

Name of Jurisdiction
West Jordan

Type of Jurisdiction
Municipality (City, Town, Metro Township)

Link to Plan
https://westjordangcc-my.sharepoint.com/:b:/g/personal/larry_gardner_westjordan_utah_gov/EXGWk9m4S0RNR2Q7AT3WFRUBOIkTu58r8d1I3_g0jDpiSw?e=bG9Q42

Link to Ordinance or Resolution
https://westjordangcc-my.sharepoint.com/:b:/g/personal/larry_gardner_westjordan_utah_gov/EXGWk9m4S0RNR2Q7AT3WFRUBOIkTu58r8d1I3_g0jDpiSw?e=bG9Q42

Has the municipality amended the Moderate Income Housing Element since the last notice of compliance was issued?
No

Strategy #1

(A) rezone for densities necessary to facilitate the production of moderate income housing

Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.

Timeline: Rezone all qualifying properties to the Interchange Overlay Zone (IOZ) by December 31, 2025. This is an ongoing strategy that will go into the next reporting period.

- 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.

Two areas have been identified that qualify for the IOZ zone in the city.

1. This area located at 5648 West New Bingham Highway and is 13.3 acres in area. The property was purchased from the Redevelopment Agency of West Jordan City by Peterson Development in 2022. A complete rezone application has been accepted by the city and is under review and being processed. The intent of this area is for high density multi-family housing in a range from 13 to 26 units per acre. The actual density will be determined when the property is rezoned. Utility constraints are being identified and conceptual designs are being vetted. It is anticipated that the application will be before the City Council in late 2023 or early 2024. The adopted benchmarks 2. a. and b. have been met. The city will continue to work on strategies c. through e.
2. The second area is located at 6170 West 7800 South and is 86 acres in area. The property is currently under the pre-application process with the city to be developed as an

institutional use on 40 acres and 40 acres of housing with 6 acres open space at a density range established by the City Council. The intent is to provide higher density housing. This area is still in the planning process.

Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.

A land use decision has not been made yet. The two areas described are still under review, utility constraints are being identified and conceptual plans vetted. It is anticipated that entitlement will take place in the next reporting period.

Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy.

While land use decisions have not been made it is anticipated that an entitlement will be made by the next reporting period. The city council has discussed both projects in work meetings. Feedback from those meetings is being used to formulate residential densities that could result in moderate income housing.

Describe any barriers encountered by the municipality in the previous year in implementing this strategy.

None

Number and type of new units permitted

None at this point in time. There is a potential for several hundred new units in the next 2 to 3 years.

Number and type of affordable units added

The council is open to entering into an agreement with a willing developer to mandate a percentage of total units be moderate income housing. That percentage will be determined when the actual zone change and mater development agreement is approved.

Number and type of affordable units rehabbed

This is bare ground with no rehab potential.

Number and type of units converted from other uses

Bare ground no units exist.

Change in local rent amounts

Unable to determine at this time because no units have been approved or constructed. Shouldd have more information in the next reporting period.

Change in the number of people displaced

None

Change in the number of households experiencing housing cost burden
Will be able to determine better when projects are approved.

Change in the share of household income spent on housing
Will be able to determine better when projects are approved.

The number of rezones associated with MIH strategies
None yet. Will be two in the next reporting period.

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

Have not been able to observe any changes as of yet. Will be able to when projects are approved.

Strategy #2

(B) demonstrate investment in the rehabilitation or expansion of infrastructure that facilitates the construction of moderate income housing

Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.

Timeline: Demonstrate nexus by July 31, 2024. Ongoing through next reporting period.

a. Measure: Identify potential infrastructure improvements that will contribute to the rehabilitation or expansion of MIH.

The city is currently constructing a 3-million-gallon water tank and infrastructure (zone 6 water tank) at a cost of \$10,712,000.00. The city is also under final design of an additional 4-million-gallon water tank (zone 5 south) at a cost of \$21,310,000. The city is spending \$10,000,000.00 on construction of a portion of 9000 South between 6400 West and U-111. This will create a collector street, and with adjacent development system improvements the road will be widened and classified as an arterial street. These infrastructure improvements will make it possible to fulfill the moderate-income housing requirement of the Jones Ranch MDA.

b. Measure: Identify areas where infrastructure improvements will result in preservation of and/or the creation of MIH.

The water, sewer and road infrastructure improvements will make it possible to construct moderate income housing in the Dry Creek Highlands Development (formerly Jones Ranch). The city and Ivory Development entered into a development agreement where a minimum of 5% and no more than 10% of the 2,940 units (147 to 290 potential units) in the development will be Moderate Income housing. The first phases of Dry Creek Highlands are currently being approved and 10 building permits have been issued for the first phase. Additional permits cannot be issued, including moderate income housing, until the required water and road infrastructure is constructed. The infrastructure improvements will also serve the housing

component of the Southwest Quadrant mixed development planned area, which is a planned housing and job center development. The housing will be a mixture of types between 5 units and up to 40 units per acre. The city and, the property owner and developer are currently working on a rezoning of 17.6 acres located at approximately 6835 West New Bingham Highway that will result in a multi-family development of 336 dwelling units for a density of 19 units per acre. It is anticipated that the city and developer will enter into an agreement requiring a minimum percentage of moderate-income housing but as of now that number has not been established.

c. Measure: Determine cost of infrastructure improvements.

i. Benchmark: Complete Measure a, b and c by July 31, 2023.

This benchmark of the Moderate-Income Housing Plan has been completed.

Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.

One phase of Dry Creek Highlands has been approved. Two other phases are under review. All phases of Dry Creek Highlands are dependent upon infrastructure being completed.

Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy.

The city and Ivory Development entered into a development agreement where a minimum of 5% and no more than 10% of the 2,940 units (147 to 290 potential units) in the development will be Moderate Income housing.

Describe any barriers encountered by the municipality in the previous year in implementing this strategy.

Utility constraints are the barrier to construction of MDH. This should be resolved in the next two to three years.

Number and type of new units permitted

10 as of this reporting period.

Number and type of affordable units added

None

Number and type of affordable units rehabbed

None as this is bare ground and no units exist.

Number and type of units converted from other uses

None as this is bare ground and no units exist.

Change in local rent amounts

Unknown until more units are approved. Will be able to determine better in next reporting period.

Change in the number of people displaced
None

Change in the number of households experiencing housing cost burden
Unknown at this time.

Change in the share of household income spent on housing
Unknown at this time.

The number of rezones associated with MIH strategies
One

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.
None observed.

Strategy #3

(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

Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.

Timeline: Rezone all qualifying properties, approved by the city council, to the Residential Overlay District (ROD) by December 31, 2025. Ongoing strategy through next reporting period.

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.

Only one area has been identified that has potential to use the residential overlay zoning (ROD). This area is 6.23 acres and is located at 6686 South Redwood Road. The area did have an active application, but it was withdrawn because of rising interest rates and construction costs. Another developer is interested in the property to develop multi-family housing. The area's utility constraints have been identified and addressed and the project could be serviced with existing utility and roadway infrastructure. The density range in the ROD is a minimum of 45 units per acre and a maximum of 75 units per acre. The unit count range would net between 280 and 467 units. It is anticipated that a shared parking arrangement with the adjacent commercial development would be entered into and that a minimum percentage of moderate-income housing would be agreed upon with an MDA. Measure a. and b. have been completed.

Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.

A land use decision has not been made. An application was under review but was withdrawn

due to market conditions. The city is currently reviewing the site with another developer.

Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy.

A land use decision has not been made. An application was under review but was withdrawn due to market conditions. The city anticipates working with another developer on this site.

Describe any barriers encountered by the municipality in the previous year in implementing this strategy.

High interest rates and construction costs.

Number and type of new units permitted

None at this time.

Number and type of affordable units added

None at this time.

Number and type of affordable units rehabbed

None as it is bare ground.

Number and type of units converted from other uses

None as it is bare ground.

Change in local rent amounts

Unable to determine until a project is approved and completed.

Change in the number of people displaced

No one will be displaced.

Change in the number of households experiencing housing cost burden

Unable to determine until a project is approved and completed.

Change in the share of household income spent on housing

Unable to determine until a project is approved and completed.

The number of rezones associated with MIH strategies

Potential for one.

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

None at this time.

Do you have additional strategies to report?

Yes

Strategy #4

(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

Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.

1. Strategy. Strategy type one time but will extend through the next reporting period. 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

The City Center zone located at 7800 South Redwood Road and is 115 acres in area is being studied and a new station area plan is being developed at this time. The city has entered into a contract with Design Workshop from Denver Colorado and Wasatch Front Regional Council to create the plan. An updated ordinance and funding mechanisms will be analyzed and recommended as part of the plan. It is anticipated that the station area plan will be adopted late 2023 or spring 2024. The measures and timelines are a few months behind schedule due to the planning process. It is anticipated that the station area plan will result in increased moderate-income housing. The percentage of MIH will be better determined with the completion of the plan.

Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.

Land use amendments have not been made at this time pending approval of station area plans.

Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy.

Land use amendments have not been made at this time pending approval of station area plans.

Describe any barriers encountered by the municipality in the previous year in implementing this strategy.

None

Number and type of new units permitted

None at this time.

Number and type of affordable units added

None at this time.

Number and type of affordable units rehabbed

None at this time.

Number and type of units converted from other uses

None at this time.

Change in local rent amounts

Unable to determine until a project is approved and completed.

Change in the number of people displaced

Unable to determine until a project is approved and completed.

Change in the number of households experiencing housing cost burden

Unable to determine until a project is approved and completed.

Change in the share of household income spent on housing

Unable to determine until a project is approved and completed.

The number of rezones associated with MIH strategies

None yet. One anticipated.

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

Unable to determine until a project is approved and completed.

Do you have additional strategies to report?

Yes

Strategy #5

(V) develop and adopt a station area plan in accordance with Section 10-9a-403.1

Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.

With the passage of House Bill 462 (2022) West Jordan received a State Grant to complete a station area plan (SAP) for all property within ½ of a mile of a fixed rail station (Trax and Frontrunner).

Progress.

Station Area's Identified:

1. West Jordan City Center, Historic Gardner, & Bingham Junction (Midvale)
2. 5600 West Old Bingham Highway
3. 4800 West Old Bingham Highway
4. Jordan Valley & Sugar Factory Road

Technical Assistance Grants:

1. \$350,000 awarded for West Jordan City Center, Historic Gardner, & Bingham Junction Stations Joint Station Area Plan
2. \$100,000 awarded for 5600 West Old Bingham Junction Station Area Plan

Summary:

We are making great progress on the first two station area plans, which accommodate 4 total stations. I anticipate us hitting every implementation due date and benchmark for the West Jordan City Center, Historic Gardner, and Bingham Junction Joint Station Area Plan, and the 5600 West Old Bingham Highway Station Area Plan.

The remaining station areas (4800 West Old Bingham Highway and the Jordan Valley & Sugar Factory Road Combined Station Area Plan) are not on track to meet the Implementation Measure Due Dates, but I do anticipate both these plans coming online in 2023/2024 and to meet the implementation deadline of 12/31/2025.

It should be noted that the state only requires 4 stations to have plans by the end of 2025, plans for our 5th and 6th stations are not due until 12/31/2026, and the station plan for the 7th station is not due until 12/31/2027, putting West Jordan in good position to complete the station area planning process and complying with the state's implementation deadlines well in advance of being required to do so.

The bulk of the entire planning work is contained within the two active SAPs as the remaining stations are largely built out or (in the case of Jordan Valley Station) entitled with development of master development plans currently being executed.

Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.

While a land use decision has not be approved it is anticipated that ordinance amendments will be approved after the station area plan is adopted.

Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy.

While a land use decision has not be approved it is anticipated that ordinance amendments will be approved after the station area plan is adopted.

Describe any barriers encountered by the municipality in the previous year in implementing this strategy.

None

Number and type of new units permitted

None at this time.

Number and type of affordable units added

None at this time.

Number and type of affordable units rehabbed

None at this time.

Number and type of units converted from other uses

Unable to determine until a project is approved and completed.

Change in local rent amounts

Unable to determine until a project is approved and completed.

Change in the number of people displaced

None at this time.

Change in the number of households experiencing housing cost burden

Unable to determine until a project is approved and completed.

Change in the share of household income spent on housing

Unable to determine until a project is approved and completed.

The number of rezones associated with MIH strategies

None at this time.

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

Unable to determine until a project is approved and completed.

Do you have additional strategies to report?

Yes

Strategy #6

(J) implement zoning incentives for moderate income units in new developments

Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.

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.

The Integrated Housing Ordinance was adopted by the City Council in August of 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, 2023.

30 properties have been identified that could be rezoned to the IHD district.

An active application is in with the city to rezone 53.2 acres located at 7141 South U-111. The applicant is proposing 323 units with 10 units designated as moderate-income housing. This application is still under review and will not be rezoned until water and sewer constraints are satisfied probably in the next two years.

Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.

A land use decision has not been made, but it is expected that a decision will be within the next two years.

Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy.

While a land use decision has not been made at this time the city and the developer are continuing to study utilities and what will be required to serve the project. Land use decisions will be made after the studies are completed.

Describe any barriers encountered by the municipality in the previous year in implementing this strategy.

Water, sewer and storm sewer constraints. The city and developer are continuing to study and determine the best path forward toward approval.

Number and type of new units permitted

None at this time.

Number and type of affordable units added

None at this time.

Number and type of affordable units rehabbed

None as it is bare ground.

Number and type of units converted from other uses

None as it is bare ground.

Change in local rent amounts

Unable to determine until a project is approved and completed.

Change in the number of people displaced

None as it is bare ground.

Change in the number of households experiencing housing cost burden

Unable to determine until a project is approved and completed.

Change in the share of household income spent on housing
Unable to determine until a project is approved and completed.

The number of rezones associated with MIH strategies
One in the next one to two years, but several based on potential infill analysis described in first section of 30 potential properties.

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

Unable to determine until a project is approved and completed.

Do you have additional strategies to report?

Yes

Strategy #7

(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

Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.

This is an ongoing strategy through the next reporting period.

In August 2022, staff contacted J Fisher Company ("JFC"), a non-profit multi-family housing developer at the Utah Housing Matters Conference in Midway, Utah.

On October 10, 2022, Larry Gardner, City Planner, Chris Pengra, Economic Development Director, and Lisa Elgin, Associate Planner met with representatives from JFC to determine what types of products they could provide in West Jordan, and what a non-profit builder needs from a municipal partner to develop moderate-income housing.

On December 7, 2022, Lisa Elgin, and Chris Pengra met with representatives of J Fisher Company on-site at a recently completed project in Midvale. They brought pictures back to share with staff, including Larry Gardner, Scott Langford, Community Development Director, and Jamie Davidson, Assistant City Manager.

Several meetings were held between WJ City staff and JFC with one more scheduled for summer 2023. At that time JFC will present to staff a presentation that has been developed to provide information to elected officials regarding the details of process, funding and management of low- and moderate-income housing. It is anticipated that soon after this

meeting, JFC will present to City of West Jordan City Council. This presentation will provide City Council with the information necessary to determine their level of support for financing and building multi-family affordable housing.

A potential moderate-income housing project has been identified near the light-rail TRAX Station at 2700 W Sugar Factory Road. JFC performed some early research and estimates to provide low/mod housing on the site. They indicated that they typically look for sites in Qualified Census Tracts which allows more tax credits to add to their capital stack.

Potential funding sources include RDA Affordable Housing Funds, CDBG, HOME, Olene Walker Housing Loan Fund, West Jordan General Fund, and tax credits.

Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.

A land use decision has not been made at this time, but the city and the partner continue to look at and evaluate sites for potential low to moderate income housing.

Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy.

While a land use decision has not been made both the city and the partner will continue to study potential sites suitable for the creation of low to moderate income housing. The study will determine adjacency to Trax and other mass transit, suitable census tracts that could provide additional federal funding and identify utility constraints.

Describe any barriers encountered by the municipality in the previous year in implementing this strategy.

None

Number and type of new units permitted

None at this time.

Number and type of affordable units added

None at this time.

Number and type of affordable units rehabbed

None at this time.

Number and type of units converted from other uses

None at this time.

Change in local rent amounts

Unable to determine until a project is approved and completed.

Change in the number of people displaced

None

Change in the number of households experiencing housing cost burden
Unable to determine until a project is approved and completed.

Change in the share of household income spent on housing
Unable to determine until a project is approved and completed.

The number of rezones associated with MIH strategies
None at this time.

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.
None at this time.

Do you have additional strategies to report?
No

How does the jurisdiction track Accessory Dwelling Units?
Count of rental licenses or permits

Total Number of Accessory Dwelling Units in the Jurisdiction
54

Total number of building permits to construct an ADU in the jurisdiction granted the previous year:
40

Total number of business licenses or permits to rent an ADU in the jurisdiction granted the previous year:
40

Total number of other types of permit or license issued for an ADU in the jurisdiction granted the previous year:
40

What types of support would be helpful to your community as you implement the moderate income housing strategies?
Housing supply data, Housing needs data, Staff resources, Reporting technical assistance

Describe any recommendations on how the state can support the jurisdiction in implementing the moderate income housing strategies? (technical assistance, resources, data, etc.)
Sources for market data, rents, cost burdens etc. Good way to determine how local rents have been affected.

