

**THE CITY OF WEST JORDAN, UTAH
A Municipal Corporation**

ORDINANCE NO. 20-32

**AN ORDINANCE AMENDING THE GENERAL PLAN
MODERATE INCOME HOUSING ELEMENT**

WHEREAS, the City of West Jordan resolves to amend the Moderate Income Housing Element of the General Plan;

WHEREAS, on November 6, 2019 the amendment was considered by the Planning Commission, which has made a positive recommendation to the City Council concerning amending the General Plan by modifying the Moderate Income Housing Element;

WHEREAS, a public hearing, pursuant to public notice, was held before the City Council on September 9, 2020; and,

WHEREAS, the City Council of the City of West Jordan finds the following with respect to an amendment of the General Plan of the City:

1. The proposed amendment and rezone conforms to and is consistent with the adopted goals, objectives, and policies set forth in the City's General Plan;
2. The development pattern contained on the land use plan inadequately provides the appropriate optional sites for the use and/or change proposed in the amendment;
3. The proposed amendment will be compatible with other land uses, existing or planned, in the vicinity;
4. The proposed amendment constitutes an overall improvement to the adopted general land use map and is not solely for the good or benefit of a particular person or entity;
5. The proposed amendment will not adversely impact the neighborhood and community as a whole by significantly altering acceptable land use patterns and requiring larger and more expensive public infrastructure improvements, including, but not limited to, roads, water, wastewater and public safety facilities, than would otherwise be needed without the proposed change; and,
6. The proposed amendment is consistent with other adopted plans, codes and ordinances.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF WEST JORDAN, UTAH:

Section 1. The General Plan of the City of West Jordan, Utah, is hereby amended by modifying the Moderate Income Housing Element of the plan.



Section 2. This Ordinance shall become effective upon publication or upon the expiration of twenty days following passage, whichever is earlier.

Passed and adopted by the City Council of West Jordan, Utah, this 30th day of September 2020.

CITY OF WEST JORDAN

By: 
Christopher McConnehey
Council Chair

ATTEST:


 
Cindy Quick, MMC
Council Office Clerk

Voting by the City Council


	"YES"	"NO"
Council Member Kelvin Green	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Council Member Zach Jacob	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Council Member Chad R. Lamb	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Council Chair Chris McConnehey	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Council Member David Pack	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Council Member Kayleen Whitelock	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Council Member Melissa Worthen	<input type="checkbox"/>	<input type="checkbox"/>
	- ABSENT -	

PRESENTED BY THE CITY COUNCIL TO THE MAYOR ON Oct 2, 2020.

Mayor's Action: Approve Veto

By:  Oct 2, 2020
Dirk Burton, Mayor Date

ATTEST:

 
Tangee Sloan
City Recorder

STATEMENT OF APPROVAL OR PASSAGE (check one)





The City Council passed Ordinance No. 20-32 with the approval of the Mayor.



The City Council passed Ordinance No. 20-32 on September 30, 2020 (date) over the veto of the Mayor by a vote of 6 to 0.




Ordinance No. 20-32 became effective without the approval or disapproval of the Mayor.

Tangee Sloan
City Recorder

CERTIFICATE OF PUBLICATION

I, Tangee Sloan, certify that I am the City Recorder of the City of West Jordan, Utah, and that the foregoing ordinance was published in the Legal Section, of the Salt Lake Tribune, on the 4th day of October, 2020 pursuant to Utah Code Annotated, 10-3-711.

Tangee Sloan
City Recorder

Moderate Income Housing Plan

INTRODUCTION

Purpose. The purpose of this moderate-income housing element of the general plan is to ensure that the City of West Jordan provides a reasonable opportunity for a variety of housing, including moderate income housing, to meet the needs of the population desiring to live in the City. Utah Municipal Code 10-9a-401 (3) requires a moderate income housing plan be adopted as part of the City's General Plan.

- (3) (a) *The general plan of a municipality, other than a town, shall plan for moderate income housing growth.*
- (b) *On or before December 1, 2019, each of the following that have a general plan that does not comply with Subsection [\(3\)\(a\)](#) shall amend the general plan to comply with Subsection [\(3\)\(a\)](#):*
- (i) *a city of the first, second, third, or fourth class;*
 - (ii) *a city of the fifth class with a population of 5,000 or more, if the city is located within a county of the first, second, or third class; and*
 - (iii) *a metro township with a population of 5,000 or more.*
- (c) *The population figures described in Subsections [\(3\)\(b\)\(ii\)](#) and [\(iii\)](#) shall be derived from:*
- (i) *the most recent official census or census estimate of the United States Census Bureau; or*
 - (ii) *if a population figure is not available under Subsection [\(3\)\(c\)\(i\)](#), an estimate of the Utah Population Committee.*

West Jordan is the 4th most populous city in Utah. Nineteen U.S. Census Tracts correspond with West Jordan's neighborhood precincts. The Utah Population Committeeⁱ estimates the 2019 population of West Jordan at 112,196 and is anticipated to increase to 123,868 by 2025. This population growth may strain the City's supply of moderate income housing.

From 2012 to present, 5,768ⁱⁱ dwellings have been constructed or permitted in West Jordan. The Majority of the new single family homes are only affordable to households earning more than 100% of the area's median income of \$87,900.00. There are 33,794 households in West Jordan and of that number 9,077 households earn 80% or less of the area median income of \$70,320.00 per year. Incomes over the last two years, 2018 and 2019, have increased in West Jordan City. The demand for moderate income rentals and home ownership opportunities may increase. Analysis of data provided by the U.S. Census Bureau and the U.S. Department of Housing and Urban Development (HUD) indicate that 22% of households, particularly renters earning a moderate income, are expending more than 30 percent of their household income on housing costs.

CURRENT LAND USE ORDINANCES.

West Jordan City is divided into zoning districts segregating ten different types of land uses ranging from agriculture to industrial. West Jordan City has thirty residential zoning districts. Each of the residential zones are different and can generally be categorized by lot size and whether they are single family or multi-family.

Zone	Acres	Percent of Total Acres	Net Residential Density	Land Use Designation
RR-20 (Rural Residential-20,000 sq. ft.)	774.04	3.73%	1.75	Very Low, Low
RR-30 (Rural Residential-30,000 sq. ft.)	4.96	0.02%	1.16	Very Low, Low
RR-40 (Rural Residential-40,000 sq. ft.)	470.91	2.27%	0.87	Very Low, Low
RE-20 (Rural Estate-20,000 sq. ft.)	68.62	0.33%	1.75	Very Low, Low
RE-30 (Rural Estate-30,000 sq. ft.)	4.72	0.02%	1.16	Very Low, Low
RE-40 (Rural Estate-40,000 sq. ft.)	0	0.00%	0.87	Very Low, Low
*R-1-4 (Single Family 4000 sq. ft.)	137.82	0.66%	8.7	High * No longer available
R-1-5 (Single Family 5000 sq. ft.)	0	0.00%	6.9	High
R-1-6 (Single Family 6000 sq. ft.)	890.05	4.28%	5.8	High
R-1-8 (Single Family 8000 sq. ft.)	1617	7.78%	4.3	Medium
R-1-9 (Single Family 9000 sq. ft.)	11.4	0.05%	3.8	Medium
R-1-10 (Single Family 10,000 sq. ft.)	3405.65	16.41%	3.4	Medium
R-1-12 (Single Family 12,000 sq. ft.)	646.09	3.11%	2.9	Low
R-1-14 (Single Family 14,000 sq. ft.)	52.9	0.25%	2.4	Low

Zone	Acres	Percent of Total Acres	Net Residential Density	Land Use Designation
Multi-Family Zones				
RM (Mobile Home Residential)	132.85	0.64%	5.8	High Density
R-2 (Two-Family Residential)	171.31	0.83%	8.7	High Density
R-3 (Multiple-Family Residential) 7 Zones	359.42	1.73%	6 to 22	High, Very High
Planned Community Zones				
PRD (Planned Residential Development)	119.32	0.57%	1 to 24	Very Low to Very High
PC (Planned Community)	2034.85	9.80%	Established by CC	Very Low to Very High
West Side Planning Area Zones				
HFR (High Density, Multi-Family)	160.65	0.77%	Varies	High
LSFR (Low Density, Single-Family)	522.83	2.51%	Varies	Low
MFR (Medium Density, Multi-Family)	150.33	0.72%	Varies	Medium
MU (Mixed Use)	0	0%	Varies	High
VLSFR (Very Low Density, Single-Family)	143.63	0.69%	Varies	Very Low
Total City Acres 20,759.37				

Table 1 Residential Distribution

West Jordan is predominantly a low to medium density single family suburban community with a residential density of 3.55 units per acre. Single family residential has been the vision of the city as it has transformed from a rural farming community over the last 50 years. Single family residential comprises 39% of the residentially zoned property in West Jordan. The R-1-10 zone (Single family 10,000 Square foot minimum lot size) comprises 16.4% of the 39% of the land area of single family zones, and is the most used single family zone in the city.

POTENTIAL BARRIERS TO MODERATE INCOME HOUSING

The majority of West Jordan's Zoning does not prohibit the development of housing for moderate income households. However, minimum lot size, minimum house size and the two car garage requirement for single family, townhomes and any other owner occupied housing could make it difficult to develop owner occupied moderate income housing units. The City has adopted an ordinance (Cap and Grade) that limits multi-family development. The ordinance does provide four exemptions which include; multi-family in Transit Oriented Development Overlay areas, multi-family projects that are senior housing only, low income multi-family housing or as a limited component of large master planned communities greater than 80 acres in area. The City Council has stated in the Cap and Grade ordinance that multi-family dwellings should be planned in the most appropriate areas of the City. The appropriate areas to look at first are areas within ¼ mile of TRAX stations where the housing densities are a minimum of 45 units per acre rather than the more restrictive density maximums as required in single family zones. The City should be more willing to entertain developments that provide a variety of housing types, including townhomes, condominiums, and apartments, in the appropriate areas. However, denser development should be carefully designed so it will integrate into and not impact lower density neighborhoods.

The zoning code prohibits accessory dwelling units (ADU) in single family zones but they are a conditional use in the VLSFR, R-E-40, R-R-40, A-20, A-5 and A-1 districts. Allowing for ADU's in all or some single family residential zones could be a strategy to increase the supply of moderate income rental housing.

Impact fees are imposed so that new development pays for the impact that it imposes upon the City's infrastructure. Impact fees have a direct impact upon the affordability of new construction, as they add to the price of developing property. Therefore, redevelopment areas could be prime areas for Moderate Income Housing because of existing road and utility infrastructure.

POPULATION

In 2019, the City of West Jordan had an estimated population of 112,196 residents according to the Utah Population Committee. The Utah Population Committee estimates indicate a net increase of 8,585 residents between 2010 and 2019. The Governor's Office of Management & Budget projects that the city will reach 123,868 residents by 2025.

HOUSEHOLD INCOME

Income in West Jordan averages \$96,526.00 per year according to the U.S. Census. The median household income in West Jordan is \$79,580.00 per year. Seventy-seven percent of West Jordan households make \$50,000 or more per year, with the other twenty-three percent making less than \$50,000 per year. Twenty-seven percent (27%) of the households of West Jordan make more than \$100,000 per year.

The percentage of households living below the federal poverty level in West Jordan is 7.7%. The federal poverty level is one person making \$12,060 or less, 2 persons making \$16,240 or less, 4 persons making \$24,600 or less, 6 persons making \$32,960 or less.

Analyzing the household income of the West Jordan residents is critical to understanding the City's moderate income housing need. Moderate income housing is defined by statute as housing that is affordable to those households whose income is less than or equal to 80% of the Area Median Income (AMI) of Salt Lake County. Salt Lake County AMI is \$87,900 per family of four as determined by the Department of Housing and Urban Development (HUD). Of the 33,794 households in West Jordan City 9077 (27%) earn a moderate income or less. In 2020, 80% of AMI is a yearly salary of \$70,320. The Department of Housing and Urban Development (HUD) has further defined moderate income into three categories; less than 30% of AMI (Extremely Low Income); 30% to 50% of AMI (Very Low Income) and 50% to 80% of AMI (Low Income). In West Jordan 2,302 (7%) of families earn less than 30% AMI; 5263 (16%) earn less than 30% to 50% AMI; 6,579 (20%) earn between 50% to 80% AMI.

HOUSING AFFORDABILITY

The State of Utah requires that municipalities facilitate a reasonable opportunity for moderate income housing in the city. The households that earn just 30% of the AMI find it more difficult to find market rate housing at their income level.

Tables 2 and 3 are intended to help assess affordable housing needs within West Jordan City. The specific points in these tables can help to point out potential housing issues, such as affordability over time, for the median household by its classification. Housing affordability is a ratio of gross housing costs to gross monthly income especially for households earning less than 80%, 50%, or 30% of AMI. According to HUD a home is affordable only if its monthly costs are less than 30% of a household's gross monthly income. A household is said to be cost-burdened if it spends more than 30% of its income on housing costs and severely cost-burdened if it spends more than 50% of its income on housing costs. While housing affordability is not the aim of this plan it is good to analyze if housing is becoming less affordable for members of the community. If a community has a large amount of cost burdened households, the overall economic health of the community can be impacted.

Average Housing Cost Burden Ratio

Table B25064 Table B25088 Table B25119	2009 American Community Survey	2017 American Community Survey	2025 Projection
Ratio of the municipality's median rent to the median RENTER household income in the municipality	27.0%	28.2%	31.1%
Ratio of the municipality's median mortgage costs to median OWNER household income in the municipality	25.1%	22.2%	20.3%

Table 2 Source U.S. Census Bureau

Approximate Housing Cost Burden Ratio at HUD's 80%, 50%, and 30% Income Limits based

Table B25088 Table B19019	2009 American Community Survey	2017 American Community Survey	2025 Projection
Ratio of median rent in the municipality to 100% of the median income of a family of 4 in the county	15.5%	15.9%	16.2%
Ratio of median rent in the municipality to 80% of the median income of a family of 4 in the county	19.3%	19.9%	20.3%
Ratio of median rent in the municipality to 50% of the median income of a family of 4 in the county	30.9%	31.8%	32.4%
Ratio of median rent in the municipality to 30% of the median income of a family of 4 in the county	51.5%	52.9%	54.1%

Table 3 Source U.S. Census Bureau

As shown in Table 2 the household cost burden has decreased over the six-year period from 2009 to 2017 for home owners; where the number of renters who are cost burdened has increased over that same period of time. Table 3 shows that housing has become less affordable across all income levels for renters.

HOUSING STOCK

New Housing Demand

According to Building Department Records West Jordan added 3,657 housing units between 2012 and 2018. Based on those numbers, the City’s housing supply grew 1.8% or 609 units per year over that six-year time period. The estimated 2018 inventory of housing units is 33,794. At that rate of growth the total estimated dwelling units by 2025 will be 36,839 and 39,884 units by 2030.

Existing Housing Stock Value

The Table 4 shows the Census market values of existing homes in the City of West Jordan. Based on the house values shown in Table 4 and 8 fifty-five percent (55%) of the housing stock in the City would be affordable to a household making a moderate income, if it were available.

West Jordan City Housing Values 2018

Owner-occupied units	23847	23847	Owner-
Less than \$50,000	533	2.2	Less than
\$50,000 to \$99,999	40	0.2	\$50,000 to
\$100,000 to \$149,999	269	1.1	\$100,000 to
\$150,000 to \$199,999	1521	6.4	\$150,000 to
\$200,000 to \$299,999	8871	37.2	\$200,000 to
\$300,000 to \$499,999	11422	47.9	\$300,000 to
\$500,000 to \$999,999	1027	4.3	\$500,000 to
\$1,000,000 or more	164	0.7	\$1,000,000
Median (dollars)	309200	(X)	Median

Table 4 U.S. Census Bureau

Existing housing stock consists of 7,223 multi-family rental units, 824 mobile homes, and 25,747 single family dwellings. ninety percent (90%) of the owner occupied housing in West Jordan is valued above \$200,000. The number of existing owner occupied moderate income houses in West Jordan is shown in Table 5. Table 5 is different than Table 4 in that it separates the housing values to reflect the maximum value that people in the moderate income ranges could afford.

80% of the adjusted median income for the municipality maximum house cost \$313,074;
 50% of the adjusted median income for the municipality maximum house cost \$183,183;
 30% of the adjusted median income for the municipality maximum house cost \$100,000;

Values of West Jordan Owner-occupied units	Total 23,847 Units
Less than \$50,000	533 units
\$50,000 to \$99,999	40 units
\$100,000 to \$149,999	269 units
\$150,000 to \$199,999	1521 units

\$200,000 to \$299,999	8,871 units
\$300,000 to \$499,999	11422 units
\$500,000 to \$999,999	1070 units
\$1,000,000 or more	164 units

Table 5 U.S. Census Bureau

Table 6 and 7 show the range of rents paid by West Jordan residents and what is in the moderate income range.

GROSS RENT			
Occupied units paying rent	7,697	+/-571	7,697
Less than \$500	264	+/-87	3.4%
\$500 to \$999	2,668	+/-385	34.7%
\$1,000 to \$1,499	3,385	+/-450	44.0%
\$1,500 to \$1,999	1,271	+/-293	16.5%
\$2,000 to \$2,499	101	+/-64	1.3%
\$2,500 to \$2,999	8	+/-11	0.1%
\$3,000 or more	0	+/-26	0.0%
Median (dollars)	1,109	+/-35	(X)
No rent paid	244	+/-104	(X)

Table 6 U.S. Census Bureau

80% of the adjusted median income maximum rent \$1758.00
50% of the adjusted median income maximum rent \$1058 a month
30% of the adjusted median income maximum rent \$659 a month

West Jordan renter-occupied units numbers paid by AMI category	7697 Units
Less than \$600	797
\$600 to \$1000	2,134
\$1001 to \$1599	3,641
\$1600 to \$1999	1,016
\$2000 and up	109

Table 7 U.S. Census Bureau

When both owner-occupied and renter-occupied moderate income units are combined 18,822 or 55% of the housing units in West Jordan City are within the moderate income range of 80% or less of AMI.

FORECAST OF MODERATE INCOME HOUSING NEED

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, 392 new units for the very low-income (>30% to ≤50% AMI) households, and 375 new units for the low-income (>50% to ≤80% AMI) households.

From 2016 to 2018 West Jordan has made progress providing moderate income housing as shown in the tables below. According to the State of Utah 5-year housing projection calculator West Jordan has provided 150 units in excess of the housing need in the less than 80% AMI; 475 units in the less than 50% category and 75 units in

the less than 30% category. Housing availability over the same categories estimates a negative 55 units available to those in the less than 80% category; a plus 235 available units in the less than 50% category and a plus 55 available units in the less than 30% AMI category.

Table 1

2018 Shortage	Renter Households	Affordable Rental Units	Available Rental Units	Affordable Units - Renter Households	Available Units - Renter Households
≤ 80% HAMFI	5,080	7,430	5,060	2,350	-20
≤ 50% HAMFI	2,730	1,935	1,075	-795	-1,655
≤ 30% HAMFI	1,375	545	170	-830	-1,205

Calculate the municipality's housing gap for the previous biennium by entering the number of moderate-income renter households, affordable and available rental units from TABLE 2 below:

2016 Shortage	Renter Households	Affordable Rental Units	Available Rental Units	Affordable Units - Renter Households	Available Units - Renter Households
≤ 80% HAMFI	4,575	6,775	4,610	2,200	35
≤ 50% HAMFI	2,665	1,395	775	-1,270	-1,890
≤ 30% HAMFI	1,435	530	175	-905	-1,260

Subtract Table 2 from Table 1 to estimate progress in providing moderate-income housing

PROGRESS	Renter Households	Affordable Rental Units	Available Rental Units	Affordable Units - Renter Households	Available Units - Renter Households
≤ 80% HAMFI	505	655	450	150	-55
≤ 50% HAMFI	65	540	300	475	235
≤ 30% HAMFI	-60	15	-5	75	55

GOALS and POLICIES

Vision: Take steps to preserve existing moderate income housing and support, where appropriate, the creation of new moderate income housing.

Goal 1: Preserve existing moderate income housing. Promote and continue to assist income qualified home owners with home rehabilitations, emergency repairs and down payment assistance using Community Development Block Grant (CDBG) and HOME funds.

Goal 1 Outcome: Assisting income qualified home owners with home rehabilitations and emergency home repairs will preserve moderate income housing that is safe and habitable.

Goal 1 Monitoring Outcome: All money that goes to these programs is tracked and accounted for.

Goal 1 Resources Allocated 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 rental assistance.

Goal 1 Barriers Identified: Home Repair program; none. Down-payment assistance program: \$7500.00 is limiting in housing market; increase to \$10,000.00 per applicant. Rental Assistance: None.

Goal 2: Create or allow accessory dwelling units in additional residential zones.

Goal 2 Outcome: Allowing accessory dwelling units in additional residential zones will provide a source of new moderate income housing by utilizing yard areas and basements for housing.

Goal 2 Monitoring Outcome: Adopt ordinance that requires a conditional use permit for accessory dwelling units.

Goal 2 Resources Allocated per year: Undetermined; staff time approving zoning and building permits.

Goal 2 Barriers Identified: Possible resistance to ordinance allowing ADU's.

Goal 3: Where appropriate create new moderate income units by requiring a percentage of new housing in planned developments to be moderate income housing.

Goal 3 Outcome: Requiring a percentage of new units in planned development zones will increase the availability of new moderate income housing.

Goal 3 Monitoring Outcome: All new moderate income units in new developments will be described in the development plan for the project.

Goal 3 Resources Allocated per year: Undetermined; staff time approving zoning and building permits.

Goal 3 Barriers Identified: May meet developer resistance. To off-set resistance consider moderate income housing as a density bonus or a required amenity in appropriate zones; or expedite review timeframes for developments containing moderate income housing units.

Goal 4: Allow higher density multi-family housing in commercial zones and require a percentage of the units in new multi-family developments be in the moderate income range.

Goal 4 Outcome: Allowing high-density multi-family housing in commercial areas will provide a source of new moderate income housing. The entitlement of the housing will be implemented by an overlay zone. The new housing is intended to be in older commercial areas that have commercial uses established as well as needed infrastructure that will keep development costs lower.

Goal 4 Monitoring Outcome: All new moderate income units in new developments will be described in the development plan for the project and will require zoning approval indicating it is a moderate income unit at time of building permit issuance.

Goal 4 Resources Allocated per year: Undetermined; staff time approving zoning and building permits.

Goal 4 Barriers Identified: None

Goals five and six are required by 10-9a-403(iv) of Utah Code:

***Goal 5: Reduce parking requirements for residential development in the transit station overlay districts.**

Goal 5 Outcome: Assess current parking requirements in the Transit Oriented Overlay zones as needed.

Goal 5 Monitoring Outcome: Assessment will be considered for any future parking requirements in the Transit Oriented Development Zones.

Goal 5 Resources Allocated per year: None.

Goal 5 Barriers Identified: None

***Goal 6: Encourage higher density or moderate income residential development near major transit investment corridors.**

Goal 6 Outcome: Allowing high-density multi-family housing near TRAX stations will provide a source of new moderate income housing.

Goal 6 Monitoring Outcome: All new moderate income units in transit overlay developments will be described in the development plan for the project and will require zoning approval indicating it is a moderate income unit at time of building permit issuance.

Goal 6 Resources Allocated per year: Undetermined; staff time approving zoning and building permits.

Goal 6 Barriers Identified: None

“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).”

Acknowledgement of the Utah Fair Housing Act

In accordance with the state and federal laws, the City of West Jordan exercises the authority to plan, zone, and regulate land-use in promoting the community’s health, safety, and welfare. The moderate income housing element of this plan acknowledges and upholds the Utah Fair Housing Act by promoting the equal protection and equitable treatment of all people who lawfully seek to rent, lease, purchase, or develop real property within its jurisdiction. Its housing policies and plans strictly prohibit discrimination on the basis of color, disability, ethnicity, familial status, gender identity, national origin, race, religion, sex, sexual orientation, source of income, or any other suspect classification. It is the policy of the City of West Jordan to report housing discrimination to the Utah Antidiscrimination Labor Division immediately. It is the goal of the City of West Jordan to prevent, eliminate, and/or mitigate any unfair housing practices that may result from its plans, policies, regulations, and ordinances. It is also the goal the City of West Jordan to affirmatively further fair and affordable housing by reviewing the housing needs of its moderate income households and its vulnerable populations biennially.

ⁱ Source: Kem C. Gardner Policy Institute, David Eccles School of Business, University of Utah

ⁱⁱ West Jordan City Building Department records