

THE CITY OF WEST JORDAN, UTAH  
A Municipal Corporation

**ORDINANCE NO. 22-54**

**AN ORDINANCE AMENDING THE 2012 GENERAL PLAN  
BY APPROVING AN AMENDED MODERATE INCOME HOUSING ELEMENT**

WHEREAS, the City of West Jordan (“**City**”) adopted the Comprehensive General Plan (“**General Plan**”) in 2012, as amended, which provides for a Moderate Income Housing Element, which includes *Strategies* (“**MIH Element**”), which is periodically updated; and

WHEREAS, Utah Code Ann. Section 10-9a-403(2)(b)(iii) also requires that the MIH Element be periodically updated; and the City desires to update the MIH Element (“**Amended MIH Element**”) at this time to comply with this statutory requirement and to plan for and to encourage more opportunities for moderate income housing within the boundaries of the City; and

WHEREAS, on June 7, 2022 the *Strategies* portion of the Amended MIH Element (“**Strategies**”) was considered by the West Jordan Planning Commission (“**Planning Commission**”), which held a public hearing and made a recommendation to the West Jordan City Council (“**City Council**”) concerning the *Strategies*; and

WHEREAS, work sessions were held, followed by a public hearing which was held before the City Council on August 24, 2022 concerning the *Strategies*, which were approved by Ordinance 22-43 on said date; and

WHEREAS, on December 6, 2022 the *Strategies* portion and the rest of the Amended MIH Element, which is an updated, complete, and *codified* MIH Element, was considered by the Planning Commission, which held a public hearing and made a recommendation to the City Council concerning the Amended MIH Element; and

WHEREAS, a public hearing was held before the City Council on December 21, 2022 concerning the Amended MIH Element; and

WHEREAS, consistent with City Code Section 13-7C-6, the City Council has determined the following concerning the Amended MIH Element:

1. The proposed amendment conforms to and is consistent with the adopted goals, objectives and policies set forth in the City 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.

WHEREAS, in its sole legislative discretion, the City Council now finds it to be in the best interest of the public health, safety, and welfare of the residents of the City to adopt the following Amended MIH Element.

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

**Section 1. Adoption of Amended MIH Element.** The MIH Element is hereby amended by replacing the existing MIH Element with the Amended MIH Element in "Attachment 1", which is attached hereto.

**Section 2. Severability.** If any provision of this Ordinance is declared to be invalid by a court of competent jurisdiction, the remainder shall not be affected thereby.


**Section 3. Effective Date.** This Ordinance shall become effective immediately upon posting or publication as provided by law and upon (i) the Mayor signing the Ordinance, (ii) the City Council duly overriding the veto of the Mayor as provided by law, or (iii) the Mayor failing to sign or veto the Ordinance within fifteen (15) days after the City Council presents the Ordinance to the Mayor.

PASSED BY THE CITY COUNCIL OF THE CITY OF WEST JORDAN, UTAH, THIS 21<sup>ST</sup> DAY OF DECEMBER 2022.

CITY OF WEST JORDAN

By: Kayleen Whitelock  
Kayleen Whitelock (Dec 27, 2022 09:54 MST)  
Kayleen Whitelock  
Council Chair

ATTEST:

Cindy M. Quick   
Cindy M. Quick, MMC  
Council Office Clerk

<b>Voting by the City Council</b>	<b>"YES"</b>	<b>"NO"</b>
Council Chair Kayleen Whitelock	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Council Vice-Chair Kelvin Green	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Council Member Zach Jacob	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Council Member Pamela Bloom	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Council Member Christopher McConnehey	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Council Member David Pack	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Council Member Melissa Worthen	<input checked="" type="checkbox"/>	<input type="checkbox"/>



**PRESENTED TO THE MAYOR BY THE CITY COUNCIL ON** DECEMBER 22, 2022.

Mayor's Action:  X  Approve             Veto

By: Dirk Burton      Dec 27, 2022  
Mayor Dirk Burton      Date

ATTEST (see next page):

ATTEST:



\_\_\_\_\_  
Tangee Sloan  
City Recorder

**STATEMENT OF APPROVAL OF PASSAGE** (check one)

The Mayor approved and signed Ordinance No. 22-54.

The Mayor vetoed Ordinance No. 22-54 on \_\_\_\_\_ and the City Council timely overrode the veto of the Mayor by a vote of \_\_\_\_\_ to \_\_\_\_\_.

Ordinance No. 22-54 became effective by operation of law without the Mayor's approval or disapproval.

\_\_\_\_\_  
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 a short summary of the foregoing ordinance was published on the Utah Public Notice Website on the 28th day of December, 2022. The fully executed copy of the ordinance is retained in the Office of the City Recorder pursuant to Utah Code Annotated, 10-3-711.

\_\_\_\_\_  
Tangee Sloan  
City Recorder

**Attachment 1 to  
ORDINANCE NO. 22-54**

**AN ORDINANCE AMENDING THE 2012 GENERAL PLAN  
BY APPROVING AN AMENDED MODERATE INCOME HOUSING ELEMENT**

**(See the attached pages.)**

# 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. West Jordan is the 3<sup>rd</sup> most populous city in Utah. Nineteen U.S. Census Tracts correspond with West Jordan’s neighborhood precincts. The population of West Jordan is 116,541 residents in 2022 and projections indicate a population of 123,341 by 2030. Population growth may strain the City’s supply of moderate income housing.

Many new single family homes are only affordable to households earning more than 100% of the area’s median family income of \$92,900.00. Over one third of all households in West Jordan earn 80% or less of the area median income of \$92,900.00 per year. The demand for moderate income rentals and home ownership opportunities are projected to increase. Analysis of data provided by the U.S. Census Bureau and the U.S. Department of Housing and Urban Development (HUD) indicate that a high percentage 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.

<b>Zone</b>	<b>Acres</b>	<b>Percent of Total Acres</b>	<b>Net Residential Density</b>	<b>Land Use Designation</b>
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

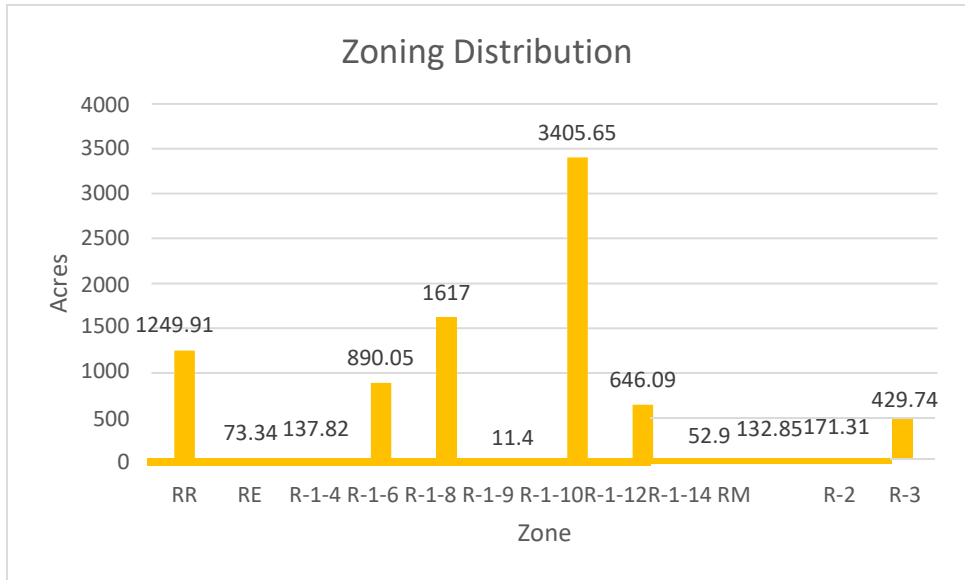
Zone	Acres	Percent of Total Acres	Net Residential Density	Land Use Designation
<b>Multi-Family Zones</b>				
RM (Mobile Home Residential)	132.85	0.64%	5.8	High Density
R-2 (Two-Family Residential)	171.31	0.83%	8.7	High Density
R-3 (Multiple-Family Residential) 7 Zones	359.42	1.73%	6 to 22	High, Very High
<b>Planned Community Zones</b>				
PRD (Planned Residential Development)	119.32	0.57%	1 to 24	Very Low to Very High
PC (Planned Community)	3,258.58	15.56%	Established by CC	Very Low to Very High
<b>West Side Planning Area Zones</b>				
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
<b>Total City Acres 20,938.77</b>				

**Table 1 Residential Distribution**

West Jordan is predominantly a low to medium density single family suburban community. 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. The average density of all of the combined single family zones is 3.4 units per acre. When all of the currently zoned single family zones, which does not include Planned Community PC zones, are developed, using West Jordan’s average household size of 3.42, approximately 94,000 people could live in that type of housing density.

West Jordan has 3,258.58 acres or 15.56% of the land area in Planned Community (PC) zones. Planned Community zoning allows a mixture of single family and multi-family residential, retail, office, schools and institutions with planned open space and other amenities. The average residential density of the PC zoning in West Jordan is 6.54 units per acre. When all of the current PC zones are developed, using West Jordan’s average household size of 3.32, approximately 70,750 people potentially could live in planned community zoning.

Traditional multi-family residential zones in West Jordan City comprises 3.5% of the City’s zoning districts or 734 acres. This zoning consists of large apartment complexes and all other attached housing from duplexes on up. The average density of the traditional multi-family zoning is 12 units per acre. All of the traditional multi-family zoning in the city has been developed and it is estimated that 30,000 people live in this type of zoning in the city.



**Chart 1 Distribution by Zone**

Table 2 below shows the existing number of single family units vs. multi-family units in the city with 77% single family and 23% multi-family.

Data Type	Existing	Future #'s (entitled projects)
Citywide Residential Density (dwelling units/developed residential land)	37,418/9754 acres = 3.83 Units per acre	7972 combined units/1412 acres = 5.62 Units per acre
Ratio of Single-family vs. Multi-family dwellings	27,321 Single Family vs 10,097 Multi-Family	4,163 Single Family vs 2,854 Multi-Family
Combined existing plus future residential when built	31,484 Single Family 13,382 Multi-family	Residential density when all entitled constructed 4.08 units per acre
Persons per acre (3.42 household size) X 3.55	12.41 persons per residential acre	37.6 persons per residential acre
When all constructed persons per acre	<b>13.3 persons per acre</b>	<b>Census density per square mile for entire city 3,524 persons</b>

**Table 2**

The information demonstrates that West Jordan is a “cradle to grave community” meaning that every type of housing needed, from apartments to single family, from townhomes to senior care housing is available in the city.

## POTENTIAL BARRIERS TO MODERATE INCOME HOUSING

The majority of West Jordan’s Zoning does not prohibit the development of housing for low to moderate income households. However, lot size, and house size requirements in zoning districts could make it difficult to develop moderate income single-family units. The City Council has stated in the Balanced Housing 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 adjacent to mass transit 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.

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. Impact fees come in a variety of forms to pay for different types of infrastructure and services.

## HOUSEHOLD INCOME

The median household income in West Jordan is \$87,006.00 per year. Two thirds of West Jordan households make \$50,000 or more per year, with the other one third 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 5.4% The federal poverty level is one person making \$13,788.00 or less. Poverty thresholds are shown in Table 3.

### Poverty Thresholds by Size of Family and Number of Related Children Under 18 Years Old: 2021

(In dollars)

Size of family unit	Weighted average threshold	Related children under 18 years								
		None	One	Two	Three	Four	Five	Six	Seven	Eight or more
One person (unrelated individual):	13,788	-	-	-	-	-	-	-	-	-
Under age 65	14,097	14,097	-	-	-	-	-	-	-	-
Aged 65 and older	12,996	12,996	-	-	-	-	-	-	-	-
Two people:	17,529	-	-	-	-	-	-	-	-	-
Householder under age 65	18,231	18,145	18,677	-	-	-	-	-	-	-
Householder aged 65 and over	16,400	16,379	18,606	-	-	-	-	-	-	-
Three people	21,559	21,196	21,811	21,831	-	-	-	-	-	-
Four people	27,740	27,949	28,406	27,479	27,575	-	-	-	-	-
Five people	32,865	33,705	34,195	33,148	32,338	31,843	-	-	-	-
Six people	37,161	38,767	38,921	38,119	37,350	36,207	35,529	-	-	-
Seven people	42,156	44,606	44,885	43,925	43,255	42,009	40,554	38,958	-	-
Eight people	47,093	49,888	50,329	49,423	48,629	47,503	46,073	44,585	44,207	-
Nine or more people	56,325	60,012	60,303	59,501	58,828	57,722	56,201	54,826	54,485	52,386

Source: U.S. Census Bureau.

**Chart 4** U.S. Census Bureau



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 \$92,900.00 per family of four as determined by the Department of Housing and Urban Development (HUD). Of the families in West Jordan City 9840 (38%) earn a moderate income or less. In 2018 80% of AMI is a yearly salary of \$74,320.00. The Department of Housing and Urban Development (HUD) has further defined moderate income into 3 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 1930 (7.5%) of families earn less than 30% AMI; 3498 (13.5%) earn 30% to 50% AMI; 4412 (17.15) 50% to 80% AMI.

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. It is important that households of all income levels have moderate income housing options.

## **HOUSING STOCK**

### **New Housing Demand**

According to U.S. Census Bureau West Jordan added 4,881 housing units between 2010 and 2020. Based on those statistics, the City's housing supply grew 1.35% or 488 units per year over the ten year time period. The 2020 inventory of housing units is 36,247. At that rate of growth, the total estimated dwelling units by 2023 will be 36,736 and 41,140 units by 2030.

### **Existing Housing Stock Value**

The Table 7 shows the Census market values of existing homes in the City of West Jordan. Based on the house values shown in Table 7 and based on moderate income of 80% of AMI, twenty-nine percent (29%) 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 2016**

Owner-occupied units	26,521
Less than \$50,000	441
\$50,000 to \$99,999	230
\$100,000 to \$149,999	660
\$150,000 to \$199,999	2,089
\$200,000 to \$299,999	8,311
\$300,000 to \$499,999	13,424
\$500,000 to \$999,999	1,282
\$1,000,000 or more	84
Median (dollars)	316,600

**Table 7** U.S. Census Bureau

Existing housing stock consists of 5,923 multi-family rental units, 3,301 individually owned townhomes or condos, 824 mobile homes, and 25,468 single family dwellings. Eighty-seven percent (87%) 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 shown in Table 8. Table 8 is different than Table 7 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 \$241,533;  
 50% of the adjusted median income for the municipality maximum house cost \$136,000;  
 30% of the adjusted median income for the municipality maximum house cost \$65,585;

Values of West Jordan Owner-occupied units	Total 24,284 Units
Less than \$50,000	441 units
\$50,000 to \$99,999	230 units
\$100,000 to \$149,999	660 units
\$150,000 to \$199,999	2,089 units
\$200,000 to \$299,999	8,311 units
\$300,000 to \$499,999	13,424 units
\$500,000 to \$999,999	1,282 units
\$1,000,000 or more	84 units

**Table 8** U.S. Census Bureau

**Chart 6** U.S. Census Bureau

Table 9 and 10 show the range of rents paid by West Jordan residents.

GROSS RENT			
Occupied units paying rent			7,774
Less than \$500			142
\$500 to \$999			1,140
\$1,000 to \$1,499			4,242
\$1,500 to \$1,999			1,868
\$2,000 to \$2,499			349
\$2,500 to \$2,999			33
\$3,000 or more			0
Median (dollars)			1,269
No rent paid			254

**Table 9** U.S. Census Bureau

80% of the adjusted median income maximum rent \$1,858.00 a month; 50% of the adjusted median income maximum rent \$1,160 a month; 30% of the adjusted median income maximum rent \$697 a month.

West Jordan renter-occupied units numbers paid by AMI category	7697 Units
Less than \$600	142
\$600 to \$1,000	1,140
\$1,001 to \$1,499	4,242
\$1,500 to \$1,858	1,600
\$2,000 to \$2,499	349
\$2,500 to \$2,999	33
\$3,000 or more	0

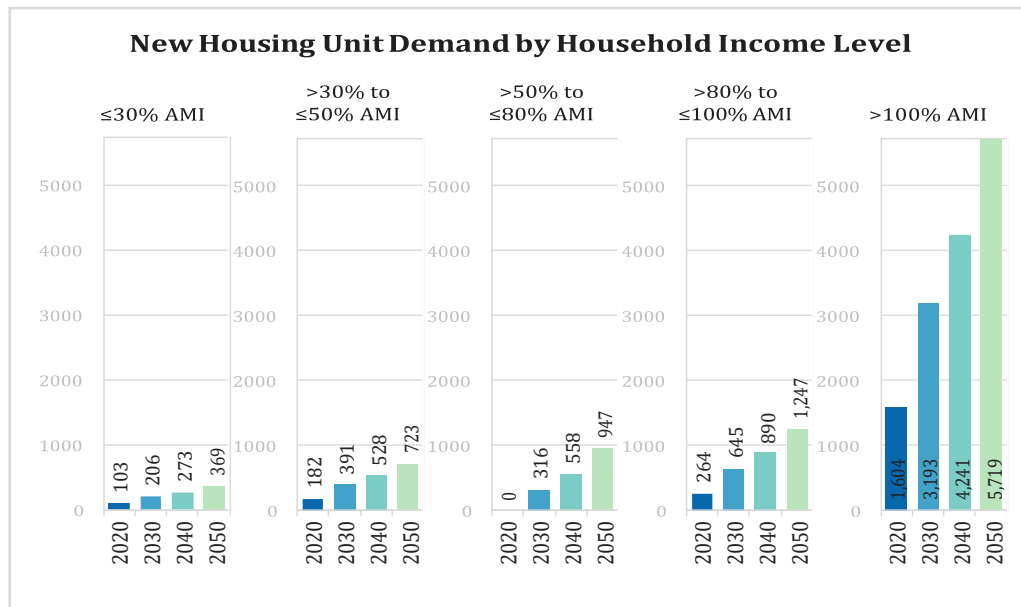
**Table 10** U.S. Census Bureau

**Chart 5** U.S. Census Bureau

When both owner-occupied and renter-occupied moderate income units are combined 18,865 or 52% 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 all totaled an additional 2,872 new housing units by 2023. Of those 2,872 units, based upon the projected increase in population, income levels, and existing vacancies; the UAHFT Housing Model estimates that there will be a demand for 134 new units that will need to be affordable to extremely low-income ( $\leq 30\%$  AMI) households, 245 new units will need to be affordable to very low-income ( $>30\%$  to  $\leq 50\%$  AMI) households, and 95 new units will need to be affordable to low-income ( $>50\%$  to  $\leq 80\%$  AMI) households by 2023.



**Chart 6** Source: UAHFT Housing Model

**STRATEGIES OF THE MODERATE INCOME HOUSING ELEMENT OF THE WEST JORDAN CITY GENERAL PLAN.**

**(A) Strategy 10-9a-403(2)(b)(iii) (A) Rezone for densities necessary to facilitate the production of moderate income housing. Strategy type ongoing.**

1. Strategy. Strategy type ongoing. Rezone for densities necessary to facilitate the production of moderate income housing.
2. Timeline: Rezone all qualifying properties to the Interchange Overlay Zone (IOZ) by December 31, 2025.
  - a. Measure: Identify the areas that qualify for the IOZ.
  - b. Measure: Complete existing conditions analysis of the areas.
    - i. Benchmark: Complete Measure a and b by May 31, 2023.
  - c. Measure: Identify utility constraints of each area and plot timeframe of utility development.
  - d. Measure: Identify transportation constraints of each area and plot timeframe of transportation development.
  - e. Measure: Conduct analysis of potential residential density in each IOZ area, including recommended percentage of moderate income housing.
    - i. Benchmark: Complete measures c through e by December 31, 2023.
  - f. Meet with property owners to determine feasibility.
    - i. Benchmark: Complete measure f by March 31, 2024.
  - g. Measure: Update Future Land Use Map in each IOZ area to reflect future rezone to IOZ.
    - i. Benchmark: Complete measure g by July 31, 2024.
  - h. Measure: Determine if master development agreement (MDA) is required prior to rezone to IOZ.
  - i. Measure: Identify components of MDA.
    - i. Benchmark: Complete measure h and i by December 31, 2024.
  - j. Measure: Start process to rezone areas to IOZ.
  - k. Hold Planning Commission public hearing(s).
  - l. Hold City Council public hearing(s).
    - i. Benchmark: Complete by July 31, 2025
  - m. Measure: Final revisions.
    - i. Benchmark adopt by December 31, 2025.

**(B) Strategy 10-9a-403(2)(b)(iii) (B) Demonstrate investment in the rehabilitation or expansion of infrastructure that facilitates the construction of moderate income housing. Strategy type on going.**

1. Strategy. Strategy type on going. Explore demonstration in rehabilitation or expansion of infrastructure that facilitates the construction of moderate income housing:
2. Timeline: Demonstrate nexus by July 31, 2024.
  - a. Measure: Identify potential infrastructure improvements that will contribute to the rehabilitation or expansion of MIH.
  - b. Measure: Identify areas where infrastructure improvements will result in preservation of and/or the creation of MIH.
  - c. Measure: Determine cost of infrastructure improvements.
    - i. Benchmark: Complete Measure a, b and c by July 31, 2023.
  - d. Measure: If feasible identify potential preservation of or creation of MIH because of infrastructure investment.
  - e. Measure: Establish nexus between investment in infrastructure and creation of MIH.
    - i. Benchmark: If feasible establish nexus and potential rehabilitation of and/or the creation of MIH by July 31, 2024.

**(F) Strategy 10-9a-403(2)(b)(iii) (F) Zone or rezone for higher density or moderate income residential development in commercial or mixed-use zones near major transit investment corridors, commercial centers, or employment centers. Strategy type ongoing.**

1. Strategy. Strategy type ongoing. Zone or rezone for higher density or moderate income residential development in commercial or mixed-use zones near major transit investment corridors, commercial centers, or employment centers.
2. Timeline: Rezone all qualifying properties, approved by the city council, to the Residential Overlay District (ROD) by December 31, 2025.
  - a. Measure: Identify the areas that qualify for the ROD.
  - b. Measure: Complete existing conditions analysis of potential ROD areas.
    - i. Benchmark: Complete Measure a and b by March 31, 2023.
  - c. Measure: Identify utility constraints of each area and plot timeframe.
  - d. Measure: Identify transportation constraints of each area and plot timeframe.
  - e. Measure: Conduct analysis of potential residential density in each ROD area, including recommended percentage of moderate income housing.
    - i. Benchmark: Complete measures c through e by September 30, 2023.
  - f. Meet with property owners to determine feasibility.
    - i. Benchmark: Complete measure f by December 31, 2023.
  - g. Measure: Update Future Land Use Map in each ROD area to reflect future rezone to ROD.
    - i. Benchmark: Complete measure g by July 31, 2024.
  - h. Measure: Determine if master development agreement (MDA) is required prior to rezone to IOZ.
  - i. Measure: Identify components of MDA.
    - i. Benchmark: Complete measure h and i by December 31, 2024.
  - j. Measure: Start process to rezone areas to ROD.
  - k. Hold Planning Commission public hearing(s).
  - l. Hold City Council public hearing(s).
    - i. Benchmark: Complete measures j through l by July 31, 2025
  - m. Measure: Final revisions.
    - i. Benchmark adopt by December 31, 2025.

**(G) Strategy 10-9a-403(2)(b)(iii) (G) Amend land use regulations to allow for higher density or new moderate income residential development in commercial or mixed-use zones near major transit investment corridors. Strategy type one time.**

1. Strategy. Strategy type one time. Amend land use regulations to allow for new moderate income residential development in mixed-use zones near major transit investment corridors.
2. Timeline: Modify City Center (CC) land use regulation by December 31, 2023
  - a. Measure: Analyze City Center zone ordinance and determine percentage of and qualifications for new moderate income housing development.
  - b. Measure: Determine how moderate income housing should be integrated into CC zones.
    - i. Benchmark: Complete Measure a and b by December 31, 2022.
  - c. Measure: Identify how new moderate income housing will be subsidized.
  - d. Measure: Analyze potential RDA housing set aside for new moderate income housing development in CC zone.
    - i. Benchmark: Complete measures c and d by May 31, 2023.
  - e. Measure: Start process to amend CC zone language.
  - f. Hold Planning Commission public hearing(s).
  - g. Hold City Council public hearing(s).
    - i. Benchmark: Complete measures e through g by October 31, 2023
  - h. Measure: Final revisions.
    - i. Benchmark adopt by December 31, 2023.



**(J) Strategy 10-9a-403(2)(b)(iii) (J) Implement zoning incentives for moderate income units in new developments. Strategy type ongoing.**

1. Strategy. Strategy type ongoing. Implement zoning incentives for moderate income units in new developments.
2. Timeline: Implement Integrated Housing Ordinance (IHD) by December 31, 2024.
  - a. Adopt Integrated Housing Ordinance.
    - i. Benchmark: Complete measure a by September 30, 2022.
  - b. Measure: Identify the areas that could be used for the IHD.
  - c. Measure: Complete existing conditions analysis of each area.
  - d. Measure: Identify utility constraints of each area and plot timeframe.
  - e. Measure: Identify transportation constraints of each area and plot timeframe.
  - f. Measure: Conduct analysis of potential residential density in each IHD area, including recommended percentage of moderate income housing.
    - i. Benchmark: Complete Measure b through f by December 31, 2022.
  - g. Meet with property owners/developers to determine feasibility.
    - i. Benchmark: Complete measure g by March 31, 2023.
  - h. Measure: Update Future Land Use Map in each IHD area to reflect future rezone to IHD.
    - i. Benchmark: Complete measure h by July 31, 2023.
  - i. Measure: Determine if master development agreement (MDA) is required prior to rezone to IHD.
  - j. Measure: Identify components of MDA.
    - i. Benchmark: Complete measure i and j by October 31, 2023.
  - k. Measure: Start process to rezone areas to IHD.
  - l. Hold Planning Commission public hearing(s).
  - m. Hold City Council public hearing(s).
    - i. Benchmark: Complete measures k through m by July 31, 2024
  - n. Measure: Final revisions.
    - i. Benchmark adopt by December 31, 2024.

**(M) Strategy 10-9a-403(2)(b)(iii) (M) Demonstrate creation of, or participation in, a community land trust program for moderate income housing. Strategy type one time.**

1. Strategy. Strategy type one time. Explore participation in a community land trust program for moderate income housing.
2. Timeline: Determine feasibility by July 31, 2024.
  - a. Measure: Identify potential CLT partners.
  - b. Measure: Determine city involvement.
    - i. Benchmark: Complete Measure a and b by May 31, 2023.
  - c. Measure: If feasible start process for city involvement in CLT.
  - d. Measure: Determine how city will be involved and requirements of CLT.
  - e. Measure: Select CLT partner.
  - f. Measure: Complete required documents for CLT partnership.
    - i. Benchmark: Complete measures c through f by December 31, 2023.
  - g. Hold City Council public hearing(s).
    - i. Benchmark: Complete measures g by March 31, 2023.
  - h. Measure: Final revisions.
    - i. Benchmark if feasible adopt by July 31, 2023.

**(O) Strategy 10-9a-403(2)(b)(iii) (O) 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, an entity that applies for programs offered by the Utah Housing Corporation within that agency's funding capacity, an entity that applies for affordable housing programs administered by the Department of Workforce Services, an entity that applies for affordable housing programs administered by an association of governments established by an interlocal agreement under Title 11, Chapter 13, Interlocal Cooperation Act, an entity that applies for services provided by a public housing authority to preserve and create moderate income housing, or any other entity that applies for programs or services that promote the construction or preservation of moderate income housing. Strategy Type one time.**

1. Strategy. Strategy Type one time. Apply for and/or partner with an entity that applies for funding, programs or incentives to promote, preserve or create MIH.
2. Timeline: Complete MIH project by December 31, 2028.
  - a. Measure: determine potential MIH projects, including potential locations.
  - b. Measure: Identify potential funding sources.
  - c. Measure: Identify and interview potential partners.
    - i. Benchmark: Complete Measure a, b and c by December 31, 2023.
  - d. Measure: Determine development partners.
  - e. Measure: Determine city involvement in MIH project.
  - f. Measure Determine funding sources.
    - i. Benchmark: Complete Measure d through f by July 31, 2024.
  - g. Measure: Analysis of proposed land uses and utility constraints with each MIH project.
  - h. Measure: Analysis of proposed connectivity improvements.
  - i. Measure: Analysis of proposed MIH residential density of each MIH project.
  - j. Apply for or partner with the identified entity that applies for funding, programs or incentives.
    - i. Benchmark: Complete measures g through j by December 31, 2024.
  - k. Measure: Concept plan and revisions.
  - l. Measure: Entitlement.
    - i. Benchmark: Complete k and l by July 31, 2025.
  - m. Measure: Preliminary plan completion and review.
    - i. Benchmark: Complete by December 31, 2025
  - n. Measure: Final plan and revisions.
    - i. Benchmark approval by May 31, 2026.
  - n. Measure: Construction phase.
    - i. Benchmark: Construction complete by December 31, 2028.

**(T) Strategy 10-9a-403(2)(b)(iii) (T) Ratify a joint acquisition agreement with another local political subdivision for the purpose of combining resources to acquire property for moderate income housing. Strategy Type one time.**

1. Strategy. Strategy Type one time. Partner with another local political subdivision for the purpose of combining resources to acquire property for moderate income housing.
2. Timeline: Ratify partnership and acquisition agreement by December 31, 2025.
  - a. Measure: Identify potential MIH potential locations.
  - b. Measure: Identify potential funding sources.
  - c. Measure: Identify and interview potential partners.
    - i. Benchmark: Complete Measure a, b and c by October 31, 2023.
  - d. Measure: Determine partners.
  - e. Measure: Determine city involvement in MIH project.
  - f. Measure: Determine funding sources.
    - i. Benchmark: Complete Measure d through f by July 31, 2024.
  - g. Measure: Analysis of proposed land uses and utility constraints with each MIH project.
  - h. Measure: Analysis of proposed connectivity improvements.
  - i. Measure: Analysis of proposed MIH residential density of each MIH project.
  - j. Measure: Work with appropriate city departments and complete a comprehensive legal analysis of all required contracts, purchase agreements and other documents.
  - k. Measure: Determine all relevant 2009 City Code sections that require amendment.
    - i. Benchmark: Complete measures g through k by May 31, 2025.
  - l. Measure: Complete all required code amendments and all required legal documents.
  - m. Present to City Council and hold required public hearings.
    - i. Benchmark: Ratify partnership with another local political subdivision for the purpose of combining resources to acquire property for moderate income housing by December 31, 2025.

**(V) Strategy 10-9a-403(2)(b)(iii) (V) Develop and adopt a station area plan in accordance with Section 10-9a-403.1. Strategy type ongoing.**

1. Strategy. Strategy type ongoing. Develop and adopt station area plan(s) in accordance with Section 10-9a-403.1.
2. Timeline: Adopt four station area plans by December 31, 2025.
  - a. Measure: Identify the four station areas to be planned.
    1. Task: Apply for Technical Assistance by July 15, 2022
  - b. Measure: Complete existing conditions analysis of the four station areas.
    - i. Benchmark: Complete Measure a and b by August 31, 2022.
  - c. Measure: Identify stakeholders.
    1. Task: Identify stakeholders by July 1, 2022
  - d. Interview Stakeholders.
    1. Task: Interview stakeholders by December 31, 2022
  - e. Meet with adjacent jurisdictions.
    1. Task: Meet with adjacent jurisdictions by August 1, 2022
  - f. Hold public meetings.
    - i. Benchmark: Complete measures c through f by December 31, 2023.
  - g. Measure: Analysis of proposed land uses in each station area.
  - h. Measure: Analysis of proposed connectivity improvements.
  - i. Measure: Analysis of proposed residential density in each station area, including moderate income housing.
    - i. Benchmark: Complete measures g through i by July 31, 2024.
  - j. Measure: Concept plan and revisions.
    - i. Benchmark: Complete measure j by December 31, 2024.
  - k. Measure: Preliminary plan completion and review.
    - i. Benchmark: Complete by July 31, 2025
  - l. Measure: Final plan and revisions.
    - i. Benchmark adopt by December 31, 2025.

### **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, and by proactively planning to meet their needs.



# Ordinance No. 22-54 Approving Moderate Income Housing Element to General Plan update


Final Audit Report

2022-12-28

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By:	Cindy Quick (Cindy.quick@westjordan.utah.gov)
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