission, Marillac House, Volunteers of America Utah-Drop In Center and others. These shelters are located in Salt Lake City.

The City believes that homelessness is a problem in Taylorville and has made it a priority to contribute funding to curb the problem. The City will promote the idea that adult citizens should live independently and provide support for any children that they may have. The State of Utah, Salt Lake County and Taylorville desires to terminate homelessness by 2016. However, in recent years the homeless population has increased in Salt Lake Valley.

## **CHRONIC HOMELESSNESS**

1. Chronic homelessness-The jurisdiction must describe the specific planned action steps it will take over the next year aimed at eliminating chronic homelessness. Again, please identify barriers to achieving this.

Those who are homeless for more than a year or who are homeless more than four times during the last three years are considered chronically homeless. Implementing the goals and recommendations written in the “Salt Lake County Ten-Year Plan to End Chronic Homelessness” should assist in serving the underserved needs in Taylorville. The main recommendations in this “plan” include providing supportive services, expand housing opportunities and outreach, training homeless related agencies on homeless management information system, modify homeless priorities when appropriate, provide homeless work groups, strengthen support for the Salt Lake

County Homeless Continuum of Care, and increase funding for affordable housing. The funding that the City is allocating to the Road Home is also assisting the chronic homeless.

Because the City does not have a homeless shelter of its own, resources are sent to homeless shelters in Salt Lake City. Not having a shelter is the largest barrier when serving the chronic homeless.

The City desires to work and coordinate with the Long Range Planning Committee of Salt Lake County to reduce the use of shelters, and provide permanent housing with supportive services for the chronically homeless.

The following goal and actions have been proposed and have been implemented that are stated in the “Ten Year Plan to End Chronic Homelessness” that was created by the Salt Lake County Council of Governments in 2006.

**“Goal:** Provide suitable housing surrounded by appropriate supportive services that will help meet the basic human need of shelter.”

In order to obtain this goal the following should be accomplished:

- “1) Increase the number of housing units for the chronically homeless.
- 2) Continually review and encourage the updating of all local housing plans within Salt Lake County to meet the needs of the chronically homeless.

Other goals that are continually being achieved by the Salt Lake County Council of Governments to end chronic homelessness include the following. These goals have been coordinated with the Salt Lake County Continuum of Care.

- Build system infrastructure
- Increase permanent supportive housing
- Increase entry into mainstream resources
- Improve results of discharge planning
- Increase outreach efforts
- Build infrastructure
- Address gaps in shelter beds.”

## **HOMELESSNESS PREVENTION**

1. 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.

To prevent homelessness the City desires that people who may be in poverty be educated about what resources are available to assist them. Many citizens are not aware of the resources or funding available to them. Most of the people in poverty are eligible for publicly funded services such as Temporary Assistance to Needy Families (TANF), Medicaid, Medicare, Food Stamps, General Assistance (GA), Children’s Health Insurance Program (CHIP) and other federal housing programs. There are also other programs that assist with tenant evictions, utility shut offs and foreclosures.

The City will expand their reach to those people who have under served needs or special populations within the City. All comments from these special population groups will be accounted for and be examined to determine what priorities the City will take to increase their health, safety and welfare. Funding allocations, social agency referrals or education may be solutions to their problems or issues.

The newly constructed senior citizens center and its related programs have been assisting the low-moderate senior citizens within the City. The City should be aware of the senior citizens that are disabled. According to the U.S. 2010 Census 37.7% of the senior population 65 + in Taylorsville are disabled in some way.

There are low-moderate income persons living in Taylorsville that are not directly benefited with CDBG funding. The main City objective that does not directly assist low-moderate families or individuals living outside these low-moderate census tracts and blocks is “Community Infrastructure”, such as installing storm drainage infrastructure, replacing or installing new sidewalks, installing lighting structures, repairing or replacing other infrastructure lines, etc. The City would be greatly benefited by CDBG funding if community infrastructure improvements could be installed in several areas of the City that are not located in low-moderate census tracts or blocks.

The City desires to work with nonprofit or profit housing industries to provide low or very low income housing for the elderly or the disabled. The City has been approached by housing agencies in the past and has worked with different agencies.

**The following are agencies that families or individuals in Taylorsville can be referred to in order to prevent homelessness in Taylorsville (these agencies are direct or indirect programs).**

**Job Training/Employment Centers**

Salt Lake Community College Skills Center – 4600 South Redwood Road

Workforce Services – 3888 West 5400 South and 5735 South Redwood Road

**Mental Health Facility**

IHC Behavioral Health Network - 5770 South 1500 West

**Primary Medical and Dental Care**

Oquirrh View Community Health Center – 4745 South 3200 West

**Residential Abuse Treatment**

Family Support Center – 1760 West 4805 South

**Affordable Housing (tax credits)**

Mullberry Park Apartments – 5287 South 3675 West

Bridgeside Apartments – 623 West 4800 South

Legacy West Village Apartments (seniors) – 6218 South Gold Medal Drive

**Project Based Apartments (Includes HUD Section 202)**

Taylorsville Senior Housing Apartments – 4764 South Plymouth View Drive

**Affordable Mobile Home Parks**

Majestic Oaks LLC – 4635 South Mount Tuscarora Drive

Monte Vista – 4595 South Monte Vista Drive

Majestic Meadows – 1055 West Atherton Drive

**Housing Rehabilitation/Repairs**

ASSIST, Weatherization, HEAT program, HOME owner rehabilitation assistance, Green and Healthy Homes Initiative, Salt Lake Valley Habitat for Humanity and other housing rehabilitation programs

**Special Needs Housing**

Several sites serving special needs groups throughout Taylorsville such as a residential facility for elderly persons

**Subsidized Senior Complex (tax credits involved)**

Legacy Village – 6218 South Gold Medal Drive (listed above)

**Senior Center**

Taylorsville Senior Citizen Center - 4743 South Plymouth View Drive

**Food Pantry and Drop Off**

Majestic Meadows – 1055 West Atherton Drive

Taylorsville Senior Citizen Center (Tri-Park Inc.) – 4743 South Plymouth View Drive

**Youth Guidance**

Taylorsville High School – Odyssey House Parent/Teen Skill Building – 5220 South 1420 West

**Public Housing Units**

44 units – 1145 West 4835 South and 10 scattered units throughout the community

Any Taylorsville residents that request the City about being in jeopardy of homelessness will be referred to the above resources or other resources throughout Salt Lake County that help prevent homelessness. There are a number of homeless resources throughout the Salt Lake County area that collaborate effort to end homelessness or chronic homelessness. These organizations, agencies include the following:

- Catholic Community Services
- Fourth Street Clinic
- Salt Lake County Housing Authority
- Salt Lake City Housing Authority
- LDS Humanitarian Services
- Olene Walker Housing Loan Fund
- Rescue Mission
- Salt Lake City Police Department
- State of Utah Community Services Office
- The Road Home
- Valley Mental Health
- Veterans Administration Homeless Outreach

- Volunteers of America, Utah
- Utah Division of Substance Abuse and Mental Health
- Utah Housing Coalition
- West Valley Housing Authority

1. 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.

The City does not have a discharge coordination policy. The City does not have any plans to implement such a policy.

### **COMMUNITY OR ECONOMIC DEVELOPMENT (91.215 (e))**

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

### **ECONOMIC DEVELOPMENT**

The City of Taylorsville has a dedicated Economic Development Department. The department’s goals are to attract quality jobs, retail shopping opportunities, and intergovernmental funds and projects to create an environment in which residents and businesses can prosper. The department uses tools such as:

- Redevelopment project areas and other tax increment project areas.
- Targeted marketing programs focused on key industries.
- Active business retention and expansion program.
- Coordination with State and other economic development agencies.
- Coordination with Legislative initiatives.
- Infrastructure investments funds and projects.
- Technology-driven dissemination of information.
- Coordination and participation in educational opportunities for local residents and businesses.
- Participation with industry associations.

The Economic Development Department works with elected and appointed officials in the City and surrounding areas to accomplish these goals. Taylorsville continues to maintain its strong commitment to revitalize and sustain the economic vitality of the City.

### **Economic Development Priorities or Objectives**

The City of Taylorsville continues to promote a multi-faceted approach to economic development activities, including expansion of the retail, professional, and commercial base, leading to sustainable employment within the City and additional opportunities for low to moderate income families. The focus of these activities is:

- 1) Business retention to assist the City’s existing businesses to grow and expand.

- 2) Strategic economic cluster development:
  - a) High Tech, Medical (Intermountain Healthcare, ICU Medical, Nelson Laboratories, Unified State Laboratories)
  - b) Customer Service (American Express, Convergys)
  - c) Education (Salt Lake Community College, ITT Technical Institute)
  - d) Facilities for the Deaf (Sorenson Communications, Robert G. Sanderson Center for the Deaf and Hard of Hearing)
  - e) Government Services (Bureau of Criminal Identification, Calvin Rampton Government Center, Utah Department of Transportation Headquarters, Utah Department of Public Safety, Utah Department of Workforce Services)
- 3) Retail Business Attraction – to encourage retail services to locate their businesses in the City of Taylorsville.
- 4) Redevelopment at key commercial areas.
  - a) 5400 South Bangerter Highway
  - b) 4100 South Redwood Road
  - c) 5400 South Redwood Road
  - d) 6200 South Redwood Road
- 5) Future business expansion opportunities
  - a) UDOT property – 95.5 acres, 6200 South Bangerter Highway

## **General Plan**

The State of Utah does not require an Economic Development chapter as part of a general plan. However, state code does provide for financial and economic considerations to be included in a City's general plan. As such the City of Taylorsville has elected to include discussions of its economic health and plans for economic development into the General Plan. The guiding principles established early in the General Planning process were that Economic Development, at its most simple form, is the ability of a community to support Wealth Creation for its residents. It is from the prosperity and wellbeing of its residents that the City can see “Revenue Generation” for City coffers. Such revenue generation will come from sales tax, property tax, and other sources that a healthy community and citizenry can generate. It is then the goal of the City to use the funds generated to increase the quality of life for its residents through improvement of services and amenities. It is in the best interest of all involved parties to create employment and shopping opportunities within Taylorsville.

The mission and goals within the Economic Development chapter are identical to the direction taken by the City over the past several years and are the pillars of the City’s strategy for economic stability and vitality for the City and the community as a whole.

### Economic Development Mission Statement:

- Economic Development should support opportunities which can create wealth for its residents.

### Economic Development Goals:

- Maximize the City’s market potential.
- Generate cumulative growth that will provide net economic gains to the City.
- Maintain and enhance existing commercial cores.
- Generate developments that create jobs and maintain existing quality employment centers.

## **City of Taylorsville Economic Development Plan**

The City has a plan specific to Economic Development; the plan is more specific than the section covered in the General Plan. Following is a summary of the Plan's contents:

Taylorsville Utah is a dynamic, creative and business friendly city in the center of the Salt Lake Valley. As part of Taylorsville City's commitment to business development and community revitalization, the City has created a new Economic Development Plan. The Plan focuses on the City's core values and priorities related to economic development and overall revitalization of the community. The Plan concepts are designed to provide a holistic approach to the overall economic well-being and longevity of the City, by providing a proper mix of services, employment opportunities, retail shopping opportunities, healthy neighborhoods and quality of life amenities. The Plan makes recommendations as to redevelopment and renovation techniques, infrastructure upgrades, transportation improvements and marketing techniques. As implementation of the Plan continues, the City of Taylorsville will contain the quality jobs, retail centers, and amenities that the residents and employers require. The resulting tax base will provide adequate funding to operate City services, provide ongoing maintenance of facilities and amenities, and grow the infrastructure required to maintain a vibrant business environment.

Taylorsville is a new city by incorporation date, but has its roots firmly founded in the first settlements and heritage of Utah. Since the first settlements in the Taylorsville area more than 150 years ago, agriculture uses have yielded to suburbanization. The first wave of suburban growth has been redeveloped to reflect the trends and demographics of post-World War II America. The City reinvented itself yet again in the late 1970s and 1980s. Today, Taylorsville recognizes the need to enter the revitalization cycle yet again. Retail and employment centers built 30 to 50 years ago are aged, underutilized, and in need of rehabilitation, renovation, or complete redevelopment. The opportunity exists to reinvent many existing commercial centers and create modern centers to host business, employment, and retail.

The Plan was written in cooperation with Taylorsville City's residents, businesses, economic development committee, staff, administration, mayor, and city council. The Plan focuses on enhancing the assets of Taylorsville City by implementing goals of residents, businesses, and elected officials to improve the built environment.

The Economic Development Plan is divided into six sections. The priorities in each section of the Plan focus upon strengths of the City, capitalize upon emerging industries, elimination or redevelopment of poorly performing or outdated development, and looks to provide for the overall wellbeing of the community.

While each of the six priorities' areas are addressed in their own sections, it is the strength created when all sections are implemented cohesively that will lead to the greatest economic stability for the community and provide the highest quality of life for our residents. Each focus area is described, and strengths and challenges in that area are listed. Specific sub-focus areas, either geographic or thematic, are also listed. The sub-focus areas contain concept designs, plans, or renderings and then a list of action steps, partners, stakeholders, programs for the area, and issues to address. Also included are key public improvements that can be upgraded or built to strengthen or improve the area.

We encourage you to review the Plan and join with the City of Taylorsville and its residents in implementing the goals set forth herein and in creating a revitalized and distinct community.

## **Focus Area 1 – Employment**

The City of Taylorsville has approximately 17,000 jobs within our boundaries. The intent of the City is to increase the quality job opportunities within our City. Employment centers provide opportunity for our residents, as well as providing a daytime population, which can take advantage of restaurant and retail opportunities within the City. Employment is a key to a balanced local economy. The City will focus on the industry clusters of Financial Services, Life Sciences, and Software Development and IT. Geographic areas of Sorenson Research Park, 6200 South and Bangerter Highway, Fore Lakes Golf Course, and 6200 South and Redwood Road detail out area-specific needs and project concepts.

## **Focus Area 2- Retail**

The majority of the shopping centers within the City are over 25 years old. The centers are in need of substantial renovation/redevelopment to fit the future retailing trends.

- Promote and support owners in the revitalization, re-facing, and reconstruction of existing centers and properties.
- Create a prioritized implementation strategy for commercial and business areas to be renewed, redeveloped, expanded, or converted.
- Reduce vacancies and eliminate dark or deteriorated centers through re-tenanting, new facades, redevelopment, and repurposing.
- Provide flexibility in ordinances and policies that support creative developments, improvements, and revitalization.
- Create redevelopment project areas (EDA, CDA or URA) as needed.

Geographic Areas of concentration:

- 5400 South Redwood Road
- 4700 South Redwood Road
- 4100 South Redwood Road
- 5400 South Bangerter Highway
- 4700 South Interstate 215

## **Focus Area 3- Senior Housing**

Senior Housing is part of an overall program. As the population of Taylorsville ages, we must provide housing opportunities, which can accommodate the rapid growth in this age group. As the senior population moves into the target housing, their existing homes in Taylorsville neighborhoods can now be used to attract new families.

- Senior density at key locations can boost lagging sales at existing shopping centers.
- Areas targeted for senior housing will create land values appropriate to recycle outdated and unneeded older land uses.
- New families locating into the neighborhoods will increase household size and create more shoppers for all centers in the City.

Such actions will increase profitability for businesses and increase sales tax revenue to the City.

## **Focus Area 4- Marketing**

The City must actively market the community as a location that provides opportunities for all business, but most importantly retailers and those employers that create quality (above average income) jobs.

The City must develop a messaging platform that will serve as the basis for all Taylorsville advertising, marketing, economic development and internal and external communications. The messaging will focus upon Progress & Momentum, Business & Commerce, Community, and Being Established. The message will have a consistent tone and manner and will follow a campaign that effectively “spreads the word.”

## **Focus Area 5- Community Revitalization**

A healthy community is one where people want to be—to live, to work, to spend time. Residents of a healthy community maintain and invest in their homes and take care of their yards. Businesses located in healthy communities are open, attract customers, and earn profits; and open space in healthy communities is used by residents and visitors.

Community revitalization is part of a holistic approach selected by the City to increase our local economy and to create a desirable place for both residents and business. A healthy residential area supports a healthy and thriving business community. The Plan enumerates twelve principles that the City believes it should consider when looking to embark on community revitalization and highlights initial steps to undertake. Community revitalization is a long-term proposition. Neighborhood revitalization is a staff- and money-intensive effort, but well worth it in the results for quality of life of the residents and for economic development.

## **Focus Area 6 – Sample Outcome & Evaluation Indicators**

Focus Area 6 is more of an appendix that provides a template for evaluating components and activities of the Plan. As the Plan is implemented, staff will create solid and achievable goals and methods to evaluate their results.

### **“Business Expansion and Business Retention”**

As part of a “Business Expansion and Business Retention” program, the Economic Development Department and the Economic Development Committee have initiated a comprehensive site visit and interview program. Personal interviews are conducted with upper management personnel at the City’s largest employers. In addition, survey forms are sent out to all Taylorsville businesses as part of the business license renewal process. The personal contact with the firms has presented new leads and new interactions which have allowed the City to respond in a proactive manner to help companies stay in Taylorsville, and in some instances, begin the expansion process. A comprehensive database of information gathered from site visits, as well as returned survey forms from mailings, are kept and trends are analyzed.

Additionally, great effort has been made to work with various business owners on joint capital projects that enhance and facilitate economic activity within the City. The City is committed, in this plan, to provide the infrastructure and internal city processes that will help encourage business development in retail, service, and light manufacturing sectors. Our greatest potential in sustaining jobs and in the creation of new jobs is in encouraging businessmen, private developers, and real estate managers to rejuvenate existing properties that will attract and retain businesses that will provide a work force with growth potential. The table below shows the City’s top employers. The City believes that we are well diversified in employment opportunities and are not reliant upon a single industry for job growth.



**CITY OF  
TAYLORSVILLE  
UTAH**

**Top Employers 2013**

Employer	Employees
American Express	2000
Salt Lake Community College	1300
Convergys (3)	1396
Granite School District	858
Wal-Mart	450
Utah Department of Transportation	450
ICU Medical	440
Sorenson Communications, Inc.	364
Nelson Laboratories, Inc.	324
Utah Department of Public Safety	270
RBS Securities	181
Harmos (Taylorsville)	157
24 Hour Fitness USA, Inc.	150
Legacy Village	118
RC Willey Home Furnishings	108
Fresh Market	102
Texas Roadhouse	100
Unified State Labs-Public Health Lab	95
Old Spaghetti Factory of Utah	94
IHC Taylorsville Health Center	94
ITT Technical Institute	92
Heritage Bennion Care Center	86
Ream's #6	84
AT&T Mobility	80
Applebee's Neighborhood Grill	70
Telenotes	70
Shopko Stores Operating Co., LLC	68
ALS Laboratory Group	67
Jo-Ann	65
Maggie Systems	63

### **Workforce Education and Job Training**

The strong job training programs in Taylorsville (Utah Department of Workforce Services, Salt Lake Community College, and ITT Technical Institute) are designed to assist people to develop and upgrade work skills for the types of jobs that are recruiting workers. In addition, OJT (On the Job Training) by various customer services businesses located within the City help provide both jobs and experience to Taylorsville workers. The City encourages residents to gain new jobs or upgrade their employment skills by participating in available local job training and educational programs and through the City's business outreach efforts.

The City continues to work with educational institutions, employers, and developers to create an economic forecast of employment demands in order to help match skills and reduce unemployment of the City's workforce.

## **Transportation Improvements**

The City's Strategic Plan includes major emphasis on improving transportation corridors in the City such as Redwood Road, 4700 South, 5400 South, and 6200 South. Funding has been allocated from the City's General Fund for transportation upgrades and enhancement, as well as federal and state funding in the form of matching grants. Most of the City of Taylorsville's significant thoroughfares are arterial streets which are under the jurisdiction of UDOT (Utah Department of Transportation) for operations, maintenance, and upgrading of improvements.

Taylorsville Transportation and Infrastructure:

- 1) Redwood Road Transit Feasibility Study (Community Development)
- 2) Fund traffic calming improvements (Engineering)
- 3) In conjunction with UDOT, develop and adopt an access management policy for all major roads and streets (Engineering)
- 4) Eisenhower Jr. High area sidewalk, curb, and gutter (Engineering, 4400 South Redwood Road)
- 5) Re-construct Intersection at Westwood Village Shopping Center (Engineering/Economic Development, 3900 West 5400 South)
- 6) UDOT Property infrastructure improvements (Engineering/Economic Development, 6200 South Bangerter Highway)
- 7) 1300 West Alignment (Engineering)
- 8) Bonniebrook Area sidewalk, curb, and gutter (Engineering, 4890 South 2350 West)
- 9) Smiley Drive Area sidewalk, curb, and gutter (Engineering, 5000 South 1600 West)
- 10) 4800 South 700 West bridge replacement (Engineering)
- 11) 4700 South 4000 West bridge replacement (Engineering)
- 12) Underground power lines at City Hall (Administration, 2600 West 5400 South)
- 13) Secondary water for City facilities and parks (Engineering)
- 14) 3900 South transit study (Community Development)
- 15) Redesign/reconstruct 4700 S from 2200 to 2700 West including I-215 interchange (Engineering)
- 16) 2700 West transit study (Community Development)
- 17) Bike Lane on 4800 South/canal trail/Taylorsville Park (Engineering)
- 18) Install sidewalk as per neighborhood plan (Engineering/Community Development)
- 19) Taylorsville – Murray BRT funding

These projects above are listed on the STIP (State Transportation Improvement Program), which prioritizes State and Federal funding for highway projects. Construction of these projects has been accelerated through funding provided by the Federal Economic Stimulus package for transportation improvements.

## **Mass Transit**

The City of Taylorsville has participated cooperatively with the Utah Transit Authority (UTA), Murray City, and Salt Lake County to determine an appropriate route for mass transit through the City of Taylorsville. The alternatives analysis report shows a preferred alternative connection to the multi-modal mass transit terminal near the new Intermountain Medical Center Regional Hospital at 5121 South Cottonwood Street in Murray with the Salt Lake Community College, 4600 South Redwood Road in Taylorsville. This multimodal connection will provide connections with the TRAX light rail system and the FrontRunner regional commuter train. The

partnership has completed an environmental report in regards to the route for mass transit through Taylorsville and Murray.

### **Business Licensing & Building Inspection (Permitting)**

The City has streamlined City-required processes for business licensing and building inspection (permitting). A new cloud-based permit and tracking software has been operational for three years. An update of permit fees was adopted in 2010.

## **ECONOMIC DEVELOPMENT PRIORITIES AND OBJECTIVES**

The City will continue to promote a multiple-pronged approach to economic development activities including, but not limited to, expansion of the retail, professional and commercial base, leading to additional low and moderate income jobs.

### **ANTI-POVERTY STRATEGY**

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

According to the U.S. 2010 Census, 1,307 families (9.7% of the total families) in Taylorsville are in poverty status. 7,507 individuals are in poverty status, in which 239 are 65 years and over, and 3,562 are children 17 years and younger. The City will target and assist those families in poverty or near poverty with housing rehabilitation programs or the home owner down payment assistance program. City staff or its CDBG coordinator will coordinate with agencies such as ASSIST to be sure that these housing activities are pursued and completed.

Many support services are available to the public through the City of Taylorsville or Salt Lake County including aging services, senior centers and available programs, senior low-income housing, Economic Development, Community Resource Development, Health Services, Human Services Department, Substance Abuse Services, Valley Mental Health, and Youth Services. Direct services available in Salt Lake County include many different agencies that supply the following: emergency shelter, emergency housing, transitional housing, public housing, section 8 assistance, tax credit housing, free meals or food, clothing, family daycare, case management, job training, mental health facilities, medical care, dental care, optical care, residential substance abuse treatment, day substance abuse treatment and other outreach services. Many agencies in Salt Lake County that provide these services or programs are located on Internet websites.

The above services can help those who are in poverty and assist families to get out of poverty. These services can also advertise programs that will economically assist very-low and low-income households. Economic development committees associated within the City and throughout the region have been formed to assist the economic vitality of the City. Businesses have been and will continually be promoted to locate into Taylorsville. The City will also increase economic development through sources that are listed under economic development in this plan.

The Utah Food Bank is a great resource for those in poverty who need food and can pay the remainder of their bills. The City will support churches and non-profit organizations (including Tri-Park Inc.) throughout the valley that have resources and funding available for those who are in poverty.

Staff realizes it is important that a city provides low-moderate income employment for its low-moderate income citizens. As stated there are many service and retail oriented low-moderate income employment available in Taylorsville. There is several job training programs in Taylorsville that are designed to assist people develop and upgrade work skills. The City has not been able to supply resources to work with Job Services to supply jobs specifically to low-moderate income residents. Many low-moderate income jobs have been supplied to residents who work in the City's public buildings that have been constructed.

The City will expand their reach to those people who have under served needs or special populations within the City. All comments from these special population groups will be accounted for and be examined to determine what priorities the City will take to increase their health, safety and welfare. Funding allocations, social agency referrals or education may be solutions to their problems or issues.

There is a private adult deaf center in Taylorsville that allows almost deaf or deaf adults to be served or learn. Also there is a learning youth center in Taylorsville that serves children with mental retardation, autism and Down syndrome.

### **NON-HOMELESS SPECIAL NEEDS**

1. Describe the priorities and specific objectives the jurisdiction hopes to achieve for the period covered by the Action Plan.

The City has special needs for many groups within the City that are not homeless, including the sexually assaulted, latchkey children, senior citizens, people with special health care needs, low income people who need food, low income people needing emergency home repairs, down payment assistance, etc. The City has allocated CDBG funding to these groups as part of this One Year Action Plan.

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

The City will continue to support non-homeless special needs as it has accomplished in the past. Non-homeless special needs that Taylorsville will assist in program 2014-15 include the following: low-income housing rehabilitation assistance, low-income emergency home repairs, single-family home down payment assistance, school activities for latchkey youth or low-income youth or children, food for very low and low-income people, transportation for seniors who utilize the senior center, adults mentoring low income single parent children, people who are suffering from alcohol and drug chemical dependency, and counseling for people who are sexually assaulted.

### **OTHER NARRATIVE**

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

### **HOUSING REHABILITATION/ASSISTANCE**

In Taylorsville, housing rehabilitation is a high priority, especially single-family housing. Since approximately 96% of the City is "built out", improving the community or "fixing" repairs is important to improve the integrity of the community.

In the past and including this program year the City of Taylorsville has allocated \$715,800 to the Assist Emergency Home Repair (ASSIST), and \$302,073 to the Life Care's Home Repair Project. Life Care is currently not in operation therefore Life Care will not be a future resource. Ten homes were also rehabilitated with HOME funds in program year 97-98 though Salt Lake County Housing Authority. In the past the City has allocated \$303,000 of HOME funds to the low-moderate HOME homeowner rehabilitation assistance program.

In program years 2007-08 through 2011-2012 the City decided to utilize \$414,145 HOME funds to construct a 61 unit low-income senior housing project located at 4764 South Plymouth View Drive (approximately 4800 South Redwood Road). Section 202 finances the construction of supportive housing for very low-income elderly persons, including the frail elderly, and provides rent subsidies to make them affordable. The 61 unit low-income senior housing project located at 4764 South Plymouth View Drive was constructed partially with Section 202 funding. The 61 unit low income elderly affordable housing project meets all Section 202 regulations. The elderly housing project also meets all Section 504 accessibility regulations.

Utah Housing Corporation formally known as the Utah Housing Finance Agency grants low interest housing rehabilitation and assistance loans throughout Utah. This agency is a good source for low-interest loan financing for low-moderate income families.

### **Housing Inventory**

Most of Taylorsville's housing was constructed during the 1970s and 1980s, including 67.8% of the total housing units in Taylorsville. 96.7% of the total housing stock is more than 10 years old and only 12.4% of the housing stock was built before 1970.

In Taylorsville 17,887 homes are 20 years or older, or built before 1994, which represents 85.2% of the housing stock. Usually housing needs a notable amount of rehabilitation when they are 15 to 20 years old or older. Exterior roofs need to be re-roofed, water heaters and furnaces may need to be repaired or replaced, painting may need to be furnished, siding may need to be replaced and so forth. Sometimes this can put a financial burden on the low-income homeowner.

Most of the multi-family complexes in Taylorsville were built in the 1970s and 1980s and continually need to be repaired. A goal of Taylorsville is to maintain the existing housing stock that is located in Taylorsville. Maintaining the housing stock will increase the aesthetics and the integrity of existing residential neighborhoods. It will also increase the ability for people to stay in the housing unit. The City mainly has to rely on property owners to rehabilitate private multi-family housing.

Because most of the housing in Taylorsville is moderately priced, the historical absorption rates are fairly quick. Many of the residents who have larger homes usually remain residents in Taylorsville for many years. However, during the years 2008-2011 the adsorption rates slowed down with homes being listed longer on the market. However, according to Salt Lake Board of Realtors in the year 2013 the average time a single-family home that was on the market in Taylorsville was 55 days.

The following is a chart breakdown of housing units that were built before the year 2014:

Years Built	Number of Units
2010-2013	306
2000-2009	1,227
1990-1999	2,594
1980-1989	6,513
1970-1979	7,718
1960-1969	1,507
1950-1959	707
1940-1949	97
1939 or Earlier	308
<b>Total</b>	<b>20,977</b>

As of January 1, 2014 the City of Taylorsville had a total of 14,273 single-family home units which are detached and attached (68% of all housing units) and 6,704 are multifamily units which includes (4,332 apartments), townhomes, duplex units, and manufactured home units (909) in manufactured home parks in Taylorsville. The following are tables showing the number of building permits issued over the past 18 years or since the City of Taylorsville was incorporated:

Type of Unit – Year	1996	1997	1998	1999	2000	2001	2002	2003
Single-Family Homes	65 16%	100 23%	192 83%	103 96%	154 100%	156 97.5%	121 93.1%	<b>133</b> <b>34.9%</b>
Duplex Units	4 1%	0 0%	4 2%	2 2%	0 0%	4 2.5%	6 4.6%	<b>4</b> <b>1%</b>
Multi-Family Units	342 83%	337 77%	33 14%	0 0%	0 0%	0 0%	0 0%	<b>244</b> <b>64.1%</b>
*Manufactured Homes	0 0%	0 0%	2 1%	2 2%	1 0%	0 0%	3 2.3%	<b>0</b> <b>0%</b>
<b>Total Housing Units</b>	<b>411</b>	<b>437</b>	<b>231</b>	<b>107</b>	<b>155</b>	<b>160</b>	<b>130</b>	<b>381</b>

Type of Unit – Year	2004	2005	2006	2007	2008	2009
Single-Family Homes	57 70%	75 60.9%	24 70.5%	28 44.4%	15 51.7%	<b>6</b> <b>8.4%</b>
Duplex Units	4 4.9%	2 1.7%	0 0%	0 0%	0 0%	<b>0</b> <b>0%</b>
Multi-Family Units	20 24.6%	46 37.4%	10 29.5%	35 55.6%	14 48.3%	<b>65</b> <b>91.6%</b>
*Manufactured Homes	0 0%	0 0%	0 0%	0 0%	0 0%	<b>0</b> <b>0%</b>
<b>Total Housing Units</b>	<b>81</b>	<b>123</b>	<b>34</b>	<b>63</b>	<b>29</b>	<b>71</b>

Type of Unit - Year	2010	2011	2012	2013	Total 1996-2013
Single-Family Homes	19 13.8%	10 45.5%	23 79.3%	29 74.4%	<b>1,310</b> <b>47.8%</b>
Duplex Units	0 0%	0	0 0%	0	<b>30</b> <b>1.2%</b>
Multi-Family Units	197 87.2%	12 54.5%	6 20.7%	10 25.6%	<b>1,371</b> <b>50.8%</b>
* Manufactured Homes	0 0%	0 0%	0 0%	0	<b>8</b> <b>.2%</b>
<b>Total Housing Units</b>	<b>216</b>	<b>22</b>	<b>29</b>	<b>39</b>	<b>2,719</b>

\* Note: The total number of housing units does not include new replaced manufactured homes in manufactured home parks or manufactured home subdivisions.

The following table describes important general housing characteristics specified by the U.S. 2000 Census data in Taylorsville:

General Housing Characteristics	
Total Units	19,159
Total Households	18,530
Vacant Units	629
Homeowner Vacancy Rate	1.3%
Rental Vacancy Rate	4.8%
Housing Vacancy Rate	3.3%
Owner Occupied Housing Units	13,202 – 71.2%
Renter Occupied Housing Units	5,328 – 28.8%
Average household size of owner-occupied unit	3.25
Average household size of renter-occupied unit	2.70
Family Households (families)	12,886 – 69.5%
Nonfamily households (unrelated residents living together or residents living alone)	5,644 – 30.5%
Average household size	3.09%
Average family size	3.52%

The following table describes important general housing characteristics specified by the U.S. 2010 Census data that has been provided for Taylorsville:

<b>General Housing Characteristics</b>	
<b>Total Units</b>	<b>20,671</b>
<b>Total Households</b>	<b>19,761</b>
<b>Vacant Units</b>	<b>910</b>
<b>Homeowner Vacancy Rate</b>	<b>1.2%</b>
<b>Rental Vacancy Rate</b>	<b>8.0%</b>
<b>Vacancy Rate</b>	<b>4.4%</b>
<b>Owner Occupied Housing Units</b>	<b>13,779 – 69.7%</b>
<b>Renter Occupied Housing Units</b>	<b>5,982 – 30.3%</b>
<b>Average household size of owner-occupied unit</b>	<b>3.07</b>
<b>Average household size of renter-occupied unit</b>	<b>3.02</b>
<b>Family Households (families)</b>	<b>14,487 – 73.3%</b>
<b>Nonfamily households (unrelated residents living together or residents living alone)</b>	<b>5,274 – 26.7%</b>
<b>Average household size</b>	<b>2.96</b>
<b>Average family size</b>	<b>3.43</b>

Currently approximately 90% of the housing units in Taylorsville are conventional subdivisions and apartments. There are a few planned unit developments, which are either townhomes or condominiums. There are also some single-family homes that are located on private roads. Therefore, a balance of housing is not provided in Taylorsville. However recently, a few planned unit developments or townhome units are built or have been recently constructed.

## **HOUSING NEEDS ASSESSMENT**

The average single-family home lot size in Taylorsville is 9,588 square feet, which is .22 acre (not including manufactured home park lots). Most of the single-family homes in Taylorsville are 6,000 to 8,000 square foot lots. The average size single-family lot is smaller in size than many of the surrounding cities. Taylorsville’s population density is approximately 5,488 people per square mile. This population density is the highest population density in Utah and comparably high to other U.S. western cities 60,000 in population or higher. The City of Taylorsville is just under 60,000 in population.

Data has been provided that the City should give priority funding to the low-income elderly households and low-income owner households. Since the City was incorporated 18 years ago, from July 1, 1996 to January 1, 2014, 1,318 single-family homes have been issued permits (the number does not represent replacement of manufactured homes in manufactured home parks). A total of 1,401 duplex and multi-family units were issued during this same time frame, 51.5% of the total housing units issued.

As far as housing is concerned, the City has the opportunity to provide or encourage developers to target different segments of the population. For example the senior population is growing and needs should be accommodated for this population segment. According to the estimated U.S. 2010 Census 9% of Taylorsville’s population is 65 years old or older. Different types of housing stock for senior citizens should be available and encouraged to be constructed. Housing such as manufactured homes, condominiums with small yards or no yards, or townhomes can also be constructed. Such housing should accommodate common open space. Taylorsville does lack

housing that is associated with planned unit developments such as townhomes, condominiums, rowhomes, live work units, etc.

Another segment of the growing population in Taylorsville is the 25 to 34-age bracket. According to the estimated U.S. 2010 Census 15.6% of Taylorsville's population is located within this age bracket. The young adult low-moderate income household population who are newly married or single desire smaller affordable housing that meet their needs. Quality designed rowhomes, apartments, single-room occupancy, or small detached or attached single-family homes would be options for this segment of the population.

The residential neighborhoods are in generally good in condition, with some residential neighborhoods only in fair to poor condition. The City does have a good share of affordable housing. Because the City is dense in population the City has the opportunity to invest in the community as far as infrastructure and services are concerned.

There is a tradition that Taylorsville citizens are friendly and have a strong work ethic. Volunteer representation is also a trademark that Taylorsville has acquired. Because of the above reasons, many people desire to live in Taylorsville. Housing is therefore an important commodity that should be preserved and any new housing should be aesthetically pleasing to the community. According to the estimated U.S. 2010 Census 73.3% or 14,487 households are family households in Taylorsville. The remainder of the households (5,274) are non-family households or people living alone or with non-relatives. A high percentage of the housing population in the City of Taylorsville is family oriented.

There are many starter single-family homes located in Taylorsville. The starter home price range is from approximately \$130,000 to \$195,000 (this includes manufactured homes). However, there are some smaller single-family homes in Taylorsville that are priced below \$130,000. Many of these starter homes were constructed in the 1970s and 1980s. The above homeowner price range is the price of affordable homes located in Taylorsville.

The surrounding cities such as Midvale, Sandy, West Jordan, West Valley and Murray have higher average monthly wages than Taylorsville (see below). Many residents travel outside of Taylorsville to work. During the years between 2008-2011 housing prices have decreased, increasing the housing affordability somewhat in Taylorsville. However, housing prices have increased some during the years 2012 and 2013. Between the years 2008-2013 employee incomes have not increased substantially. The comparison of the individual average income increases the need for affordable housing in the community. The lower wages in Taylorsville are a result of many retail and service establishments located within the City's boundaries. The average 2012 wage in Salt Lake County was \$3,826.

**Nonagricultural Average Monthly Wages by Community from 2008 through 2012**

City	Taylorsville	Midvale	Sandy	West Jordan	West Valley	Murray
Average Wage – 2008	\$2,371	\$2,794	\$2,860	\$2,669	\$3,342	\$3,347
Average Wage – 2009	\$2,464	\$2,858	\$2,840	\$2,631	\$3,362	\$3,314
Average Wage – 2010	\$2,507	\$2,848	\$2,884	\$2,738	\$3,417	\$3,359
Average Wage – 2011	\$2,456	\$2,946	\$2,894	\$2,708	\$3,503	\$3,384
Average Wage - 2012	\$2,684	\$3,406	\$3,161	\$2,702	\$3,783	\$3,629

*Source: Utah Department of Workforce Services, Workforce Information*

According to HUD, low-moderate income housing means housing occupied or reserved for occupancy by households with a gross family income equal to or less than 80% of the median gross income of the metropolitan statistical area. Income limits are established by family size. The table below demonstrates all of the income limits established at 100%, 80%, 50% and 30% of median family income in the year 2013. The following HUD table is referred to the Salt Lake County population.

Family Size	1 person	2	3	4	5	6	7	8
30%	\$14,800	16,900	19,000	21,100	22,800	24,500	26,200	27,900
50%	\$24,650	28,150	31,650	35,150	38,000	40,800	43,600	46,400
80%	\$39,400	45,000	50,650	56,250	60,750	65,250	69,750	74,250
100%	\$49,300	56,300	63,300	70,300	76,000	81,600	87,200	92,800

According to the 1990 U.S. Census, the median family income of four in Taylorsville-Bennion was \$32,866. According to the 2000 U.S. Census the median family income of four in Taylorsville was \$47,236. According to HUD, in 2013 a moderate family income of four in Taylorsville or Salt Lake County was \$56,250 and a median family income of four in Taylorsville or Salt Lake County was \$70,300.

The proposed Taylorsville General Plan housing analysis created in 2006, demonstrates that Taylorsville meets the obligations for affordability under H.B. 295 and meets the requirements set forth in the statute. This housing analysis for H.B. 295 was updated in 2009 and will continue to be undated when the City updates their general plan.

The following chart explains the average price of a single-family home in Taylorsville. The information came from Salt Lake Board of Realtors Multiple Listing Services and is listed by zip code. There are two zip codes in Taylorsville – 84129 and 84123. The United States postal service created a zip code change for Taylorsville that occurred on July 1, 2011. The zip code 84129 is located only in Taylorsville and extends from Redwood Road to 4000 West with the exception of the area including 2700 West to 4000 West and from 4100 South to 4700 South. Zip code 84123 is located in Taylorsville but it also overlaps into Murray. In Taylorsville zip code 84123 extends from Redwood Road to the east border of the City.

The City obtained single-family sales activity from each zip code to determine the average single-family home price in Taylorsville. Single-family sales reporting is extrapolated from the 84123 zip code area and includes all of the 84129 zip code area.

Single-Family Sales Activity Report in 2013				
Entity	Average Single-Family Sales Price	Single-Home	Total Single-Family Homes Sold	Single-Family Home Average Days on the Market
Taylorsville	\$216,151		420	56
Salt Lake County (including incorporated cities)	\$279,667		11,782	57

Source: Salt Lake Board of Realtors

In the year 2013, the average sales price single-family home and lot in Taylorsville was approximately \$216,151 (according to Salt Lake Board of Realtors). This figure was based on the total number of single-family homes sold by realtors in 2013. A maximum mortgage payment of \$1,219.76 (including taxes, insurance and services) will allow a household, based on a 30-year term at 4.12% (approximate interest rate in February 2013) and including 5% down, the purchase of a residential lot and single-family home for no more than \$216,151. This would mean that a household would need to earn a yearly income of \$52,280 to afford the average single-family home payment in Taylorsville. A moderate-income family of four (80% of the median income in Taylorsville) earning \$56,250 yearly could afford this house payment.

A moderate-income family of four earning \$56,250 could afford a maximum mortgage payment of \$1,313.71 per month (including taxes, insurance and services), based on a 30-year mortgage, and fixed annual interest rate of 4.12% with a 5% down payment, the purchase of a single-family home with a maximum price of \$232,800.

Since the moderate income family monthly home mortgage is approximately \$1,313.71 a month (including taxes, insurance and services), the average monthly wage earner (\$32,208 per year) would need to pay 48% of his or her income for this type of mortgage payment. Typically, a maximum housing income ratio is 28%. Therefore, an average monthly wage earner could not afford the average monthly mortgage payment in Taylorsville. The payment becomes a greater burden when personal debt is \$300 or greater.

The above illustration explains the need of two wage earners per household. According to the 2009 American Community Survey, there were 10,632 families in Taylorsville that had two parent workers in the labor force with children at home that were 0 to 17 years old. This figure (10,632) totals 78.8% of the families located in Taylorsville.

In Taylorsville a total of 420 single-family homes were sold by realtors in 2013 which was 125 additional homes sold compared to 2012. The average price of a single-family home went down from \$204,746 in 2008 to \$146,421 in 2011, or \$58,325 which is a large decrease. When the housing market slowed or decreased in the United States from 2007 to 2011, the Taylorsville housing market also decreased. However, the average single-family home price in Taylorsville went up \$38,845 in 2012 and the average housing price in Taylorsville went up \$32,208 in 2013. Therefore, the average single family home price in two years went up \$71,053.

In 2013 the averaged priced single-family home within different areas of Taylorsville includes the following:

\$210,004 – zip code 84129

\$225,941 – zip code 84123

In 2012 the approximate averaged priced single-family home within different areas of Taylorsville includes the following:

\$178,296 - zip code 84129

\$194,695 - zip code 84123

*Source: Salt Lake County Board of Realtors*

The larger and more expensive single-family homes are mainly in the southern and eastern areas of Taylorsville. However, some upper middle-class single-family homes are located in the northern and western portions of Taylorsville. The City of Taylorsville is primarily a “middle class” suburb of Salt Lake City. In general, the residential neighborhoods in Taylorsville are stable. A positive fact is that the price of housing in Taylorsville is lower than many of the jurisdictions and areas of Salt Lake County. The estimated median single family home/condominium value in 2011 was \$183,433 compared to Utah at \$207,500.

According to Equimark Multifamily Investment Services (a rental property incorporation) the average two bedroom/ one bathroom apartment in Taylorsville in February of 2014 was approximately \$726 a month. An average monthly wage of \$2,684 in Taylorsville could afford a \$726 apartment monthly rental payment. A person with an average monthly wage in Taylorsville would have to pay 27.1% of their income for an average apartment rental cost in Taylorsville (without paying utilities). A family size of four with a gross household income 80% of the median income could afford a rent outlay of \$1,313 based on an annual income of \$56,250. Therefore, the typical moderate-income four-member family could very easily afford an average priced two-bedroom/one-bath apartment in Taylorsville.

According to the U.S. 2010 Census, approximately 39% of the households in Taylorsville are categorized with less than 80% of Salt Lake County’s median household income. The number of households making less than 80% of Salt Lake County’s median household income went up approximately 4% from 2000 to 2010.

According to the City’s projected population growth during the next 10 years, approximately 1,480 people will move into Taylorsville. Approximately a total of 500 housing units will be constructed in the next 10 years for the new move in households. Approximately 195 housing units (or 39% of the housing stock) should be constructed to be affordable to the low-moderate income residents within the next 10 years. This is assuming that 39% of the City’s population will be very-low or low income residents in 10 years. This is the City’s basis for new move-in housing units for very-low, low-income families. In the future, if anticipated properties are not developed than the number of homes constructed will be smaller in number.

The American Community Survey was created by the US Census Bureau to determine the estimated 2010 household incomes in Taylorsville (as well the USA). In the year 2010, approximately 7,457 households in Taylorsville had incomes of less than 80% of the median income. In the year 2010, approximately 3,368 of the households in Taylorsville had low incomes (51% to 80% of the medium income). These households include 17.7% of all the

households in Taylorsville. In the year 2010, approximately 4,089 households had incomes less than 51% of the City’s medium family income. These households are considered very low-income households and include 21.3% of all the households in Taylorsville.

In addition, currently there are scattered housing units available to persons with disabilities. There are group homes located throughout Taylorsville, which serve people with mental, developmental and physical disabilities. The following chart explains the number and percentage of people in Taylorsville with some type of disability.

Persons with Disabilities		
Age	Population with a Disability	Percent of Age Group with Disability
Under 18 years	436	2.7%
18 to 64	5,876	8.2%
65 +	1,883	37.7%

The following chart explains the number and percentage of people in Taylorsville with one disability or two disabilities.

Persons with Disabilities			
Age	Population with one Disability	Population with two or more Disabilities	Percent of Age Group with Disability
5 to 17	210	147	<b>2.9%</b>
18 to 34	600	290	<b>5.4%</b>
35 to 64	1,268	893	<b>10.4%</b>
65 to 74	504	223	<b>24.8%</b>
<b>75 and older</b>	<b>501</b>	<b>655</b>	<b>55.6%</b>

*Source: U.S. 2010 Census*

In 2010, approximately a total of 29.1% of the population in Taylorsville is within the 40-64-age category. The Utah Governor’s Office has projected that the 40-64-age category in Taylorsville will increase in population from 17,078 in the year 2010 to 22,292 in 2020. The 65 + age category will increase in population from 5,319 in the year 2010 to 7,590 in the year 2020. These age categories, especially the 65 + population or “empty nesters” will need housing that will meet their needs. These people may not desire to take care of a large lawn and may desire a townhouse or a condominium with no yard to maintain, or a “patio home” that is located on a small lot that has a small amount of landscaping to maintain.

## COMMUNITY PROFILE OR GEOGRAPHIC INFORMATION

### Location and Area

The City of Taylorsville is located in the southwest section of Salt Lake County and is nestled within existing jurisdictions and development in each direction. There are five geographic sectors throughout the City of Taylorsville, i.e., Taylorsville West, Taylorsville Central, Taylorsville East, Bennion West and Bennion East. Generally, good soils cover the City, but the soils in the northeast and eastern section of the City have moderate and high liquefaction potential. There are

a few fault study areas on the north side of the City. Specific geologic studies are required in these fault areas prior to site land use approval. Taylorsville is centralized in the middle of the southwest portion of Salt Lake County.

There are two main geographic areas located within Taylorsville. The Bennion area is located south of 5400 South to 6600 South and between 4015 West and 1300 West. The Taylorsville area is located north of 5400 South between 4015 West and the Jordan River and to its northern border. The entire City covers 10.83 square miles and is relatively flat, with part of western Taylorsville being slightly higher than the rest of the City.

The Bennion area is approximately 4.93 square miles and single-family home subdivisions are the primary land use in this area. The single-family homes are in generally fair to good condition. Many of the single-family homes in Bennion were constructed in the 1980s. There are two regional commercial areas in this area; the largest center is located in the southeastern portion of the City at approximately 5400 South and Redwood Road or north of the I-215 interchange. Approximately 140 acres of commercial property is located in this area (the Family Center). The other regional commercial area is located on the western border at approximately 4015 West 5400 South (approximately 43 acres, including the West Point shopping center). There are a few apartment complexes that are located on the east side of the Bennion area (near to the Family Center). The apartment complexes serve as transitional uses between commercial areas and single-family home subdivisions.

The Taylorsville area is approximately 5.9 square miles and single-family home subdivisions are also the primary land use in this area. Other land uses in the Taylorsville area include a business research park on the northeast side, community commercial areas mainly along Redwood Road and 4700 South, two golf courses, Salt Lake Community College (junior college) located on Redwood Road, American Express, Utah State facilities, and manufactured home parks. Multi-family units are located along arterial and collector streets that are transitional uses between commercial areas and single-family home subdivisions.

## **Education**

The Salt Lake Community College (Taylorsville campus) located at approximately 4500 South Redwood Road has more than 17,000 students attending this college campus. Students attend the college from Taylorsville, throughout Salt Lake Valley and beyond. The college has the second largest student body (over 60,000 students) in the Utah system of higher education, with campuses outside of Taylorsville. ITT Technical Institute and Phoenix College branches are also located in Taylorsville.

According to the U.S. 2010 Census the citizens of City of Taylorsville are well educated. 35,134 residents of Taylorsville were 25 years of age or older.

11,116 people age 25 and over had at least graduated from high school;  
An additional 9,657 people age 25 and over had some college education; and,  
An additional 9,584 citizens had graduated with an associate, bachelor, or college graduate degree. Therefore, a total of 30,357 residents age 25 and over had at least graduated from high school. In 2010, 86.4% of all Taylorsville residents age 25 and over have high school or higher education experience. In 2010, 18% of all Taylorsville residents age 25 and over have at least a bachelor's degree.

## Commercial Development

Taylorsville is planning to have additional commercial and office areas that are concentrated and will attract businesses to the City. Walk able mixed land use areas with commercial, office and residential uses are important to Taylorsville. Concentrating land uses gives the development better accessibility and promotes human congregation, which allows for safer streets and neighborhoods and increases economic vitality.

A city should have a jobs-housing balance. According to the American Planning Association, it is proficient to have 1.3 to 1.7 jobs per household. As of January 1, 2014 there were 20,326 residential units. Because of vacancy rates approximately 19,392 existing households are occupied in Taylorsville. As of March of 2013 there were approximately 1,600 businesses and approximately 17,000 non-agricultural jobs (part-time and full-time) located in Taylorsville (this is not counting home occupations). This results in approximately .89 jobs per Taylorsville household. This figure is somewhat low compared to the suggested jobs available per household. Since there are many two workers per household in Taylorsville, there are a high number of commuter vehicle miles per household. As stated, many Taylorsville residents are traveling outside of the City to go to work, such as downtown Salt Lake City. However, Taylorsville citizens are also employed just outside of the City limits in Murray, West Jordan, West Valley and Kearns. Also there are many home occupations in Taylorsville, which allows people to work in the home.

Because food is a necessity, according to the Urban Land Institute the minimum population requirements for a supermarket is 6,500. Currently the City has four supermarkets within its City limits. Currently there are 14,830 people in Taylorsville per supermarket. Three additional supermarkets are located just outside the City border of Taylorsville. Many Taylorsville residents are traveling to these supermarkets outside of the City to purchase their goods. If these centers were counted, there would currently be 8,474 persons per supermarket. In 2020, the population is projected to be 60,800 and a total of ten supermarkets will be needed at that time. There is commercial space available for additional supermarkets; in addition, other buildings could be redeveloped or be changed into a supermarket.

Many of the neighborhoods in Taylorsville are fragmented from the rest of the community and lack defined boundaries. The City is disrupted by the location of major overhead utility lines, arterial streets and traffic intrusion from other communities. Neighborhoods need to offer character and amenities to be distinctive and desirable places. The City has recently delineated the boundaries of all the neighborhoods in Taylorsville and we are processing and analyzing mechanisms to improve the livability of Taylorsville.

A redevelopment agency has been formed for Taylorsville. Redevelopment has been recognized as a way to increase the City's aesthetic value and to increase the value of community. An urban renewal project will clean up Taylorsville and deal with issues like graffiti, garbage and general blight. Hopefully the Taylorsville redevelopment areas will be attractive commercial projects that will further benefit the City of Taylorsville. Policies have been approved and will continually be proposed as mechanisms to redevelop within these redevelopment areas.

The City is facing an aging retail base and a rise of newer business competition in surrounding jurisdictions. Except for gasoline, many Taylorsville residents are traveling outside of the City to purchase goods and services in surrounding jurisdictions, which means the City is a net importer of goods and services. The development of the super Walmart (which replaced a typical Walmart store) has relieved some of this net importer of goods and services. The City needs to promote

new retail establishments that are attractive and that will increase the sustainability of the City. These commercial establishments should be pedestrian friendly and community oriented. The city center development project (adjacent to City hall) will assist with these planning concepts, including providing park or open space. Some of the infrastructure base is also somewhat aging and needs to be maintained or be replaced with new infrastructure. New amenities could assist to increase economic development, increase property values and make the City more aesthetically pleasing.

A new business park could be part of the solution in the 95-acre area of 3200 West and 6200 South. This property is currently owned by UDOT. There is potential for additional economic development in this area. The area is near to Bangert Highway, which has access to I-15 and the Salt Lake City Airport.

### **Labor and Workforce**

According to the estimated U.S. 2010 Census a total of 72.5% of the population 16 years and over are in the labor force (31,755 residents). A total of 66.3% of all females 16 years or older are in the labor force (14,859 female residents).

Taylorville will be increasing the supply of jobs within the City during the next ten years. The business research park is expanding (northeast side of the City) and additional commercial areas will emerge, including the City center property. These businesses should increase the job – housing ratio.

In 1990 there was 1.57 workers (males and females 16 years or older) per household, 2.13 workers per household in the year 2000 and 2.52 workers per household in 2010. This statistic explains the need for additional household income to pay for housing costs and other costs.

### **Transportation**

According to the U.S. 2010 Census, there were employees in Taylorville traveling to work via some form of transportation. A total of 28,974 workers age 16 and over commute to work. A total of 22,775 employees commuted alone to work in a vehicle. 78.6% of all employees traveling to work primarily drove a vehicle by themselves. All commuters and mode of transportation include the following:

- Drove Alone - 22,775
- Carpool - 3,694
- Public transportation (includes taxi) – 765
- Walking – 427
- Other means – 493

A total of 820 residents worked at home.  
Mean travel commute time – 20.5 minutes

Concentrating commercial and office development in compact centers is essential to proper urban growth. People not only travel a shorter distance, but also fewer driveway access points are more controlled to restrict unwanted turning movements. Spreading commercial uses in strip development is undesirable because it disrupts through traffic, slows traffic, which increases the capacity and can be dangerous for vehicles and pedestrians. Urban sprawl damages the environment, increases utility and service costs and wastes energy. Work units or apartments

above commercial buildings are good concepts to reduce urban sprawl and to reduce vehicle miles to commute to work.

Installation of pedestrian walks and bikeways is a priority in Taylorsville. These amenities increase the modes of transportation. In the master plan, bikeways have been a goal to be located along existing canals and specific arterial streets, a contiguous pathway along a portion of the west side of the Jordan River is also a long term goal. A pathway along the Utah Power & Light corridor has been constructed. A recent bikeway has been installed along 2700 West. A long term goal is to provide a pedestrian trail from Taylorsville Park to Vista Park and eventually a trail connected from Southridge Park to 4700 South.

Additional infrastructure improvements have been completed and are continually being pursued in the City such as: parks, recreational amenities, gateway monuments, light fixtures located on arterial, collector and local streets, streetscape or landscape improvements, on-going surface transportation, storm water projects, new curb and gutter replacement, new sidewalks or the replacement of sidewalks along arterial, collector and local streets, and decorative masonry walls along arterial streets. Bus rapid transit or high-speed bus traffic are planned to be provided along major corridors, including connections to the Salt Lake Community College, major commercial areas and other major points of the community, such as City hall.

During the year 2012 flex lanes were installed along 5400 South from Bangerter Highway to Redwood Road. These flex lanes along 5400 South have increased traffic flow and have decreased traffic congestion. The travel lanes allow commuter traffic to move at appropriate rates during peak time hours, either eastbound or westbound. There have been five continuous flow intersections and dual left turn lanes that have been installed in Taylorsville recently on Bangerter Highway, Redwood Road and 6200 South. These lanes and intersections have also increased efficient traffic flow and decreased traffic congestion.

Thousands of vehicles travel Bangerter Highway and I-215 every day and are the main north-south travel routes (a portion of I-215 runs east and west). 2700 West and Redwood Road are also main arterials that traverse north and south in Taylorsville. The 5400 South continuous flex lanes project from Bangerter Highway to Redwood Road is the main east-west travel route. 6200 South, 4700 South (Taylorsville Expressway) and 4100 South are also main east-west travel routes.

**Race**

According to the 2000 U.S. Census the race/ethnic distribution of Taylorsville population includes the following:

<b>Population by Race/Ethnic Origins in 2000</b>		
Total Population	57,439	100 %
White	49,139	85.5%
Asian	1,745	3.0%
Native Hawaiian and Other Pacific Islander	904	1.6%
Black or African American	508	0.9%
American Indian and Alaska Native	589	1.0%

Some Other Race	3,087	5.4%
Claimed two or more Races	1,467	2.6%
Hispanic or Latino Origin (of any race)	7,022	12.2%

According to the estimated 2010 U.S. Census the race/ethnic distribution of Taylorsville population includes the following:

Population by Race/Ethnic Origins		
Total Population	58,652	100 %
White	45,889	78.2%
Asian	2,285	3.8%
Native Hawaiian and Other Pacific Islander	1,285	2.1%
Black or African American	1,104	1.8%
American Indian and Alaska Native	564	0.9%
Some Other Race	5,526	9.4%
Claimed two or more Races	1,999	3.4%
Hispanic Origin or Latino Origin (of any race)	10,931	18.6%

There are no concentrations of minority groups within the community. Besides Caucasians, Hispanics usually make up the largest part of each census tract. Within 9 of the 17 census tracts located in Taylorsville the minority population consisted of 25 to 40% of the population. The minority population of the 8 remainder census tracts in Taylorsville consists of less than 25% of the population. The Hispanic origin population includes people that can be part of another race. According to the U.S. 2010 Census 11,135 residents, 5 years or older speak a language at home other than English.

### **Annexation or Deannexation**

The Misty Hills residential area was considered part of the Taylorsville-Bennion Census Designated Place (CDP) in 1990. When the City of Taylorsville was incorporated in 1996, the Misty Hills area was not included within the City's boundaries. On May 2, 2001 the Misty Hills region (located on the southwest side) was annexed into the City. In 2001, this area had 401 residential homes. This area was included in the U.S. 2010 Census count. Because of the annexation there are approximately 1,239 additional people in Taylorsville. Currently all of the residential homes in the Misty Hills area are single-family homes. A cost benefit analysis will be provided whenever Taylorsville decides to annex any additional land in Kearns or elsewhere.

On July 1, 2007 the City of Taylorsville deannexed 22 acres to Murray and West Jordan on the south side the City. The City also annexed 1.8 acre from West Jordan. The land exchange cleaned up the boundary lines between the 3 cities and it also allowed the City of Murray to serve water and sewer to certain properties that was difficult for Taylorsville to serve.

### **AFFIRMATIVELY FURTHERING FAIR HOUSING**

- a. Provide a summary of impediments to fair housing choice.

The City is actively pursuing opportunities to furthering fair housing within the City. Many fair housing and equal opportunity regulations apply to protected classes. HUD prohibits housing discrimination throughout the United States. These protected classes include race, color, religion, sex, age, national origin, familial status and disability.

(1) Limited Price Diversity in Housing Inventory (providing high cost housing developments) –

The owner occupied housing inventory in Taylorsville has a relatively narrow price range limiting the potential for life-cycle housing opportunities. Families or protective classes desiring to remain in Taylorsville but looking for move up in the \$250,000 home price range or higher have limited choice in regards to living unit opportunities. The City's most recent housing plan, completed in 2006, lays out the need and policies for increased housing diversity. Higher home price diversity would be appropriate to reduce this impediment in Taylorsville. In Salt Lake County a home priced at \$250,000 is affordable to those households with at least a median income level.

During the past two years the City of Taylorsville has approved four subdivisions where the value of the single-family home will be over \$250,000, including the following:

- 1) 5184 South 2200 West – 54 lots
- 2) 1065 West 4800 South – 13 lots
- 3) 3011 West 6200 South – 4 lots
- 4) 4999 South Meadowview Drive (1000 West) – 4 lots

(2) Housing Plan –

Because of the lack of the home price diversity, the 2006 general housing plan needs to be updated. Additional policies or action statements to allow higher cost housing would be appropriate to give all protective classes the opportunity to live in Taylorsville. City staff realizes that home price diversity is an impediment to the protective classes. There are many facts about housing in Taylorsville that is provided in this One Year Consolidated Plan.

Currently there are two action statements in the housing plan that the City of Taylorsville desires to implement:

- 1) Review ordinances, codes, regulations, and the permitting process to eliminate requirements that discourage a diversity of housing types in the City.
- 2) Encourage private sector participation in meeting housing needs.

There is a best practice policy that states: Allow for the variation of lot sizes within a planned unit development and subdivision to provide for a variety of residents and their home size and affordability needs.

(3) Fair Housing Infrastructure –

The City of Taylorsville does not have a central location for individuals to submit any fair housing discrimination complaints. Currently fair housing complaints are submitted to the State of Utah Industrial Commission, Anti-Discrimination Division, the HUD office in Denver and the Community Development Department at Taylorsville City Hall. Several locations for submitting fair housing discriminating complaints are an impediment to Taylorsville. The protective classes are not being served appropriately.

The website for the U.S. Housing and Urban Development is HUD.gov. On the HUD home page connect to topic areas and housing discrimination. The complaint forms are available for the public. The public can also access the State of Utah Industrial Commission, Anti-Discrimination Division's web site. This web site is laborcommission.utah.gov/divisions/AntidiscriminationAnd Labor/fair\_housing. This division receives, mediates (for early resolution) investigates and resolves charges of housing discrimination. To create a complaint or a request on the City's website go to taylorvilleut.gov and click on A-Z Services and then complaints (create a request). Taylorsville realizes that Utah Legal Center and Disability Law Center receives housing discrimination complaints.

#### (4) Education –

Educating people regarding fair housing choice is a concern to the City of Taylorsville. Fair housing choice especially for the protected classes is an issue that should constantly be addressed. The City of Taylorsville is a catalyst to reduce any inappropriate fair housing impediments that occur in the community. The City has determined that they will educate the community in regards to fair housing issues. The City believes that a regional approach to educating the private industry is appropriate.

The following paragraphs are interesting facts concerning fair housing in Taylorsville:

According to the 2010 U.S. Census the Black, American Indian and Alaska Native and Other races have a lower percentage of ownership compared to rentals. The halting of apartments or other affordable housing may further affect the Black, American Indian and Alaska Native, and other races by reducing the affordable housing and limiting housing choices.

According to the 2010 U.S. Census 39% of the households in Taylorsville are below 80% of the median income. The stop of progress of rental housing, single wide manufacturing housing and other affordable housing may further affect these households or new households that are listed below the 80% median income category.

The lending institutions such as banks and credit unions, etc., have tightened their lending practices and have presented obstacles in order to obtain any type of home mortgage. The lending practices have undermined the housing market and have made it difficult for low-moderate income households and even higher income categories to own a single-family home, condominium or a townhome. However, during the past year some of these limited mortgage practices have been removed or been alleviated which has allowed lower income people to obtain mortgage loans.

The uncertainties of interest rate, collateral, and buyer risk have distressed the economy. These policies or regulations have affected fair housing choice or not allowing families or individuals housing availability.

In Utah the economy has improved a small amount during the last few years. However, a new mortgage system could be become law including revised housing subsidy programs to allow additional fair housing choice. The City of Taylorsville can abide by any effective housing lending practices.

(5) Tax Credit Apartments, Section 202 or another federal funded mechanism development project –

There are 6 census tracts in Taylorsville where the minority class is 31.9% to 39.8% of the census tract. These census tracts are located on the west side, just east of I-215 and in the two low moderate income tracts on the northeastern side of the City. The minority homeownership rate declined from 60% in 1990 to 50% in 2010. Roughly three-fourths of the Caucasian households owned their homes during 1990 to 2010. Thus, the overall decreasing homeownership rates in the City are entirely driven by the surge in minority rental rates. The increase of minority rentals has somewhat increased segregation. Segregation can impede fair housing choice and raises the risk of housing discrimination.

The overall poverty rate in Taylorsville in 2010 was 12.8% of all individuals or 9.7% of the total families. A minority resident was twice as likely to be poor as a non-Hispanic white resident. Minorities comprised with almost half of the total poor population. Poverty rates are highest among blacks, Hispanics and Asians with the lowest prevalence among the Native American population. Of the poor living in the City, 56% of them were non-Hispanic whites and 32.3% were Hispanics. Minorities accounted for 44% of the poor population, outnumbered by non-Hispanic whites by fewer than 700 individuals.

The City has no racially or ethnically concentrated areas of poverty, or the racially or ethnically population is not over 50% within any census tract. However, there are 3 census tracts in Taylorsville where the minority population is 10 percentage points above the county average of 26%. Within census tract (1135.14, in northeast Taylorsville), a large concentration of section 8 vouchers are held by low or extremely income people.

<b>Gross Rent in Taylorsville</b>	
Occupied Units Paying Rent	<b>5,059</b>
Less than \$200	<b>81</b>
\$200 to \$299	<b>47</b>
\$300 to \$499	<b>197</b>
\$500 to \$749	<b>1,460</b>
\$750 to \$999	<b>1,883</b>
\$1,000 to \$1,499	<b>1,178</b>
<b>\$1,500</b>	<b>213</b>

<b>Gross Rent in as a Percentage of Household Income</b>	
Occupied Units Paying Rent	<b>5,059</b>
Less than 15.0%	<b>269</b>
15.0 to 19.9%	<b>791</b>
20.0 to 24.9%	<b>603</b>
25.0 to 29.9%	<b>416</b>
30.0 to 34.9%	<b>593</b>
<b>35.0% or more</b>	<b>2,387</b>

*Source: 2010 U.S. Census*

A total of 2,980 households that are renting in Taylorsville are paying over 30% of their household income. This equals to 58.9% of all the rental occupied households in Taylorsville.

Also only 40% of all rental housing needs have been met for renters with incomes from 30% to 50% of the medium income in Taylorsville.

<b>Selected Monthly Owner Costs in Taylorsville</b>	
Occupied Units with a Mortgage	<b>10,622</b>
Less than \$300	<b>62</b>
\$300 to \$499	<b>417</b>
\$500 to \$699	<b>353</b>
\$700 to \$999	<b>1,396</b>
\$1,000 to \$1,499	<b>4,429</b>
\$1,500 to \$1,999	<b>2,715</b>
<b>\$2,000 or more</b>	<b>1,250</b>

<b>Selected Monthly Owner Costs as a Percentage of Household Income in Taylorsville</b>	
Occupied Units with a Mortgage (excluding units where SMOCAPI cannot be computed)	<b>10,449</b>
Less than 20.0%	<b>3,564</b>
20.0 to 24.9%	<b>1,960</b>
25.0 to 29.9%	<b>1,571</b>
30.0 to 34.9%	<b>917</b>
<b>35.0% of more</b>	<b>2,437</b>

*Source: 2010 U.S. Census*

A total of 3,354 households that are paying a mortgage on a home are paying over 30% of their household income.

The City currently has 331 tax credit apartments and a total of 61 section 202 apartments. Additional a federally funded assisted apartment project could be constructed in Taylorsville to allow protective classes to live south of Salt Lake City and West Valley City or allow protective classes to disperse.

There are households in Taylorsville that have severe cost burdens. Severe housing problems are defined as those housing units that have any one of the four following conditions: (1) a cost burden of at least 50% of income for housing and utilities, (2) incomplete kitchen facilities, (3) incomplete plumbing or (4) more than 1.5 persons per room. According to the U.S. Census Bureau the City of Taylorsville has approximately 1,520 renters with severe housing problems or 28% of total renters have severe housing problems. The City of Taylorsville has approximately 1,160 very low income (less than 50% of the median income) renters with severe cost burdens or 53% of the total very low income renters have severe cost burdens. A total of approximately 1,105 owner occupied households in Taylorsville have severe cost burdens.

Because of the above information taken from the U.S. 2010 Census, the City desires to build a federally assisted apartment complex. The apartment complex might be a senior housing project that also serves protected classes 55 years or up or a family housing project. The disabled senior could be targeted which is a protective class. In Taylorsville, 24.8% of all seniors ages 65 to 74 have a disability. 55.6% of all seniors 75 and older have a disability.

#### (6) Bus Routes and Bus Rapid Transit –

There is UTA fixed route bus service in Taylorsville. A UTA bus stops at an existing bus stop location approximately every 30-45 minutes, except there are a few bus routes on the north side of Taylorsville that run every 15 minutes. The existing UTA bus service is limited, therefore, making it difficult to commute on the bus. There is access to the UTA public bus transportation lines throughout Taylorsville including its arterial and collector streets. These streets include: 4000 West, 3200 West, 2700 West, a portion of 2200 West, Redwood Road, 6200 South, 5400 South, 4700 South, a portion of Atherton Drive, 3900-4100 South, and Bruin Boulevard (between 2200 West to Redwood Road). Many protective class people live along these bus routes which does give people the opportunity to commute to a job.

Many of those needing public transportation are required to walk a few blocks to a bus stop and ride a bus to the TRAX station in Murray and walk from a TRAX station or a TRAX light rail to work. A one way public transportation commute could be over an hour. For protective classes transit access to amenities including jobs is relatively weak. Because of the poor to fair bus service public transit would be an impediment to protective classes within Taylorsville. The UTA Para transit ADA program does serve the City of Taylorsville. The Para transit program is for people with physical, cognitive or visual disabilities who are functionally unable to independently use the UTA fixed route bus services.

#### (7) Transit Oriented Development (TOD) –

Currently the City of Taylorsville does not have a transit oriented district. The non existence of a transit oriented development would be an impediment to furthering fair housing. Protective classes currently do not have the opportunity to live in a transit oriented district in Taylorsville. The City does have an ordinance in the development code that allows for a transit oriented district or an overlay zone. The transit oriented district allows a mix of housing that could vary in price from being affordable for low-moderate income people or housing that accommodates middle income individuals/families and higher income individuals/families.

Residential units allowed within a TOD are single-family, twin home, and town homes. Commercial development is allowed in the TOD district. TOD's requires physical design that promotes human scale pedestrian activity (walkability) through development requirements including architectural elements, driveways, walkways, open space, landscaping, street design, and other pedestrian elements. TOD's encourage contacts between neighbors, quality housing for families in various states of the life cycle, discourages crime, reduces vehicle trips, and improves air quality.

#### (8) Lack of Public-Private Partnerships –

There a limited amount of public-private partnerships that have provided residential development within the City of Taylorsville. The lack of public-private partnerships which creates residential development has been an impediment or barrier to all protective classes. Many of these public-private partnerships create federal assistance residential development projects or publicly assisted residential projects that allow low-income people or protective classes the opportunity to live. Land costs can be reduced by public-private partnerships including innovative financing by developers with the assistance of the City, plus participation by nonprofit organizations and various housing trust funds and RDA set asides for affordable housing.

The City of Taylorsville has 6 RDA projects that have been adopted by the City Council, including the following:

2 Urban Renewal Project Areas (based on blight)

1. 5400 South and Bangerter Highway
2. 6200 South Redwood Road

3 Community Development Project Area (opt-in by taxing entities)

1. 5400 South and Bangerter Highway (same boundaries as the URA)
2. North Point (4100 South and Redwood Road)
3. Center Point (5400 South and Redwood Road)

1 Economic Development Project Area (jobs)

1. Bennion Point EDA (UDOT property 6200 South 3200 West)

Urban renewal project areas are required to set aside 20% of their tax increment financing (revenue) for affordable housing. The City desires to implement this requirement and provide additional affordable housing.

(9) Lack of Opportunity –

The U.S. Department of Housing and Urban Development has provided six measurements of opportunity for each census tract with which to quantify the number of important “stressors” and “assets” that influence the ability of an individual or family to access and capitalize on opportunity. Sustainability means places that are aesthetically pleasing, designed well, safe, and that effectively connect people to jobs, quality public schools and other amenities. The opportunity would be a prospect to achieve advancement or obtaining success. These six measurements of opportunity include the following: school proficiency index, job access index, labor market engagement, transit index, poverty index, and housing stability.

These six measures were aggregated to the City level using the population of each census tract within the City boundaries of Taylorsville. Using the population of each tract within the City boundaries of Taylorsville, the City received an overall opportunity score of 3.3 out of 10, 1.6 points below the county average. Though none of the individual indices exceeded the county average, job access in Taylorsville is equal to the county at 5.4. The lowest scoring indices in Taylorsville are school proficiency, a full 1.9 points below the county average and labor market engagement 1.4 points below the county. Both of these scoring indices could be an indirect result of the fairly high individual poverty rate in the City of 12.8%. The City of Taylorsville 3.3 low opportunity score is somewhat an impediment to the protective classes located in Taylorsville.

If residents are not gainfully employed in jobs with livable wages, they are less likely to be engaged in the labor market. Thus, there is even less money generated from taxes going into the public schools in the City. This can then affect the future opportunity of the children from protected classes living in Taylorsville and attending public schools.

The neighborhood school proficiency index uses school-level data on the performance of students on state exams to describe which neighborhoods have high-performing elementary schools and which have lower performing elementary schools. These exams include reading and math.

(10) Disabled –

Currently there are scattered housing units or group homes available to persons with disabilities. These group homes are located throughout Taylorsville, which serve people with mental, developmental and physical disabilities.

The 1991 Fair Housing Act requires a small percentage or share of handicapped housing units. Under the amended Fair Housing Act every unit in multifamily projects with an elevator and four or more units must meet accessibility standards. For multifamily projects of four units or more with no elevator all units on one floor must meet accessibility standards. Multi-family units constructed before 1991 were not required to have handicapped units. Since 2003, the International Building Code (IBC) has required that 2% of the units in buildings of 20 units or more meet Type A accessibility standards. In addition any federally assisted multifamily housing projects of 5 units or more built since 2003 are required to have 5% of the units Type A accessible. Type A accessible units are in demand for people who require a wheelchair. The following chart explains the number and percentage of people in Taylorsville with some type of disability.

Persons with Disabilities		
Age	Population with a Disability	Percent of Age Group with Disability
Under 18 years	436	2.7%
18 to 64	3,051	8.2%
65 +	1,883	37.7%

Source: U.S. 2010 Census

The following chart explains the number and percentage of people in Taylorsville with one disability or two disabilities.

Persons with Disabilities			
Age	Population with one Disability	Population with two or more Disabilities	Percent of Age Group with Disability
5 to 17	210	147	2.9%
18 to 34	600	290	5.4%
35 to 64	1,268	893	10.4%
65 to 74	504	223	24.8%
<b>75 and older</b>	<b>501</b>	<b>655</b>	<b>55.6%</b>

Source: U.S. 2010 Census

A total of 9.2% of the civilian noninstitutionalized population reported a disability. According to the Department of Workforce Services in the year 2012 a total of 1,627 disabled people were on public assistance. There are disabled people that live in Taylorsville that complain that their single-family home does not meet their needs as far as handicapped exterior or interior access. Single-family homes or owner occupied dwelling units are not required to meet the 1991 Fair Housing Act or meet handicapped accessibility requirements.

Taylorsville is concerned that the disabled protective class are not being served appropriately with established handicapped building codes required by the federal government, especially single-family homes that do not require handicapped building codes. Visibility and accessibility for such individuals can only be improved through changes in international building codes, education and awareness of home builders and home buyers. Social Security data from the Social Security Administration provides information that employment disability by zip code was used to provide some sense of the geographic distribution of disabled persons in Salt Lake County. One of the greatest areas of concentration of disabled persons is in Taylorsville.

(11) Large Families (5 persons or larger) –

According to the 2010-2012 American Community Survey a total of 16.5% (3,259) of the households in Taylorsville are occupied by 5-person households or more. A total of 1,175 rental occupied (5-person or more) households are located in Taylorsville. A total of 2,084 owner occupied (5-person or more) households are located in Taylorsville. According to the 2010 U.S. Census, a total of 5,543 housing units have 4 bedrooms and a total 3,230 housing units have 5 or more bedrooms. This number includes 42.1% of the housing stock. However, the City is assuming that most of these units are homeowner units. The following are the number of total occupied units and owner and rental households:

<b>City of Taylorsville Owner Occupied Housing</b>	
Total Occupied Units	<b>19,633</b>
Owner Occupied	<b>13,604</b>
1-person household	<b>2,799</b>
2-person household	<b>4,514</b>
3-person household	<b>2,244</b>
4-person household	<b>1,973</b>
5-person household	<b>991</b>
6-person household	<b>437</b>
<b>7-person household or more</b>	<b>656</b>

<b>City of Taylorsville Rental Occupied Housing</b>	
Total:	<b>19,633</b>
Rental Occupied	<b>6,029</b>
1-person household	<b>1,779</b>
2-person household	<b>1,358</b>
3-person household	<b>1,002</b>
4-person household	<b>715</b>
5-person household	<b>602</b>
6-person household	<b>314</b>
<b>7-person household or more</b>	<b>259</b>

*Source: 2010-2012 American Community Survey*

According to the Department of Workforce Services in the year 2012 a total of 2,912 large families were receiving public assistance. Many of these large families are part of the protective individuals living in Taylorsville, including families that are renting. An impediment to fair

housing choice is that there is a lack of 3 or 4 bedroom apartments located in Taylorsville. The demand for apartment rental units of 4 or more bedrooms exceeds the supply. The lack of a 3 or 4 bedroom apartment complex is somewhat of an impediment to the protective classes.

2. Identify Actions Taken to Overcome Effects of Impediments Identified in regards to the Taylorsville Fair Housing Action Plan

(1) Limited Price Diversity in Housing Inventory (providing high cost housing developments) –

The City has approved private sector proposed subdivisions in the past. The construction of single-family homes should cost over \$250,000 to diversify the variety of housing in the City. The Taylorsville planned unit development ordinance requires a design review by the Planning Commission. This design review requires aesthetic building materials that could value the homes to be over \$250,000. The City will continually master plan and zone property in the City to allow residential units to be valued over \$250,000.

The City of Taylorsville will continue to review any subdivision applications when they are submitted. The City of Taylorsville will continue to encourage and support subdivision housing development or the private sector to build single-family homes that are over \$250,000.

(2) Housing Plan –

Provide an updated Taylorsville general housing plan to examine housing diversity and the effectiveness in mitigating the lack of price diversity impediment. This housing plan update is planned to be adopted in the next couple of years.

(3) Fair Housing Infrastructure –

The City of Taylorsville desires regional cooperation to be implemented. The process of complaining about housing discrimination could be more organized. A central location should be provided to submit any fair housing discrimination complaints. This central location would assist any protective classes from housing discrimination. The City of Taylorsville is willing to be part of the process of providing a central location for any fair housing discrimination complaints.

(4) Education –

The City has determined that they will educate the community in regards to fair housing issues. During program year 2014-15 the City will educate agencies in regards to fair housing. This fair housing education will be completed by posting bulletin boards, providing fair housing printed material and fair housing public information on the City's website. The City will also explain what fair housing choice is through the Taylorsville/Kearns newspaper in program year 2014-15.

Every year the Utah Apartment Association provides a Fair Housing Education Conference and Trade Show, educating the public and the housing industry. Other educational opportunities should be available to be attended by protective classes as well as the private industry including apartment landlords and management, banks, credit unions, realtors, housing material business providers, other private agencies, and other quasi government agencies in regards to furthering fair housing. Educational opportunities should be available through regional cooperation.

(5) Tax Credit Apartments, Section 202 or another federal funded mechanism –

The City currently has a limited supply of vacant land zoned for multi-family or apartments. The City of Taylorsville is currently 96% built out. Existing property zoned for multi-family apartments or land that could be rezoned and master planned should allow for an additional tax credit apartment project. A redevelopment residential project could be constructed. The City's high density housing associated with a planned unit development is allowed to be 5 to 15 dwelling units per acre (not including the RM-S zone). Without a planned unit development high density development is allowed to be 4 to 12 units per acre. The RM-S zone (senior housing zoning) allows up to 40 units per acre. The lack of a federal funded high density complex is a small impediment to protective classes. The City desires within the next four years that an additional tax credit apartment will be constructed. The Taylorsville Economic Development Department is trying to accommodate a federally funding apartment project.

(6) Bus Routes and Bus Rapid Transit –

The U.S. Department of Housing and Urban Development considers access to the transportation network as an important access for fair housing choice, including serving protective classes. However, currently there is a gap or no TRAX or bus rapid transit system throughout Taylorsville. Many of the cities in the Salt Lake Valley have access to the TRAX (light rail) or the bus rapid transit system. There is a study area currently within the Murray-Taylorsville region where a bus rapid system could be installed to serve low-moderate income people and anyone in the area. An environmental review has been provided for the proposed project. A study bus rapid transportation route is under review or analysis through Taylorsville, from 4800 South to Salt Lake Community College. The route is located on 4800 South, Sunstone Road, Atherton Drive, 4500 South and Redwood Road. If the route is approved transportation/pedestrian improvements would be provided along its path.

(7) Transit Oriented Development –

Transit oriented development allows protective classes to rent or buy a home and it can allow protective classes to shop and be served. Because Taylorsville is 96% built out a TOD might be difficult to accommodate because it might be associated with redevelopment. However, the City of Taylorsville desires to provide a transit oriented development within an area in Taylorsville.

(8) Public-Private Partnerships –

The City of Taylorsville desires to explore options to encourage private-public partnerships to increase housing development. Public-private partnerships often use private-sector investments to finance a public project when sufficient public funding is not available. For example, a city government might be indebted, but a private enterprise might be interested in funding the project's construction in exchange for receiving the operating profits once the project is complete. An example of a public-private partnership could be formed to build and operate a tax credit apartment in Taylorsville within the next four years.

(9) Opportunity –

The City is actively pursuing additional employers that are employed in jobs with livable wages. The Taylorsville Economic Development Department is actively pursuing additional employers and jobs. The City is actively pursuing low-moderate income jobs. Utah Workforce Services and

Salt Lake Community College are activity pursuing and assisting people to obtain a job with livable wages or other trade and service jobs.

(10) Disabled –

The City will continue to meet the international uniform building code in regards to accessibility requirements, including the 1991 Fair Housing Act and any revisions in regards to handicap accessibility requirements. The City will support any other programs such as the HUD 811 program with provides small rental projects for very low income and extremely low income disabled adults. The City will accept any regional support to outreach or inform landlords of any “reasonable accommodation” in single-family, condominiums, townhome or other type of housing unit. The City will also continually provide or approve handicapped ramp sidewalks on public right of way or in private developments in the future. The City will be open to any reasonable accommodations to assist any person with disabilities including wheelchair accessibility.

Since 1991, the Salt Lake County Building Department and Taylorsville Building Department (the City has been incorporated since 1996) have been meeting all FHA accessibility standards.

(11) Large Families (5 or more people) –

The City of Taylorsville will encourage the private sector to build apartments that have 3 to 4 bedrooms in Taylorsville. Three or four bedroom apartments will give large families the opportunity to live in Taylorsville or in rental apartments. Private-public partnerships can be created to construct apartments in appropriate locations that are three or four bedrooms. The City desires a three or four bedroom rental apartment complex to be built in Taylorsville in the next four years.

**Other Information Concerning Protective Classes**

Rehabilitation of Existing Housing Stock

The City promotes the rehabilitation of the existing housing stock. Safety, aesthetics and the function of residential units are important. The deterioration of the housing stock can necessitate significant costs to the low-moderate income household or individual. The City desires to avoid significant rehabilitation costs for any property owner, especially low income owners. Code enforcement (or neighborhood compliance) is also important to bring substandard units and properties into compliance with ordinances and to improve overall housing conditions. There are some neighborhood areas in Taylorsville that are only in fair condition. These are neighborhoods that the City desires to focus on in regards to code enforcement. There are a few homes located in the 4800 South 1175 West area that are over 50 years old and would need rehabilitation. Grants or low-interest loans can assist low-moderate income owners. The Assist Emergency Home Repair (ASSIST) program was allocated \$80,000 in program year 2014-15. Approximately 80 emergency housing rehabilitation projects and accessory modification projects will be rehabilitated with these funds in program year 2014-2015. There is currently funding available through the HOME homeowner rehabilitation assistance program.

The City desires to rehabilitate approximately 400 homes during the next 5 years with CDBG federal funds. The City desires to rehabilitate a minimum of 2 housing units through the HOME homeowners rehabilitation program in program year 2014-15.

## Minority Population

In Taylorsville, the minority population has increased from 4,538, which included 8.6% of the population in 1990 to 17,346 in 2010 or 29.2% of the population. The white (non Hispanic) population decreased from 49,054 (93.7% of the population share) in 1990 to 45,889 (78.2% of the population share) in 2010. Therefore, the share of the minority population in Taylorsville has increased 20.6% in 20 years. The U.S. Census has defined the minority population as anyone who is not white.

The Hispanic population includes those who are mixed with other races. In 2010 the Hispanic population includes 10,931, or 18.6% of the population. In 1990 the Hispanic population includes 2,730, or 5.2% of the population. The Hispanic population increased 13.4% in 20 years and increased 8,201 in 20 years. The Hispanic population is the largest minority population in Taylorsville. In 2010, the Asians are second largest minority population in Taylorsville at 3.9% (2,285 population).

The homeownership rate for whites (non Hispanic) was 73% in 1990 and in 2010 the white (non Hispanic) homeownership rate was 75.3%. The minority homeownership rate has decreased from 60.1% in 1990 to 49.6% in 2010. The rental tenure rate for whites (non Hispanic) was 27% in 1990 and in 2010 the white (non Hispanic) rental tenure rate was 24.7%. The rental tenure rate for minorities increased from 39.9% in 1990 to 50.4% in 2010. This dip in the minority homeownership rate and the increased rate of minorities renting is a concern for the City of Taylorsville.

The total rental households for the white (non Hispanic) population in 1990 was 3,905 or 88% and the total rental households for the minority population in 1990 was 533 or 12%. The total rental households for the white (non Hispanic) population in 2010 was 3,823 or 63.9% and the total rental households for the minority population was 2,159 or 36.1%. The minority rental households increased over 3 times within 20 years.

The total households for the white (non Hispanic) population in 1990 was 14,457 or 91.5% and the total households for the minority population in 1990 was 1,335 or 8.5%. The total households for the white (non Hispanic) population in 2010 was 15,480 or 78.3% and the total households for the minority population in 2010 was 4,281 or 21.7%. The total minority households increased 13.2% in 20 years.

Currently there are 17 census tracts within the City. In 2010 the highest minority population concentration in Taylorsville was within 9 census tracts. This minority population concentration consists between 25% to 39.8% of the total residents within each tract (a total of 9 tracts). These 9 census tracts are located on the west, north central and the northeast sections of Taylorsville. This information compares to the year 2000 where the minority population totaled 20.1% of the population or 11,537. In the year 2000 the highest concentration percent of minorities were both 26% within two census tracts.

As the minority population continues to climb the City should be more aware of their housing needs. The minority share which exceeds 50% would show minority housing concentrations; however, the City's highest minority concentration in the year 2010 is 39.8%. In 2010 minority owner-occupied housing units totaled 2,122. This total share of owner-occupied units for minorities in Taylorsville was 15.6%, compared to 84.4% of the white (non Hispanic) population within owner-occupied units (11,482 units).

In 2010 Taylorsville's Hispanic population had a total of 2,685 households with 1,326 Hispanic owner households and 1,359 Hispanic renter households.

Mortgage lending practices are a major contributing factor to this widening homeownership gap. From 2006 to 2011, the mortgage approval rate for non-Hispanic whites selecting Taylorsville properties have hovered near or above 70% across nearly all income levels. On the other hand, income levels have been a major factor in determining Hispanic approval rates, which increased from 43% for those earning less than \$35,000/year to nearly 70% for those earning between \$119,000 and \$173,000 annually. Furthermore, 36% of the approved loans given to Hispanic applicants selecting Taylorsville properties from 2006 to 2011 were considered high interest - more than 2.5 times the rate for non-Hispanic white applicants, which was 14%. Thus, the higher prevalence of high-interest loans among Hispanics/Latinos could lead to a higher likelihood of foreclosures. The ensuing lack of housing stability adds to the layers of opportunity gaps between Hispanics and non-Hispanic whites. The above information in this paragraph was received from the Salt Lake County Home Mortgage Disclosure Act (HMDA) and the MSA.

Recent HMDA data shows that the mortgage application denial rate for Hispanics in Salt Lake County is about double the rate for white non-Hispanics. This difference can't be explained by income. After adjusting for income the difference in denial rates remains unchanged. This type of impediment needs to be resolved at a regional level.

There are other impediments hindering minorities or protective classes that are associated with the region. Lack of fair housing regional collaboration, the lack of testing for housing discrimination and the lack of HUD vouchers holders need to be solved at a regional level. The City of Taylorsville would work as an entity that could assist with eliminating these impediments to affirmatively further fair housing.

### **Other Statistics Regarding Protective Classes**

#### **Very Low and Low Household Incomes**

The American Community Survey was created by the U.S. Census Bureau to determine the estimated 2010 household incomes in Taylorsville (as well the USA). In the year 2010, approximately 7,457 households in Taylorsville had incomes of less than 80% of the median income. 39% of the households in Taylorsville in 2010 had incomes less than 80% of the medium family income. This percentage went up 4% from 2000 to 2010. In the year 2010, approximately 3,368 of the households in Taylorsville had low incomes (51% to 80% of the medium income). These households include 17.7% of all the households in Taylorsville. In the year 2010, approximately 4,089 households had incomes less than 51% of the City's medium family income. These households are considered very low-income households and include 21.3% of all the households in Taylorsville.

Unfortunately, currently the U.S. 2010 Census does not provide comparison of households by race to 80% of the City's medium family income. The 2010 US Census does not provide income per capita by race either. Therefore, the City cannot provide these comparisons. Because first time homeowner single-family homes are usually available to purchase in Taylorsville, there seems to be an adequate supply of housing in Taylorsville. However, people under 60% of the medium income have few choices to become a homeowner in Taylorsville. For the most part people under 60% of the medium income need housing assistance from other financial resources. Also some citizens 60 to 80% of the medium income have a difficult time being a homeowner depending on their circumstances.

## Poverty Status

According to the U.S. 2000 Census, 652 families (4.5% of the total families) in Taylorsville were in poverty status. 3,391 individuals were in poverty status, in which 206 were 65 years and over, and 1,232 were children 17 years and younger. According to the U.S. 2010 Census Bureau or the American Community Survey, 1,307 families (9.7% of the total families) in Taylorsville were in poverty status. 7,507 individuals (12.8% of all individuals) are in poverty status, in which 239 were 65 years and over, and 3,562 are children 17 years and younger. As stated above the poverty status in the City has increased over two times from the year 2000 to 2010. The City of Taylorsville is concerned with the poverty issue. Many of these people need additional resources that they cannot afford. Fair housing choice for people in poverty is important to the City of Taylorsville.

The following table describes important general housing characteristics specified by the U.S. 2010 Census data that has been provided for Taylorsville:

General Housing Characteristics	
Total Units	20,671
Total Households	19,761
Vacant Units	910
Homeowner Vacancy Rate	1.2%
Rental Vacancy Rate	8.0%
Vacancy Rate	4.4%
Owner Occupied Housing Units	13,779 – 69.7%
Renter Occupied Housing Units	5,982 – 30.3%
Average household size of owner-occupied unit	3.07
Average household size of renter-occupied unit	3.02
Family Households (families)	14,487 – 73.3%
Nonfamily households (unrelated residents living together or residents living alone)	5,274 – 26.7%
Average household size	2.96
Average family size	3.43

Other Selected Social Characteristics in Taylorsville Associated with Protective Classes		
Household By Type	Number	Percent
Total Households	19,761	<b>100%</b>
Family households (families)	14,487	<b>73.3%</b>
With own children under 18 years	6,711	<b>34.0%</b>
Married couple family	10,845	<b>54.9%</b>
With own children under 18 years	4,878	<b>24.7%</b>
Male householder, no wife present, family	1,144	<b>5.8%</b>
With own children under 18 years	515	<b>2.6%</b>
Female householder, no husband present, family	2,498	<b>12.6%</b>

With own children under 18 years	1,318	<b>6.7%</b>
Nonfamily households	5,274	<b>26.7%</b>
Householder living alone	4,069	<b>20.6%</b>
Male	1,719	<b>8.7%</b>
65 years and over	322	<b>1.6%</b>
Female	2,350	<b>11.9%</b>
65 years and over	1,000	<b>5.1%</b>
Households with one or more people under 18 years	7,697	<b>39.0%</b>
<b>Households with one or more people 65 years and over</b>	<b>3,961</b>	<b>20.0%</b>

Source: 2010 U.S. Census

Population by Race/Ethnic Origins		
Total Population	57,439	100%
White	49,139	85.5%
Asian	1,745	3.0%
Pacific Islander	904	1.6%
Black	508	0.9%
American Indian/Eskimo	589	1.0%
Other Race	3,087	5.4%
Hispanic or Latino Origin (of any race)	7,022	12.2%

Those who are White, Black, Asian, Pacific Islander, or multi-race may also be counted as being Hispanic

Source: 2000 U.S. Census

Population by Race/Ethnic Origins		
Total Population	58,652	100%
White	45,889	78.2%
Asian	1,745	3.0%
Pacific Islander	904	1.6%
Black	508	0.9%
American Indian/Eskimo	589	1.0%
Other Race	3,087	5.4%
Hispanic or Latino Origin (of any race)	7,022	12.2%

Those who are White, Black, Asian, Pacific Islander, or multi-race may also be counted as being Hispanic

Source: 2010 U.S. Census

## Housing Tenure

The following chart explains the percentage of each race/ethnic group that either own or rent occupied housing:

	Total Units	Percentage of Total
Homeowners (owner occupied)	13,779	69.7%
Renters (rental occupied)	5,982	30.3%
Female Headed Households	2,498	12.6%

Source: 2010 U.S. Census

## Type of Tenure

Tenure of groups: Owner and Renter Occupied						
Taylorsville	White	Black	American Indian and Alaska Native	Asian	Hispanic	Some Other Race

Tenure Proportion	O	R	O	R	O	R	O	R	O	R	O	R
O – Own	78%	22%	34%	66%	40%	60%	68%	32%	52%	48%	49%	51%
R-Rent												

Source: 2010 U.S. Census

## Education

The following shows the percentage of each ethnic population in Taylorsville with high school diplomas or high education, who are 25 years or older.

Education Race/Ethnic Group			
White	Hispanic	Asian	Other Races
25,570	3,428	822	1,265
91.8%	71.5%	76.8%	70.4%

Source: American Community Survey 2005-2007

## Protected Classes and Complaints

The following defines each protected class: Race: Any group, class of person including any combination of various physical characteristics such as skin color, facial form or eye shape. Color: Skin complexion of a particular people or race. Religion: The body of persons adhering to a particular set of beliefs and practices. Sex: Gender. Age: Year in age. National origin: Where a person was originally born. Familial status: A protected class of people who live in a

household with one or more persons under the age of 18 years and are the parent, legal guardian or custodial adult for the minor. Disability: a person who is physically or mentally handicapped.

In Taylorsville there were 4 alleged housing discrimination complaints filed with the State of Utah Industrial Commission, Anti-Discrimination Division between January 1, 2007 to June 30, 2012. The City will continue to cooperate with the Utah Industrial Commission, Utah Anti-Discrimination Division.

- 1) A complaint of discrimination based upon National Origin-Hispanic by being denied housing. It was withdrawn from the Utah Industrial Commission office after the Complainant successfully settled the complaint with the housing provider. The Complainant was able to rent the property for a full year after previously being denied housing.
- 2) A complaint of discrimination was based upon race (black). The State of Utah issued a no cause determination as there was no indication that discrimination had occurred.
- 3) A complaint of discrimination was based on disability (mental and physical disability). The State of Utah issued a no cause determination as there was no indication that discrimination had occurred.
- 4) A complaint of discrimination was based upon retaliation. The State of Utah issued a no cause determination as there was no indication that discrimination based upon retaliation had occurred.

Some families or individuals that may not have good values may be discriminated against because the seller does not like their values, or may believe that the client will put the home in disarray. This could happen especially when the buyer may be on the border of being able to afford the home. These kinds of complaints are hard to detect and usually formal complaints are not issued. Many times complaints are not issued because the complainant believes the process to file the complaint is burdensome, or he/she may believe it costs too much money to process the complaint.

There have been discrimination complaints with rental management companies concerning assistance animals. Handicapped clients may be discriminated against because of rental agencies not allowing pets in their complexes. In regards to an apartment complex, handicapped clients may not have access to handicapped parking because management may not provide enough handicapped stalls on the property site.

Certain property owners may not allow people of different nationalities or ethnic origins other than Caucasians to occupy (rent or own) a home or an apartment. The property owner or manager may believe that certain minority citizens who can afford the home will degrade the integrity of the home and/or neighborhood because of their different culture or lifestyle. Minorities and single women have not been treated fairly to housing access.

Some landlords have not allowed children to occupy the home or are unwilling to rent to large families. Some landlords do not desire children to degrade the valuation of the home and property. Single parent households with many children are also vulnerable to housing discrimination. This discrimination action is hard to detect.

### **Long Range Planning Committee**

The City of Taylorsville is actively involved with the Long Range Planning Committee to address all issues related to barriers that limit the development of affordable housing and to assist the

homeless. The Ten Year Plan to End Chronic Homelessness which is prepared by the Salt Lake County Council of Governments is supported and accepted by the City of Taylorsville. The main purpose of the Ten Year Plan is to provide services for the homeless and low income households. The Ten Year Plan also provides a plan to support housing for the homeless and low income individuals and households.

### **Salt Lake County Consortium Housing Committee**

The City of Taylorsville supports the Salt Lake County Consortium Housing Committee. The Salt Lake County Consortium has allocated a certain amount of HOME funds every year from the federal government. This committee is made up of representatives of Salt Lake County and other organizations of Salt Lake County. The Salt Lake County Consortium Housing Committee reviews requests for HOME funds and then makes its recommendations to the Salt Lake County Mayor on whether to fund a housing project and how much should be funded. This housing is provided throughout Salt Lake County.

### **Good Landlord Program**

The City of Taylorsville has adopted a Good Landlord Program. This program allows landlords to agree to run background checks on an applicant and it also refuses to rent to tenants with certain criminal backgrounds. Landlords agree to eliminate code violations and public nuisances while controlling and preventing illegal activity on rental properties that impact the quality of life within the City's neighborhoods. There is a certain fee for each unit that is rented to the public. This program should meet all HUD fair housing laws or regulations.

### **Zoning Ordinance, Zoning Map and Multi-Family Housing**

The main reason the area of Taylorsville became a City in 1996 was because of the negative sentiment of apartments. At the time (in 1996) the highest density in Taylorsville was 9 units per acre (in 1998 it was changed to 12 units maximum per acre). In July 2012, the City provided a new zoning ordinance which allows up to 4 to 40 units per acre in a specific planned unit development area. Senior housing can be a maximum density of 40 units per acre. In 2013, the ordinance was changed with a planned unit development currently allowing 5 to 15 dwelling units per acre (not including the RM S zone). Without a planned unit development high density development is allowed to be 4 to 12 units per acre. The density allowed for a PUD in all residential classifications can be up to 125% of the underlying zone in which it is located (except RM-S zones). The increased allowed density can allow the developer to supply reduced costs for new constructed housing. The new zoning map provides scattered medium and high density zones throughout the community therefore, allowing protective classes the opportunity to live in Taylorsville.

The City's moderate income housing plan states that the amount of affordable housing may be sufficient as far as "fair share" is concerned. According to a 2010 U.S. Census Bureau report, renter occupied units as share of total occupied units' totals 30.3%. This is due to apartment building and other units that have been rented out such as single-family homes, condominiums, town homes, and twin homes. Multi-unit apartments total approximately 28% of all residential units in Taylorsville. Many of the multi-family housing projects in the City of Taylorsville are in appropriate locations. These multi-family developments serve as a buffer between commercial development and low density development, or a buffer between low density development and collector or arterial streets. Therefore, the development pattern of apartment complexes in Taylorsville seems appropriate.

From 1996 through 2013, 1,365 multi-family housing units and 30 duplex units were issued building permits, compared to 1,287 single-family housing units issued during the same time period. Therefore, the City has concentrated on providing multi-family units.

### **Moderate Income Housing Plan**

The City of Taylorsville has a moderate income housing plan that the City Council adopted. This plan determines what type of housing the City desires for the community. The City does support additional low and moderate income housing in the community. The City desires to diversify the type of housing in the community and encourage a full range of housing types.

### **Affordable Housing in Taylorsville**

The City has the following supply of affordable housing. The type of financing is also stated. There are also many other conventional multi-family apartment projects located within Taylorsville that are not listed below.

Mulberry Park – 5287 South 3600 West – 80 apartment units – low income tax credits

Bridgeside Landing – 556 West 4500 South – 150 apartment units – low income tax credits

Legacy Village Apartments – 6256 South Gold Medal Drive (3500 West) – 101 apartment units (seniors) – low income tax credits

Taylorsville Senior Apartments – 4764 South Plymouth View Drive (1600 West) – 61 apartment units (seniors) – section 202 and HOME funds

### **Public Housing**

Salt Lake County Housing Authority duplexes – Approximately 1145 West 4735 South – 34 units – There are also 10 additional Salt Lake County Housing Authority units scattered throughout Taylorsville

As of March 2014, Taylorsville has a total of 159 units that were issued section 8 vouchers under the Salt Lake County Housing Authority.

As of March 2014, Taylorsville has a total of 43 units that were issued section 8 vouchers under the West Valley City Housing Authority.

Salt Lake City Housing Authority has issued scattered section 8 vouchers throughout Taylorsville.

There are a total of 909 mobile homes located within 3 mobile home parks within the community. The mobile home parkas are all located in census tract 1135.14. This census tract has the highest minority population within the City (39.8%), the highest density of poor and the highest concentration of section 8 vouchers.

Recently the City allocated \$360,000 HOME funds to the Taylorsville Senior Affordable Housing Living Center. A total of 61 units are included with the Taylorsville Senior Center. This funding is used to overcoming impediments to fair housing choice. The Utah Non Profit Housing

Corporation owns and operates the Taylorsville Senior Affordable housing facility and is responsible that all people regardless of race, ethnicity, color, sex, religion, national origin, familial status and disability obtain fair housing choice. All clients are treated fairly in regards to who lives in the apartment complex. HUD section 202 funding was also allocated to the Taylorsville senior affordable housing living center.

**Average Price of a Single-Family Home (including Mobile Homes)**

The following chart explains the average price of a single-family home (including mobile homes) in Taylorsville. The information came from Salt Lake Board of Realtors Multiple Listing Services and is listed by zip code. There are currently two zip codes within the City of Taylorsville (84129 and 84123). Zip code 84129 is strictly Taylorsville’s zip code. 84123 zip code overlaps in other jurisdictions (Salt Lake County and Murray). A certain percentage of homes from zip code 84123 were included in Taylorsville. In the year 2013 with both zip codes the City could determine the average single-family home price in Taylorsville. Salt Lake County is also included in the comparison. Taylorsville has an average price of home that is low compared to many communities in Salt Lake County.

Single-Family Sales Activity Report in 2013				
Entity	Average Single-Family Home Sales Price	Total Single-Family Homes Sold	Single-Family Home Average Days on the Market	
Taylorsville	\$216,151	420	56	
Salt Lake County (including incorporated cities)	\$279,667	11,782	57	

*Source: Salt Lake Board of Realtors Multiple Listing Services*

**Incentives**

The City understands the need to increase fair housing opportunities and to provide housing to Taylorsville’s protective classes. The incentives listed below were adopted by the City in July 2012 and are located in the Taylorsville development code. However, the group home ordinance was approved by the City in 2006 to allow mental, developmental and the physical disabled to live in a group home. Revisions to the development code were adopted in 2013 and 2014.

The following incentives are provided in Taylorsville’s development code to further fair housing and to allow protective classes to live in Taylorsville:

**Accessory Units**

Accessory units are allowed to be attached to a single-family home in the R-1 and R-2 zones. No more than 30% of the single-family home can be occupied by the accessory unit. The total floor area cannot be greater than 800 square feet, (maximum of two bedrooms). The exterior of the accessory unit should appear to be very similar to the single-family home. Accessory units are allowed as an administrative conditional use.

The City desires to approve a minimum of 10 accessory units within the next 5 years.

## Extended Living Areas

Extended living areas are allowed to be attached to a single-family home in the R-1 and R-2 zones. Extended living areas shall be used for extended family members only or for employed household maintenance personnel on a nonrental basis. Extended living areas are allowed as an administrative conditional use. The exterior of the extended living area should appear to be very similar to the single-family home.

The City desires to approve a minimum of 5 extended living areas in a single-family home within the next 5 years.

## Guesthouse

A guesthouse will be considered for an administrative conditional use on a lot containing at least 1/3 acre which has an existing owner occupied single family dwelling unit, or where a building permit has been issued and construction is in process for the single family dwelling on a lot 20,000 square feet or larger. The guesthouse should be a separate building than the existing or future constructed single-family home on a lot. In no case shall the area of a guesthouse comprise more than 75% of the footprint area of the principal dwelling and have no more than one bedroom. This square footage will be considered part of the allowable square footage for the respective zoning district for accessory structures.

The City desires to approve a minimum of 5 guest homes during the next 10 years.

## Mix Use Housing

The Mixed Use zones are established to provide a zone next or near to City transportation corridors and mass transit. The zone allows many different uses. The intent of this zone is to create self-sustaining villages which allow residents to walk to residential units, work, services, retail establishments and recreational facilities. The zone is intense to create different types of land uses and building mass to create a walkable neighborhood. Coverage for both buildings and paved areas can be a maximum of 85%, thereby reserving a minimum of 15% for landscaped areas and open space. No unit density provisions are associated with a Mixed Use Zone except for land and height constraints. Multi-family and single-family homes are allowed as permitted uses in the Mixed Use Zone. Traditional neighborhood designs standards are both encouraged or required in a Mixed Use Zone. The mixed use zone gives incentives to developers to provide affordable housing or to further fair housing.

The City desires to approve a minimum of two mixed housing projects during the next 10 years.

## Group Homes

There are group homes located throughout Taylorsville, which serve people with mental, developmental and physical disabilities. Group homes are a permitted use in the R-1 and R-2 zones. In program year 2005-06 the City adopted an ordinance regarding residential facilities for elderly persons and persons with a disability to comply with recent amendments to the State of Utah Land Use and Development Management Act. This ordinance was revised in July 2012. This ordinance allows elderly persons or persons with a disability to live in a residence. Up to a total of 8 disabled persons can live in a dwelling unit if reasonable accommodations are provided.

The City desires a minimum of 10 group homes during the next 10 years.

#### Apartments

The City of Taylorsville allows up to 40 units per acre in a RM-S zone (residential multi-family zone for seniors). This zone allows only senior housing which includes the senior disabled. The City will continue to allow this type of senior housing. All planned unit developments in all residential zones need to be a minimum of 2 acres (except in an RM-S zone the minimum size is one acre).

The City does accommodate or allow high density housing in the RM-4, RM-6, RM-8, RM-10, and RM-12 zones. The City's high density housing associated with a planned unit development is allowed to be 5 to 15 dwelling units per acre (not including the RM-S zone). Without a planned unit development high density development is allowed to be 4 to 12 units per acre. The density allowed for a PUD in all residential classifications can be up to 125% of the underlying zone in which it is located (except RM-S zones).

The City desires to approve a minimum of 195 apartments during the next 10 years to serve any existing or incoming low-moderate income people.

Single-family homes, townhomes, duplexes and twinhomes.

According to the Taylorsville Development Code, single-family homes (including mobile homes), townhomes, duplexes and twinhomes are allowed to be constructed in Taylorsville. Most of these homes are built from 5 to 10 units per acre.

The City of Taylorsville desires to approve a minimum of 305 single-family homes (including mobile homes), townhomes, duplexes and twinhomes during the next ten years. The City will encourage the private industry to construct homes that cost over \$250,000. This high end cost housing will allow families to continually live in Taylorsville and to move up to higher income housing.

Providing or dispersing housing units such as guest homes, accessory units, extended units, single-family homes, apartments, group homes, etc., would be appropriate throughout the City. If the above housing goals are reached through the development code furthering fair housing could be implemented. Protective classes would further be served when implementing the above incentives. The City of Taylorsville desires all types of people classes to live within the community.

#### **Employment**

As of March of 2013 there was approximately 17,000 non-agricultural jobs (part-time and full-time) located in Taylorsville (this is not counting home occupations). This results in approximately .89 jobs per Taylorsville household. Because there are many retail establishments in Taylorsville there are many service oriented jobs. Many of these service occupations serve many low-moderate income people that live within Taylorsville.

#### **Home Down Payment Assistance**

The City of Taylorsville has determined to use their HOME program year 2014-2015 funds to homeowner down payment assistance. The HOME funding total is \$47,500. This homeowner

down payment assistance is for low-moderate income people. Anyone that applies for this funding and receives HOME homeowner down payment assistance will be treated fair regardless of race, ethnicity, color, sex, religion, national origin, familial status and disability. A total of 8 homes are projected to receive home down payment assistance with HOME funds.

### **Actions to Further Fair Housing**

The City's general plan states that the City does have its fair share of low-moderate housing in Salt Lake County. The City does have a moderate housing plan which is in compliance with Utah House Bill 295 (UCA 10-9-307). This low-moderate housing plan will continue to be implemented.

The City will continue to coordinate with the Utah Anti Discrimination Division and the Salt Lake City HUD office to overcome any fair housing discrimination complaints within its boundaries. The City will be in favor of any centralized location where the public can submit any complaints.

During calendar year 2013 City staff issued 29 single-family home building permits and 10 multi-family units for a total of 39 residential units. This number increased from a total of 29 residential units issued in 2012. Additional multi-family housing, condominiums, and higher end priced housing will be built in the future to further fair housing.

Replacement manufacture housing (or mobile homes) has been approved in the three existing manufactured parks in the past. The City will continue to encourage provisions to allow manufactured and modular housing, including leisure homes that meet appropriate building and zoning codes in manufactured parks and residential lots. The City will allow for a variety of lot and home sizes, as not to preclude the affordability of manufactured and modular housing.

The City will periodically review development standards such as the zoning ordinance and the general plan to include incentives or provisions to facilitate affordable housing and higher priced housing (over \$250,000) without diminishing quality. These provisions or incentives are to assist protective classes, individuals in poverty, disabled persons and very-low and low income individuals. Razing residential development might be an option to assist to providing additional appropriate housing development. In the years 2012, 2013 and 2014 the City approved new development standards to facilitate additional types of housing.

The City will continue to provide the opportunity to allow residential planned unit developments (PUDs). PUD's can reduce lot sizes, offer flexibility in planning design and development, and increase the density of a residential subdivision or a residential project. Cluster housing can be provided on lots smaller than those normally allowed under existing zoning, and allow additional open space. Zero lot line development can also be part of the development review.

Continue to assist in the implementation of a wide variety of new housing types where applicable within Taylorsville. This includes manufactured homes, condominiums, duplexes, single-family attached and detached units, etc.

Continue to establish areas where high and medium density housing would be appropriate to locate.

Continue to supply low-moderately priced housing throughout the City. Encourage mechanisms to developers to supply affordable housing, including grants and subsidies, low interest loans,

zoning ordinance amendments, and equity investments such as housing tax credits. The City is willing to support multi-family housing in appropriate locations.

Continue to attend the Fair Housing Exposition in Utah every year to further understand fair housing issues.

That the City continues to provide equal fair housing opportunity notices that state the basic facts about fair housing issues. The City has also posted a fair housing notice in City hall.

The City will support financial education classes in regards to housing and foreclosure that are available at Salt Lake Community College and other institutions.

Continue to educate the Hispanic and other minority populations that have increased in Taylorsville. Educate minorities in regards to affordable, fair housing and development in general. The City has created development information forms in Spanish.

The City has recently approved low moderate senior housing and market rate senior housing within Taylorsville and continues to allow additional senior housing (including seniors that are disabled) for this growing population.

At least once a year provide the opportunity for the public to declare or describe any fair housing or affordable housing issues at the CDBG needs public hearing held at the City Council Chambers.

Provide basic facts about the U.S. fair housing act in media devices such as the local newspaper, the City's web site, within City hall, etc.

Continue to complete the study area within the Murray-Taylorsville region where a bus rapid system could be installed to serve low-moderate income people as well as all people living in the area. This transit system will need to be approved by all applicable jurisdictions.

Encourage the upkeep, maintenance and rehabilitation of existing housing in the City to promote fair housing. Promote increased awareness and communication among property owners and residents on the importance of property maintenance for long-term housing quality. Specify programs through the local written media. The City has an awards program for a resident or single-family home in the community who has an attractive yard during the growing season. A picture of the landscape yard is presented in the local newspaper and at City hall.

The City will remain a member of the Long Range Planning Committee and the Salt Lake County Consortium Housing Committee in order to further fair housing.

The City will continue to require all owners of rental properties to obtain a Good Landlord Program business license. This business license reduces crime and increases neighborhood quality throughout the City.

The City will continue to review residential facilities for elderly persons and persons with a disability or group homes that any applicant submits. The City of Taylorsville will review the group home to be in compliance with all City of Taylorsville regulations. The City desires to serve people with mental, developmental and physical disabilities.

The City will continue to meet the 1991 Fair Housing Act and the 2003 International Building Code (including any amendments) in regards to multifamily building handicap accessibility requirements.

The City will support many types of employment that serve very-low and low income people, including minority women.

Provide funding through the home owner down payment program to low-moderate income individuals and families.

Because the largest minority is Hispanic the City desires to reach out to the Hispanic population by placing public hearing notices regarding any federal funding in the Spanish newspaper.

The City desires to accommodate any disabled and female-headed individual in regards to public hearings or City activities.

