

2015 – 2019

CONSOLIDATED PLAN



CITY OF
TAYLORSVILLE
UTAH

COMMUNITY DEVELOPMENT BLOCK
GRANT (CDBG) PROGRAM

Executive Summary

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

1. Introduction

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 of Salt Lake County to the east, West Jordan City to the south, and an unincorporated area of Salt Lake County known as Kearns to the west. According to the 2010 U.S. Census, the population of Taylorsville was 58,652. The estimated population of Taylorsville as of January 1, 2014 was 59,630. Additional housing permits have been issued and constructed between 2010 and 2015, 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 2015-2016. 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 2015-2019 Five-Year Strategic Consolidated Action Plan.

The City of Taylorsville is approaching 100% build-out, as such has needs of 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. Reinventing or redeveloping 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. Public safety, economic development, and revitalizing the community are essential components for the community.

As of 2015, there are two census tracts (1135.12 and 1135.14) and 3 block groups (1135.23-2, 1135.10-3, and 1135.15-3) that qualify as low to moderate income areas. These census tracts and block groups 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 describes 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.

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

The objective of the City of Taylorsville's Consolidated Plan is to identify the greatest needs within the City and through a public process and public input, with input from a variety of agencies and organizations, develop a five year strategy to address and mitigate the greatest needs and in this year's plan layout how the funding received will be used to address and mitigate those some of those needs from July 1, 2015 to June 30, 2019. To this end, the City of Taylorsville has the following objectives:

- Promote, preserve, and rehabilitate existing housing stock through the HOME Investment Partnership Act, the Olene Walker Trust Fund, The ASSIST Emergency Home Repair Program, the Weatherization Program, the HEAT Program, the Green and Healthy Home Initiative, Idea House, and other housing rehabilitation programs available in the Salt Lake City metropolitan area.
- Encourage the upkeep, maintenance, and rehabilitation of existing housing in the City.
- Explore the possibilities of providing a housing rehabilitation matching program where the City would potentially match a percentage of housing rehabilitation costs for low-moderate income households.
- Maintain and enhance the quality of existing residential neighborhoods.

3. Evaluation of past performance

Summary of activities for the last fiscal year

CDBG and HOME funds were committed to a broad range of programs and projects benefiting low to moderate-income households.

Community Development Block Grant Program:

- 80 homes will benefit from home improvement/emergency home repairs.
- Accessibility and Fair Housing: Education was provided to Subgrantee Agencies. Technical assistance was also being provided to agencies develop appropriate policies.
- 5 Nonprofits received assistance for capacity building and counseling services. 5 Agencies received assistance for building improvements.
- 2 Neighborhood/infrastructure improvement projects were completed.

4. Summary of citizen participation process and consultation process

A community needs public hearing was held on November 5, 2014 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 October 19, 2014. This public notice was provided at least two weeks before the public hearing, it also advertised the applications for the 2015-2016 CDBG would available November 1, 2014. On March 4, 2015 a second Public Hearing was held for Citizen input into the potential funding of projects. This Public Hearing was noticed in the Salt Lake Tribune and the Deseret News on February 18, 2015. There were numerous comments from the public at these hearings and are included below. Both hearings were advertised in the Spanish Paper and notices were put up in the Senior Center, Food Bank and Library. Emails were also sent out to any interested party. On August 24, 2015 a Notice was sent out for a Public Hearing on the Consolidated Plan. On September 18, 2015 a Notice was sent out for the Hearing on the Annual Action Plan. Both of these hearings were held October 7, 2015 before the City Council. There were no comments from the Public on either of these Plans.

5. Summary of public comments

Roger Borgenicht, Director of ASSIST Community Design Center, and applicant for CDBG funds described the services provided to help with home repairs and assist with designs that allow older residents to age in place. He further discussed described the emergency home repair and home safety retrofit programs provided to senior citizens in Taylorsville. He also referenced the Green and Healthy Homes Initiative being implemented by Salt Lake County to help educate homeowners about keeping homes healthy.

- Jamie Dunn and Claire Ratcliff, Directors at the Murray Boys and Girls Club, described the program offered and provided information as to how many Taylorsville residents have been served by this non-profit CDBG applicant. They also shared a story of one individual that is preparing to graduate from high school as a result of the services that are offered in this program.
- Bonnie Peters, Executive Director of the Family Support Center, and CDBG applicant informed the audience that the mission of the entity that she represents is to protect children, strengthen families, and prevent child abuse.

- Ellen Parrish with Community Health Centers shared that 9,930 patients representing 33,000 clinic visits were served in Taylorsville over the last year. She also described the health and dental care provided at the Oquirrh View clinic in Taylorsville. She also shared that the Dental Clinic at the Oquirrh View Clinic is being reopened. Council Member Armstrong inquired as to why there are still a large number of people who do not have insurance. Ms. Parrish asserted that many cannot afford the premiums and fall within the level between qualifying for Medicaid and being able to afford private insurance.
- Jessica Burnham, of the Road Home, described reasons for homelessness and housing offered by her organization. She also referenced the mission of the Road Home and the assistance that it provides.

Mary Cranney, of Legal Aid, cited a request to support programs that provide legal representation to low-income people. She described the many legal services provided to domestic violence victims, etc.

Amy Henry, of YMCA, described the before and after school care program and pre-school programs, etc. that are offered through the YMCA.

- Jan Carter, Development Coordinator for Odyssey House, described the services provided to individuals struggling with addiction and/or mental illness.
- Paul Ricks, Clinical Director of the Family Support Center spoke of the need for physical improvements to their facility.
- Claire Ratcliff, of the Murray Boys and Girls club, described a success story of one participant in their program and the impacts that their programs have on participants.
- Tabb George, of Big Brothers/Big Sisters of Utah, described the mentoring program that they offer. He also discussed how mentors are screened, selected, and matched with children who might otherwise fall through the cracks.

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

None

7. Summary

A community needs public hearing was held on November 5, 2014 at 6:30PM in 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 on October 19, 2014. This public notice was provided at least two weeks before the public hearing.

A public hearing was conducted by the City Council on March 4, 2015 at which time the following individuals or agencies were in attendance and/or commented: Mayor Lawrence Johnson, City Council

members (Daniel Armstrong, Dama Barbour, Ernest Burgess, Brad Christopherson, and Kristie Overson), City Council Coordinator - Kris Heineman, Kathy Ricci and Ken Donarski - CDBG Consultants.

The City of Taylorsville also posted a notice of a public hearing for the Consolidated Five-Year Action Plan on August 24, 2015 in both the Salt Lake Tribune and the Deseret News. This notice and date constituted the start of the 30-day comment period. The 30-day comment period concluded on September 24, 2015. No comments were received from the public as a result of this comment period. The Consolidated One-Year Action Plan was made available for examination and comment by the public on September 18, 2015. A Public Hearing on the Five Year Consolidated Plan and the One Year Action Plan was heard on October 7, 2015. Comment will be taken up to October 18, 2015 on the One Year Action Plan to comply with the 30 day comment requirement.

The Process

PR-05 Lead & Responsible Agencies 24 CFR 91.200(b)

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

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

Agency Role	Name	Department/Agency
CDBG Administrator	TAYLORSVILLE	Community Resource and Development
HOME Administrator	TAYLORSVILLE	Community Resource and Development

Table 1 – Responsible Agencies

Narrative

The Community Development Department and the City’s consultant administer the CDBG program. During the past five years, the City has provided CDBG funding to non-profit agencies and plans to continue serving many of these public or private agencies. The agencies responsible for administering programs covered by the consolidated plan include the following: Road Home Homeless Shelter, Senior Center Van Driver, Tri-Park Inc., Big Brothers/Big Sisters, ASSIST, Rape Recovery Center, YMCA , Boys and Girls Club of South Valley, Wasatch Front Regional Council, Family Support Center, Community Health Center, Haven, the Homeowner Rehabilitation Loan Program and the Home Buyer Down Payment Assistance Program. These program priorities used within the above organizations have been stated in past Taylorsville Consolidated One Year Action Plans during the past five years.

Consolidated Plan Public Contact Information

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PR-10 Consultation - 91.100, 91.200(b), 91.215(I)

1. Introduction

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. The issue of double counting was addressed. recipients are only counted once when they participate rather than counting them again each time they use a service.

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

The Long Range Housing Committee in Salt Lake Valley 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, but many very low and low income individuals and families live in public and private housing throughout Salt Lake County that may not afford a home in Taylorsville. Some former Taylorsville residents have moved and live in low income housing that the Long Range Housing Committee coordinates to create or construct. The Long Range Housing Committee coordinates with health and social service agencies to assist with low and very low income people or disabled people (including people with HIV and AIDS) that live in Taylorsville. City employees throughout Salt Lake County including Taylorsville as well as housing and social service agencies meet with the Long Range Housing Committee monthly to discuss goals and actions that are planned to be taken to focus on providing low income housing, as well as services to low income children, the elderly, persons with disabilities and homeless persons.

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

The City of Taylorsville works closely with Salt Lake County as the lead agency in the Consortium and therefore references the work done by Salt Lake County below:

In 2014, the Continuum of Care adopted the Collective Impact Model for the homeless housing and services system and selected Salt Lake County Government as the backbone agency within that model.

As part of those duties, Salt Lake County Government also become the Collaborative Applicant for the UT-500 Continuum of Care.

In 2015, Salt Lake County's Mayor developed a Collective Impact Steering Committee on Homelessness. The Steering Committee is focused on improving the homeless housing and service delivery system in Salt Lake County in order to better meet the needs of homeless persons and persons at risk of homelessness. The Committee is currently considering a proposal to become the governing board for the UT-500 Continuum of Care.

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

The City of Taylorsville works closely with Salt Lake County as the lead agency in the Consortium and therefore references the work done by Salt Lake County below:

Salt Lake County Government is the Collaborative Applicant for the UT-500 Continuum of Care. In Salt Lake County, Utah there are three ESG funding sources: Salt Lake City, Salt Lake County, and State of Utah. These three government agencies meet regularly to discuss homeless and housing issues, including ESG: funding allocation, performance standards, and outcome evaluation. In addition, a nine member Prioritization Committee is responsible for a rank and review of all UT-500 project applications for Continuum of Care funds. Prioritization Committee members include representative from the three ESG funding sources: Salt Lake City, Salt Lake County, and the State of Utah. Funding coordination, performance standards, and outcome evaluation are among the criteria used to rank project applications.

The State of Utah is the Lead HMIS agency for the UT-500 Continuum of Care. Oversight for the Lead HMIS agency is provided by the HMIS Steering Committee. The Steering Committee includes, among others, representatives from the Continuum of Care as well as ESG funders from Salt Lake City, Salt Lake County, and the State of Utah. The HMIS Steering Committee meets monthly and discuss topics including HMIS funding and updates to the HMIS Standard Operating Procedures.

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

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	SALT LAKE COUNTY
	Agency/Group/Organization Type	PHA Services - Housing Services-Children Services-Elderly Persons Services-homeless Services-Health Services-Education Services - Victims Health Agency Publicly Funded Institution/System of Care Other government - State Other government - County Other government - Local Planning organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Lead-based Paint Strategy Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Economic Development Market Analysis Anti-poverty Strategy
How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The City of Taylorsville held two public hearings, the first was held on November 5, 2014 and the second was held on March 4, 2015. At the conclusion of the second public hearing, the City Council accepted the budget after consultation with the Mayor. Agencies were consulted in a number of ways, on going meetings, committees, public hearings, direct outreach, monitoring of programs and public notices in newspapers and various postings throughout Taylorsville. It was important to the City in helping define the goals and to know from the Agencies what their priorities were.	

2	Agency/Group/Organization	ASSIST
	Agency/Group/Organization Type	Housing Services - Housing Services-Elderly Persons Services-Persons with Disabilities
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The City of Taylorsville held two public hearings, the first was held on November 5, 2014 and the second was held on March 4, 2015. At the conclusion of the second public hearing, the City Council accepted the budget after consultation with the Mayor. Agencies were consulted in a number of ways, on going meetings, committees, public hearings, direct outreach, monitoring of programs and public notices in newspapers and various postings throughout Taylorsville. It was important to the City in helping define the goals and to know from the Agencies what their priorities were.
3	Agency/Group/Organization	HABITAT FOR HUMANITY
	Agency/Group/Organization Type	Housing Services - Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	We met with them directly to see if there are other opportunities within the City of Taylorsville to construct another Habitat for Humanity home. They will stay in contact with us as the research various properties that may work under their program guidelines

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

None that we were aware of.

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

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Salt Lake County	The Strategic Plan overlaps with the goals of each plan. The Salt Lake County Consortium is administered by Salt Lake County, who works closely with the City of Taylorsville to coordinate all efforts.

Table 3 – Other local / regional / federal planning efforts

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

Taylorsville participates in the County sponsored meetings with the aother local governments to discuss the programs and funding of all the requests. Coordination occurs when possible. The County tries to identify County wide priorities and when they overlap the local government priorities they are addressed for funding. The state partipates in these meetings, although their priorities rarely overlap the local governments. The most important issue that comes out of these coordination meetings is the infomation sharing.

Narrative (optional):

PR-15 Citizen Participation

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

The City of Taylorsville (City) has developed a plan which provides for, and encourages citizen participation and which emphasizes participation by persons of low-moderate income, particularly residents of predominantly low and moderate income neighborhoods; areas in which the City intends to use CDBG Funds. The City does this by posting information in the Senior Center, about CDBG hearings, posting in the library, water department, outside the City Court. Individuals or groups often contact the Mayor or his staff about concerns or issues that need to be addressed. Seniors contacted the Mayor and several City Council people about expansion of the Senior Center and the expansion of the Tri-Park Food Bank. The input from citizens groups is highly valued and the projects if eligible become part of the City;s goals. Taylorsville is a relatively small City and citizens and groups have easy access to elected officials and those officials listen to them.

The City will have available someone to address the non-English speaking residents in case of a public hearing..

The City of Taylorsville has three bilingual English-Spanish employees that are employed with Taylorsville. . 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. .

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. A list of language interpreters can be acquired at Salt Lake County, Mayors Office of Diversity Affairs.

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.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
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Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
2	Public Hearing	Minorities Non-English Speaking - Specify other language: Spanish Persons with disabilities Low income seniors, Food Bank Recipients	There were no comments at the Public Hearings On October 7,2015. One individual requested a copy of the Consolidated Plan and was given one.	There were no written comments or oral comments received on the Five Year Plan or on the Once Year Action Plan.	N/A	

Table 4 – Citizen Participation Outreach

Needs Assessment

NA-05 Overview

Needs Assessment Overview

Overall the economy of Utah and in the City of Taylorsville has improved. Unemployment has fallen below 4% and housing values are now increasing. The greatest challenge remains for low to very low income households. Even with the economy improving the number of homeless has increased. This has been caused by the decrease in funding for rental assistance and lack of affordable rental housing. The vacancy of rental housing that is affordable for low income households is nearly zero percent.

NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c)

Summary of Housing Needs

As noted above in Taylorsville there are housing problems associated with extremely low-income, low-income and some moderate income housing units. Many of the very low and low income people are paying over 30% or over 50% of their income to housing which is causing a cost burden to these households. There are many different housing problems that many low-moderate income people acquire that they cannot fix such as leaky faucets, a broken window, structural problems or an inadequate roof. These problems are causing substandard housing that Taylorsville desires to avoid. Housing problems are confirmed in the 2010 U. S. Census counted for the City of Taylorsville.

Although the U.S. Census Bureau has no official definition of crowded units, many users consider units with more than one occupant per room to be crowded or overcrowded. According to the 2010 U.S. Census there were 65 people or occupants living in 1.01 to 1.5 rooms per housing unit and there were 615 people or occupants living in 1.51 or more rooms per housing unit. This number accounts to 680 housing units that are overcrowded in Taylorsville. A total of 18,815 households in Taylorsville were not overcrowded. In 2010, because of the economic recession the number of overcrowded housing had increased. The City has seen a decrease in overcrowding the last 2 years as the economy has gotten stronger. However, according to the City's projected population growth during the next 5-10 years approximately 4,266 people will move into to Taylorsville. They will require about 1,381 housing units be constructed. Approximately 484 housing units should be constructed to be affordable for low income residents.

In addition, currently there is only scattered housing available to persons with disabilities which include victims of HIV/AIDS. There are groups homes located throughout Taylorsville, which serve people with mental, developmental and physical disabilities. These group homes have to be approved by the Planning Commission as a conditional use. Many of these homes have been approved by the City.

In addition, currently there is only scattered housing available to persons with disabilities which include victims of HIV/AIDS. There are groups homes located throughout Taylorsville, which serve people with mental, developmental and physical disabilities. These group homes have to be approved by the Planning Commission as a conditional use. Many of these homes have been approved by the City.

Demographics	Base Year: 2000	Most Recent Year: 2011	% Change
Population	57,439	58,670	2%
Households	18,513	19,196	4%
Median Income	\$47,236.00	\$57,587.00	22%

Table 5 - Housing Needs Assessment Demographics

Data Source: 2000 Census (Base Year), 2007-2011 ACS (Most Recent Year)

Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households *	1,810	2,185	3,435	2,040	9,725
Small Family Households *	630	690	1,355	1,060	5,225
Large Family Households *	265	305	590	435	1,410
Household contains at least one person 62-74 years of age	200	310	480	255	1,815
Household contains at least one person age 75 or older	255	410	545	130	350
Households with one or more children 6 years old or younger *	620	500	960	485	1,000
* the highest income category for these family types is >80% HAMFI					

Table 6 - Total Households Table

Data Source: 2007-2011 CHAS

Housing Needs Summary Tables

1. Housing Problems (Households with one of the listed needs)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	75	0	30	0	105	0	45	0	0	45
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	30	10	10	0	50	0	0	15	0	15
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	160	150	145	70	525	0	0	30	60	90
Housing cost burden greater than 50% of income (and none of the above problems)	670	380	15	0	1,065	450	325	400	30	1,205
Housing cost burden greater than 30% of income (and none of the above problems)	0	670	465	40	1,175	80	175	770	480	1,505

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Zero/negative Income (and none of the above problems)	4	0	0	0	4	105	0	0	0	105

Table 7 – Housing Problems Table

Data 2007-2011 CHAS
Source:

2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	940	535	200	70	1,745	450	365	445	95	1,355
Having none of four housing problems	150	725	960	615	2,450	160	560	1,830	1,265	3,815
Household has negative income, but none of the other housing problems	4	0	0	0	4	105	0	0	0	105

Table 8 – Housing Problems 2

Data 2007-2011 CHAS
Source:

3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	425	470	250	1,145	145	170	440	755
Large Related	200	180	80	460	50	85	285	420
Elderly	80	159	95	334	215	205	195	615
Other	230	365	150	745	124	40	245	409

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Total need by income	935	1,174	575	2,684	534	500	1,165	2,199

Table 9 – Cost Burden > 30%

Data 2007-2011 CHAS
Source:

4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	400	120	0	520	145	150	150	445
Large Related	145	85	15	245	50	55	20	125
Elderly	80	49	0	129	140	80	115	335
Other	230	150	0	380	120	40	110	270
Total need by income	855	404	15	1,274	455	325	395	1,175

Table 10 – Cost Burden > 50%

Data 2007-2011 CHAS
Source:

5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	165	160	110	50	485	0	0	35	45	80
Multiple, unrelated family households	25	0	45	20	90	0	0	14	15	29
Other, non-family households	0	0	0	0	0	0	0	0	0	0
Total need by income	190	160	155	70	575	0	0	49	60	109

Table 11 – Crowding Information – 1/2

Data 2007-2011 CHAS
Source:

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present	0	0	0	0	0	0	0	0

Table 12 – Crowding Information – 2/2

Data Source
Comments:

Describe the number and type of single person households in need of housing assistance.

The greatest need for single person households is the elderly. This has become a big issue as the three mobile home parks are mostly elderly residents and the homes are older and in much need of repair. The cost burden and emergency repairs on their dwellings are difficult for them to manage because they are almost always on a fixed income. The elderly home repair program is one of the highest priorities for funding by the City. Taylorsville continues to encourage new construction of affordable senior housing in the City.

Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.

Households with Disabled Individual – The number of very low income disabled renters is projected to grow by about 400-500 renters over the five-year period. Increases in disabled households in other income and tenure categories increase by less than 200 households by 2019.

There are two facilities in Salt Lake County that provide housing services for *victims of domestic violence*; South Valley Sanctuary (West Jordan) and the Salt Lake City YWCA. Demand for crisis and extended housing exceeds the supply. Both facilities had to refer clients to other housing options in 2009 due to full occupancy. In response to this condition the YWCA has just expanded their 75 bed facility by 31 beds and are in the process of beginning construction on a new structure that will add another 75 beds. Therefore, over the new year the inventory of beds for crisis and extended stays by victims of domestic violence will increase from 132 beds (South Valley Sanctuary 57 beds and YWCA 75 beds) to 238 beds. Before considering any more beds the occupancy rate of these new beds should be evaluated over the next few years.

What are the most common housing problems?

One in 5 households in Taylorsville lacks affordable rental housing. It is one of the most critical needs and without a rise in the availability of rental assistance the need for more affordable housing is increasing. The most critical housing need is concentrated in the very low and extremely low income households. These households comprise a significant share of the County's population. One in four households in the County have incomes below 50% median, in Taylorsville that number is one in

five households have incomes below 50% of area median income. In Taylorsville of the 19,196 households, 9,470 of the households were below 80% of area median income, \$35,000 for a family of four. Again these families are much more prone to be renters and protected classes. The most critical housing unmet need is access to affordable house and this is reflected in the housing burden faced by very low income people. With limited space for new development some of the answer to help these households needs to be more rental assistance in addition to more units.

Are any populations/household types more affected than others by these problems?

The Analysis of Impediments plan documents goes into considerable detail on the symptoms of impediments to fair housing choice; important demographic changes in protected classes, concentrations of poor minority and ethnic populations and disparities of opportunity that extend from the quality of local schools to the proximity to public transportation systems to availability of healthcare services. The very low income elderly, single women with children and often minority families are hurt the worse by the lack of housing choice.

Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance

The long term help to become self sufficient is through job training and job opportunities. The greatest need of low income families with children, and the ability of rapid rehousing to help them stabilize and receive the supportive care, case management and training will help them from becoming homeless.

If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:

Those estimates show waiting lists for shelter or housing of 3,419 and a turned away count of 496 individuals or families, 469 of which were seeking transitional housing

Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness

Households with Mental and physical health issues are often the the main reason for long term instability and increased risk of homelessness.

Discussion

Local and federal programs provide housing assistance for a number of very low and extremely low income households through Section 8 Housing Choice Voucher, local housing authority's public housing units and the low income housing tax credit program administered by the Utah Housing Corporation. Combined these programs provide over 17,000 rent assisted units to very low and extremely low income renter households in Salt Lake County.

NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

There are 5,525 owner-occupied households in Salt Lake County have severe housing problems, which include lack of kitchen of plumbing, more than 1 person per room, and housing cost burden amounting to more than 50 percent of total income. 1,000 Hispanic owner households with severe housing problems. Based on overall population the distribution of housing problems represent the ethnic makeup of the community.

The percent of owner households with severe housing problems in Taylorsville by income and race/ethnicity are shown in Tables below. Over one in five Hispanic owner households have severe housing problems, compared to 3 in five non-Hispanic white owner households. This disparity in housing problems cannot be explained by inherent differences in incomes across racial and ethnic groups. In fact, across all income levels, non-Hispanic white owners have higher prevalence of severe housing problems than among Hispanic whites. This is the opposite of the trend County wide. This could be that there is a large number of elderly people that still own their own home and it has come into disrepair for various reasons, primarily age and income.

0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,365	130	110
White	965	105	75
Black / African American	35	0	0
Asian	30	0	4
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	295	25	15

Table 13 - Disproportionally Greater Need 0 - 30% AMI

Data Source: 2007-2011 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,695	540	0
White	1,085	430	0
Black / African American	80	4	0
Asian	35	0	0
American Indian, Alaska Native	0	35	0
Pacific Islander	40	0	0
Hispanic	455	75	0

Table 14 - Disproportionally Greater Need 30 - 50% AMI

Data Source: 2007-2011 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,830	2,135	0
White	1,450	1,560	0
Black / African American	15	130	0
Asian	30	55	0
American Indian, Alaska Native	15	20	0
Pacific Islander	50	35	0
Hispanic	275	335	0

Table 15 - Disproportionally Greater Need 50 - 80% AMI

Data Source: 2007-2011 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	635	1,825	0
White	445	1,595	0
Black / African American	0	4	0
Asian	40	25	0
American Indian, Alaska Native	0	15	0
Pacific Islander	25	15	0
Hispanic	120	160	0

Table 16 - Disproportionally Greater Need 80 - 100% AMI

Data Source: 2007-2011 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

Discussion

Housing rehabilitation and Emergency home repair through various funding sources, such as HOME, CDBG, Green Healthy Communities are effective tools to improve the quality of life for many.

**NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205
(b)(2)**

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

An impediment regarding housing choice/maintenance is that a larger percentage of Black, Native Hawaiian and Other Pacific Islander and American Indian and Alaska Native in Taylorsville make less than 80% of the median family income compared to the White, Asian, Hispanic and Other populations.

Because first time single-family homes are usually available to purchase in Taylorsville, there is an adequate supply of housing in Taylorsville. However, people under 60% of the median income have few choices to become a homeowner in Taylorsville. For the most part people under 60% of the median income need housing assistance from other financial resources. This is not only to buy the homes but to maintain. This demographic is different than the County's demographic.

0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,185	310	110
White	780	285	75
Black / African American	35	0	0
Asian	30	0	4
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	295	25	15

Table 17 – Severe Housing Problems 0 - 30% AMI

Data Source: 2007-2011 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than 1.5 persons per room,
4. Cost Burden over 50%

30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	695	1,540	0
White	440	1,075	0
Black / African American	50	34	0
Asian	10	25	0
American Indian, Alaska Native	0	35	0
Pacific Islander	25	15	0
Hispanic	165	360	0

Table 18 – Severe Housing Problems 30 - 50% AMI

Data Source: 2007-2011 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	495	3,470	0
White	370	2,635	0
Black / African American	0	145	0
Asian	0	80	0
American Indian, Alaska Native	15	20	0
Pacific Islander	15	70	0
Hispanic	95	515	0

Table 19 – Severe Housing Problems 50 - 80% AMI

Data Source: 2007-2011 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	95	2,365	0
White	30	2,010	0
Black / African American	0	4	0
Asian	0	65	0
American Indian, Alaska Native	0	15	0
Pacific Islander	10	30	0
Hispanic	55	225	0

Table 20 – Severe Housing Problems 80 - 100% AMI

Data Source: 2007-2011 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than 1.5 persons per room,
4. Cost Burden over 50%

Discussion

Lending practices may affect the population above from purchasing or rehabing a home. Please refer to the Lending Practices section of the Salt Lake County Fair Housing Equity Assessment for further analysis of high-interest loans. However, there are programs that can assist the populations described above. They are HOME, CDBG, Green Communities, Note that the CHAS data, from which the following tables were constructed, is based on the American Community Survey (ACS) data from 2005-2009.

NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction:

For both large family owner and rental households, severe housing cost burden is mostly concentrated among those with incomes below 50 percent of the median family income. Over 48 percent of large family owner households and 37 percent of large family renter households in Salt Lake County below 50 percent of the median family income have severe housing cost burden. Overall, only 7 percent of total large family owner households and 16 percent of large family renter households in Salt Lake County have severe housing cost burden. More importantly, the tables below show that subsidized housing efforts to accommodate large family households in Salt Lake County also face the challenge of providing housing affordability below 50 percent of the area median family income.

Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	13,160	3,785	2,180	110
White	10,805	2,830	1,545	75
Black / African American	185	55	85	0
Asian	315	120	40	4
American Indian, Alaska Native	70	0	15	0
Pacific Islander	215	90	0	0
Hispanic	1,485	685	455	15

Table 21 – Greater Need: Housing Cost Burdens AMI

Discussion:

Note that for most of the entitlement cities, the lower-bound values of large family households with severe cost burden are not provided for income levels above 80 percent median family income due to low point estimates and large margins of error. Given that the city-level margins of error are larger than that of the county, the city lower-bound values could easily underestimate that actual numbers of large family owner and renter households with severe housing cost burden. The numbers in the following tables should only be used as a general reference that demonstrates the existence of need rather than the specific magnitude of need due to the large margins of error in the CHAS data.

NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2)

Are there any income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?

A third of Hispanic and minority renter households in Salt Lake County have severe housing problems, compared to only a fifth of non-Hispanic white renter households. Interestingly, this gap disappears among very low-income renter households (less than 50 percent HAMFI), half of which have severe housing problems regardless of race or ethnicity. The gap resurfaces in Salt Lake County for all income brackets above 50 percent HAMFI. In fact, for Salt Lake City, Taylorsville, and West Valley, over 45 percent of both non-Hispanic white and Hispanic renter households below 50 percent HAMFI have severe housing problems.

If they have needs not identified above, what are those needs?

Affordable rental housing is the greatest housing need for the protected classes. Over half of the minority households are more likely to be very low or extremely low income households. Therefore policy measures and outreach to encourage additional affordable housing are the most effective way to meet the unmet needs of all protected classes and affirmatively furthering fair housing. And conversely, policy measures that limit or preclude the development of additional affordable rental housing is a serious impediment to fair housing.

Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?

Not applicable in Taylorsville.

NA-35 Public Housing – 91.205(b)

Introduction

The cutback in funding, coupled with continuing rise in need for rental assistance for low income households, has helped cause the rise in homeless needs. Various agencies working together to reduce chronic homelessness has been successful, in the last year the number of homelessness has increased. Overall the need for rental assistance for low income households far exceeds what is available.

Totals in Use

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	0	609	2,125	138	1,890	32	51	14

Table 22 - Public Housing by Program Type

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Data Source: PIC (PIH Information Center)

Characteristics of Residents

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	
Average Annual Income	0	0	11,318	11,077	6,468	11,435	11,450	10,233	

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher	
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program
Average length of stay	0	0	5	5	1	6	0	5
Average Household size	0	0	2	2	1	2	1	3
# Homeless at admission	0	0	0	1	0	1	0	0
# of Elderly Program Participants (>62)	0	0	251	333	14	310	5	0
# of Disabled Families	0	0	75	773	60	682	8	13
# of Families requesting accessibility features	0	0	609	2,125	138	1,890	32	51
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

Table 23 – Characteristics of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Race of Residents

Race	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	0	482	1,830	121	1,619	26	50	14
Black/African American	0	0	55	186	9	171	5	1	0

Program Type									
Race	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Asian	0	0	51	41	1	40	0	0	0
American Indian/Alaska Native	0	0	14	53	6	46	1	0	0
Pacific Islander	0	0	7	15	1	14	0	0	0
Other	0	0	0	0	0	0	0	0	0

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Table 24 – Race of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Ethnicity of Residents

Program Type									
Ethnicity	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	0	132	341	18	311	5	7	0
Not Hispanic	0	0	477	1,784	120	1,579	27	44	14

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Table 25 – Ethnicity of Public Housing Residents by Program Type

Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:

The Housing Authority of the County of Salt Lake has continued to work on meeting the goals of a Voluntary Compliance Agreement (VCA) with regard to a Uniform Federal Accessibility Standards (UFAS) assessment, which identified the need for accessibility adaptations of units and common areas within the HACSL developments. The Housing Authority has made progress in providing compliant and functional access in its buildings to individuals with disabilities. At this point, 5 percent of HACSL's public housing units are wheelchair accessible.

Most immediate needs of residents of Public Housing and Housing Choice voucher holders

The mission of the Housing Authority of the County of Salt Lake is to provide and develop quality affordable housing opportunities for individuals and families while promoting self-sufficiency and neighborhood revitalization.

HACSL has streamlined its application process by creating an online common application allowing applicants to enter in their information once and have it pre-populate into programs of their choosing.

The Housing Authority of the County of Salt Lake regularly updates its waiting list and has it organized in a manner that allows HACSL to accurately identify and select families in the proper order, according to its admission policies.

Currently the public housing waiting list is closed and HACSL is not accepting applications for this program. At this time there are 7,670 individuals on the public housing waiting list with an average wait time of 3 years. The elderly/disabled waiting lists have 801/811 individuals on the waiting list with an average wait time of 18 months. Before the waiting list is scheduled to reopen, notice will be provided to the public.

How do these needs compare to the housing needs of the population at large

The cutback in funding, coupled with continuing rise in need for rental assistance for low income households, has helped cause the rise in homelessness. Various agencies working together to reduce chronic homelessness has been successful, in the last year the number of homelessness has increased. Overall the need for rental assistance for low income households far exceeds what is available.

Discussion

HACSL works to preserve and improve existing buildings and grounds through the preventative maintenance and capital fund programs. To prevent and reduce crime, HACSL contracts with the Unified Police Department to provide community policing in all of its developments. HACSL has implemented smoke free policies within its family developments and works to develop service components for residents to promote self-sufficiency so they may maintain their apartments independently.

In addition, HACSL submitted two applications for the Rental Assistance Demonstration (RAD) program. Under RAD, these sites would have the ability to be rehabbed and/or demolished and a new development initiated.

The Rental Assistance Demonstration Program is a new HUD demonstration program in which Housing Authorities, if approved, can convert their Public Housing properties into Section 8 Project Based Voucher properties. As Public Housing properties, PHAS do not have the ability to borrow against these properties to make needed repairs; but under this program, the owner has the ability to borrow funds against the property provided they are able to perform moving forward in order to meet its new debt service requirements

NA-40 Homeless Needs Assessment – 91.205(c)

Introduction:

Taylorsville continues to work with the County and other partnerships that were started in 2012 consisting of the State of Utah and its State Homeless Coordinating Committee, the State Discharge Planning Committee, the Salt Lake/Tooele Continuum of Care, Salt Lake City and local homeless service providers, including The Road Home, Salt Lake Community Action Program, Salt Lake County Homeless Coordinating Council and other local nonprofit organizations that provide homeless services, to ensure increased access to mainstream services. This partnership has allowed all of the homeless service programs to better coordinate efforts and streamline policies and goals to determine the best ways to increase access to mainstream services for our homeless populations.

This continued coordination provides access to public, private and nonprofit agencies that address housing, health, social services, victim services, employment and education needs, homelessness of individuals and families, homeless veterans, chronically homeless persons and families and correctional facilities and other institutions that may discharge people into homelessness. Through stronger connections to the Continuum of Care and its members, Salt Lake County, along with its State and City partners, is in a better position to establish the means to provide needed services to those individuals and families suffering from or threatened with homelessness.

The Continuum of Care is supported by Salt Lake County and is comprised of more than 70 public, private and nonprofit organizations and individuals interested in homeless issues and/or that provide services to the homeless. The major Continuum of Care-wide planning committees includes the Long Range Planning Committee, State Homeless Coordinating Committee, Salt Lake County Homeless Coordinating Council, State Discharge Planning Committee and the Utah Homeless Management Information Steering Committee.

Homeless Needs Assessment

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	624	6	4,045	0	0	53
Persons in Households with Only Children	0	0	0	0	0	0
Persons in Households with Only Adults	1,262	84	5,785	0	0	68
Chronically Homeless Individuals	143	0	151	0	0	365
Chronically Homeless Families	9	0	0	0	0	365
Veterans	277	10	1,371	0	0	45
Unaccompanied Child	0	0	0	0	0	0
Persons with HIV	0	0	0	0	0	0

Table 26 - Homeless Needs Assessment

Data Source Comments:

Indicate if the homeless population is: Has No Rural Homeless

If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):

- **Chronic:** Salt Lake County has joined the Community Solutions Zero:2016 Campaign. One of the Campaign goals is to end Chronic Homelessness by December 30, 2016. "End" means there will be enough monthly capacity to house newly homeless veterans each month. Those existing the system would be equal or greater than the number entering the system on an annual basis.
- **Families with Children:** Salt Lake County has adopted a Progressive Engagement Model for homeless families. This involves an initial light touch approach with a large percentage of families resolving homelessness with little to no assistance within 15 days. For those who remain, Rapid Rehousing Assistance is offered to varying degrees depending on the needs of the family. Rapid Rehousing is a limited time assistance which allows a family to transition in place. By utilizing Progressive Engagement in conjunction with Rapid Rehousing a greater number of families can be assisted.
- **Veterans:** Salt Lake County has joined the Community Solutions Zero:2016 Campaign. One of the Campaign goals is to end Veteran Homelessness by December 30, 2015. "End" means there will be enough monthly capacity to house newly homeless veterans each month. Those existing the system would be equal or greater than the number entering the system on an annual basis.
- **Unaccompanied Youth:** An emergency shelter for homeless youth is being developed. This will assist in a more accurate homeless youth count in the future. In addition, two transitional housing programs have been developed for homeless youth. Both are focused on self-sufficiency and helping homeless youth positively exit the homeless housing and services system.

Nature and Extent of Homelessness: (Optional)

Race:	Sheltered:	Unsheltered (optional)
White	1,569	72
Black or African American	237	5
Asian	30	1
American Indian or Alaska Native	83	7
Pacific Islander	187	6
Ethnicity:	Sheltered:	Unsheltered (optional)
Hispanic	1,575	75
Not Hispanic	511	15

Data Source
Comments:

Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.

On the night of the 2015 Point in Time Count reported to HUD

There were 243 Households with at least one adult and one child counted as homeless

There were 5 Veteran households with at least one adult and one child counted as homeless.

Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.

The Racial demographics of homeless persons in Salt Lake County is similar to that of Salt Lake County residents. According to 2013 race statistics posted on quickfacts.census.gov: 89% of persons were White, 4% were Asian, 3% were Multi-Racial, 2% were Black or African American, 1% were Native Hawaiian or Other Pacific Islander, and 1% were American Indian or Alaska Natives.

The Ethnic demographics of homeless persons in Salt Lake County is similar to that of Salt Lake County residents. According to 2013 ethnicity statistics posted on quickfacts.census.gov: 73% of persons were Non-Hispanic/Non-Latino and 18% of persons were Hispanic/Latino.

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

On the night of the 2015 Point-in-Time Count:

- there were 1,346 homeless persons in households without children
- there were 830 homeless persons in households with children

- there were 0 homeless persons in households with only children

Of those who were counted as homeless, only 90 persons were unsheltered.

Discussion:

On the night of the 2015 Point in Time Count reported to HUD

There were 243 Households with at least one adult and one child counted as homeless

There were 5 Veteran households with at least one adult and one child counted as homeless.

NA-45 Non-Homeless Special Needs Assessment - 91.205 (b,d)

Introduction:

The Needs identified in this section include additional rental units that are Type A Accessible for wheelchair access; Better education for landlords regarding occupancy guidelines to address the housing needs for large families with children as well as the requirements for making reasonable accommodations for persons with disabilities. Supportive services include case management, crisis services and counseling, health services, legal services, education and training, employment, service for at risk youth and housing services. These services have been determined by the County to reach the identified outcomes of preventing homelessness, strengthen families and providing crisis services.

Describe the characteristics of special needs populations in your community:

The characteristics of the special needs populations are varied. In 2010, 8 percent of the County's population meets the definition of disabled; an estimated 83,600 unique individuals. Many disabled individuals suffer from more than one disability. The number of individuals with ambulatory difficulty was 38,350, with self-care limitations 15,050, independent living difficulties 27,675, and cognitive difficulty 33,650. Seniors (65 years and more) comprise 37 percent of the disabled population. Special Needs populations also include victims of rape and sexual assault and their families, Limited English speaking adults, pre-literate refugee adults and families, individuals living with a diagnosis of severe and persistent mental illness, and individuals and families dealing with substance abuse issues.

What are the housing and supportive service needs of these populations and how are these needs determined?

In May 2014 the Bureau of Economic & Business Research provided the Regional Analysis of Impediments to Fair Housing Choice for Salt Lake County. In doing this project, they also completed the Fair Housing Equity Assessment. This research has provided much of the data for this section regarding the housing and supportive services needs of the special needs populations in our County. The FHEA indicates that for those individuals that require Type A accessibility, due primarily to use of a wheelchair, demand exceeds supply. Education for landlords regarding the protected classes and fair occupancy guidelines is needed to address the housing need for large families with children and the requirements to make reasonable accommodations for persons with disabilities. There is a need for more rental housing for large families. The types of supportive services for individuals with special needs include case management, crisis services and counseling, health services, legal services, education and training, employment, services for at risk youth and housing services. These services have been determined by the County to reach the identified outcomes of preventing homelessness, strengthen families and providing crisis services.

Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:

Currently there are 1,949 cumulative cases of AIDS and 1,882 persons living with HIV reported in the Salt Lake MSA. These numbers come from the CDC HIV Surveillance. There are several types of housing assistance through the HOPWA Assistance program designated or available for people with HIV/AIDS and their families. Information in this section provided by Salt Lake City - HOPWA Grantee for the Salt Lake City MSA.

TBRA - 45; PH in Facilities - 6; strMU - 82; PH Placement - 42

Discussion:

Taylorsville will continue to work with Salt Lake County on improving outcomes. The various initiatives including Collective Impact, Green & Healthy Homes, Sustainability efforts and Regional Analysis of Impediments and the various partners working together including the State of Utah is a significant effort to make a difference and have better outcomes.

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

Describe the jurisdiction’s need for Public Facilities:

The City of Taylorsville has a growing senior citizen population and as such has made improvements and constructed an addition to its Senior Citizen Center. It is anticipated that this senior segment of our population will continue to grow over the next 20-30 years with the need for additional space, activities, and programs for the senior citizens.

How were these needs determined?

A review of the City's demographics was conducted in 2014. The result of that review shows there will be a 20% growth in Taylorsville's senior citizen population in the next 15-20 years.

Describe the jurisdiction’s need for Public Improvements:

The City of Taylorsville has two census tracts (1135.12 and 1135.14) and 3 block groups (1135.23-2, 1135.10-3, and 1135.15-3) that qualify as low to moderate income areas. The City has funded the replacement of sidewalks and installed new curb and gutters in the aforementioned eligible CDBG areas. Sidewalk replacement and installing new curb cuts and cutter has been identified in other areas of the City. However, these areas are not in CDBG eligible areas. The City of Taylorsville does not do road improvements with the CDBG funds, because they receive such a limited amount of funds. Major road improvements are being designed with UDOT and Taylorsville in the western portion of the City. This redesign will help encourage economic development along and adjacent to the Bangerter Highway and 5400 South. Developers are already looking at projects when the road is complete. It is anticipated to take about 2 years to finish. There is currently a tax increase proposed by Salt Lake County and all local governments for repair of local roads. Taylorsville is a major supporter of the bill. Requests continue to come to the City to provide Public facilities for the community and when they are

determined to be eligible are funded.

How were these needs determined?

An annual assessment of the conditions of roads, curbs, gutters, and sidewalks is conducted by the City's Public Works.

Describe the jurisdiction’s need for Public Services:

The City of Taylorsville has approximately 12% (11.7% according to the 2010 U.S. Census), or approximately 7,000 individuals at or below poverty level. These individuals have needs for public services that are offered as a result of funding made available through CDBG funds. These public service providers include: YMCA, Rape Recovery Center, Boys and Girls Club, Senior Center van driver, Big Brothers and Big Sisters of Utah, and the food pantry.

How were these needs determined?

The needs were determined by a public hearing before the City Council, from requests made to the City, through strategic plans and input from non-profits serving the City of Taylorsville.

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

The Salt Lake Valley housing market has finally recovered from the bust brought on by the Great Recession, a local analyst said. Jim Wood, director of the University of Utah's Bureau of Business and Economic Research, said home sales are on the rise. Wood predicted that housing price increases this year would be in the 5 percent to 7 percent range, just a bit higher than the historic average of 4 percent. Additionally, sales of single-family homes are projected to increase by 7 percent as improving economic conditions free up pent-up demand for housing, he said.

A national state-by-state status report on rental housing puts data behind what residents have been saying for years: When it comes to Utah's rental market, they can't make it here any more.

According to the National Low Income Housing Coalition, a family in Utah must earn \$29,459 a year or \$14.16 per hour to afford a modest two-bedroom, \$736-a-month rental. That's 216 percent of the \$6.55 minimum that average low-income earners make in the state.

Without assistance, the gap between what people in low-wage jobs earn and what rental housing costs in Utah is simply impossible to bridge, said Tara Rollins, executive director of the Utah Housing Coalition, which provided data for the report.

The Out of Reach report assesses the relationship between rental housing costs and the capacity of low-wage earners to pay for it.

"The numbers back what we've been saying the past five years," Rollins said. "Housing costs continue to rise to levels far beyond the reach of low-income workers."

Since 2005, the affordable hourly wage has increased from \$12.95 to a little more than \$14, she said.

State and local elected officials won't be surprised by the report, Rollins said, but "any effort to help ease the burden low-income Utahns face is basically already spoken for."

additionally because of the decrease in vacancy rates rental rates are going up when the amount and availability of rental assistance has decreased. As a result of this the number of homeless has increased.

MA-10 Number of Housing Units – 91.210(a)&(b)(2)

Introduction

Affordable rental housing is the greatest need for elderly and minorities. Over half the households rent and of these households they are more likely to be low or extremely low income. Therefore policy measures that encourage additional affordable rental housing are going to be the most effective in meeting the need. Conversely policies that limit or discourage additional affordable housing become impediments to fair housing. The most critical need is concentrated in the low and very low income households. These households compose a significant number of the City's population. Although they are spread out in our community the census tracts don't define them by area., but they are in the community. One in four households is below 50% of median income.

All residential properties by number of units

Property Type	Number	%
1-unit detached structure	12,706	64%
1-unit, attached structure	1,250	6%
2-4 units	907	5%
5-19 units	2,805	14%
20 or more units	1,350	7%
Mobile Home, boat, RV, van, etc	941	5%
Total	19,959	100%

Table 27 – Residential Properties by Unit Number

Data Source: 2007-2011 ACS

Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	6	0%	77	1%
1 bedroom	171	1%	1,272	23%
2 bedrooms	1,790	13%	2,255	41%
3 or more bedrooms	11,672	86%	1,953	35%
Total	13,639	100%	5,557	100%

Table 28 – Unit Size by Tenure

Data Source: 2007-2011 ACS

Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.

Mulberry Park Apartments – 5287 South 3675 West – 80 units – targeting 80% or less of the median income

Fairstone at Riverview Apartments – 4341 South Riverboat Road – 506 units – targeting 80% or less of the median income

Bridgeside Apartments – 623 West 4800 South – 300 units - targeting 80% or less of the median income

Legacy West Village Apartments – 6218 South Gold Medal Drive - 101 senior apartments - targeting 35% to 55% of median income senior population

The Salt Lake County Housing Authority 1145 West 4835 South – 34 duplexes - targeting 50% or less of the median income

There are 2 duplexes and 1 additional single-family housing unit throughout the City that are also publicly assisted by the Salt Lake County Housing Authority.

Senior Housing - 61 Units 50% or less median income

There are 220 units that have been issued section 8 vouchers. Under section 8 assistance tenants are required to pay 30% of their family income for rent.

West Valley City Housing Authority serves 59 families with section 8 housing.

Salt Lake City Housing Authority also serves families with section 8 housing but it is very difficult for Salt Lake City to determine how many families they serve in Taylorsville. The homes are organized by zip code and 4 zip codes overlap into adjoining jurisdictions.

Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.

The City does not expect to lose any affordable housing units in the next 5 years.

Does the availability of housing units meet the needs of the population?

The supply of assisted rental units is far short of the supply needed. While we are seeing some elderly assisted units we also need more assisted units for families. The need for housing for protected classes is growing at a much faster pace than the population as a whole. This is proven by the cost burden many of these families bare.

Describe the need for specific types of housing:

These are the needs defined by the County as general for all cities combined. Taylorsville would be included in total numbers the County has put together.

Households *with Disabled Individual* – The number of very low income disabled renters is projected to grow by about 400-500 renters over the five-year period. Increases in disabled households in other income and tenure categories increase by less than 200 households by 2019

What the available data show is that small non-elderly families and non-elderly non-families (often one person households) are much more likely to experience moderate and severe cost burdens than large families. Studio, one and two bedroom housing units are most suitable for these types of families suffering from housing problems.

HOPWA vouchers have been the most effective tool for addressing housing problems of this population. Currently for HIV/AIDS individuals there are 76 HOPWA vouchers, 36 shelter+care vouchers and 10 housing units in Salt Lake County. The strategy to meet the supply gap and future needs should be to increase the number of HOPWA vouchers.

Domestic violence: Therefore, over the new year the inventory of beds for crisis and extended stays by victims of domestic violence will increase from 132 beds (South Valley Sanctuary 57 beds and YWCA 75 beds) to 238 beds. Before considering any more beds the occupancy rate of these new beds should be evaluated over the next few years

Discussion

Demographic Changes - The need for affordable housing will accelerate as the County's minority population increases. From 2000 to 2010 the minority population in the County increased by 56% while the total population increase by 14.6% at the same time. Three quarters of the population growth is due to increase in minority population. Minority households have a greater likelihood of being moderate to low income households. The demographic trend will put pressure on the supply of existing affordable housing.

In addition to growth of the minority population the growth of specific household type, single women with children under 18 years of age will likely add disproportionately to the demand for affordable rental housing. This type of household has increased by over 6,700 or 22% in the last 10 years. This household is likely a moderate to low income housing type and will also need affordable housing.

Given that Taylorsville is part of the total need addressed by the County these needs will also be required in Taylorsville.

MA-15 Housing Market Analysis: Cost of Housing - 91.210(a)

Introduction

The improved economy has helped people get back to work, and has been part of the cause in a rise of demand for rental housing units, vacancy rates are the lowest they have been in about 10 years. The rise in rents is related to the increased demand and slow growth in the number of apartments being developed and built.

While Taylorsville does not have a program to provide rental assistance or acquisition of existing units, the City will continue to work with developers and encourage them to construct housing that is affordable to low/moderate individuals and families. Much of what Taylorsville does is a result of limited resources they receive. The City has a homeowner rehab program, a first time homebuyer program and the City does provide funds for some senior housing production in partnership with a non-profit agency. Homeowner repair is a high priority for the City because of the large population of seniors living in manufactured home parks. A large sum of CDBG funding is allocated to assist the senior population to remain in their homes while providing emergency repair at no cost to them.

Cost of Housing

	Base Year: 2000	Most Recent Year: 2011	% Change
Median Home Value	134,500	195,700	46%
Median Contract Rent	621	758	22%

Table 29 – Cost of Housing

Data Source: 2000 Census (Base Year), 2007-2011 ACS (Most Recent Year)

Rent Paid	Number	%
Less than \$500	522	9.4%
\$500-999	4,026	72.5%
\$1,000-1,499	864	15.6%
\$1,500-1,999	110	2.0%
\$2,000 or more	35	0.6%
Total	5,557	100.0%

Table 30 - Rent Paid

Data Source: 2007-2011 ACS

Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	150	No Data
50% HAMFI	995	415
80% HAMFI	3,595	2,415
100% HAMFI	No Data	4,610
Total	4,740	7,440

Table 31 – Housing Affordability

Data Source: 2007-2011 CHAS

Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	564	677	839	1,197	1,408
High HOME Rent	589	707	876	1,172	1,288
Low HOME Rent	589	689	802	927	1,035

Table 32 – Monthly Rent

Data Source Comments:

Is there sufficient housing for households at all income levels?

Not at this time. This is evident by the high cost burden and over crowding many of our people are facing.

How is affordability of housing likely to change considering changes to home values and/or rents?

The good of the stronger economy is that there is more income and more jobs. The challenge for economic growth is that as the demand for housing units increased the vacancy rate decreases and rents go up. Secondly the demand for housing is now driving up the price of single family housing units. The Analysis of Impediments documented that in Salt Lake County the distribution of the development and building of rental housing has improved. This in turn helps meet some of the needs in all of the county.

How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?

Currently the fair market rents for one and two bedroom units are the same as the rent limit for HOME rents. It is anticipated over the next five years with the shortage of rental units and the increasing

demand that the rents will begin to go up. The five year strategy will be to support whenever possible the development and construction of new rental units.

Discussion

Affordable housing is the greatest need for the low/moderate income people. The cost burden that most of them face will not go away. Subsidized housing through tax credits and vouchers help this population greatly but the demand continues to grow. Minority and elderly households are some of those impacted the most. Policy on a local and national level need to continue to be expanded to provide more access to affordable housing opportunities.

MA-20 Housing Market Analysis: Condition of Housing – 91.210(a)

Introduction

On November 28, 2012, the Green & Healthy Homes Initiative Salt Lake Coalition has formed. Since we began this program through CDBG, HOME and Lead Based Paint Hazard Control and Healthy Homes funding we have made at least 210 housing healthy and safe. Our priority is to help those families who have the greatest need based on the assessment of the home and the health of the family. A part of the program is about providing education often through social media.

Definitions

Substandard condition is defined by the assessment of a home, through the use of the Green & Healthy Homes Initiative Assessment tool, radon gas testing, lead based paint testing, energy efficiency assessment and other testing as needed.

Substandard condition but suitable for rehabilitation depends on the assessment above and whether the cost to rehabilitated exceeds 50% to 75% of the value of the home.

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	3,482	26%	2,538	46%
With two selected Conditions	65	0%	503	9%
With three selected Conditions	0	0%	26	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	10,092	74%	2,490	45%
Total	13,639	100%	5,557	100%

Table 33 - Condition of Units

Data Source: 2007-2011 ACS

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	1,010	7%	470	8%
1980-1999	4,972	36%	3,090	56%
1950-1979	7,379	54%	1,870	34%
Before 1950	278	2%	127	2%
Total	13,639	99%	5,557	100%

Table 34 – Year Unit Built

Data Source: 2007-2011 CHAS

Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	7,657	56%	1,997	36%
Housing Units build before 1980 with children present	1,435	11%	890	16%

Table 35 – Risk of Lead-Based Paint

Data Source: 2007-2011 ACS (Total Units) 2007-2011 CHAS (Units with Children present)

Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	0	0	0
Abandoned Vacant Units	0	0	0
REO Properties	0	0	0
Abandoned REO Properties	0	0	0

Table 36 - Vacant Units

Data Source: 2005-2009 CHAS

Need for Owner and Rental Rehabilitation

The greatest need is for funding of single family owner occupied units, according to the census data 26% of these units have at least one substandard condition. An analysis of the census data shows that approximately 7,657 single family housing units that were built before 1978 have children under the age of six living in them who might have lead based hazards. According to the State of Utah Radon gas program, approximately 1/3 of all housing units have radon levels that exceed the EPA guidelines. The need for assessment and remediation applies to rental and single family housing units. According to the census data 36% of rental units have at least one defective or substandard issue.

Estimated Number of Housing Units Occupied by Low or Moderate Income Families with LBP Hazards

An analysis of the census data shows that approximately 13,000 single family housing units that were built before 1978 have children under the age of six living in them who might have lead based hazards.

Discussion

Home Ownevr Rehab program in Taylorsville will continue to support housing rehabilitation, as well as Emergency Home Repair. Salt Lake County's development of Green & Healthy Homes Initiative Salt Lake

will continue to develop partnerships and funding to help finance home improvements occupied by low to moderate income households.

MA-25 Public and Assisted Housing – 91.210(b)

Introduction

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 34 housing units in Taylorsville that are publicly assisted. Most of these homes 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. There are 2 duplexes and 1 additional single-family housing unit 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.

If additional public housing were provided, they would be endorsed by the City. Any public units should be aesthetically pleasing to the community and blend in with the neighborhood. Taylorsville has approved federally subsidized tax credit units in the past. No residential units in the City receive Section 504 assistance.

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 who live in the public housing units.

Totals Number of Units

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project -based	Tenant -based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available	0	0	626	2,213	96	2,117	116	531	0
# of accessible units									

***includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**

Table 37 – Total Number of Units by Program Type

Data Source: PIC (PIH Information Center)

Describe the supply of public housing developments:

Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:

The Salt Lake County Housing Authority currently has 34 housing units in Taylorsville that are publicly assisted. Most of these homes 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. There are 2 duplexes and 1 additional single-family housing unit throughout the City that are also publicly assisted by the Salt Lake County Housing Authority.

Public Housing Condition

Public Housing Development	Average Inspection Score
County High Rise	98.4
Valley Fair Village	98
Erin Meadows, Sunset Gardens, Union Plaza, Harmony Park	93.8
Academy Park, Hunter Hollow, Mountain View, Cyprus Park, Granger, Westlake	90.39
Scattered Sites	93.2

Table 38 - Public Housing Condition

Describe the restoration and revitalization needs of public housing units in the jurisdiction:

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. No public housing units were rehabilitated in 2014. A total of 7 interior public housing units were rehabilitated in 2008. Usually every year the Salt Lake County Housing Authority constructs rehabilitation interior improvements to the units.

Salt Lake County Housing Authority provides two or three inspections 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 continues to rehabilitate or restore their units. The landscaping of each unit is also maintained by the authority.

Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public 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 who live in the public housing units

Discussion:

The Housing Authority of Salt Lake County is a well run agency. When possible Taylorsville works with the agency on affordable housing issues.

MA-30 Homeless Facilities and Services – 91.210(c)

Introduction

There are families with children and individuals in Taylorsville that are in need of emergency homeless facilities and services. Every year some citizens within the City need homeless emergency shelter or services. Currently there are no emergency homeless shelters or transitional housing within the City and there are no plans for Taylorsville to obtain these resources. The City relies on the homeless facilities that are available in Salt Lake City and Midvale. There are emergency shelters and transitional housing in Salt Lake City that serve the people of Taylorsville. Since Taylorsville 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 2015. Other existing homeless shelters that serve Taylorsville include the Rescue Mission, Marillac House, Volunteers of America Utah-Drop In Center, the YMCA Community Center, and others. These shelters are located in Salt Lake City. Volunteers of America houses a small number of unaccompanied youth and are in the process of building a larger shelter for youth.

The City believes that homelessness is a problem in Taylorsville 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 Taylorsville desires to terminate homelessness within this decade.

Facilities and Housing Targeted to Homeless Households

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	280	455	764	1,293	0
Households with Only Adults	766	0	144	1,193	0
Chronically Homeless Households	0	0	0	974	0

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Veterans	0	0	225	382	0
Unaccompanied Youth	0	0	0	8	0

Table 39 - Facilities and Housing Targeted to Homeless Households

Data Source Comments:

Describe mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons

The Federal and State governments have developed/administer a variety of mainstream service programs designed to help people maintain their independence. This includes, but is not limited to:

- Health – Medicaid, Medicare, CHIP
- Mental Health - SSDI
- Employment – TANF, Child Care Assistance

List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.

The Salt Lake County homeless housing and service delivery system has adopted HUD’s goal of ending Veteran Homelessness by 2015, ending Chronic Homelessness by 2017, and ending Family and Youth homelessness by 2020. In support of these goals, multiple facilities have been developed in Salt Lake County to end homeless for these populations by providing them with safe, affordable housing with on-site access to services. This includes:

- Homeless Veterans - Project Based Grant Per Diem and Permanent Supportive Housing project including: Freedom Landing, Sunrise Metro, and Valor House. Programs are operated in partnership with the VA and local Housing Authority. Residents have access to VA and Housing Authority sponsored case management and supportive services.
- Chronically Homeless – Project Based Permanent Supportive Housing projects including: Grace Mary Manor, Kelly Benson Apartments, Sunrise Metro, and Palmer Court. Projects utilize the housing first model. Residents have access to on-site case management and supportive services.
- Homeless families - Project Based Permanent Supportive Housing projects including: Palmer Court and Bud Bailey Apartments. Projects utilized the housing first model and have on-site case management and supportive services.
- Homeless Youth – Project Based Transitional Housing projects include: Young Men’s Transition House and Young Women’s Transition House. Residents have access to on-site case management and supportive services focused on self-sufficiency.

MA-35 Special Needs Facilities and Services – 91.210(d)

Introduction

For Elderly and Frail Elderly the increase in cost burdened elderly renters and extra elderly owners will continue to grow over the next five years. A number of subsidized elderly housing units have /are being built. Taylorsville support a 61 unit senior project adjacent to the Senior Citizen Center. However, the current gap in affordable housing for elderly and frail elderly renter households is extremely high. While not a rapidly growing category it is an income and tenure category with a sizeable gap or shortage of affordable rental housing.

Households with Disabled Individual – The number of very low income disabled renters is projected to grow by about 400-500 renters over the five-year period in all of Salt Lake County. Increases in disabled households in other income and tenure categories increase by less than 200 households by 2015.

Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs

According to the estimated U.S. 2008 Census approximately 36 % of people in the elderly category in Taylorsville are within the low or very low income category. Therefore, these elderly people need priority housing and supportive services. Many elderly people are living with themselves or they are living with a partner. The number of elderly people that need priority housing and supportive services are approximately 1,956 elderly households.

According to the U. S. 2008 Census approximately 36 % of the frail elderly in Taylorsville are within the low or very low income category. Therefore, these frail elderly people need priority housing and supportive services. Many elderly people are living with themselves or they are living with a partner. The number of frail elderly people that need priority housing and supportive services are approximately 538 elderly households. Many of these people also need health or medical supplies and services. This frail elderly household number is included within the number of elderly households needing supportive services and priority housing that is stated in the above paragraph.

Many low and very low income elderly and frail elderly are only on social security, Medicare and Medicaid. Some elderly also have state retirement funding. Many persons with disabilities and persons with alcohol or other drug addictions are on social security disability insurance

or other supplementary security income. Many of the above households need housing rehabilitation or they may need a new small housing unit (one bedroom) that may fit their needs. Many elderly households may need additional supportive services.

The City has provided HOME and CDBG funding that has benefited and will continue to benefit many senior citizens or elderly or frail elderly people in the community. The biggest project that has benefited the elderly is the Taylorsville Senior Citizen Center. The City has constructed a senior citizen center and provided many other amenities for the senior citizen center such as a van to pick up elderly individuals and drive them to the senior citizen center, a salary for a van driver, paying for a portion of a senior housing apartment project, site landscaping for the senior citizen center, a back up generator for the center, etc.

Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing

Some low income people with disabilities and people on alcohol or other drug additions have benefited and will continue to be benefited with the programs that have been funded with CDBG and HOME funds. Some of the programs that have benefited these people are the Community Health Center, the Rape Recovery Center and the Road Homeless Shelter located in Salt Lake City.

The City has also provided CDBG funds to low income and disabled children and victims with domestic violence needs. The City has provided funding to House of Hope, Family Support Center and to The Haven. These services provide services to parents and children that are in a state of an emergency in regards to housing and to persons with drug and alcohol problems.

The City has no information available for persons returning from mental and physical health institutions that need supportive housing and programs. If this is determined by zip code than the City of Taylorsville cannot calculate the number because the zip codes in the City overlap into other jurisdictions.

Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)

The City will allocate Funds to the Emergency Home Repair Program, the Tri-Park Inc. Food Pantry, transportation to the Senior Center, the Senior Center, Community Health Care. These are programs the Elderly can access for support services.

For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))

The City will allocate Funds to the Emergency Home Repair Program, the Tri-Park Inc. Food Pantry, transportation to the Senior Center, the Senior Center, Community Health Care. These are programs the Elderly can access for support services.

MA-40 Barriers to Affordable Housing – 91.210(e)

Negative Effects of Public Policies on Affordable Housing and Residential Investment

There are several barriers to affordable housing in the City. The main reason the area of Taylorsville became a City in 1996 was because of the negative sentiment of apartments. However, this has somewhat changed and additional multi-family units should be available in the future. The highest residential density in the City is 12 units per acre (except senior housing) where there are only a few vacant parcels available. There are existing apartment complexes (sometimes up to an existing 24-30 units per acre) in the high residential density areas. There are some areas where residential median density is available (5-9 units per acre). Senior housing units can be constructed at an unlimited amount of density but it is based upon development quality.

Taylorsville does impose impact fees, which increases the price of developed land. The park impact fee is \$1,290 per single-family home and \$920.53 per multi-family dwelling. Park impact fees are not required for commercial development. The fire station impact fee is .023618 per gross square footage for single-family, multi-family and commercial development. There are also storm drain impact fees that are determined by the engineering department. Building and hook-up fees are comparable to other cities in the Salt Lake Valley. Utility fees are paid to utility companies. The City just recently raised the property tax for storm drainage a diminutive amount. Increased property taxes have been assessed by utility jurisdictions that the City of Taylorsville does not have control over.

The City does not offer incentives for affordable housing, such as reducing building permit fees and impact fees, submitting funds to provide affordable housing, etc. However, some of these incentives may be offered in the future, such as providing a certain percentage of affordable units in planned unit developments or subdivisions.

There is some federal, state, or other funding incentives that will allow additional low-moderate housing within the City, but additional government funding incentives are needed. Government incentives such as first time homebuyer assistance plans are allowing new homebuyers to live in a home. There is limited residential land available in Taylorsville, which is a deterrent to desire the moderate housing that Taylorsville aspires. Because of this issue, for the most part Taylorsville has to focus on redevelopment and housing rehabilitation.

Many lenders are being very cautious lending funding to developers or investors at this time causing building to slow down.

MA-45 Non-Housing Community Development Assets – 91.215 (f)

Introduction

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 following is a list of economic development tools used by this department:

- 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 investment funds and projects
- Technology-driven dissemination of information
- Coordination and participation in educational opportunities for local residents and businesses
- Participation with industry associations

Economic Development Market Analysis

Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	206	2	1	0	-1
Arts, Entertainment, Accommodations	2,570	1,547	11	14	3
Construction	1,605	590	7	5	-2
Education and Health Care Services	3,454	1,569	15	14	-1
Finance, Insurance, and Real Estate	2,157	1,855	9	16	7

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Information	833	751	4	7	3
Manufacturing	2,851	578	12	5	-7
Other Services	782	288	3	3	0
Professional, Scientific, Management Services	2,342	1,646	10	14	4
Public Administration	0	0	0	0	0
Retail Trade	3,633	2,348	16	20	4
Transportation and Warehousing	1,287	68	6	1	-5
Wholesale Trade	1,523	214	7	2	-5
Total	23,243	11,456	--	--	--

Table 40 - Business Activity

Data Source: 2007-2011 ACS (Workers), 2011 Longitudinal Employer-Household Dynamics (Jobs)

Labor Force

Total Population in the Civilian Labor Force	31,666
Civilian Employed Population 16 years and over	29,342
Unemployment Rate	7.34
Unemployment Rate for Ages 16-24	25.54
Unemployment Rate for Ages 25-65	4.63

Table 41 - Labor Force

Data Source: 2007-2011 ACS

Occupations by Sector	Number of People
Management, business and financial	5,695
Farming, fisheries and forestry occupations	1,742
Service	2,577
Sales and office	9,019
Construction, extraction, maintenance and repair	3,345
Production, transportation and material moving	2,431

Table 42 – Occupations by Sector

Data Source: 2007-2011 ACS

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	22,554	80%
30-59 Minutes	4,931	17%
60 or More Minutes	724	3%
Total	28,209	100%

Table 43 - Travel Time

Data Source: 2007-2011 ACS

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	2,302	166	925
High school graduate (includes equivalency)	6,692	515	1,663
Some college or Associate's degree	9,581	576	1,679

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Bachelor's degree or higher	4,874	135	863

Table 44 - Educational Attainment by Employment Status

Data Source: 2007-2011 ACS

Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	170	280	492	380	264
9th to 12th grade, no diploma	1,146	824	522	895	632
High school graduate, GED, or alternative	1,948	2,543	2,336	4,009	1,885
Some college, no degree	2,530	2,665	2,141	4,111	1,359
Associate's degree	465	1,062	600	1,315	109
Bachelor's degree	366	1,516	1,038	1,629	577
Graduate or professional degree	15	458	516	730	259

Table 45 - Educational Attainment by Age

Data Source: 2007-2011 ACS

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	20,227
High school graduate (includes equivalency)	30,250
Some college or Associate's degree	32,946
Bachelor's degree	42,315
Graduate or professional degree	57,853

Table 46 – Median Earnings in the Past 12 Months

Data Source: 2007-2011 ACS

Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

The highest number of jobs are in retail, service industry, education and health services. There are no high tech businesses in Taylorsville City and no current plans for any to relocate there.

Describe the workforce and infrastructure needs of the business community:

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 the unemployment of the City's workforce.

Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.

In the next year the City of Taylorsville is expected to have approximately 2,000 new jobs. More than half of those new jobs will be associated with a new senior housing project that will have independent living, assisted living, and memory care components. The remaining jobs will be in an office environment where approximately 330,000 square feet of new office space will be built. This will provide many new employment opportunities for both highly educated and those needing entry level positions.

How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?

The skills and education of the current workforce are very well distributed throughout the City of Taylorsville. According to the 2010 U.S. Census 88.8% of Taylorsville residents are high school graduates or higher and 20.1 % hold a bachelor's degree or higher. These numbers reflect the major employment sectors that are represented in the City of Taylorsville.

Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.

Taylorsville is the home to the main campus of the Salt Lake Community College, which has a daytime student population of 9,500. The campus offers many continuing education programs for adults and also has community programs. Salt Lake Community College offers two year degrees (Associate's Degree) and generally serve as a springboard to four year institutions of higher learning in the region.

Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?

No

If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.

The area of 5400 South to 5600 South on Redwood Road is undergoing demolition and major rebuilding. New retail stores and restaurants are being built which will add to the vitality of the City as well as new jobs and property taxes. This is not coordinated with the Consolidated Plan, however.

Discussion

None

MA-50 Needs and Market Analysis Discussion

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

There are no particular locations within the City that have households with multiple housing problems.

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

There are not any areas of the City of Taylorsville where racial or ethnic minorities are concentrated. For the City of Taylorsville, "concentrated" means greater than the average. As previously identified elsewhere in this report the City of Taylorsville has two census tracts (1135.12 and 1135.14) and block groups (1135.23-2, 1135.10-3, and 1135.15-3) that qualify as low to moderate income areas. These census tracts and block groups include 18 apartment complexes and three manufactured home parks, as well as single family homes.

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

The areas/neighborhoods identified above are characterized primarily by rental and other short term dwellings. The apartments are all for rent dwellings. The manufactured homes parks are a unique circumstance. The resident owns the manufactured home and leases the pad site (land) underneath from a local land owner. These dwelling units are primarily very low income seniors. Taylorsville directs a portion of the CDBG funds to helping these seniors stay in their homes through various programs.

Are there any community assets in these areas/neighborhoods?

There are several bus lines that offer connections to commuter rail and light rail. The City of Taylorsville is working closely with the Utah Transit Authority and with the Utah Department of Transportation to install a bus/rapid transit (BRT) line that would run directly through the low/moderate areas of the City. Funding has been granted by the State Legislature and an environmental report has been issued and construction has begun. This public amenity has been a much anticipated improvement and will connect directly to existing bus and rail lines.

Are there other strategic opportunities in any of these areas?

The manufactured home communities that are located within the previously identified census tracts and block groups are prime development properties due to their proximity to Interstate 15. It is the City's understanding that the owners of the property are exploring the future sale of this land. To this end the City of Taylorsville funded a CDBG grant to be proactive and start planning what is the best for the residents and the City of Taylorsville. This could be in the future an economic development issue for the City of Taylorsville.

Strategic Plan

SP-05 Overview

Strategic Plan Overview

This is the Strategic Plan for the Five Year City of Taylorsville Consolidated Plan. Included in this Strategic Plan are the objectives and outcomes of the 2015 Action Plan.

The Five-Year Consolidated Plan includes the following subjects that it will undertake: Executive summary, general questions regarding the community, CDBG rationale and objectives, managing the CDBG process, citizen participation, the institutional structure which the jurisdiction will carry out its consolidated plan, monitoring, priority needs analysis and strategies, lead based paint, housing needs, priority housing needs, housing market analysis, specific housing objectives, needs and strategies of public housing, barriers to affordable housing, homeless needs with homeless assessment, homeless priorities and inventory, homeless strategic plan, community development, an antipoverty strategy, specific special need objectives, and a fair housing analysis.

All issues above are concerns that the City has undertaken during the past several years of incorporation and will continue to pursue. The City of Taylorsville is mostly “built out”; therefore the City’s needs include community infrastructure, community and recreation facilities, services to support the senior population, housing rehabilitation, public services, assistance for the homeless, and homeowner assistance. These activities are addressed in this Consolidated Five-Year Plan. Priorities and strategies have been put in places that are within this document. Citizen participation is encouraged for the development of the consolidated plan, especially low-income citizens and non-profit agencies that are recipients of federal funding.

SP-10 Geographic Priorities – 91.215 (a)(1)

Geographic Area

Table 47 - Geographic Priority Areas

1	Area Name:	Tri-Park
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Other
	Other Revital Description:	Various
	Identify the neighborhood boundaries for this target area.	
	Include specific housing and commercial characteristics of this target area.	
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	
	Identify the needs in this target area.	
	What are the opportunities for improvement in this target area?	
	Are there barriers to improvement in this target area?	
2	Area Name:	Public Facilities Improvements
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Other
	Other Revital Description:	Various
	Identify the neighborhood boundaries for this target area.	
	Include specific housing and commercial characteristics of this target area.	
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	
Identify the needs in this target area.		

	What are the opportunities for improvement in this target area?	
	Are there barriers to improvement in this target area?	
3	Area Name:	Housing Opportunities
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Other
	Other Revital Description:	Various Locations
	Identify the neighborhood boundaries for this target area.	
	Include specific housing and commercial characteristics of this target area.	
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	
	Identify the needs in this target area.	
	What are the opportunities for improvement in this target area?	
	Are there barriers to improvement in this target area?	
4	Area Name:	Public Services
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Other
	Other Revital Description:	Various
	Identify the neighborhood boundaries for this target area.	
	Include specific housing and commercial characteristics of this target area.	
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	
	Identify the needs in this target area.	
	What are the opportunities for improvement in this target area?	

	Are there barriers to improvement in this target area?	
5	Area Name:	Administration
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Other
	Other Revital Description:	Various
	Identify the neighborhood boundaries for this target area.	
	Include specific housing and commercial characteristics of this target area.	
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	
	Identify the needs in this target area.	
	What are the opportunities for improvement in this target area?	
	Are there barriers to improvement in this target area?	

General Allocation Priorities

Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA)

The City of Taylorsville is a member of the Salt Lake County Consortium which also includes the Urban County and Consortium cities of West Jordan, West Valley City, Sandy and South Jordan.

The City of Taylorsville is anticipating allocating funds to the two eligible census tracts in the next five years. The funds to be invested will be for expansion of the park around the Senior Center. There may be sidewalk replacement in some of the eligible block groups and census tracts, at this time however, no funds are allocated to sidewalk replacement.

The City is not planning a coordinated revitalization effort in any of the eligible areas. The needs that will be addressed are very specific and targeted.

SP-25 Priority Needs - 91.215(a)(2)

Priority Needs

Table 48 – Priority Needs Summary

1	Priority Need Name	Public Facilities
	Priority Level	High
	Population	Extremely Low Elderly Elderly Frail Elderly
	Geographic Areas Affected	Public Facilities Improvements
	Associated Goals	Public Facilities Improvements
	Description	The City continues to provide support for the Taylorsville Senior Citizens Center. The senior populations continues to grow at a rate of about 20% per year and the resources needed at the Center to serve this population continues to grow. The building has expanded by about 30%. The request for transportation of seniors has grown. The need for further expansion of programs and additional space continues to grow. CDBG funds will finance the development and improvement of senior centers and public facilities for non-profit agencies that provide services to low and moderate income residents.
	Basis for Relative Priority	Strong community need and priorities for senior centers, and neighborhood facilities
2	Priority Need Name	Housing Rehabilitation
	Priority Level	High
	Population	Extremely Low Low Elderly Elderly Frail Elderly

	Geographic Areas Affected	Housing Opportunities
	Associated Goals	Housing Opportunities
	Description	<p>Home Owner Rehabilitation, Emergency Home repair and accessibility. It is the City's priority to help keep the elderly populations in their homes as long as possible. Through Emergency home repair or Homeowner rehabilitation the elderly population can get the help needed to stay safely in their homes. No cost or defferred cost provides the opportunity for a better quality of life for our seniors.</p> <p>Objective: Preservation of existing housing stock, Emergency Home Repair and Neighborhood revitalization</p> <p>Over the next five years, CDBG and HOME funds will finance emergency home repairs, accessibility design, retrofitting for accessibility (only CDBG funds) to perserve the existing housing stock. These funds will be allocated to nonprofit organizations</p>
	Basis for Relative Priority	Based on the input received, the analysis of census data, there is a great need for funding for emergency home repairs and accessibility design, retrofitting homes to make them more accessible and rehabilitating homes to maintain the existing housing stock. It is estimated that approximately 300 homes will receive some assistance
3	Priority Need Name	Taylorville Food Bank
	Priority Level	High

	Population	Extremely Low Low Large Families Families with Children Elderly Public Housing Residents Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with HIV/AIDS and their Families Victims of Domestic Violence
	Geographic Areas Affected	Tri-Park
	Associated Goals	Tri-Park Inc.
	Description	The need for for food has grown substantially over the last three years. The City built a new building for the Tri-Park Services to run the Food Bank in. The building is located next to the Senior Center and makes it convenient for seniors and other to access it. All people in the City who are low income are eligible to come and get food.
	Basis for Relative Priority	The demand for this service has increased three fold the last three years. More people need help putting food on the table for their families.
4	Priority Need Name	Public Services
	Priority Level	High

<p>Population</p>	<p>Extremely Low Low Large Families Families with Children Elderly Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development</p>
<p>Geographic Areas Affected</p>	<p>Public Services</p>
<p>Associated Goals</p>	<p>Public Services</p>
<p>Description</p>	<p>Providing facilities, services, activities and programs for the under served youth in Taylorsville is a priority. Continuing to improve and expand these programs has been given a high priority. After and before school programs keep the children safe. Many of the programs provide meals for the children at no or very low cost. Currently three programs that serve youth in Taylorsville are funded.</p> <p>Continue to provide social and public services and facility repairs/upgrades for non-profit agencies as provided in the past. Access to Crisis Services: Funds will be focused on providing access to Crisis Services for individuals and families who are homeless or at risk of becoming homeless to move into housing. These programs will serve homeless, very-low, low-moderate income people in Taylorsville and improve their quality of life. All residents if income eligible will use these services.</p>

	Basis for Relative Priority	<p>Supporting After School Programs for Taylorsville Youth has been a high priority for the City and residents. These programs continue to grow with more families needing the services provided by the three non-profits that operate the programs. Other programs supported provide health care for the City's more vulnerable populations. The City of Taylorsville continues to allocate the maximum available to public services each year.</p> <p>Based on the Needs Assessment and the coordination with the Continuum of Care, there is a great need for crisis services including case management, counseling, health services, shelter operational costs as well as independent and transitional living services</p>
5	Priority Need Name	Administration
	Priority Level	High
	Population	Extremely Low Low Moderate
	Geographic Areas Affected	Administration
	Associated Goals	Administration
	Description	Funds are required to administer the CDBG and HOME programs. Funds are also required to do planning for CDBG eligible areas of the City.
	Basis for Relative Priority	Funds required to administer the programs.

Narrative (Optional)

SP-30 Influence of Market Conditions – 91.215 (b)

Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	The City of Taylorsville does not have this program available. The City has very limited funds.
TBRA for Non-Homeless Special Needs	The City of Taylorsville does not have this program available. The City has very limited funds.
New Unit Production	The City of Taylorsville does not have this program available. The City has very limited funds.
Rehabilitation	The City of Taylorsville has a home owner rehabilitation program. Even though many of the loans are to very low income seniors it has been difficult to get people to do rehab in the City. We continue to market this program because we know some housing stock is in need of repair.
Acquisition, including preservation	The City of Taylorsville does not have this program available. The City has very limited funds.

Table 49 – Influence of Market Conditions

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

Introduction

Listed below are the funds allocated to Taylorsville:

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	385,078	0	0	385,078	1,540,312	We collect no program income on CDBG

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	85,000	0	0	85,000	340,000	We receive various amounts on what the consortium receives. We never know until the Salt Lake County tells us. Any program income the City receives the County takes and administers. we don't anticipate any program income.

Table 50 - Anticipated Resources

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

The funds we award to many of our public services are matched by private donations. The Homeless shelter has private money donated as well as the YMCA, Boys & Girls Clubs and virtually all the others get private donations as well as federal funds from other local governments. All sub grantees solicit funds from multiple sources to further leverage the CDBG or HOME dollars they receive from the City of Taylorsville. Other funding sources listed by sub-grantees are: State of Utah, private sources, and CDBG from other Cities.

Several years ago the City of Taylorsville donated land to a non-profit to built senior housing on. The value of the land has been used for matching for HOME funds and is still being used.

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

None available at this time.

Discussion

N/A

SP-40 Institutional Delivery Structure – 91.215(k)

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

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
YMCA of Greater Salt Lake	Non-profit organizations	Non-homeless special needs public services	Region
TAYLORSVILLE	Government	Economic Development Homelessness Non-homeless special needs Ownership Planning public facilities	Jurisdiction
The Road Home	Non-profit organizations	Homelessness public services	Region
ASSIST	Non-profit organizations	public services	Region
Boys and Girls Clubs of South Valley	Non-profit organizations	public facilities public services	Region
COMMUNITY HEALTH SERVICES, INC	Non-profit organizations	Homelessness public services	Region
Big Brothers / Big Sisters of Utah	Non-profit organizations	public services	Region
Family Support Center, UT	Non-profit organizations	public facilities	Region
Tri-Park Inc	Non-profit organizations	public services	Jurisdiction
Wasatch Front Regional Council	Regional organization	Planning	Region

Table 51 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

Taylorsville works closely with strong non-profits. Their capacity is strong and they have a great depth of experience. They are mostly well funded but because of constant growth and demand they often find themselves needing to expand their facilities or staff. At this time the services that are available through various resources seems to be covering the needs of the people, not meeting the needs. There are services people can get they just may not get them as timely as they need them. The gap in the

institutional delivery system often relates more to gaps in coordination of assistance to particular individuals. There is a central phone number where people can call and get information on services they need and the providers of those services. The County publishes a book with all provider numbers and services. It is available at all senior centers and non-profit providers. Educating those in need of how to outreach to the providers would go along way in getting them services much faster.

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

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

Table 52 - Homeless Prevention Services Summary

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

The City of Taylorsville participates in the Salt Lake County Consortium and therefore supports and participates with Salt Lake County in adopting HUD’s goal of ending Veteran Homelessness by 2015, ending Chronic Homelessness by 2017, and ending Family and Youth homelessness by 2020. In support

of these goals, multiple facilities have been developed in Salt Lake County to end homeless for these populations by providing them with safe, affordable housing with on-site access to services. This includes:

- Homeless Veterans - Project Based Grant Per Diem and Permanent Supportive Housing project including: Freedom Landing, Sunrise Metro, and Valor House. Programs are operated in partnership with the VA and local Housing Authority. Residents have access to VA and Housing Authority sponsored case

- Chronically Homeless – Project Based Permanent Supportive Housing projects including: Grace Mary Manor, Kelly Benson Apartments, Sunrise Metro, and Palmer Court. Projects utilize the housing first model. Residents have access to on-site case management and supportive services.

- Homeless families - Project Based Permanent Supportive Housing projects including: Palmer Court and Bud Bailey Apartments. Projects utilized the housing first model and have on-site case management and supportive services.
- Homeless Youth – Project Based Transitional Housing projects include: Young Men’s Transition House and Young Women’s Transition House. Residents have access to on-site case management and supportive services focused on self-sufficiency

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

The following statements are part of the Salt Lake County Consortium: The major strength of the homeless services delivery system in Salt Lake County is the widespread adoption of the “Housing First” philosophies by Permanent Housing projects; both Permanent Supportive Housing as well as Rapid Rehousing. Housing First includes access to safe affordable housing with minimum entry barriers. It also includes regular access to flexible case management and other supportive services designed to increase housing stability and self-sufficiency. Participation in services is voluntary. This has led to a Statewide 91% decrease in Chronic Homelessness since 2005.

Although there is a homeless housing and service delivery system in Salt Lake County, there continues to be a gap in services for homeless subpopulations not included in the federal homeless goals. The federal homeless goals include ending: Veteran, Chronic, Family, and Youth homelessness. Additional resources are needed to meet the housing and service needs of Non-Veteran Homeless households without children.

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

The City of Taylorsville is a partner with Salt Lake County and sits on the committee for ending chronic homelessness. As such we are co-creators with Salt Lake County in creating the main objectives in the

Salt Lake County 10 Year Plan to End Chronic Homelessness which includes: Implement and Use the Homeless Management Information System (HMIS) Ensure Housing Sensitive Decisions in Salt Lake County, Increase Public Sector Funding Partnerships in Affordable Housing, Rapidly Re-house People Who Have Become Homeless, Discharging People into Homelessness, Improve Homeless Outreach, Increase Housing for People Escaping Homelessness by 1200 units, Increase Supportive Services to Support New Housing Units. Focus on Outcomes and Adjust Resources Accordingl

SP-45 Goals Summary – 91.215(a)(4)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Housing Opportunities	2015	2019	Affordable Housing	Housing Opportunities	Housing Rehabilitation	CDBG: \$400,000 HOME: \$425,000	Homeowner Housing Rehabilitated: 220 Household Housing Unit Direct Financial Assistance to Homebuyers: 80 Households Assisted
2	Public Services	2015	2019	Non-Housing Community Development	Public Services	Public Services	CDBG: \$193,500	Public service activities other than Low/Moderate Income Housing Benefit: 5725 Persons Assisted
3	Public Facilities Improvements	2015	2019	Public Facilities Improvements	Public Facilities Improvements	Public Facilities	CDBG: \$964,390	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 16530 Persons Assisted
4	Tri-Park Inc.	2015	2019	Non-Housing Community Development	Tri-Park	Taylorsville Food Bank	CDBG: \$95,000	Public service activities other than Low/Moderate Income Housing Benefit: 3605 Persons Assisted
5	Administration	2015	2019	Administration	Administration	Administration	CDBG: \$272,500	Other: 1 Other

Table 53 – Goals Summary

Goal Descriptions

1	Goal Name	Housing Opportunities
	Goal Description	Over the next 5 years 220 households will receive assistance, provide funding to cover the cost of renovation, rehabilitation to improve the existing housing stock and retrofitting housing units to make them more accessible or down payment assistance. These resources will provide a safe decent affordable housing. Other Programs will include Green & Healthy Homes Initiative and the Lead Safe Housing Partnership with the County which makes the homes more energy efficient and eliminates health hazards for families and elderly citizens.
2	Goal Name	Public Services
	Goal Description	Grant funds will be provided to Non-Profit Agencies to cover costs of services for programs that assist people in the community. Services include Youth Programs, health Services, case management and counseling, programs to assist seniors with transportation.
3	Goal Name	Public Facilities Improvements
	Goal Description	CDBG Funds will be used to finance the improvements to the senior center, neighborhood facilities and public facilities owned by non-profit agencies providing services to low moderate income people.
4	Goal Name	Tri-Park Inc.
	Goal Description	This non-profit runs the Taylorsville Food Bank. The need has tripled since this program began. CDBG funds have been used to build and expand the facility, which is adjacent to the Senior Center in Taylorsville. This makes access for the seniors easy and makes it easy for the general public to access. Because of the increased demand CDBG now pays some of the administrative cost to run it.
5	Goal Name	Administration
	Goal Description	Funds required to administer and plan for CDBG and HOME Program.

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

The City of Taylorsville estimates they will serve approximately 210 extremely low income households for emergency home repair, 10 extremely low income households for housing rehabilitation, and 80 households at low income for the down payment assistance program. These programs will help seniors stay in their homes longer. They will have safe decent affordable housing. The families that will be helped through the Down Payment Assistance Program will become homeowners in Taylorsville and become vested in the community making it a viable place long term. Public facilities will serve over 16,530 people in the next five years, and Tri-Park will provide meals to over 3600 individuals and families. All the programs funded will make a huge impact of the living environment of Taylorsville.

SP-50 Public Housing Accessibility and Involvement – 91.215(c)

Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)

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 34 housing units in Taylorsville that are publicly assisted. Most of these homes 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. There are 2 duplexes and 1 additional single-family housing unit 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.

Taylorsville has supported the use of federally subsidized tax credit units in the City in the past. No residential units in the City receive Section 504 assistance but they City does have a 202 Senior Property.

Salt Lake County Housing Authority desires to continue to serve extremely low income and low-income families within their public housing units. As of the spring of 2015, 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.

Activities to Increase Resident Involvements

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 who live in the public housing units. The residents can access the Taylorsville Down Payment Assistance Program.

Is the public housing agency designated as troubled under 24 CFR part 902?

No

SP-55 Barriers to affordable housing – 91.215(h)

Barriers to Affordable Housing

There are several barriers to affordable housing in the City. The main reason the area of Taylorsville became a City in 1996 was because of the negative sentiment of apartments. However, this has somewhat changed and additional multi-family units should be available in the future. The highest residential density in the City is 12 units per acre (except senior housing) where there are only a few vacant parcels available. There are existing apartment complexes (sometimes up to an existing 24-30 units per acre) in the high residential density areas. There are some areas where residential median density is available (5-9 units per acre). Senior housing units can be constructed at an unlimited amount of density but it is based upon development quality.

Taylorsville does impose impact fees, which increases the price of developed land. The park impact fee is \$1,290 per single-family home and \$920.53 per multi-family dwelling. Park impact fees are not required for commercial development. The fire station impact fee is .023618 per gross square footage for single-family, multi-family and commercial development. There are also storm drain impact fees that are determined by the engineering department. Building and hook-up fees are comparable to other cities in the Salt Lake Valley. Utility fees are paid to utility companies. The City just recently raised the property tax for storm drainage a diminutive amount. Increased property taxes have been assessed by utility jurisdictions that the City of Taylorsville does not have control over.

The City does not offer incentives for affordable housing, such as reducing building permit fees and impact fees, submitting funds to provide affordable housing, etc. However, some of these incentives may be offered in the future, such as providing a certain percentage of affordable units in planned unit developments or subdivisions.

There is some federal, state, or other funding incentives that will allow additional low-moderate housing within the City, but additional government funding incentives are needed. Government incentives such as first time homebuyer assistance plans are allowing new homebuyers to live in a home.

There is limited residential land available in Taylorsville, which is a deterrent to desire the moderate housing that Taylorsville aspires. Because of this issue, for the most part Taylorsville has to focus on redevelopment and housing rehabilitation.

Many lenders are being very cautious lending funding to developers or investors at this time causing building to slow down.

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

(High) The City will periodically review development standards such as the zoning ordinance and the general plan to include provisions to facilitate affordable housing without diminishing quality. Currently there are no single-family home minimum size regulations and this requirement in itself has removed a large barrier to affordable housing. The minimum residential lot size is 5,000 square feet; however, planned unit developments allow lots to be less than 5,000 square feet.

(High) Assist in the implementation of a wide variety of new housing types where applicable within Taylorsville. This includes manufactured homes, condominiums, townhomes, work units, apartments, duplexes, and single-family attached and detached units. The City revised the zoning ordinance to allow twinhomes or duplexes in single-family zones to be allowed on corner lots along major streets.

(High) Permit flexible development standards in site plans and planned unit developments that encourage housing development that meets 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 costs, cut public service capital and operating costs, save energy and reduce average travel times and distances.

(Medium) Eventually provide a certain percent of housing within a planned unit development or subdivision to be affordable for low-moderate income families or individuals. This is completed through development agreements between the City and the developer and the development ordinance.

(Medium) Encourage duplexes or higher density housing when appropriate to be located in R-2 or R-M zones.

(Medium) 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 or on any conventional subdivision low-density residential lot. The City will allow for a variety of lot and home sizes, as not to preclude the affordability of manufactured and modular housing.

(Medium) The City will continue to promote housing programs that target residents under 80 percent of the median income.

(Low) Support and explore the need of housing advocacy groups and/or housing affordability boards that can fill a gap (“third-party”) between developers and public agencies. Housing advocacy groups can promote affordable housing and support matching private or public funds to produce affordable housing.

(Low) In the past the City has only increased taxes a small amount. This trend may continue to occur in the near future.

SP-60 Homelessness Strategy – 91.215(d)

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

The City has provided sources of funding that have been supported in the past that 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 will continue to supply the Road Home which is located in Salt Lake City and it serves much of the homeless needs of Salt Lake County. The homeless need to do their part (work or learn a skill) in order to be sheltered effectively; however, many are physically or mentally handicapped and need financial or social support.

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.

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 Taylorsville. 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 City of Taylorsville is in support of these services to assist the homeless. This ten year plan was created by the Salt Lake County Council of Governments with the assistance of the Long Range Housing Committee.

The Salt Lake County 10 Year Plan to End Chronic Homelessness includes the following objectives related reaching out to homeless persons (especially unsheltered homeless persons) and assessing their individual needs:

- Improve Homeless Outreach: Improve outreach to homeless on the street by using the two new outreach teams (Assertive Community Action teams) ACT to reduce the number of homeless by 95 percent by the end of the 10 year plan.

Addressing the emergency and transitional housing needs of homeless persons

Homeless Strategic Plan (91.215 (c))

The main objectives of the Ten Year Plan to End Chronic Homelessness are:

1. **Implement and Use the Homeless Management Information System (HMIS):** by September 2005 to track costs, service usage rates, housing placements and related data on a person-specific basis.
2. **Ensure Housing Sensitive Decisions in Salt Lake County:** Create a common database of existing housing stock by June 2005. If units are lost they must be replaced so that no net loss occurs and Salt Lake County gains rather than loses housing.
3. **Increase Public Sector Funding Partnerships in Affordable Housing:** Recent cuts in HUD Section 8 housing vouchers and lack of support for private sector housing initiatives must be reversed. Sustain federal, state, local and private funding to support all services necessary for permanent supportive housing.
4. **Rapidly Re-house People Who Have Become Homeless:** First time shelter users re-housed within 90 days of becoming homeless.
5. **Discharging People into Homelessness: Ensure all persons discharged from jail, prison, hospital, and treatment facilities have a home to go to.** Expand homeless prevention services with 100 new treatment beds, 40 additional case managers, and coordination between agencies.
6. **Improve Homeless Outreach:** Improve outreach to homeless on the street by using the two new outreach teams (Assertive Community Action teams) ACT to reduce the number of homeless persons on the street by 25 percent in five years, by 50 percent in eight years and by 95 percent in 10 years.
7. **Increase Housing for People Escaping Homelessness by 1200 units:** Increase the supply of permanent supportive housing by 600 units by Dec 2014; expand rental subsidies throughout Salt Lake County by 600 units by 2014.
8. **Increase Supportive Services to Support New Housing Units:** New housing units must have related supportive services to ensure success.
9. **Focus on Outcomes and Adjust Resources Accordingly:** Produce and use quarterly publication of data and outcomes and distribute to all stakeholders to assess and adjust priorities through a strong collaborative inter-organizational process.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again.

The Salt Lake County 10 Year Plan to End Chronic Homelessness includes the following objectives related to helping homeless persons make the transition to permanent housing and independent living.

Facilitating Access for Homeless Individuals and Families to Affordable Housing Units:

- Ensure Housing Sensitive Decisions in Salt Lake County: Create a common database of existing housing stock. If units are lost they must be replaced so that no net loss occurs and Salt Lake County gains rather than loses housing.
- Increase Public Sector Funding Partnerships in Affordable Housing: Recent cuts in HUD Section 8 housing vouchers and lack of support for private sector housing initiatives must be reversed. Sustain federal, state, local and private funding to support all services necessary for permanent supportive housing.
- Increase Housing for People Escaping Homelessness by 1200 units: Increase the supply of permanent supportive housing by 600 units by end of 10 year plan; expand rental subsidies throughout Salt Lake County by 600 units by end of 10 year plan.

Shortening the Period of Time People Experience Homelessness:

- Rapidly Re-house People Who Have Become Homeless: First time shelter users re-housed within 90 days of becoming homeless

Preventing People Who Were Recently Homeless from Becoming Homeless Again:

- Increase Supportive Services to Support New Housing Units: New housing units must have related supportive services to ensure success.

Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs

The Salt Lake County 10 Year Plan to End Chronic Homelessness includes an objective related to preventing homelessness, especially those being discharged from institutions:

- Discharging People into Homelessness: Ensure all persons discharged from jail, prison, hospital, and treatment facilities have a home to go to. Expand homeless prevention services with 100 new treatment beds, 40 additional case managers, and coordination between agencies.

SP-65 Lead based paint Hazards – 91.215(i)

Actions to address LBP hazards and increase access to housing without LBP 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. In the City of Taylorsville 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/. 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.

How are the actions listed above related to the extent of lead poisoning and hazards?

Promote preservation and rehabilitation of 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.

The City of Taylorsville will continue to promote low and moderate-income households with first time home ownership programs through the Utah Housing Corporation and other low interest first time home ownership programs. The City will also continue to support and provide grants to various sub-grantees that focus on housing for low to moderate income households and individuals. The programs that receive funding from CDBG funds granted to the City of Taylorsville all have policies and procedures

for prospective projects for rehabilitation or first time buyers that incorporate both lead based paint and other hazardous or unsafe materials inspections.

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

Priorities or Objectives

During the next five years 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.

The City has funding for the home owner rehabilitation program (HOME funds) and will have funding (HOME funds) for the homeowner assistance program in the future. Detect any homes purchased with the homebuyer housing assistance or rehab programs (or any other program) that have lead based paint. If a home has lead based paint it will need to be mitigated or removed.

The City will:

- 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.

SP-70 Anti-Poverty Strategy – 91.215(j)

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

According to the 2010 U.S. Census, 1,307 families (9.7% of the total families) in Taylorsville are in poverty status. That number equates to 7,507 individuals that are in poverty status, of which 239 are 65 years or older, and 3,562 are children 17 years old 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 work with agencies such as ASSIST to be sure that these housing activities are pursued and completed.

The City of Taylorsville will also expand their reach to the segment of our population who have under served or special needs. Any comments received from these groups will be examined and accounted for to determine what, if any, new priorities are needed as a result of this input. The City of Taylorsville will evaluate possible funding allocations, social agency referrals, and educational

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

The City of Taylorsville realized the importance of providing adequate income employment for its low-moderate income citizens. There are many services and retail oriented low-moderate income employment opportunities within the City. There are also several job training programs available within the City of Taylorsville that are designed to assist people develop and upgrade work skills. One such organization is Workforce Services. This is a company that specializes in matching the skill set of a particular individual with available jobs within the metropolitan Salt Lake City area.

There is considerable cross-referencing between sub-grantees that receive funding from CDBG funds allocated to the City of Taylorsville. We have found that this interconnectivity is able to identify those that are at risk of poverty and then direct these individuals to the programs that can best address their needs.

The Tri-Park Inc. is a great resource for those in poverty who need food. The City will support churches and non-profit organizations throughout the valley that have resources and funding available for those who are in poverty. The City will also increase economic development through sources that are listed under economic development in this plan. Emergency Home Repair is another resource that helps those in poverty address their immediate housing needs, as does the Homeowner Rehab program, by providing defferred loans. The City of Taylorsville will continue to encourage this type of comprehensive services and referrals.

SP-80 Monitoring – 91.230

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

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. 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. 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.

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.

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.

Expected Resources

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

Introduction

Listed below are the funds allocated to Taylorsville:

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	385,078	0	0	385,078	1,540,312	We collect no program income on CDBG

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	85,000	0	0	85,000	340,000	We receive various amounts on what the consortium receives. We never know until the Salt Lake County tells us. Any program income the City receives the County takes and administers. we don't anticipate any program income.

Table 54 - Expected Resources – Priority Table

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

The funds we award to many of our public services are matched by private donations. The Homeless shelter has private money donated as well as the YMCA, Boys & Girls Clubs and virtually all the others get private donations as well as federal funds from other local governments. All sub grantees solicit funds from multiple sources to further leverage the CDBG or HOME dollars they receive from the City of Taylorsville. Other funding sources listed by sub-grantees are: State of Utah, private sources, and CDBG from other Cities Several years ago the City of Taylorsville donated land to a non-profit to built senior housing on. The value of the land has been used for matching for HOME funds and is still being used.

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

None available at this time.

Discussion

N/A

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Housing Opportunities	2015	2019	Affordable Housing	Housing Opportunities	Housing Rehabilitation	CDBG: \$80,000 HOME: \$85,000	Homeowner Housing Rehabilitated: 44 Household Housing Unit Direct Financial Assistance to Homebuyers: 16 Households Assisted
2	Public Services	2015	2019	Non-Housing Community Development	Public Services	Public Services	CDBG: \$38,700	Public service activities other than Low/Moderate Income Housing Benefit: 229 Persons Assisted
3	Public Facilities Improvements	2015	2019	Public Facilities Improvements	Public Facilities Improvements	Public Facilities	CDBG: \$192,878	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 3306 Persons Assisted
4	Tri-Park Inc.	2015	2019	Non-Housing Community Development	Tri-Park	Taylorsville Food Bank	CDBG: \$19,000	Public service activities other than Low/Moderate Income Housing Benefit: 721 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5	Administration	2015	2019	Administration	Administration	Administration	CDBG: \$54,500	Other: 54500 Other

Table 55 – Goals Summary

Goal Descriptions

1	Goal Name	Housing Opportunities
	Goal Description	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 also provides funds for down payment assistance for low-income families or individuals and funds to rehabilitate single-family homes.
2	Goal Name	Public Services
	Goal Description	Funding provided for public services, including: YMCA Out of School Enrichment programs providing education and recreational services to the low and moderate income children or youth, medical and dental care for uninsured clients at the Community Health Center, the Boys and Girls Club offers after school activities and community activities, the Senior Citizens Center van driver salary and van maintenance costs, Big Brothers Big Sisters provides mentoring for children from single parent households. 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.
3	Goal Name	Public Facilities Improvements
	Goal Description	Funding community facilities or community infrastructure including: Purchasing land to build on it an additional building for the Taylorsville Senior Citizen Center and the remodel of the Family Support Center, reconfiguring space for the YWCA.

4	Goal Name	Tri-Park Inc.
	Goal Description	Taylorsville strongly supports this program. Tri-Park operates the Food Pantry for the residents of the City. The need for food among the low income residents has grown substantially the last three years. They serve the low income seniors and the families in the area. Most of the operation of the food bank is by volunteers.
5	Goal Name	Administration
	Goal Description	Provide administration of CDBG and Home Programs.

Projects

AP-35 Projects – 91.220(d)

Introduction

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Projects

#	Project Name
1	Administration
2	Mobile Home Plan
3	Wasatch Front Regional Council
4	ASSIST
5	Taylorville Senior Center Van Driver
6	YMCA
7	The Road Home
8	Boys and Girls Club of South Valley
9	Tri-Park Services
10	Community Health
11	Big Brothers Big Sisters
12	YMCA Improvements
13	Family Support Center
14	Senior Center Improvements
15	Down Payment Assistance

Table 56 – Project Information

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

AP-38 Project Summary
Project Summary Information

1	Project Name	Administration
	Target Area	Administration
	Goals Supported	Administration
	Needs Addressed	Administration
	Funding	CDBG: \$40,000
	Description	Administrative costs for program operation, training, etc.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	This is Administration of the CDBG Program
	Location Description	NA
	Planned Activities	NA
2	Project Name	Mobile Home Plan
	Target Area	Administration
	Goals Supported	Administration
	Needs Addressed	Administration
	Funding	CDBG: \$10,000
	Description	This is a forward thinking study on the land use of the mobile/manufactured home parks if they should ever be sold. The City would like to be proactive in determining the best use for residents and what the impacts to them could be.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	NA
	Planned Activities	The mobile home parks in Taylorsville are prime development properties and owners will be looking to sell. The City would like to be proactive and start planning what is best for the residents and the City of Taylorsville. The census track the mobile homes are in is 1135.14. This is a CDBG eligible census track.
3	Project Name	Wasatch Front Regional Council

	Target Area	Administration
	Goals Supported	Administration
	Needs Addressed	Administration
	Funding	CDBG: \$4,500
	Description	City of Taylorsville will participate in the planning for Regional impacts on the city.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	NA
	Location Description	NA
	Planned Activities	Taylorsville participates in the Regional planning activities in cooperation with other local governments in the Valley.
4	Project Name	ASSIST
	Target Area	Housing Opportunities
	Goals Supported	Housing Opportunities
	Needs Addressed	Housing Rehabilitation
	Funding	CDBG: \$80,000
	Description	Provide Emergency Home repairs to single units of residential homes whose owners are very low income Taylorsville residents. All repairs are on homes owned by seniors.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	In the past ASSIST has helped 42 low-income homeowners with repairs such as roofing, wiring, plumbing and handicapped accessibility. They are estimating assisting 44 home owners.
	Location Description	City of Taylorsville
	Planned Activities	Provide emergency home repair and accessibility design assistance to low-income households and residents of Taylorsville with disabilities. They work with local, licensed, insured contractors to make critical homerepairs or component replacement and provide practical safety and accessibility modification.
5	Project Name	Taylorsville Senior Center Van Driver

	Target Area	Public Services
	Goals Supported	Public Services
	Needs Addressed	Public Services
	Funding	CDBG: \$18,000
	Description	Provides salaries, fuel and repairs to van that picks up Taylorsville residents and brings them to and from the Taylorsville Senior Center. The City matches these funds.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	This allows 99 elderly seniors to be able to come to the senior center and also do weekly grocery shopping. These numbers are counted as participants at the Senior Center. So we do not count them here as that would double count them.
	Location Description	Various locations in the City of Taylorsville
	Planned Activities	The Senior Center provides a place for seniors to meet other seniors, avoid being home bound, eat healthy meal and provides educational opportunities.
6	Project Name	YMCA
	Target Area	Public Services
	Goals Supported	Public Services
	Needs Addressed	Public Services
	Funding	CDBG: \$7,500
	Description	This is an after school program for low-income latch key children. Children remain at school in the program until their parents are able to pick them up after work.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	130 youths who attend the facility. These youth are counted as participants in the facilities improvements so they are not double counted here we are not including them.
	Location Description	4223 South Atherton Drive, Taylorsville Most services are provided at this location, some may be at other schools in Taylorsville. They have a stand alone facility.

	Planned Activities	The YMCA provides high quality out of school programs to over 20 elementary, junior high and high schools in Salt Lake Valley. They currently serve five elementary schools at the YMCA Community Family Center John C Freeman. The purpose of the YMCA youth programs is to help youth develop to their fullest in mind, body and spirit by incorporating the core values of caring, honesty, respect, and responsibility.
7	Project Name	The Road Home
	Target Area	Public Services
	Goals Supported	Public Services
	Needs Addressed	Public Services
	Funding	CDBG: \$2,200
	Description	Funds used to help operate Homeless Shelter.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	123 homeless individuals
	Location Description	210 S Rio Grande St, SLC
	Planned Activities	Help people step out of homelessness and back into our community. The Road Home is our largest provider of homeless services in Utah. They are adept at providing emergency services, shelters, case management and permanent housing solutions.
8	Project Name	Boys and Girls Club of South Valley
	Target Area	Public Services
	Goals Supported	Public Services
	Needs Addressed	Public Services
	Funding	CDBG: \$4,000
	Description	After school program that serves low-income children.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	21 youth

	Location Description	The Boys & Girls Club of South Valley is located in Murray. The youth from Taylorsville attend at the Murray facility. All Taylorsville youth are tracked through the system.
	Planned Activities	After School and Summer Programs are designed to inspire and empower youth, families and communities to realize their full potential as productive, responsible and caring citizens.
9	Project Name	Tri-Park Services
	Target Area	Tri-Park
	Goals Supported	Tri-Park Inc.
	Needs Addressed	Taylorsville Food Bank
	Funding	CDBG: \$19,000
	Description	Provides surplus food to low-income Taylorsville residents.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	721 low-income persons
	Location Description	4775 South Plymouthview Drive, Taylorsville
	Planned Activities	Operate the Taylorsville Food Pantry for low-income residents of Taylorsville
10	Project Name	Community Health
	Target Area	Public Services
	Goals Supported	Public Services
	Needs Addressed	Public Services
	Funding	CDBG: \$4,000
	Description	Provides medical and dental services to low-income families who have no insurance.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	45 Low income persons

	Location Description	220 West 7200 South, Midvale. Taylorsville residents access the Community Health facility in Midvale. They track residents of Taylorsville.
	Planned Activities	provide 45 low-income Taylorsville residents with permanent medical, dental and behavioral health care
11	Project Name	Big Brothers Big Sisters
	Target Area	Public Services
	Goals Supported	Public Services
	Needs Addressed	Public Services
	Funding	CDBG: \$3,000
	Description	After School youth mentoring program in Taylorsville Schools for low-income single parent families.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	21 youth
	Location Description	The offices of BBBS is located in Murray but they do all their programs with the children at the schools they are in.
	Planned Activities	They provide one-to-one mentoring relationships for disadvantaged Taylorsville youth, BBBS recruits, screens, interviews, trains and provides ongoing support for mentoring relationships. BBBSU matches youth with volunteer mentors.
12	Project Name	YMCA Improvements
	Target Area	Public Facilities Improvements
	Goals Supported	Public Facilities Improvements
	Needs Addressed	Public Facilities
	Funding	CDBG: \$20,000
	Description	The YMCA serves low income children from various schools in Taylorsville. They provide some meals for the children, in addition to after school programs and some counseling for families. Funds will be used for: kitchen upgrades at the facility in order to comply with the health department: renovating meeting space to create private conference rooms and consultation rooms: and reconfiguring current office space.

	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 130 low to very low income children this year will benefit from the services. The YMCA will provide after school enrichment and food service programs for very low income children and families who would otherwise leave their children alone before and after school.
	Location Description	4223 S Atherton Drive, Taylorsville
	Planned Activities	Kitchen upgrade to meet health department codes, renovate existing community meeting space to create an enclosed office and reconfigure existing office space for better counseling space..
13	Project Name	Family Support Center
	Target Area	Public Facilities Improvements
	Goals Supported	Public Facilities Improvements
	Needs Addressed	Public Facilities
	Funding	CDBG: \$33,700
	Description	Funds will be used to replace the heating and cooling systems and replace windows and doors to provide more energy efficient building.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	76 low-income Taylorsville residents
	Location Description	1760 W 4800 South, Taylorsville
	Planned Activities	Replacement of furnace and air condition, windows and doors to make for a more energy efficient facility.
14	Project Name	Senior Center Improvements
	Target Area	Public Facilities Improvements
	Goals Supported	Public Facilities Improvements
	Needs Addressed	Public Facilities
	Funding	CDBG: \$139,178
	Description	Funds used to purchase land to build an addition to the senior center that will house such classes as pottery, wood carving and ceramics. These activities require additional ventilations and services. A new separate building will meet this need and provide the seniors with additional resources.

	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 3100 senior citizens will use the facility. These are all seniors from the Taylorsville area. They do not come from one census track, although the senior center is located in an eligible census track, 1135.12.
	Location Description	The land needed is adjacent to Taylorsville Senior Center 4743 South Plymouth View Dr, Taylorsville. Once the land is purchased the new building will be designed. Funds in the next year (2016) will be used to build the structure.
	Planned Activities	Acquire property to provide more land to build a new structure for the Senior Center.
15	Project Name	Down Payment Assistance
	Target Area	Housing Opportunities
	Goals Supported	Housing Opportunities
	Needs Addressed	Housing Rehabilitation
	Funding	HOME: \$85,000
	Description	Provide up to \$5,000 down payment assistance to low/moderate income first time homebuyers. Families at or below 80% of median income.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 10 Families a year will be able to receive assistance.
	Location Description	The new home owners will purchase homes in various locations in Taylorsville.
	Planned Activities	Down Payment Assistance to First Time Home owners.

AP-50 Geographic Distribution – 91.220(f)

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

The projects are primarily Citywide. There are no areas of minority concentration in Taylorsville. 100% of this year’s allocation of CDBG funding will be allocated to the low-moderate income census and blockareas in Taylorsville or to low-moderate income people. All of the HOME funding (\$47,500) will be allocated to 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.

Geographic Distribution

Target Area	Percentage of Funds

Table 57 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

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 two public facilities which includes an addition to the existing Taylorsville Senior Citizen center and replace a furnace and air conditioner at the Family Support Center. 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 2015-2019 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.

Discussion

Taylorsville will not be working in a specific area. The projects will be public services and public facilities, which serve the eligible populations. Therefore no specific area will be targeted.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

Taylorville expect to fund over the next 5 years, 200 emergency home owner repairs. They also expect to rehab approximately 20 projects for home owners. Taylorville will continue to support the Own in Taylorville Program, which is a downpayment assistance program. Providing assistance to 40 families over the next 5 years The City of Taylorville has chosen in the past to utilize a portion of their HOME funding to rehabilitate single-family homes for low income homeowners in previous years. It is expected they will continue to do this in the future. Low-income homeowners have the opportunity to apply for these HOME funds. The Home Owner Rehabilitation program provides loans of up to \$15,000 to low income clients. In the past Taylorville has been using HOME funds for the homeownership down payment assistance program and the homeowner rehabilitation program. The City of Taylorville may have the opportunity to appropriate HOME money with several housing activities associated within the guidelines of the HOME program, including a senior housing project if the opportunity becomes available.

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	54
Special-Needs	0
Total	54

Table 58 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	0
Rehab of Existing Units	46
Acquisition of Existing Units	8
Total	54

Table 59 - One Year Goals for Affordable Housing by Support Type

Discussion

Over the next five years Salt Lake County will fund the preservation of nearly 2,000 single family homes, of these at least 500 will be made lead safe, healthy and safe, the development and construction of five rental housing developments providing new rental units for the homeless, elderly and other special needs. The City expects some of these projects may be in Taylorville.

AP-60 Public Housing – 91.220(h)

Introduction

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 median 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 are not projected to be removed from public assistance.

Actions planned during the next year to address the needs to public housing

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 are maintained in good condition. All 34 units were rehabilitated in 2010. 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.

Actions to encourage public housing residents to become more involved in management and participate in homeownership

As of the spring of 2015, 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. Public Housing residents can access the Down Payment Assistance Program.

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

The PHA that operates within the boundaries of Taylorsville is not troubled.

Discussion

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.

All Housing Authorities are able to participate in any of the public service programs Taylorsville funds and are encouraged to do this.

AP-65 Homeless and Other Special Needs Activities – 91.220(i)

Introduction

The City has provided sources of funding that have been supported in the past that 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 will continue to supply the Road Home which is located in Salt Lake City and it serves much of the homeless needs of Salt Lake County. The homeless need to do their part (work or learn a skill) in order to be sheltered effectively; however, there are many who are physically or mentally handicapped and will always need financial or social support.

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

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 Taylorsville. 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 City of Taylorsville is in support of these services to assist the homeless. This ten year plan was created by the Salt Lake County Council of Governments with the assistance of the Long Range Housing Committee

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

Taylorsville participates in th Salt Lake County's 10 Year Plan to end Chronic Homelessness, which includes the following objectives related to reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs.

- Improve Homeless Outreach: Improve outreach to homeless on the street by using the two new outreach teams (Assertive Community Action teams) ACT to reduce the number of homeless by 95 percent by the end of the 10 year plan.

Addressing the emergency shelter and transitional housing needs of homeless persons

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 Taylorsville. The City has no plans to provide emergency homeless shelters or transitional housing in Taylorsville. Since Taylorsville 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 Taylorsville. The City has a representative that regularly attends a monthly meeting with the Long-Range Housing Committee. Other existing homeless shelters that serve Taylorsville include the Rescue Mission, Marillac House, Volunteers of America Utah-Drop In Center and others. These shelters are located in Salt Lake City.

Taylorsville participates through the County's Long Range Planning Committee.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

The City believes that homelessness is a problem in Taylorsville 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 Taylorsville desires to terminate homelessness by 2016.

Taylorsville participates through the County's Long Range Planning Committee and allocates funding to programs that assist homeless persons.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

All Homeless persons are able to access any the Public Services funded through CDBG. More affordable housing needs to be made available to very low income persons. This housing often needs to come with support services to help the individuals get the help they require. Unfortunately funds are currently not available to build these facilities. While some communities have been able to get this housing built many don't have the resources, because of this Taylorsville participates through the County's Long Range Planning Committee.

Discussion

There are 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. Doubling up with family or friends has increased in Taylorsville because of the sluggish economy. 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.

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 Taylorsville 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 one way to outreach to individuals and families from becoming homeless. Non-profit agencies located in Salt Lake County also assist with the homelessness problem.

AP-75 Barriers to affordable housing – 91.220(j)

Introduction:

There are several barriers to affordable housing in the City. The main reason the area of Taylorsville became a City in 1996 was because of the negative sentiment of apartments. However, this has somewhat changed and additional multi-family units should be available in the future. The highest residential density in the City is 12 units per acre (except senior housing) where there are only a few vacant parcels available. There are existing apartment complexes (sometimes up to an existing 24-30 units per acre) in the high residential density areas. There are some areas where residential median density is available (5-9 units per acre). Senior housing units can be constructed at an unlimited amount of density but it is based upon development quality.

Taylorsville does impose impact fees, which increases the price of developed land. The park impact fee is \$1,290 per single-family home and \$920.53 per multi-family dwelling. Park impact fees are not required for commercial development. The fire station impact fee is .023618 per gross square footage for single-family, multi-family and commercial development. There are also storm drain impact fees that are determined by the engineering department. Building and hook-up fees are comparable to other cities in the Salt Lake Valley. Utility fees are paid to utility companies. The City just recently raised the property tax for storm drainage a diminutive amount. Increased property taxes have been assessed by utility jurisdictions that the City of Taylorsville does not have control over.

The City does not offer incentives for affordable housing, such as reducing building permit fees and impact fees, submitting funds to provide affordable housing, etc. However, some of these incentives may be offered in the future, such as providing a certain percentage of affordable units in planned unit developments or subdivisions. There is some federal, state, or other funding incentives that will allow additional low-moderate housing within the City, but additional government funding incentives are needed. Government incentives such as first time homebuyer assistance plans are allowing new homebuyers to live in a home. There is limited residential land available in Taylorsville, which is a deterrent to the moderate housing that Taylorsville aspires. Because of this issue, for the most part Taylorsville has to focus on redevelopment and housing rehabilitation. Many lenders are being very cautious lending funding to developers or investors at this time causing building to slow down.

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

(High) The City will periodically review development standards such as the zoning ordinance and the general plan to include provisions to facilitate affordable housing without diminishing quality. Currently

there are no single-family home minimum size regulations and this requirement in itself has removed a large barrier to affordable housing. The minimum residential lot size is 5,000 square feet; however, planned unit developments allow lots to be less than 5,000 square feet.

(High) Assist in the implementation of a wide variety of new housing types where applicable within Taylorsville. This includes manufactured homes, condominiums, townhomes, work units, apartments, duplexes, and single-family attached and detached units. The City revised the zoning ordinance to allow twinhomes or duplexes in single-family zones to be allowed on corner lots along major streets.

(High) Permit flexible development standards in site plans and planned unit developments that encourage housing development that meets 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 costs, cut public service capital and operating costs, save energy and reduce average travel times and distances.

(Medium) Eventually provide a certain percent of housing within a planned unit development or subdivision to be affordable for low-moderate income families or individuals. This is completed through development agreements between the City and the developer and the development ordinance.

(Medium) Encourage duplexes or higher density housing when appropriate to be located in R-2 or R-M zones.

(Medium) 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 or on any conventional subdivision low-density residential lot. The City will allow for a variety of lot and home sizes, as not to preclude the affordability of manufactured and modular housing.

(Medium) The City will continue to promote housing programs that target residents under 80 percent of the median income.

(Low) Support and explore the need of housing advocacy groups and/or housing affordability boards that can fill a gap (“third-party”) between developers and public agencies. Housing advocacy groups can promote affordable housing and support matching private or public funds to produce affordable housing.

(Low) In the past the City has only increased taxes a small amount. This trend may continue to occur in the near future.

Discussion:

The City of Taylorsville continues to review and make adjustments to it's zoning and reviews those issues that affect affordable housing on a on going basis.

AP-85 Other Actions – 91.220(k)

Introduction:

Actions planned to address obstacles to meeting underserved needs

Extended Living Areas: Extended living areas are allowed to be attached or within a single-family home in the R-1 and R-2 zones (residential). Extended living areas shall be used for extended family members only or for employed household maintenance personnel on a nonrental basis.

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.

Group Homes: The City previously adopted an ordinance regarding residential facilities for elderly persons and persons with a disability to comply with amendments to the 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. The ordinance allows up to 3 individuals and supervisors to direct the facility. A greater number of persons can live in a dwelling unit if reasonable accommodation is provided. These units are typically called group homes. There are group homes located throughout Taylorsville, which serve people with mental, developmental and physical disabilities. In addition, currently there is only scattered housing available to persons with disabilities which include HIV/AIDS victims. Group homes are a permitted use in the R-1 and R-2 zones.

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 (age 55 and up). The City will continue to allow this type of senior housing. Besides the RM S zone the City does accommodate 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 6 to 21 dwelling units per acre. High density is allowed to be on a lot with 4 to 12 units per acre without a planned unit development. RM development must be developed as a standard planned unit development district if over 5 acres in size.

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 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..

Actions planned to foster and maintain affordable housing

Taylorsville will continue to support Housing rehab programs through HOME and CDBG. Thereby keeping homes safe and liveable while remaining affordable. Taylorsville continues to fund down payment assistance programs helping low income families buy homes in the City. The City is very serious about maintaining homes and in 2013 they hired a Neighborhood Service Coordinator. This position analyzes and disseminates all the information that is involved with the housing and infrastructure in the City. This information is used to target neighborhoods to let residents know about the Housing Rehab program.

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 further fair housing without diminishing quality. These provisions or incentives are to assist protective classes, individuals in poverty, disabled persons and very-low and low income individuals.

Actions planned to reduce lead-based paint hazards

Inspections for all homes in the Own in Taylorsville down payment assistance program are inspected for lead based paint. If any is found it must be mitigated before the owner can purchase the home. When rehab is done on any home it is also tested for lead based paint and if found to have it is also mitigated before any work is done. The County has had funds in the past to help with remediation of lead based paint. Those funds are also used.

Actions planned to reduce the number of poverty-level families

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.

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 City believes that we are well diversified in employment opportunities and are not reliant upon a single industry for job growth.

Taylorsville is planning to have additional commercial and office areas that are concentrated and will attract businesses to the City. Walkable 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, also encouraging growth near transportation will encourage job opportunities for low income workers. Taylorsville 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. Several strip malls have demolished the older vacant properties and are now starting to rebuild. New job opportunities will be generated from new commercial properties.

Actions planned 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 Kenyon Consultant to administer the City's HOME funds for home rehabilitation assistance.

During the past several years (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, ASSIST, Rape Crisis Center, Salt Lake County Aging Services, Salt Lake Valley Habitat for Humanity, YMCA, Boys and Girls Club of South Valley, The Haven, Tri-Park Incorporation, Big Brothers/Big Sisters, Wasatch Front Regional Council, Family Support Center, Community Health Center and the House of Hope. These non-profit agencies have explained how the monies are used within their organization. These agencies come to the public hearings and are active participants in determining the needs of the Taylorsville community. The City continues to serve on the County's CDBG Planning Committee as well as the Long Range Planning committee for Ending Homelessness. The City has representation on the Wasatch Regional Planning Asc.

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

No new actions have been planned for coordination between the Public and Private agencies. Taylorsville is very active coordinating and sharing information with all the agencies they work with. There has been discussion with the other CDBG grantees that we may share the same format for applications. This is in the discussion phase only but could proceed further in the next few months. This would make the application process much simpler for all the subgrantees applying to numerous local governments for funding.

Discussion:

The housing and transportation needs of protected classes, who are disproportionately public transit dependent, will have a high priority in decisions regarding public transit investments, schedules and routes. The City will coordinate with Wasatch Front Regional Council, Envision Utah, Utah Transit Authority and the Utah Department of Transportation. The transit needs of protected classes are in the long range planning efforts. More attention will be given to work on making sure there are equitable housing choices.

Program Specific Requirements

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

Introduction:

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(I)(1)

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

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

Other CDBG Requirements

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

HOME Investment Partnership Program (HOME)

Reference 24 CFR 91.220(I)(2)

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:

Taylorsville uses HOME Funds for Down Payment Assistance and Homeowner Rehab.

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

Down Payment Assistance Funds are \$5,000 grants if the homeowner stays in the home for five years. If they sale or move out of the home prior to the five years they must repay the funds. A thousand dollars a year drops off the repayment, So if they stay 3 years and sell the home they will repay \$2,000. These funds come back to Taylorsville and the City submits the funds to the County as program income, they in turn release them back to Taylorsville when the City has another Down Payment Request.

To date all but one rehab loan has been defferred. These loans have liens on the property when they are sold all funds will come back to the City who in turn returns them to the County as program income for them to manage. The one rehab loan that is repaying, those funds are sent to the County as program income.

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:

N/A

4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

N/A

Discussion:

N/A

Appendix - Alternate/Local Data Sources

1	Data Source Name 2010 US Census
	List the name of the organization or individual who originated the data set. All Housing and Market survey and data sources were derived by Salt Lake County and were included in Taylorsville's plan.
	Provide a brief summary of the data set.
	What was the purpose for developing this data set?
	Provide the year (and optionally month, or month and day) for when the data was collected.
	Briefly describe the methodology for the data collection.
	Describe the total population from which the sample was taken.
	Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.