

**WEST JORDAN CITY  
MODERATE INCOME HOUSING  
REPORT**



**July 2007**

## EXECUTIVE SUMMARY

Between 1992 and 1997, Utah led the nation in house price appreciation, increasing by a rate of approximately 70%. In response, the State Legislature passed H.B. 295 in 1996, which required municipalities to adopt affordable housing plans by December 31, 1998. These plans were to “afford a reasonable opportunity for a variety of housing, including moderate income housing, to meet the needs of people desiring to live there” (HB 295, 1996 General Session). Beginning in January, 1999, the West Jordan Comprehensive General Plan has contained an affordable housing element in compliance with HB 295.

West Jordan City has maintained a comprehensive housing plan for more than a decade. The vision and goals of West Jordan residents, employees, and elected appointed officials are to provide a complete, balanced community, which provides a variety of housing choices for citizens, in addition to opportunities for education, employment, shopping, and recreation.

## HOUSING OVERVIEW

### **Multi-Family Units:**

- Previously, the City of West Jordan had a policy in its Comprehensive General Plan to limit the number of multi-family housing units to a maximum of 15% unless otherwise approved by the Planning Commission and City Council. The 2003 Comprehensive General Plan eliminated this cap on multi-family housing.
- In 1990, 14.6% of the residential dwellings in West Jordan were multi-family units.
- Currently, multi-family units comprise 19.5% of the total housing units within the City, an overall increase of 5% since 1990.

### **Single-Family Units:**

- Single-family homes now total 20,759 units, or 77.2% of all housing in West Jordan City boundaries.
- In 2004, 51.9% of the single-family housing stock in West Jordan had 1,900 square feet or less in total living space.

### **Other Housing Stock:**

- In addition to single and multi-family housing opportunities, West Jordan City has 889 Manufactured Homes.
- Manufactured Homes account for 3.3% of West Jordan’s total housing stock.

### **Zoning:**

- Currently, West Jordan City’s residential developments are divided into seventeen different zones.
- The City Code also includes 7 sub-zones which provide for differing minimum sizes of single family houses. This provides a mixture of prices and housing opportunities

throughout the community for a variety of income levels and family sizes.

- Redevelopment Agency:**
- The West Jordan City Council approved Resolution No. 77 on August 26, 2003, adopting a housing plan for uses of tax increment housing funds allocated under sections 17B-4-504 and 17B-4-1010 of the Redevelopment Agency Act, requiring 20% of Tax Increment to be used for housing.
  - This resolution allows the Agency to pay part or all of the cost of land or installation, construction, or rehabilitation of any building, facility, structure, or other housing improvement, including infrastructure improvements, related to income targeted housing or housing located in a project area implementation in the City where blight has been found to exist.
  - The Agency may lend, grant, or contribute housing funds to a person, public body, housing authority, private entity or business, or nonprofit organization for use as provided in the resolution.
  - The Agency's objective is to increase, improve and preserve the community's supply of affordable housing.

#### **FUTURE STEPS, ACTIONS AND COMPLIANCE WITH HB 295**

West Jordan City has adopted the following actions to ensure that the goals of the residents, vision of the City Council, and policy statements of the Comprehensive General Plan are implemented and the requirements of moderate and all levels of housing are planned and implemented.

- Ordinances:**
- West Jordan regularly revises and updates its Subdivision Ordinance and Zoning Ordinance to provide a mixture of housing options within the City, and to provide City Council and staff guidance for future development.

- General Plan Map:**
- The General Plan Map provides a vision of community to guide future development.
  - West Jordan City adopted a new, revised General Plan Map on in 2003 to specify areas and plans for housing, recreation, employment, open space, and educational opportunities.

- Housing Rehabilitation:**
- West Jordan City adopted a new ordinance in June 1998 that requires 20% of all Redevelopment Agency (RDA) tax increment to be used in housing and neighborhood rehabilitation.

- Over 20% of West Jordan’s Community Development Block Grant money is also focused on housing rehabilitation.

**First Time Homebuyers:** • West Jordan City allocates \$50,000 to first time homebuyers every year. Each qualifying household may receive up to \$5,000.

**Other Housing Programs:** • West Jordan City also receives approximately \$100,000 from HUD for the HOME program and uses this money in various housing projects.

- The City has partnered with Utah Non-profit Housing on a senior housing project. Utah Non-profit Housing received \$6,000,000 under the Section 202 program. The City of West Jordan contributed land that was valued at \$550,000 to this project. In addition to the land donation the City also obligated \$450,000 of HOME funds to the project.
- Overall, the City of West Jordan spends approximately 28% of CDBG and HOME funds on affordable (as defined by HUD) housing projects.

**MODERATE INCOME HOUSING**

HB 295 instructed municipalities to provide a reasonable opportunity for varied housing needs of people desiring to live in a community. It further directed municipalities to provide moderate-income housing and encourage its development to further allow persons earning moderate incomes to participate fully in all aspects of community life. As defined in the Survey of Affordable Housing, this plan includes both available rental and owner occupied housing.

The intent of this plan is to identify housing that can be obtained by persons or families that have an income of 80% or less of West Jordan City’s average median income (AMI). The housing burden limits for a family of 4 in 2007 is shown in the table below. The United States Department of Housing and Urban Development reports that the median income for a family of four in West Jordan City in 2007 is \$61,400. The housing burden limits for a family of 4 in 2007 are shown in the table below.

<b>2007 Housing Burden Limits</b>		
<i>% of AMI</i>	<i>Annual Income</i>	<i>Monthly Housing Burden Limit</i>
100	\$61,400	\$1,535.00
80	\$49,100	\$1,228.00
50	\$30,700	\$767.50
30	\$18,400	\$460.50

The definition of “moderate income housing” (also referred to in this report as “affordable housing”) is housing that can be occupied by persons whose household income is 80% or less

than the county or regional median income without undue cost burdens. In order to be considered affordable, housing must not exceed 30% of a household's gross monthly income. The 30% includes taxes, insurance, and utilities for owner occupied units and rental units.

Although West Jordan City has a minimum house size (housing subzone) requirement, there is a diversity of home size. Included in the smallest housing subzone ("A" sized homes) are a large number of homes that do not meet the minimum size requirement established in that subzone. There are several reasons for this. One, many of the homes were built prior to the housing subzone becoming a requirement. Two, many homes were built in unincorporated areas and then annexed into West Jordan City. Three, homes may have been built in compliance with existing zoning requirements, but are now considered legal non-conforming dwellings because of the implementation of the housing subzone.

The City's General Land Use Plan was last amended in 2003. During the recent General Land Use Plan revisions, committee members discussed how they see the City developing and in what direction they see the growth happening. The General Land Use Plan states: "One of the primary goals of this General Plan is to continue to encourage low density residential development, to encourage new development that is integrated with existing development, and to make the most efficient use of existing infrastructure."

The General Land Use Plan Map includes the location of multiple family dwellings, high-density single-family residential and mobile home parks. West Jordan City also allows the placement of modular housing units in any subdivision provided that they meet the minimum home size, brick and garage or off-street parking requirements.

### **CONCLUSION**

Housing affordability is affected by several factors, including mortgage rates, availability of housing units, construction costs, rates of population growth, increases in the average household income, lending practices of banking institutions, demographic changes, growth rates of local and national economies, regional and national housing prices, residential rental rates, and property tax rates. Although local governments have little or no control over many of these factors, West Jordan has included affordable housing in the community by offering a variety of residential zones and sub-zones which provide a mixture of housing options for citizens with differing income levels; removing the limit on multi-family units allows the market to serve housing demand; and using redevelopment agency funds as a potential source of funding for affordable housing projects.