

# MODRATE-INCOME HOUSING REPORTING FORM

Under the Utah Code, municipal legislative bodies must regularly:

- Update 5-year estimates of moderate-income housing needs. [UCA 10-9a-103(41)(b)]
- Conduct a review of the moderate-income housing element and its implementation; and
- Report the findings of the annual review to the Housing and Community Development Division (HCDD) of the Utah Department of Workforce Services no later than **December 1<sup>st</sup>**; and
- Post the findings report on their municipality's website.

In accordance with UCA 10-9a-408(1) municipalities that must report are:

- Cities of the first, second, third, and fourth class (or have 10,000 or more residents).
- Cities of the fifth class:
  - Having an estimated population greater than or equal to 5,000 residents; **AND**
  - That are located in a county with a population greater than or equal to 31,000 residents.
- Metro Townships:
  - Having an estimated population greater than or equal to 5,000 residents;
  - Having an estimated population less than 5,000 **BUT** is located in a county with a population greater than or equal to 31,000 residents.
- Not a town with fewer than 1,000 residents.

**To find out if your municipality must report regularly, please visit:**

<https://jobs.utah.gov/housing/affordable/moderate/reporting/>

## MUNICIPAL GOVERNMENT INFORMATION:

Municipal Government: City of West Jordan

Reporting Date: November 18, 2020

## MUNICIPAL GOVERNMENT CONTACT INFORMATION:

Mailing Address: 8000 S. Redwood Road

P.O. Box: \_\_\_\_\_

City: West Jordan

, UT Zip Code: 84088

Mayor's First and Last Name: Dirk Burton

Mayor's Email Address: dirk.burton@westjordan.utah.gov

## PREPARER CONTACT INFORMATION:

Preparer's First and Last Name: Larry Gardner

Preparer's Title: City Planner

Preparer's Email Address: larry.gardner@westjordan.utah.gov

Preparer's Telephone: 8015695067

Extension: \_\_\_\_\_

**When did the municipality last adopt a new 5-year moderate-income housing element?** 10/02/2020

**5-year moderate-income housing element web address:** https://110f7f1f-8bd4-4339-9cff-f4eafb4eb510.1



**UCA 10-9a-103(41)(b): Utilize the 5-year Housing Projection Calculator to update estimates of the municipality's need for moderate income housing over the next five years.** The 5-year Housing Projection Calculator is available at: <https://jobs.utah.gov/housing/affordable/moderate/reporting/>

**UCA 10-9a-408(2)(a): Efforts made by the municipality to reduce, mitigate, or eliminate barriers to moderate income housing**

The following questions were adapted from the U.S. Department of Housing and Urban Development's "Questionnaire for HUD's Initiative on Removal of Regulatory Barriers" (OMB approval no. 2535-0120).

- 1)  Yes  No Does the municipality's general plan include a moderate-income housing element that utilizes maps, illustrations, tables, and a detailed analysis of means and techniques to set forth goals, policies, and guidelines intended to direct the jurisdiction's present and future residential development?
- 2)  Yes  No Does the moderate-income housing element of the municipality's general plan take into account the anticipated growth of the region, for existing and future residents, including low-income, very low-income, and extremely low-income households for at least the next five years?
- 3)  Yes  No Does the municipality's zoning ordinance and map, development and subdivision regulations or other land use controls conform to the jurisdiction's comprehensive plan regarding moderate-income housing needs by providing:
  - Yes  No a) Sufficient land use and density categories for multifamily housing, duplexes, small lot homes and other similar elements; and
  - Yes  No b) Sufficient land zoned or mapped "as-of-right" in these categories, that can permit the building of moderate-income housing addressing the needs identified in the plan?
- 4)  Yes  No Does the municipality's zoning ordinance set minimum building size requirements that exceed the local housing or health code or is otherwise not based upon explicit health standards?
- 5)  Yes  No If the municipality has development impact fees, are the fees specified and calculated under local and/or state statutory criteria?
- 6)  Yes  No Do the municipality's development impact fee statutes provide criteria that set standards for the allowable types of capital investments that have a direct relationship between the fee and the development, and a method for fee calculation?
- 7)  Yes  No If the municipality has impact fees or other significant fees, does it provide waivers of these fees for moderate-income housing?
- 8)  Yes  No Has the municipality adopted specific building code language regarding housing rehabilitation that encourages such rehabilitation through graded regulatory requirements applicable as different levels of work are performed in existing buildings?
- 9)  Yes  No Does the municipality use a recent version of a nationally recognized model building code, published within the last 5 years, without significant technical amendment or modification?

- 10)  Yes  No Does the municipality's zoning ordinance or land use regulations permit manufactured housing "as-of-right" in all residential districts and zoning classifications in which similar site-built housing is permitted, subject to design, density, building size, foundation requirements, and other similar requirements applicable to other housing that will be deemed realty, irrespective of the method of production?
- 11)  Yes  No Within the past five years, has a the municipality's legislative body conducted a comprehensive study of, public hearings for, or established a formal ongoing process to review residential development regulations and processes to assess their impact on its supply of moderate-income housing?
- 12)  Yes  No Has the municipality implemented regulatory reforms consistent with the findings of a comprehensive housing study, public hearings, or periodic reviews in the last five years?
- 13)  Yes  No Within the past five years, has the municipality modified infrastructure standards and/or authorized the use of new infrastructure technologies (e.g. water, sewer, street width) to significantly reduce the cost of housing?
- 14)  Yes  No Does the municipality grant sufficient density bonuses to offset the cost of building below market units as an incentive for any market rate residential development that includes a portion of moderate-income housing?
- 15)  Yes  No Has the municipality established a single, consolidated permit application process for housing development that includes building, zoning, engineering, environmental, and related permits? Alternatively, does your jurisdiction conduct concurrent, not sequential, reviews for all required permits and approvals?
- 16)  Yes  No Does the municipality provide for expedited permitting and approvals for all moderate-income housing projects?
- 17)  Yes  No Has the municipality established time limits for government review and approval or disapproval of development permits in which failure to act, after the application is deemed complete, by the government within the designated time period, results in automatic approval?
- 18)  Yes  No Does the municipality allow "accessory apartments" either as: a) a special exception or conditional use in all single-family residential zones or, b) "as-of-right" in a majority of residential districts otherwise zoned for single-family housing?
- 19)  Yes  No Does the municipality have an explicit policy that adjusts or waives existing parking requirements for all moderate-income housing developments?
- 20)  Yes  No Does the municipality require moderate-income housing projects to undergo public review or special hearings when the project is otherwise in full compliance with the zoning ordinance and other development regulations?

**UCA 10-9a-408(2)(b): Report which strategies the municipality used to encourage the preservation of existing moderate-income housing and development of new moderate-income housing?**

- 1)  Yes  No Ground Leases: Does the city utilize long-term leases of city-owned land that include an affordability requirement?
- 2)  Yes  No Deed Restrictions: Does the city require deed restrictions or agreements that limit the use of land formerly owned by the city to affordable housing?
- 3)  Yes  No Public Housing Authority: Has the city chartered its own Public Housing Authority (PHA) or formalized an agreement with an existing PHA within the region?
- 4)  Yes  No Housing Fund: Has the city chartered an entity, or contracted with a Public Housing Authority, to manage a housing trust fund and/or revolving loan fund to finance new affordable housing projects, acquiring affordable housing projects, and rehabilitate declining affordable housing.
- 5)  Yes  No Community Land Trusts: Has the city chartered an entity, or contracted with a Public Housing Authority, to hold land formerly owned by the city and/or other land in trust to maintain affordable rental properties?
- 6)  Yes  No Community Reinvestment Agency: Has the city chartered a community reinvestment agency (CRA)? And, if the city has pre-existing project areas under former formerly permissible classifications, has it re-organized them as CRA project areas?
- 7)  Yes  No One-To-One: Does the city require one-to-one replacement of any affordable rentals that are razed, removed from the stock, or converted to condominiums? (Only choose "Yes" if both answers are affirmative).
- 8)  Yes  No Linkage Fees: Does the city require developers to pay an affordable housing trust fund fee on certain types of new development, for example: new commercial development?
- 9)  Yes  No Right of First Refusal: Has the city established right of first refusal overlay zones that grant the city the first opportunity to purchase property within the zone at a fair market value when owners sell their property--especially along transit lines and hubs? (Works in conjunction with permitted use overlay zones and nonconforming use restrictions).
- 10)  Yes  No Housing Subsidies: Does the city prioritize subsidies for new construction and preservation of housing in gentrifying areas and/or rehabilitating housing in declining areas?
- 11)  Yes  No Property Tax Benefits: Does the city provide a property tax benefit for landlords, who provide low-rent housing, if they face sudden increases in property taxes?
- 12)  Yes  No Tax Abatement: Does the city induce owners to rehabilitate affordable housing by freezing taxes at a certain level for a specified period?
- 13)  Yes  No Property Tax Evaluation: Has the city assessed its property tax structure within the last 5 years to ensure that it has adequate revenues to support fee waivers, subsidies, inducements, and programs to promote affordable housing development?
- 14)  Yes  No Primary Residency: Do the city's property tax rates for primary residences induce owner occupancy and long-term renter occupancy?
- 15)  Yes  No Inclusionary Zoning: Does the city have requirements or incentives that results in the inclusion of affordable units in newly developed multifamily properties?

- 16)  Yes  No Rent Regulation: Has the city instituted a formula that caps the annual amount that rent can be raised on privately owned, unsubsidized housing stock?
- 17)  Yes  No Tenant Rights: Has the city established a set rights for low-income tenants that define permissible eviction terms, require longer-term leases, and protections when a unit is sold?
- 18)  Yes  No Tenant Rights Outreach: Has the city created a low-income tenant outreach program that publicly disseminates tenants' rights disclosures and legal recourse information.
- 19)  Yes  No Anti-Harassment Laws: Does the city prohibit harassment of low-income tenants and has it instituted enforcement mechanisms?

**UCA 10-9a-408(2)(c): Analyze the municipality’s progress in providing moderate-income housing.**

**UCA 10-9a-408(2)(c)(i):**

Utilize the 5-year Housing Projection Calculator to estimate the municipality’s progress in providing moderate-income rental housing at 80%, 50%, and 30% of the adjusted median income for the municipality. The 5-year Housing Projection Calculator can be downloaded from: <https://jobs.utah.gov/housing/affordable/moderate/reporting/>

**UCA 10-9a-408(2)(c)(ii):**

Using municipal records, report the number of all housing units in the municipality that are currently subsidized by each level of government below:

Municipal Government:	<u>103</u>	Subsidized by municipal housing programs
State Government:	<u>155</u>	Subsidized by Utah's OWHLF multi-family program
Federal Government:	<u>813</u>	Subsidized by the federal Low-Income Housing Tax Credit (LIHTC) program

**UCA 10-9a-408(2)(c)(iii):**

Use the municipality’s records to report the number of all housing units in the municipality that are currently deed-restricted for moderate-income households in the box below:

968

**UCA 10-9a-408(2)(d): Report all efforts made by the city to coordinate moderate income housing plans and actions with neighboring municipalities or associations of governments established by an interlocal agreement under Title 11, Chapter 13, Interlocal Cooperation Act.**

The City annually coordinates with Salt Lake County on bringing in funds from the HOME funding program to aid in rehab of low to moderate income housing.

**UCA 10-9a-408(2)(e): Report the municipality's efforts to utilize the moderate income housing set-asides from redevelopment agencies, community reinvestment agencies, or economic development agencies by completing the following tables.**

Project Area Name: No new projects.

Agency type: \_\_\_\_\_  
 Start date: \_\_\_\_\_  
 Expiration date: \_\_\_\_\_  
 Initial value: \_\_\_\_\_  
 Future value: \_\_\_\_\_  
 % Rate per yr.: \_\_\_\_\_  
 Amount collected: \_\_\_\_\_  
 Amount expended: \_\_\_\_\_

Description of moderate-income housing set-aside utilization:

The city collects a modest amount of money from redevelopment areas each year, less than \$10,000.00. There is another EDA that will be adding to the fund in 2021. The City currently has less than \$50,000.00 saved in an account for moderate income housing and is adding to the amount each year until enough funds are collected to either develop or participate in a qualifying project.

In the past the city used the same process to fund the West Jordan Senior Housing II LLC and the West Jordan Senior Housing Project.

Project Area Name: \_\_\_\_\_

Agency type: \_\_\_\_\_  
 Start date: \_\_\_\_\_  
 Expiration date: \_\_\_\_\_  
 Initial value: \_\_\_\_\_  
 Future value: \_\_\_\_\_  
 % Rate per yr.: \_\_\_\_\_  
 Amount collected: \_\_\_\_\_  
 Amount expended: \_\_\_\_\_

Description of moderate-income housing set-aside utilization:

Project Area Name: \_\_\_\_\_

Agency type: \_\_\_\_\_  
 Start date: \_\_\_\_\_  
 Expiration date: \_\_\_\_\_  
 Initial value: \_\_\_\_\_  
 Future value: \_\_\_\_\_  
 % Rate per yr.: \_\_\_\_\_  
 Amount collected: \_\_\_\_\_  
 Amount expended: \_\_\_\_\_

Description of moderate-income housing set-aside utilization:

Project Area Name: \_\_\_\_\_

Agency type: \_\_\_\_\_  
 Start date: \_\_\_\_\_  
 Expiration date: \_\_\_\_\_  
 Initial value: \_\_\_\_\_  
 Future value: \_\_\_\_\_  
 % Rate per yr.: \_\_\_\_\_  
 Amount collected: \_\_\_\_\_  
 Amount expended: \_\_\_\_\_

Description of moderate-income housing set-aside utilization:

**UCA 10-9a-408(2)(f): Report the money expended by the municipality to pay or waive construction-related fees required by the municipality.**

Dollar amount of construction fees paid by the municipality: 0  
 Dollar amount of construction fees waived by the municipality: 0

**UCA 10-9a-408(2)(g): Please select the programs of the Utah Housing Corporation and the State of Utah that the municipality utilized.**

**Utah Housing Corporation Development Programs**

- State of Utah Housing Credit Program (UHTC)
- Low Income Housing Tax Credit (LIHTC)
  - Tax Credit Assistance Program (TCAP)
  - Tax Credit Exchange (TCE)
- Credit-to-own Program (CROWN)
- CROWN Community Fund
- Educationally Constructed Housing Opportunities (ECHO)

**State Administered Housing Development Programs**

- Olene Walker Housing Loan Fund (OWHLF)
- HOME Investment Partnership Program (HOME)
- National Housing Trust Fund (NHTF)
- Private Activity Bonds (PAB)
- Community Development Block Grant (CDBG)

**ONLY SAVE THIS FORM IN ITS ORIGINAL "FILLABLE" PDF FORMAT**

SUBMISSION GUIDELINES:

1. Moderate-income housing review reports are due on **December 1<sup>st</sup>** of each year.
2. Emails must include the following items as *separate* attachments:
  - An updated estimate of the municipality's 5-year moderate-income housing needs
  - A findings report of the annual moderate-income housing element review
  - The most current version of the moderate-income housing element of the municipality's general plan
    - Submitted moderate-income housing elements must include their adoption date on a cover page.
  - A link to the annual report on the municipality's website
3. Acceptable electronic document formats include:
  - DOC, DOCX, RTF, OTD, and PDF
4. Emails **MUST** be addressed to: [biennialreporting@utah.gov](mailto:biennialreporting@utah.gov)

**PHOTOCOPIED AND SCANNED FORMS WILL BE REJECTED.**

For additional moderate-income housing planning resources, please visit:  
<https://jobs.utah.gov/housing/affordable/moderate/index.html>



## EXHIBIT 1.

### **2020 City of West Jordan Moderate Income Housing Report**

The City Council of the City of West Jordan is required to prepare a report each year on moderate income housing in the city as promulgated in State Code and as shown below.

*10-9a-408. Reporting requirements and civil action regarding moderate income housing element of general plan.*

- (1) The legislative body of a municipality described in Subsection 10-9a-401(3)(b) shall annually:
  - (a) review the moderate income housing plan element of the municipality's general plan and implementation of that element of the general plan;*
  - (b) prepare a report on the findings of the review described in Subsection (1)(a); and*
  - (c) post the report described in Subsection (1)(b) on the municipality's website.**
  
- (2) The report described in Subsection (1) shall include:
  - (a) a revised estimate of the need for moderate income housing in the municipality for the next five years;*
  - (b) a description of progress made within the municipality to provide moderate income housing, demonstrated by analyzing and publishing data on the number of housing units in the municipality that are at or below:
    - (i) 80% of the adjusted median family income;*
    - (ii) 50% of the adjusted median family income; and*
    - (iii) 30% of the adjusted median family income;**
  - (c) a description of any efforts made by the municipality to utilize a moderate income housing set-aside from a community reinvestment agency, redevelopment agency, or community development and renewal agency; and**



- (d) a description of how the municipality has implemented any of the recommendations related to moderate income housing described in Subsection 10-9a-403(2)(b)(iii).
- (3) The legislative body of each municipality described in Subsection (1) shall send a copy of the report under Subsection (1) to the Department of Workforce Services, the association of governments in which the municipality is located, and, if located within the boundaries of a metropolitan planning organization, the appropriate metropolitan planning organization.
- (4) In a civil action seeking enforcement or claiming a violation of this section or of Subsection 10-9a-404(4)(c), a plaintiff may not recover damages but may be awarded only injunctive or other equitable relief.

**10-9a-403. General plan preparation.**

- (3)
- (b) In drafting the moderate income housing element, the planning commission:
- (i) shall consider the Legislature's determination that municipalities shall facilitate a reasonable opportunity for a variety of housing, including moderate income housing:
    - (A) to meet the needs of people of various income levels living, working, or desiring to live or work in the community; and
    - (B) to allow people with various incomes to benefit from and fully participate in all aspects of neighborhood and community life;
  - (ii) for a town, may include, and for other municipalities, shall include, an analysis of how the municipality will provide a realistic opportunity for the development of moderate income housing within the next five years;
  - (iii) for a town, may include, and for other municipalities, shall include, a recommendation to implement three or more of the following strategies:
    - (A) rezone for densities necessary to assure the production of moderate income housing;
    - (B) facilitate the rehabilitation or expansion of infrastructure that will encourage the construction of moderate income housing;
    - (C) facilitate the rehabilitation of existing uninhabitable housing stock into moderate income housing;
    - (D) consider general fund subsidies or other sources of revenue to waive construction related fees that are otherwise generally imposed by the city;
    - (E) create or allow for, and reduce regulations related to, accessory dwelling units in residential zones;
    - (F) allow for higher density or moderate income residential development in commercial and mixed-use zones, commercial centers, or employment centers;
    - (G) encourage higher density or moderate income residential development near major transit investment corridors;

- (H) *eliminate or reduce parking requirements for residential development where a resident is less likely to rely on the resident's own vehicle, such as residential development near major transit investment corridors or senior living facilities;*
- (I) *allow for single room occupancy developments;*
- (J) *implement zoning incentives for low to moderate income units in new developments;*
- (K) *utilize strategies that preserve subsidized low to moderate income units on a long-term basis;*
- (L) *preserve existing moderate income housing;*
- (M) *reduce impact fees, as defined in Section 11-36a-102, related to low and moderate income housing;*
- (N) *participate in a community land trust program for low or moderate income housing;*
- (O) *implement a mortgage assistance program for employees of the municipality or of an employer that provides contracted services to the municipality;*
- (P) *apply for or partner with an entity that applies for state or federal funds or tax incentives to promote the construction of moderate income housing;*
- (Q) *apply for or partner with an entity that applies for programs offered by the Utah Housing Corporation within that agency's funding capacity;*
- (R) *apply for or partner with an entity that applies for affordable housing programs administered by the Department of Workforce Services;*
- (S) *apply for or partner with an entity that applies for programs administered by an association of governments established by an interlocal agreement under Title 11, Chapter 13, Interlocal Cooperation Act;*
- (T) *apply for or partner with an entity that applies for services provided by a public housing authority to preserve and create moderate income housing;*
- (U) *apply for or partner with an entity that applies for programs administered by a metropolitan planning organization or other transportation agency that provides technical planning assistance;*
- (V) *utilize a moderate income housing set aside from a community reinvestment agency, redevelopment agency, or community development and renewal agency;*
- (W) *reduce residential building design elements; and*
- (X) *any other program or strategy implemented by the municipality to address the housing needs of residents of the municipality who earn less than 80% of the area median income; and*

(iv) in addition to the recommendations required under Subsection (3)(b)(iii), for a municipality that has a fixed guideway public transit station, shall include a recommendation to implement the strategies described in Subsection (3)(b)(iii)(G) or (H).

## **Findings**

1. Annually the City Council shall (a) review the moderate-income housing plan element of the municipality's general plan and the implementation of that element of the general plan;

***Finding: The City Council reviewed, over the course of several meetings, the Moderate-Income Housing Element of the General Plan in 2020. The plan was updated, and new 5-year housing projections and new goals and implementation strategies were adopted. The moderate-income Housing Plan is posted on the City of West Jordan website at this address:***

***[https://110f7f1f-8bd4-4339-9cff-f4eafb4eb510.filesusr.com/ugd/a31809\\_47e1cf22a78346f5bbad801aff1feba8.pdf](https://110f7f1f-8bd4-4339-9cff-f4eafb4eb510.filesusr.com/ugd/a31809_47e1cf22a78346f5bbad801aff1feba8.pdf)***

2. The City Council shall include a revised estimate of the need for moderate income housing in the municipality for the next five years. Also a description of progress that has been made within the municipality in providing moderate income housing, as demonstrated by analyzing and publishing data on the number of housing units in the municipality that are at or below: 80% of the adjusted median family income; 50% of the adjusted median family income; and 30% of the adjusted median family income;

***Finding: Based on estimated population growth it is projected that West Jordan will need an additional 2,586 new housing units by 2025. Of those 2,586 units the amount of moderate-income housing needed by 2025 is estimated at:***

- ***187 new units for the extremely low-income (≤30% AMI) households will be needed.***
- ***392 new units for the very low-income (>30% to ≤50% AMI) households will be needed.***
- ***375 new units for the low-income (>50% to ≤80% AMI) households will be needed.***

***The City of West Jordan has made progress providing moderate income housing. The City of West Jordan has provided since 2018:***

- ***150 units in excess of the housing need in the less than 80% AMI;***
- ***475 units in the less than 50% category;***
- ***75 units in the less than 30% category.***

**The data supporting these figures are contained in the moderate-income housing element of the general plan.**

3. Describe any efforts made by the city to utilize a moderate-income housing set-aside from a community reinvestment agency, redevelopment agency, or community development and renewal agency.

***Finding: The City of West Jordan has not utilized any housing set aside money from 2018 to 2020. The city collects a modest amount of money for housing set aside from redevelopment areas each year, usually less than \$10,000.00. There is another RDA area that will be adding to the fund in 2021 which may increase the amount collected each year. The City currently has less than \$50,000.00 saved in an account for moderate income housing set aside and is adding to the amount each year until enough funds are collected to either develop or participate in a qualifying project. In the past the city used the same process to fund the West Jordan Senior Housing II LLC and the West Jordan Senior Housing Project.***

4. Description of how the City has implemented any of the recommendations related to moderate income housing described in Subsection 10-9a-403(2)(b)(iii).

***Findings.***

- ***Create or allow for, and reduce regulations related to, accessory dwelling units in residential zones.***

***The City currently allows, as a conditional use, accessory dwelling units in all rural residential and rural estate zones. The City of West Jordan has been actively pursuing allowing ADUs in other residential zones of the City. The concept of allowing ADUs has been through the West Jordan Planning Commission who has recommended that a public outreach effort be conducted to gather public opinion about what are the correct residential zones to allow ADUs in. The city is also considering allowing ADUs in new planned developments in the Planned Community (PC) zones.***

- ***Allow for higher density or moderate income residential development in commercial and mixed-use zones, commercial centers, or employment centers.***

***In 2018 the City adopted the Residential Overlay District which permits as an overlay to the base commercial zone high density multi-family residential in existing commercial areas. The minimum density allowed in the residential overlay is 45 dwelling units per acre with a maximum of 75 dwelling units per acre.***

- **Encourage higher density or moderate income residential development near major transit investment corridors.**

**There are three active transit oriented zones in the city, all adjacent to the UTA Trax line.**

- ✓ **Gardner Village Station Community. Between 2018 and 2020 The Station at Gardner Station opened as a mixed use community 272 multi-family units and approximately 30,000 sf of flex retail/office space. The density of this transit oriented development is 23 units per acre.**
- ✓ **West Jordan City Center Station Community. This area has yet to see any redevelopment. The former retail buildings have been converted from a retail strip mall to office/warehouse use that is owned and occupied by Jordan School District. There is other privately owned retail, office, repair shops, a Trax station and various manufacturing businesses in operation on the 42 acre TOD site. The city is in the process of adopting a new master plan for the TOD site. If this master plan is adopted and followed a net result could be 2,200 new dwelling units in the 30 to 60 units per acre range and approximately 700,000 square feet of office, retail, commercial and research buildings over the next 30 years.**
- ✓ **Jordan Valley Community. This area is the most active multi-family area in the city. In 2015 a 135 unit high density multi-family apartment project was opened for occupancy. Two years later another 135 unit high density multi-family apartment project was opened for occupancy. Currently a 207 unit multi-family apartment project is under construction. All the dwellings are within a few hundred feet of the Jordan Valley Trax station and all the apartment buildings have a minimum residential density in excess of 45 units per acre. Another apartment project is in the final stages of approval and will contain 240 units at a density of 41 units per acre. In total since 2015, 717 dwelling units will or have been provided. Also 200 of the existing one and two bedroom dwelling units' rents, in the TOD area, fall within the less than 80% AMI, when the units are available.**
- **Reduce parking requirements for residential development where a resident is less likely to rely on the resident's own vehicle, such as residential development near major transit investment corridors or senior living facilities.**

**The city has adopted reduced parking requirements for all developments within transit oriented development areas. Parking maximums regulate parking within TODs. A maximum of 1.5 parking stalls are required for**

***each dwelling unit opposed to a minimum of 2.5 stalls under standard parking regulations.***

***Parking requirements are also reduced in senior housing developments. A maximum between .5 and 1.25 stalls per dwelling is required depending on the type of senior housing which is less than standard parking requirements for the same type of dwelling that is not senior housing.***

- ***Implement zoning incentives for low to moderate income units in new developments.***

***The City is close to approving a 592 acre 2,960 dwelling unit project an incentive was granted the developer who will be creating a minimum of 5% of the units in the project as moderate income housing dispersed throughout the development. This development is largely single family with a percentage of townhome product. There is no multi-family within the development. In total at build-out of the project 148 new moderate income units will be added.***

- ***Preserve existing moderate income housing.***
- ***The city is active in preserving moderate income housing. To qualified applicants the city allocates per year: \$175,000.00 for home repairs, \$40,000.00 revolving loan fund for home repairs, \$50,000.00 home down-payment assistance; up to \$7,500.00 per applicant, \$10,000.00 in rental assistance.***

**EXHIBIT 2.****Five year Moderate Income Housing Projection 2020-2025**

Based on estimated population growth from the five year housing projection calculator it is projected that West Jordan will need an additional 2,586 new housing units by 2025. Of those 2,586 units the amount of moderate-income housing needed by 2025 is projected at:

- 187 new units for the extremely low-income ( $\leq 30\%$  AMI) households will be needed.
- 392 new units for the very low-income ( $>30\%$  to  $\leq 50\%$  AMI) households will be needed.
- 375 new units for the low-income ( $>50\%$  to  $\leq 80\%$  AMI) households will be needed.

**EXHIBIT 3.****Moderate Income Housing Plan Element of the General Plan**

**Date Adopted: October 2, 2020**

**Adopted by: Ordinance 20-32**

**Website Address: [https://110f7f1f-8bd4-4339-9cff-f4eafb4eb510.filesusr.com/ugd/a31809\\_47e1cf22a78346f5bbad801aff1feba8.pdf](https://110f7f1f-8bd4-4339-9cff-f4eafb4eb510.filesusr.com/ugd/a31809_47e1cf22a78346f5bbad801aff1feba8.pdf)**