



**LEWIS YOUNG ROBERTSON & BURNINGHAM, INC.**

**MODERATE INCOME HOUSING PLAN  
CITY OF SOUTH JORDAN**

November 4, 2010  
SUBMITTED BY:  
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## SECTION 1.1 INTRODUCTION

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Housing is an essential part of the quality of life in a community, and should be planned to meet the needs of all stages of the life cycle from entry level housing to move-up housing to retirement and elder care. However, every community is unique, and demographic characteristics such as household size, number of children, age, income, etc., play a key role in determining the types of housing needed and desired in a particular area. Further, the type of housing available in an area significantly impacts opportunities for jobs and economic development.

Housing needs in Utah are unique because of the State's distinctive demographic characteristics. Utah has significantly larger household sizes and is substantially younger than most of the nation. The average household size in Utah is 3.14 persons, compared to 2.61 persons nationally. The median age in Utah is 28.5 years, compared to 36.7 years nationally.<sup>1</sup>

General demographic trends statewide in Utah are for an increase in senior households, decreasing household sizes, and more single-person and single-parent households. These characteristics, combined with stricter requirements for obtaining financing, will result in the demand for smaller, less expensive housing, and for more attached units as compared to detached units.

This study carefully reviews the demographic characteristics of South Jordan City and surrounding areas, evaluates current housing inventory, assesses the national and local housing markets, and completes the analysis necessary regarding housing affordability as required under Utah Code 10-9-307. This legislation requires that communities provide a "reasonable opportunity" for persons of moderate income (defined as 80 percent of the area median income) to live in the community. Traditional methods of improving affordability are through smaller lot sizes, more attached units, and fee waivers for low- to moderate-income housing.

This study is designed to answer the following key questions regarding housing in South Jordan City:

- What is the demographic profile of South Jordan City, how is it changing, and what does it tell us about housing needs?
- What is the current housing inventory in the City?
- What housing trends are occurring in the City?
- What mix of housing types will best serve the needs of our community?
- Are we meeting the diverse housing needs of our community, including all stages of the life cycle?
- What policies and regulations need to be put in place in order to encourage and enable a proper mix of housing?
- Do we have any policies in place that are limiting the type of housing development that our community needs?
- How affordable is housing in our community?
- How well do our housing plans encourage the use of mass transit and the efficient use of infrastructure?

Lewis Young Robertson & Burningham was retained by South Jordan City to evaluate housing conditions in the City, to conduct an affordability analysis and to make recommendations for future housing policies.

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<sup>1</sup> ACS 2006-2008

## SECTION 1.2 EXECUTIVE SUMMARY

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### MAJOR FINDINGS

Major findings are summarized as follows:

#### *Demographics*

- South Jordan has an estimated population of 55,619 persons and is growing at more than three times the rate of Salt Lake County (7.8 percent v. 2.1 percent annually);
- Household sizes in the study area (3.6 persons in Salt Lake County and 3.8 persons in South Jordan) are larger than the state average of 3.14 persons per household;
- South Jordan has a median age of 28.6 years which is slightly higher than the median age of surrounding cities, but is significantly younger than the median age nationwide. The higher median age in South Jordan is attributable to the larger middle-age population. However, Utah is known for its lower median age (28.5 years) when compared to the United States (36.7 years);
- Median home values in South Jordan are approximately 56 percent higher than Salt Lake County home values due to the middle-age population living in and seeking move-up products as opposed to entry level housing (\$367,300 v \$234,900);
- Six percent of South Jordan's population and eight percent of Salt Lake County's population is 65 years or older. South Jordan's percentage could increase in the future as current residents age and perhaps also as a result of the newly constructed LDS Temple and development of the Daybreak community;
- South Jordan has the highest median income in the area at \$94,248; Salt Lake County's median income is \$58,000;
- 77 percent of South Jordan's workforce receives an annual income of \$60,000 or more while the remaining 23 percent earns less than \$60,000. In comparison, nearly 52 percent of Salt Lake County residents live on incomes of less than \$60,000 a year; and
- South Jordan has one job per household compared to Salt Lake County's 1.7 jobs. However, because of the large household sizes in South Jordan, there may be less of a tendency for two wage-earners per household, thus reducing the jobs per household ratio somewhat in comparison to other areas. Additionally 64 percent of the residents in South Jordan who commute to work travel more than 20 minutes. South Jordan's low jobs per household ratio and high percentage of residents who travel more than 20 minutes to work indicate the potential for future employment growth in the City.

#### *Existing Supply of Homes and Rental Units in South Jordan*

- South Jordan's housing stock is mostly made up of single family units (84 percent);
- South Jordan's owner-occupied units make up 90 percent of the total occupied housing units in the City while rental units make up the remaining 10 percent;
- South Jordan has three assisted living communities which house a total of 269 residents; and
- Daybreak, a master planned community, is growing quickly and plans to increase the amount of affordable units by adding an apartment complex as well as numerous affordable flats and townhomes.

#### *Affordability Analysis and Availability*

- "Moderate income housing" is defined as "housing occupied or reserved for occupancy by households with a gross household income equal to or less than 80 percent of the median gross income for households of the same size in the county in which the city is located;"
- A family of four in Salt Lake County would need to earn less than or equal to \$54,250 in order to be classified as moderate-income (80% or less than the Area Median Income);
- A total monthly affordable housing payment for a family of four should not exceed \$1,069, allowing for a home costing no more than \$169,861;
- As of year-end 2009, approximately three percent of all owner occupied housing units (single and multi-family housing) in South Jordan were within the affordability target of \$169,861 and under. As of March 2010, due to the recent construction of an apartment complex housing 99+ apartment units, an estimated six percent of *all* South Jordan City's housing (owner occupied and rentals) is classified as affordable;
- Approximately 50 percent of apartment units meet the affordable rental payment of \$1,069; and

- Daybreak will be contributing significantly to the availability of affordable housing by year-end 2010 by adding approximately 640 affordable housing units, thus increasing South Jordan's percent of affordable housing to ten percent. **With a ten percent affordability ratio, there is reasonable opportunity for moderate-income households to live in South Jordan;**
- 7,000 new households are projected for South Jordan between 2010 and 2020, or an average of 700 new household units per year. Salt Lake County currently has approximately 32 percent of all households earning less than \$40,000 annually. This high percentage of households with low to moderate income ranges will translate into a need to provide housing for this demographic;
- In order to assure the production of moderate income housing the City should encourage the zoning of densities necessary for the production of moderate income housing and consider decreasing housing costs through reduced housing-related fees, such as impact fees and connection fees.

#### *Land Use Analysis*

- The City of South Jordan has recently adopted an updated land use element to its general plan. This update will allow for higher-density residential development and thus more affordable housing for moderate income families;
- There are currently no land use or zoning policies in place that will prohibit the development of appropriate housing options for the community.

#### *Housing Analysis*

- 88 percent of the housing units built in South Jordan City in 2004 were single-family units. However, in 2008 the percent of new single-family units constructed dropped to 19 percent as multi-family and condo units increased;
- The cities with the healthiest housing markets, meaning the greater number of dwelling units constructed in 2008 and 2009, have adjusted the dynamics of their housing to accommodate more multi-family units. These cities include: South Jordan, West Jordan, and Herriman;
- South Jordan's average home price for a detached unit is \$330,722 and \$170,805 for an attached unit;
- South Jordan home starts show a shift toward more expensive homes in 2006 and 2007, followed by a return to less expensive product in 2008 and 2009. This shift appears to follow national trends;
- South Jordan's total number of home starts dropped in 2007 and 2008 while the total number of complete unoccupied homes peaked with the highest number of unoccupied homes priced above \$400,000;
- New Reach and Metrostudy data show an increase in sales activity by entry-level buyers. South Jordan appears to be meeting the needs of those entry-level buyers with 52 percent of home starts in 2009 priced under \$175,000;
- While South Jordan is successfully providing sufficient entry-level housing, homes priced between \$200,000 and \$299,999 only made up approximately 1.5 percent of total home starts in 2009. South Jordan has an opportunity to increase housing starts in this price range to cater to higher-end entry-level housing or move-up product housing needs;
- Of the five cities in the southwest valley, West Jordan City had the most notices of default in 2009 (1,012 homes) followed by South Jordan City (576 homes);
- South Jordan City has the most units "in the pipeline" (21,673 units) when compared to surrounding cities (Bluffdale, Riverton, West Jordan and Herriman combined total 18,255 units). However, it is expected that no more than 30 percent of these units will actually be developed over the next five years ; and

#### *National Trends*

- Starting in 2008, single-family unit construction has decreased as multi-family construction has increased. National demand is showing growth for apartments and the apartment market looks to have a solid recovery track; and
- The aging baby boomer population will have an effect on the demand for retirement communities in the near future. It is anticipated that the retirement community business will account for 20 to 30 percent of all housing by the year 2020.

## RECOMMENDATIONS

South Jordan has been extremely successful with its housing development in recent years and, as such, has not been subject to the residential market downturn to nearly the same extent as surrounding communities. The goals and policies listed below simply reinforce the direction that South Jordan City is already taking.

**Goal: Provide diverse housing choices for a variety of needs and income levels to create places where all citizens are welcome to live.**

*Policy: Encourage life-cycle housing alternatives that allow for populations to "age in place," as well as provide diverse housing choices for other demographic groups.*

Plans to develop retirement housing as part of mixed-use projects are appropriate given the projections for the increase in population age 65 years and over. In order to meet many of the expectations of the potential retired residents, retirement housing could be developed in and around a current master planned community, such as Daybreak, in order to take advantage of the recreation facilities and lifestyle environment already in place. Research shows that 30 to 195 retirement units could be supported in the short term in South Jordan.

Another option of housing for the aging generation is to create a facility like Riverdale City's Senior Housing Facility. Riverdale's Senior Housing Facility is attached to the Senior Center and contains 20 apartment units. Rental rates range from \$470 to \$520 for a one-bedroom apartment and \$680 to \$630 for a two-bedroom apartment. Riverdale City's facility is unique in that it is attached to the Senior Center allowing the residents easy access to daily activities, classes and events.

*Policy: Encourage higher-density, mixed-use development around transit stops that will assist with the transit needs of employees as well as an aging population that will become more reliant on public transportation.*

"Among young adults and baby boomers reaching empty-nest or retirement years, interest in living in mixed-use, often older, higher-density neighborhoods that offer urban amenities and shorter commutes is surging."<sup>2</sup> Research also suggests that being near transit enhances property values and rents. It is recommended that South Jordan continue to take advantage of opportunities to develop around transit stops and in master-planned communities, keeping in mind that an acceptable walking distance to transit is one-quarter to one-half mile.

*Policy: Locate public buildings, such as elementary schools, churches, etc., so they form the nucleus or center of each neighborhood.*

Residential areas should be grouped into neighborhoods and planned in relation to schools, playgrounds, parks, and other facilities. Major thoroughfares and other manmade barriers should not disrupt neighborhoods. The City should discourage subdivisions that create "pockets" of development too small or too isolated to be served conveniently or economically by residential services and facilities.

*Policy: Provide sufficient housing that is safe and free from crime for current and future populations.*

Utahns say that *living in a safe community with low crime* is the most important factor in assessing their quality of life in their community.<sup>3</sup> Therefore, safety should be a primary focus in housing development and the design of neighborhoods. One option for increasing neighborhood safety is for mixed use neighborhoods that allow for the presence of a population at all hours of the day and evening. Neighborhoods that are centered around schools, parks and community centers also help provide a safe and secure environment where families can live and recreate together. Special consideration should also be given to identifying safe walking routes to schools and other civic centers, and landscaping should be open along major pedestrian routes.

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<sup>2</sup> Urban Land Institute, *Developing Around Transit*, 2004

<sup>3</sup> Envision Utah and Harris Interactive, *Utah Values and Future Growth*, November 2007.

Envision Utah, in its *Urban Planning Tools for Quality Growth*, “does not recommend detailed architectural guidelines but instead suggests site design standards that will make a community both pedestrian-friendly and compatible with the character of the neighborhood.”<sup>4</sup>

*Policy: Provide sufficient housing for current and future population that is affordable, including entry-level housing and move-up products.*

The recommendation of providing sufficient affordable housing can be understood in two ways. The first meaning of “affordable” is in the context of “moderate income housing,” or housing that is affordable to households with gross household incomes equal to or less than 80 percent of the median gross income of the county. A housing payment that would be considered “affordable,” in this context, for those of lower income levels would be \$1,069 per month, calculating into an affordable home value of approximately \$169,861.

Currently three percent of available housing units in South Jordan are considered affordable, while 50 percent of available apartment or rental units are considered affordable. With the anticipated apartment units coming online in approximately March of 2010 and Daybreak’s additional planned affordable residential and apartment units, South Jordan’s percentage of affordable housing is expected to rise to ten percent, providing a reasonable opportunity for residents of various income levels to live in South Jordan. Rental and apartment units are a large component and resource in creating an affordable housing demographic in South Jordan.

Programs such as HOME, HUD’s Title 1 and 203K Rehab Programs can also assist low income families seeking affordable housing. Efforts to provide such housing that is affordable for households earning equal to or less than 80 percent of the median gross income of the County should be continued in South Jordan. Impact fees and other construction-related fees could be waived or reduced for affordable housing projects, thereby encouraging the private sector to develop these types of units. Additionally, efforts to provide such affordable housing in the form of multi-family units should also be continued. Recent trends show an increase in the demand for multi-family units as they are typically considered more affordable than single-family units.

Another interpretation of “affordable” is whether or not housing is available at appropriate prices for those individuals that fall into other income ranges. Clearly South Jordan has sufficient inventory available for those earning higher incomes. However, South Jordan could improve its inventory of homes priced between \$200,000 and \$299,999 to appeal to those individuals and families with incomes between \$60,000 and \$100,000. This range of home prices and income ranges would typically include move-up products or higher-end entry-level housing.

*Policy: Adopt and vigorously enforce ordinances requiring land owners to keep their property free of weeds, junked vehicles and equipment, unsightly buildings, trash, and other debris.*

Schools, churches, libraries, fire stations, and other public buildings and structures, located in residential areas, should provide attractive and well-maintained landscaping. Parks and open spaces should be well-maintained. Property owners should take pride in their property and be required to meet City Code standards of maintenance. South Jordan City should continue to encourage and support City-wide beautification programs to strengthen citizen pride.

*Policy: Ensure City zoning and land use policies provide for the appropriate development of housing alternatives based on the needs of the community.*

South Jordan has a variety of housing opportunities in single-family homes and town homes, as well as limited multi-family development. Creating a wider variety of housing opportunities will increase the availability of affordable housing within the City. Existing zoning regulations within the City allow for residential development of varying densities, as well as PUD and condominium development. In addition, South Jordan has established several guidelines within the General Plan to promote the housing objectives described in this report. Future land-use policies have established areas within the City dedicated as high density, mixed use, village commercial and transit oriented development. These land-use

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<sup>4</sup> Envision Utah, *Urban Planning Tools for Quality Growth*, p. 30.

descriptions are designed to provide a framework for future development. There are no policies currently in place that will prohibit the development of appropriate housing options for the community.

## SECTION 1.3 DEMOGRAPHICS

Housing demand is influenced by many factors, including demographic characteristics such as population growth, household size, age, income, etc. Therefore, it is important to evaluate the demographic characteristics of a community in order to assess the demand for housing units, as well as the type of housing units.

### POPULATION

According to South Jordan City, South Jordan had a population of 28,246 persons in 2000. South Jordan now has an estimated 55,619 persons,<sup>5</sup> with much of this growth attributable to the new Daybreak community. A population estimate of surrounding cities was derived using the Utah Governor’s Office of Planning & Budget (GOPB) which proved to be most similar to South Jordan’s population estimate and is shown in table 1.1.<sup>6</sup> South Jordan’s annual growth rate of 7.82 percent is over three times Salt Lake County’s 2.06 percent.

TABLE 1.1 POPULATION GROWTH 2000-2010

COUNTY/CITY	POPULATION 2000	POPULATION 2006	POPULATION 2010	ANNUAL GROWTH RATE 2000 TO 2010	ABSOLUTE POPULATION GROWTH 2000 TO 2010
Salt Lake County	898,387	996,374	1,079,679	2.06%	181,292
South Jordan*	28,246	48,340	55,619	7.82%	27,373
West Jordan	68,336	100,280	108,204	5.24%	39,868
Bluffdale **	4,700	7,088	8,200	6.38%	3,500
Riverton	25,011	35,543	38,253	4.83%	13,242
Herriman	1,523	14,643	23,462	35.51%	21,939

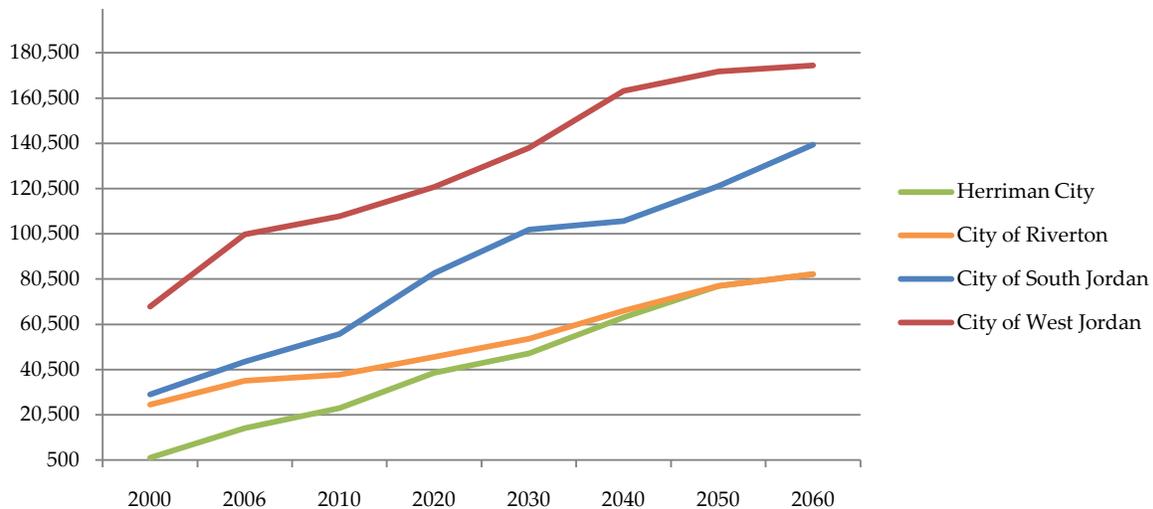
Source: GOPB, LYRB

\*Source: South Jordan City

\*\* Source: GOPB for 2000 and 2006, Bluffdale City for 2010

Graph 1.1 shows the GOPB population projections through the year 2060. South Jordan is clearly one of the fastest growing cities on the graph and is projected by GOPB to reach a population of roughly 140,000 in 2060. However, South Jordan’s website shows a potential build out projection of 90,000. At 90,000, South Jordan City would still be the second-largest city in the Southwest Valley in 2060.

GRAPH 1.1 POPULATION PROJECTIONS



<sup>5</sup> South Jordan City Website

<sup>6</sup> Other sources researched include BEBR for building permit data, Census data, EDCUtah data, and City data.

## AGE

The median age in South Jordan is slightly higher than in surrounding communities yet slightly lower than the Salt Lake County average. The national median age is 36.7 years while Utah's median age is 28.5 years.<sup>7</sup> South Jordan's median age of 28.6 years is very similar to the state's average meaning that Utah and specifically South Jordan's population is made up of many families. More specific comparisons of South Jordan's median age compared to that of surrounding cities can be seen in table 1.2.

TABLE 1.2 MEDIAN AGE

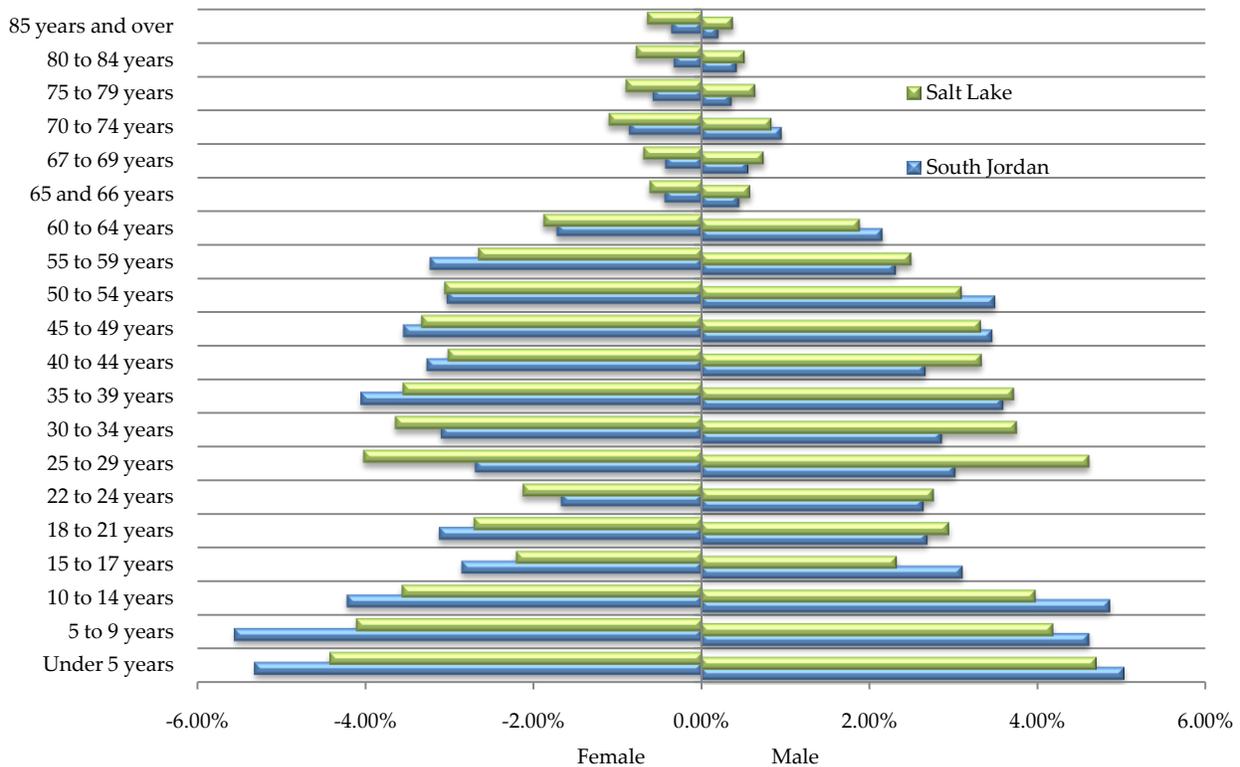
	SALT LAKE COUNTY	BLUFFDALE*	HERRIMAN*	SOUTH JORDAN	RIVERTON	WEST JORDAN
Both sexes	30.7	23.4	25.1	28.6	27.3	27.3
Male	29.9	22.7	24.6	27.9	26.4	26.0
Female	31.8	24.2	25.5	29.4	28.1	28.9

Source: ACS 2006-2008 data

\*Source: Census 2000 data; updated ACS data is not available for Bluffdale and Herriman

Graph 1.2 displays age by gender for South Jordan and Salt Lake County.<sup>8</sup> This graph further shows that South Jordan is made up of a significantly higher percentage of individuals less than 21 years of age as compared to the County overall. South Jordan has fewer young families (ages 22 to 34 years), but a higher middle-age population and a smaller elderly population.

GRAPH 1.2 SOUTH JORDAN POPULATION GRAPH BY AGE



<sup>7</sup> ACS 2006-2008

<sup>8</sup> ACS 2006-2008 & Census 2000

## HOUSEHOLD SIZE

Utah is unique because of its young median age and its large household sizes. The national average household size is 2.61 while Utah's average household size is 3.14.<sup>9</sup> Table 1.3 compares household size in South Jordan to household size of surrounding cities. South Jordan has a household size of 3.83 which is greater than Utah's and the national average. The greater household size implies larger families living in South Jordan.

TABLE 1.3 HOUSEHOLD SIZE

	SALT LAKE COUNTY	BLUFFDALE*	HERRIMAN*	SOUTH JORDAN	RIVERTON	WEST JORDAN
	3	4.23	3.49	3.83	3.8	3.5

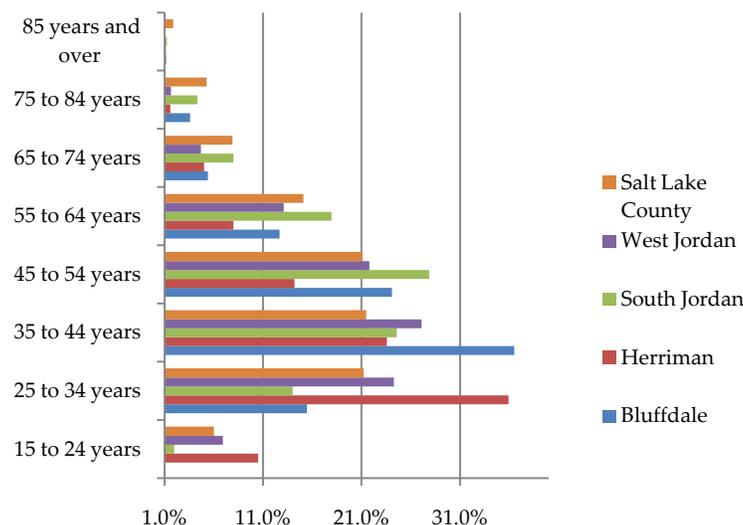
Source: ACS 2006-2008

\*Census 2000 data

## MEDIAN HOME VALUES

South Jordan's home values are generally higher than those of surrounding cities. These higher home values are reflective of the age of the householder. South Jordan has a very high percentage of homeowners between the ages of 35 and 54 years old. In fact, homeowners between the ages of 35 and 54 make up roughly half of all homeowners in the City (see graph 1.3). This statistic, along with South Jordan's home value of \$351,500 for 2008 found in table 1.5, indicates that the typical South Jordan homeowner is not living in entry-level housing but rather in a move-up product. Using the ACS 2006-2008 data in table 1.4 for home values, as well as MLS data in table 1.5, South Jordan's median home value is significantly higher than the median home values in all surrounding cities, again reflective of the larger population ages 35 to 54 years.

GRAPH 1.3 AGE OF HOUSEHOLDER



Source: ACS 2005-2007 and Census 2000

TABLE 1.4 MEDIAN HOME VALUES

	SALT LAKE COUNTY	SOUTH JORDAN	RIVERTON	WEST JORDAN
Median value	\$234,900	\$367,300	\$295,400	\$227,600

Source: ACS 2006-2008

TABLE 1.5 MLS HOME VALUES, 2003-2008, SOUTHWEST VALLEY

CITIES	2003	2004	2005	2006	2007	2008	% CHANGE 2003-2008
South Jordan	\$235,000	\$260,000	\$282,250	\$341,878	\$350,000	\$351,500	49.57%
West Jordan (84084)	\$146,000	\$148,706	\$165,000	\$199,949	\$227,500	\$220,000	50.68%
West Jordan (84088)	\$172,000	\$177,088	\$195,000	\$243,900	\$269,675	\$252,000	46.51%
Riverton	\$185,000	\$199,900	\$231,950	\$290,000	\$337,450	\$315,000	70.27%
Herriman	\$0	\$0	\$0	\$300,000	\$297,417	\$294,500	NA

Source: Wasatch Front Regional Multiple Listing Service (Salt Lake Tribune) for value of homes sold

West Jordan, Riverton and Herriman all experienced decreasing MLS home values from 2007 to 2008; however, South Jordan values remained steady with a very slight increase over the same time period.

<sup>9</sup> ACS 2006-2008

## SPECIAL NEEDS GROUPS

South Jordan does not have a very high percentage of the population with special needs. Table 1.6 compares South Jordan's percent of population with special needs to Salt Lake County's percent of population with special needs. In Salt Lake County, 16.2 percent of the population has a disability, which is significantly higher than South Jordan's 9.8 percent.

TABLE 1.6 DISABILITY STATUS BY SEX OF THE CIVILIAN NONINSTITUTIONAL POPULATION

	SOUTH JORDAN	SALT LAKE COUNTY
Population 5 years and over	26,851	807,966
With a disability	2,628	131,045
Percent with a disability	9.8%	16.2%

Source: Census 2000

The elderly population is also considered a special needs group. Roughly eight percent of Salt Lake County's population and six percent of South Jordan's population is 65 years

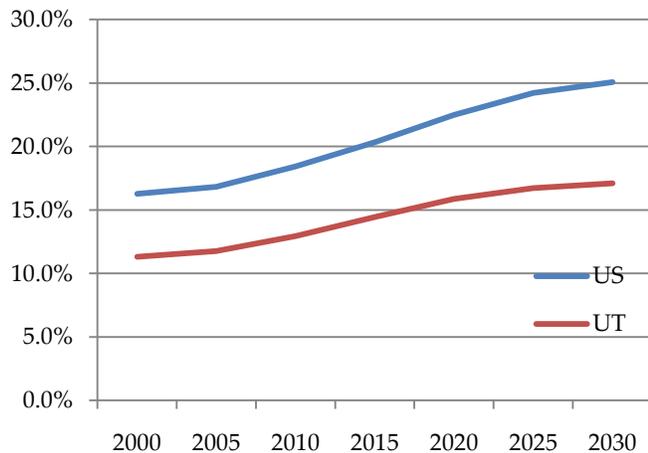
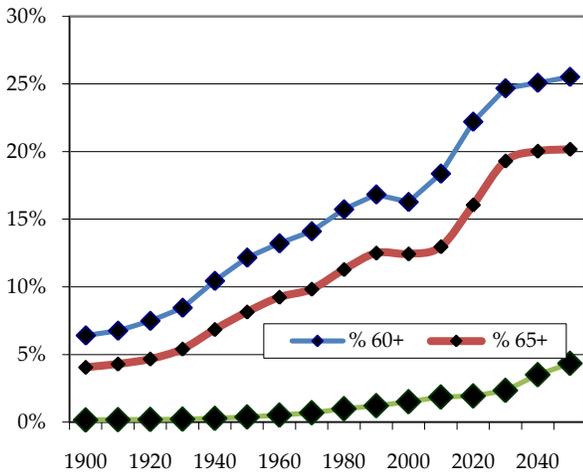
or older. South Jordan has fewer elderly residents than Salt Lake County on average but this percentage could increase in the future as current residents age and perhaps also as a result of the newly constructed LDS Temple<sup>10</sup> and development of the Daybreak community.

According to the U.S. Administration on Aging, the percent of population 60 years or older for the United States will grow to 26 percent of the total population by the year 2050. Graphs 1.4 and 1.5 taken from the U.S. Administration on Aging were derived using Census data and show an aging trend starting in 1900 and projected through 2050.<sup>11</sup> Graph 1.4 shows that the period of time from 2000 through 2030 is projected to see the largest growth in the aging population as the baby-boomer population reaches this demographic. Projections for the State of Utah compared to the US shown in graph 1.5 also show an increase in the percent of population 60 years and over, though not quite as high as projected for the US on average.

This increase in the aging population is predicted to affect the housing market, creating greater demand for retirement housing in the near future.

GRAPH 1.4 U.S. OLDER POPULATION BY AGE: 1900-2050

GRAPH 1.5 STATE PROJECTIONS OF POPULATION AGED 60 AND OVER



## INCOME

According to the ACS 2006-2008 data, the median household incomes for Salt Lake County and South Jordan were \$58,000 and \$94,248 respectively. South Jordan clearly has a much higher median household income than Salt Lake County. A more specific comparison of South Jordan's median household income to that of surrounding cities is found in table 1.7.

<sup>10</sup> LDS Temples generally attract an aging retired demographic in surrounding areas.

<sup>11</sup> [http://www.aoa.gov/AoARoot/Aging\\_Statistics/future\\_growth/future\\_growth.aspx#age](http://www.aoa.gov/AoARoot/Aging_Statistics/future_growth/future_growth.aspx#age)

TABLE 1.7 MEDIAN HOUSEHOLD INCOME

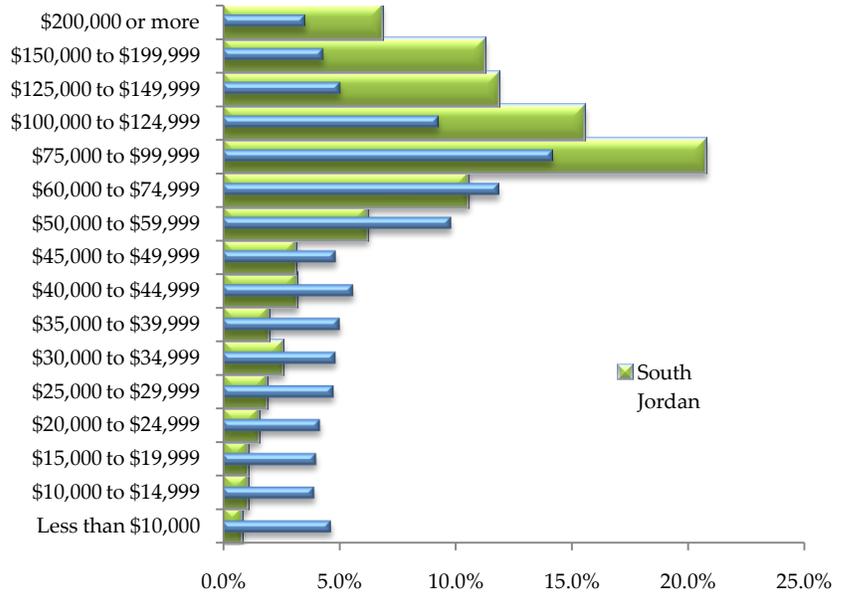
	SALT LAKE COUNTY	BLUFFDALE*	HERRIMAN*	SOUTH JORDAN	RIVERTON	WEST JORDAN
Median household income	\$58,000	\$79,872	\$67,578	\$94,248**	\$80,726	\$66,463

Source: ACS 2006-2008

\*Source: Census 2000, LYRB, adjusted by percent of Salt Lake County growth

Graph 1.6 shows the distribution of income for South Jordan and Salt Lake County. It is apparent from the graph that South Jordan has a significantly higher percentage of households making between \$75,000 and \$99,000. In fact, roughly 21 percent of South Jordan's work force earned between \$75,000 and \$99,000. More specifically, 77 percent of South Jordan's work force receives an annual income of \$60,000 or more while the remaining 23 percent earns less than \$60,000. In comparison, nearly 52 percent of Salt Lake County residents live on incomes of less than \$60,000 a year. The high percentage of population earning high incomes in South Jordan results in a higher median household income for South Jordan than Salt Lake County. This means that South Jordan residents have more money to spend on housing than Salt Lake County residents in general. As South Jordan City seeks to provide affordable housing for low income levels, they should also be sure to seek to provide housing for the many additional residents earning higher incomes.

GRAPH 1.6 COMPARISON OF INCOME RANGE



Source: ACS 2006-2008

## EMPLOYMENT

Jobs per household are a standard measurement of economic activity in a community. A comparison of jobs per household for South Jordan and surrounding areas is found in table 1.8. South Jordan has one job per household compared to Salt Lake County's 1.7 jobs. Salt Lake City and Sandy have more jobs per household as they are regional employment centers for the County and State. Communities on the west side tend to be bedroom communities and currently include fewer opportunities for employment. Also, because of the large household sizes in South Jordan, there may be less of a tendency for two wage-earners per household, thus reducing the jobs per household ratio somewhat in comparison to other areas. Table 1.9 shows travel time to work for residents in Salt Lake County and the Southwest valley. In South Jordan, 64 percent of residents who commute to work travel more than 20 minutes. South Jordan's low jobs per household ratio and high percentage of residents who travel more than 20 minutes to work demonstrate an opportunity for job development in the area.

TABLE 1.8 JOBS PER HOUSEHOLD

	JOBS
Salt Lake County	1.70
Riverton	0.67
South Jordan	1.01
West Jordan	0.95
Salt Lake City	3.35
Sandy	1.41

Source: Department of Workforce Services, ACS 2006-2008, GOPB, LYRB

TABLE 1.9 TRAVEL TIME TO WORK

	SALT LAKE COUNTY	BLUFFDALE*	HERRIMAN*	SOUTH JORDAN	RIVERTON	WEST JORDAN
Total:	479,809	2,080	738	19,591	16,826	48,399
Less than 5 minutes	2%	2%	4%	2%	2%	2%
5 to 9 minutes	9%	5%	3%	8%	9%	6%
10 to 14 minutes	15%	12%	3%	13%	11%	11%
15 to 19 minutes	20%	6%	20%	14%	14%	17%
20 to 24 minutes	20%	18%	16%	19%	15%	21%
25 to 29 minutes	7%	4%	8%	11%	9%	10%
30 to 34 minutes	14%	24%	15%	18%	20%	19%
35 to 39 minutes	2%	7%	10%	3%	5%	3%
40 to 44 minutes	2%	5%	4%	4%	5%	3%
45 to 59 minutes	4%	11%	9%	4%	6%	5%
60 to 89 minutes	2%	5%	9%	3%	3%	2%
90 or more minutes	1%	2%	0%	1%	1%	1%

Source: ACS 2006-2008

\*Source: Census 2000

Table 1.10 below contains a list of the major employers in South Jordan organized by the number of employees. A few of the largest employers in South Jordan include Merit Medical Systems Inc., Rio Tinto Services Inc., and Ultradent Products Inc.

TABLE 1.10 MAJOR EMPLOYERS IN SOUTH JORDAN

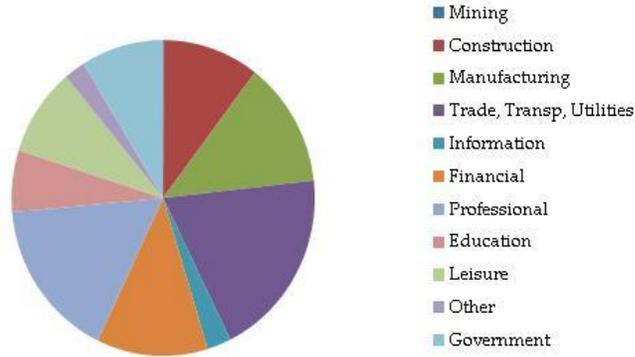
EMPLOYEE RANGE	COMPANY NAME
100-249	After Hours Medical Company
	Altius Health Plans Inc
	Arkona Inc
	Carmax Auto Superstores WC Inc
	Consultnet Llc
	Envision Lending Group Inc
	Harmon City Inc
	Ikon Office Solutions Inc
	Medam International Inc
	Mediconnect Net Inc
	Megaplex 20
	Merrick Bank Corp
	Sams Club
	Slashsupport, Inc
	State Farm Mutual Auto Ins Co
	Target Corporation
250-499	Landesk Software Inc
	LTF Club Management Company Llc
	Mona Vie Llc
	South Jordan City
500-999	Wal Mart Supercenter
	Merit Medical Systems Inc
	Rio Tinto Services Inc
	Jordan School District
	Ultradent Products Inc

Source: Department of Workforce Services Firm Find

Graph 1.7 shows the major industries of South Jordan. Two of the largest industries in South Jordan include: 1) trade, transportation and utilities; and 2) professional services.

GRAPH 1.7

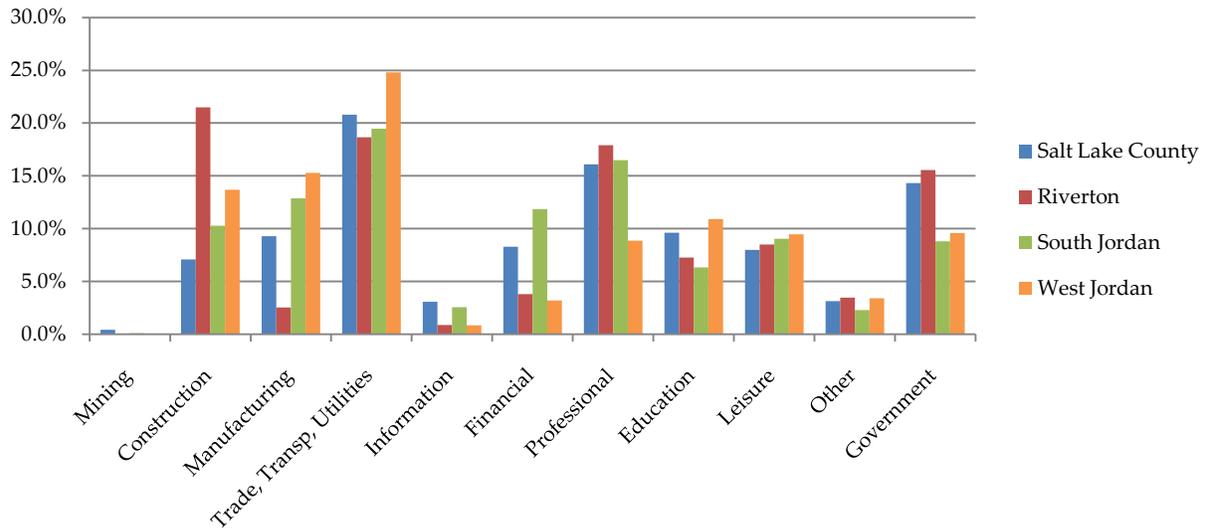
INDUSTRIES OF SOUTH JORDAN



Source: Department of Workforce Services 2007 Annual Report of Labor Market Information

Graph 1.8, also taken from Department of Workforce Services information, compares the industries in South Jordan and surrounding communities. The financial services industry seems to flourish in South Jordan, while West Jordan has a higher percent of employees working in trade, transportation and utilities, and Riverton has a greater concentration of construction employees.

GRAPH 1.8 EMPLOYMENT BY INDUSTRY



Source: Department of Workforce Services 2007 Annual Report of Labor Market Information

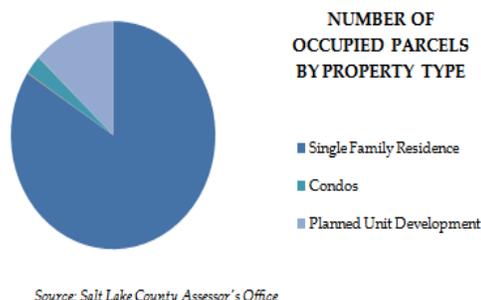
## SECTION 1.4 EXISTING SUPPLY OF HOMES AND RENTAL UNITS IN SOUTH JORDAN

According to the Salt Lake County Assessor’s office, South Jordan City currently has 12,934 occupied residential parcels. Approximately 84 percent of these parcels are classified as “Single Family Residence.” It should be noted that these are parcels and not housing units.<sup>12</sup>

TABLE 1.11 AND GRAPH 1.9: SOUTH JORDAN OCCUPIED PARCELS BY PROPERTY TYPE

PROPERTY TYPE	PARCELS
Single Family Residence	10,880
Duplex	12
3 - 4 Units	2
5 - 9 Units	1
Condos	352
Mobile Homes Real Property	4
Planned Unit Development	1,680
99 + Apartment Units	3
Total	12,934

Source: Salt Lake County Assessor’s Office, LYRB



Graph 1.9 displays housing types in South Jordan. Clearly South Jordan is mostly made up of single family units, followed by planned unit developments, and condos. Duplexes, 3 – 4 units, 5 – 9 units, mobile homes, and complexes with 99 + units are scarce and represent only 0.2 percent of all parcels.

As shown in the table, South Jordan currently has three complexes housing 99 + units. These three complexes house the large majority of available rental units in the City.<sup>13</sup> Total rental units available as of March 2010 total approximately 932.

The following section, using older ACS 2006-2008 data, details the percent of owner versus renter-occupied housing units in South Jordan and surrounding communities.

### HOUSING BY UNIT TYPE AND TENURE

Tables 1.12, 1.13, and 1.14 provide a breakdown of the total owner and renter occupied housing units found in South Jordan and the surrounding area. ACS 2006 – 2008 data however was not available for Bluffdale or Herriman because of their small population size.

South Jordan’s owner-occupied units (single and multi-family units) make up almost 90 percent of the total occupied housing units in the City. Riverton has a similar demographic with roughly 90 percent of the total units occupied by the owner. Salt Lake County and West Jordan have a greater percentage of rental housing units than either South Jordan or Riverton.

TABLE 1.12 TOTAL OWNER AND RENTER OCCUPIED HOUSING UNITS

	OWNER OCCUPIED UNITS	PERCENT	RENTER OCCUPIED UNITS	PERCENT	TOTAL UNITS
Salt Lake County	228,915	69.3%	101,588	30.7%	330,503
South Jordan	10,430	89.7%	1,198	10.3%	11,628
Riverton	9,175	89.5%	1,080	10.5%	10,255
West Jordan	22,947	78.8%	6,175	21.2%	29,122

Source: ACS 2006-2008, LYRB

<sup>12</sup> Many of these parcels may contain multiple dwelling units.

<sup>13</sup> San Moreno, Sterling Village, and Pinnacle South Jordan

TABLE 1.13 OWNER OCCUPIED PERCENT OF SINGLE-FAMILY HOUSEHOLD UNITS

	SALT LAKE COUNTY	SOUTH JORDAN	RIVERTON	WEST JORDAN
1, detached or attached	92.6%	99.6%	98.8%	95.3%
2 to 9 units	2.6%	0.2%	0.8%	1.2%
10 or more units	2.2%	0.0%	0.0%	0.6%
Mobile home, boat, RV, van, etc.	2.7%	0.2%	0.3%	2.9%

Source: ACS 2006-2008, LYRB

TABLE 1.14 RENTER OCCUPIED PERCENT OF HOUSEHOLD UNITS

	SALT LAKE COUNTY	SOUTH JORDAN	RIVERTON	WEST JORDAN
1, detached or attached	27.8%	68.2%	67.8%	36.2%
2 to 9 units	30.0%	8.5%	6.5%	21.1%
10 or more units	41.0%	23.3%	24.2%	41.1%
Mobile home, boat, RV, van, etc.	1.2%	0.0%	1.6%	1.7%

Source: ACS 2006-2008, LYRB

## RETIREMENT AND ASSISTED LIVING COMMUNITIES

South Jordan currently houses three assisted living communities with a total of 269 residents. These communities are found in table 1.15.

TABLE 1.15 SOUTH JORDAN RETIREMENT AND ASSISTED LIVING FACILITIES

NAME	UNITS	RESIDENTS
Legacy Retirement Residence	168	175
Legacy House	76	86
Our House of South Jordan	9	8

Source: South Jordan Business License Office

The Legacy Retirement Residence is currently the only retirement community<sup>14</sup> in South Jordan. Legacy House and Our House of South Jordan are assisted living facilities. With the growing population of

aging residents, the demand for retirement communities is expected to increase in the near future.

Using *Analyzing Senior's Housing Markets*, from the Urban Land Institute, an estimate of the number of retirement units that could be supported in South Jordan can be evaluated. The ACS 2006-2008 data states that there were 1,448 householders over the age of 65 in 2008. 1,142 of these householders earned \$25,000 or more annually.<sup>15</sup> Subtracting the Legacy Retirement Residence's 168 competitive units leaves 974 householders in South Jordan that would qualify to live in a retirement community.<sup>16</sup> Using a penetration or capture rate, we can estimate what percent of this market we expect to capture, or what percent of qualified households would move into a retirement community, as well as how many total units the current market can support. A conservative approach uses three or four percent as a capture rate, resulting in the current market being able to support a retirement community with roughly 30-40 units. A high penetration rate of 20 percent results in the current market being able to support 195 units.<sup>17</sup> While these numbers give an idea of the current market for retirement communities, it should be noted that the number of units demanded is expected to increase over the coming years as current residents age and as residents of other communities relocate to be closer to the two LDS temples found in South Jordan.

<sup>14</sup> A retirement community is defined as a planned community for residents who have retired from an active working life. A retirement community is made up of all residential units and does not include long-term healthcare facilities. Additionally, retirement communities allow for independent living and are generally restricted to those over a certain age.

<sup>15</sup> According to *Analyzing Seniors' Housing Markets* published by the ULI, \$25,000 is the minimum annual income used when calculating the total number of households that would qualify to live in a retirement community.

<sup>16</sup> Roughly 70 percent of residents that relocate to a retirement community relocate less than 25 miles. (*Analyzing Seniors' Housing Markets*)

<sup>17</sup> Urban Land Institute, *Analyzing Seniors' Housing Markets*, 2002, p. 63.

## DAYBREAK

Daybreak is an increasingly popular master planned community in South Jordan City that houses more than 1,000 families.<sup>18</sup> It offers a wide variety of housing opportunities for those of all income levels. An apartment complex housing 330 units is currently being constructed in Daybreak. Lofts, flats, and townhomes are available at an affordable price, while single-family homes are available for those with higher income levels. Daybreak is built around a vision of sustainability. It focuses on building housing that is good for the community, the planet, and those who live there. Amenities such as walking and bike trails, parks, a lake, and a community center are all within walking distance of Daybreak residents. The TRAX light rail is scheduled to begin service in 2011 with two stations in Daybreak. A University of Utah Health Care Center is also planned to be located in Daybreak in the near future as well as numerous other commercial and retail businesses. Additionally, a community for residents age 55 and over, Garden Park Active Adult Community, is currently under construction.



With the TRAX light rail stations planned for 2011, an opportunity for Transit Oriented Development (TOD) is available in Daybreak. Evidence suggests that being near transit enhances property values and rents. Daybreak should keep in mind that the “impact zone,” or area where land value gains occur, is generally up to one-quarter mile and sometimes up to one-half mile from a station.<sup>19</sup> This distance is considered an acceptable walking distance to transit. Daybreak appears to be planning for this type of development by promoting multiple land uses and designs in the areas surrounding the stations to promote walking and also to generate even greater transit ridership.

Table 1.16 shows the percent of Daybreak units constructed as a percent of total South Jordan dwelling units constructed. Daybreak construction over the last four years, on average, accounts for approximately 54 percent of South Jordan’s total dwelling units constructed. Clearly Daybreak is a driving force in South Jordan and will continue to grow in the near future.

TABLE 1.16 DAYBREAK UNITS CONSTRUCTED AS A PERCENT OF TOTAL SOUTH JORDAN DWELLING UNITS

YEAR	TOTAL DAYBREAK UNITS CONSTRUCTED	TOTAL DWELLING UNITS CONSTRUCTED	PERCENT DAYBREAK
2006	603	1,112	54.2%
2007	525	830	63.3%
2008	285	980	29.1%
2009	674	986	68.4%

Source: South Jordan City

<sup>18</sup> <http://www.daybreakutah.com/#>

<sup>19</sup> Urban Land Institute, *Developing Around Transit*, 2004

## SECTION 1.5 AFFORDABILITY ANALYSIS

Section 10-9a-403 of the Utah State Code establishes the availability of moderate-income housing as a statewide concern, and requires municipalities to propose a plan for moderate-income housing as a part of their general plan. The Code states, "Cities shall facilitate a reasonable opportunity for a variety of housing, including moderate income housing to meet the needs of people desiring to live there, and to allow persons with moderate incomes to benefit from and fully participate in all aspects of neighborhood and community life." "Moderate-income housing" is defined in Section 10-9a-103 as "housing occupied or reserved for occupancy by households with a gross household income equal to or less than 80 percent of the median gross income for households of the same size in the county in which the city is located." This study uses Area Median Income (AMI) as calculated by the U.S. Department of Housing and Urban Development (HUD) using Census data of median family income.

The following section considers market demand as well as the availability of affordable or moderate-income housing in South Jordan. This is done by comparing incomes in Salt Lake County with home prices in South Jordan City. First, a definition of moderate income is used to define what percent of households in Salt Lake County would be considered moderate income. An affordability analysis follows outlining affordable payments and home values for a moderate-income household. Rental data is also considered here, as affordable housing can also exist in terms of rental units and not solely in terms of home ownership. The final section will evaluate South Jordan's current availability of affordable housing units.

### MODERATE-INCOME HOUSEHOLDS

The advantage of using HUD's calculation of AMI is that it establishes moderate income levels based on family size. This information can be found in Table 1.16.

According to HUD, the area median income is \$67,800 for Salt Lake County. "Moderate-income housing" is defined as housing that is affordable to households with gross household incomes equal to or less than 80 percent of the median gross income of the county. Thus Salt Lake County, with an average family size of 3.61,<sup>20</sup> has a threshold for moderate-income housing of \$54,250 as shown in the table. Additional data for various household sizes can be found in table 1.17.

TABLE 1.17 SALT LAKE COUNTY INCOME AMOUNTS ACCORDING TO FAMILY SIZE

HOUSEHOLD SIZE	30% OF AMI	50% OF AMI	80% OF AMI
1 Person	\$14,250	\$23,750	\$38,000
2 Persons	\$16,300	\$27,100	\$43,400
3 Persons	\$18,300	\$30,500	\$48,850
4 Persons	\$20,350	\$33,900	<b>\$54,250</b>
5 Persons	\$22,000	\$36,600	\$58,600
6 Persons	\$23,600	\$39,300	\$62,950
7 Persons	\$25,250	\$42,050	\$67,250
8 Persons	\$26,850	\$44,750	\$71,600

Source: HUD 2009 Data (for Salt Lake County)

### HOUSEHOLD INCOME AND HOUSING AFFORDABILITY

The average family size in Salt Lake County is 3.61 persons. Therefore, four has been used as the average family size in order to analyze the affordability of homes in the area. Table 1.17 shows families by size and by accompanying income categories. This table also indicates the affordable housing payments for each income category. The generally accepted principle established by HUD is that an affordable monthly payment of either a mortgage payment or rental payment, including utilities, is 30 percent of gross monthly income. Keep in mind, however, that the calculated affordable housing payment in table 1.18 does not include utilities. Including utilities, the payments found in table 1.18 would equal 30 percent of gross monthly income.

<sup>20</sup> ACS 2006-2008

Using table 1.17, a family of four in Salt Lake County would need to earn less than or equal to \$54,250 annually in order to be classified as moderate-income (80% or less of the AMI). The average monthly utilities payment for a resident of South Jordan is \$54.17 for gas,<sup>21</sup> \$175.00 for electricity,<sup>22</sup> and \$90.00 for water,<sup>23</sup> for a total utilities payment of \$319.17 per month. However, because some costs of utilities are variable dependent on the size of the house, utilities for moderate income families were adjusted downwards slightly as the house size would be smaller than many surrounding houses in South Jordan. Thus the total cost of utilities was decreased by ten percent bringing the cost of utilities to \$287.25. After subtracting utilities, the total monthly housing payment for a family of four should not exceed \$1,069.

TABLE 1.18 SOUTH JORDAN INCOME LEVELS AND AFFORDABLE PAYMENTS ACCORDING TO FAMILY SIZE

FAMILY SIZE	AFFORDABLE PAYMENT AT INCOME LEVEL	30% OF AMI	50% OF AMI	80% OF AMI
1 Person	Income Levels	\$14,250	\$23,750	\$38,000
	Affordable Payments	\$69	\$306	\$663
2 Persons	Income Levels	\$16,300	\$27,100	\$43,400
	Affordable Payments	\$120	\$390	\$798
3 Persons	Income Levels	\$18,300	\$30,500	\$48,850
	Affordable Payments	\$170	\$475	\$934
4 Persons	Income Levels	\$20,350	\$33,900	<b>\$54,250</b>
	Affordable Payments	\$221	\$560	<b>\$1,069</b>
5 Persons	Income Levels	\$22,000	\$36,600	\$58,600
	Affordable Payments	\$263	\$628	\$1,178
6 Persons	Income Levels	\$23,600	\$39,300	\$62,950
	Affordable Payments	\$303	\$695	\$1,286
7 Persons	Income Levels	\$25,250	\$42,050	\$67,250
	Affordable Payments	\$344	\$764	\$1,394
8 Persons	Income Levels	\$26,850	\$44,750	\$71,600
	Affordable Payments	\$384	\$831	\$1,503

Source: HUD 2009 Data, LYRB, South Jordan Water Department, EIA, Questar Gas

A maximum housing payment of \$1,069 per month, a five percent interest rate, a 30-year mortgage, and a ten percent down payment, allows for a home costing no more than \$169,861. Also included in the \$1,069 monthly payment are mortgage and hazard insurance premiums of \$81 each<sup>24</sup> and property tax escrow payments of \$86.<sup>25</sup> Table 1.19 outlines the difference in affordable home values for a family earning \$54,250 should the mortgage rate fluctuate. Lately mortgage rates have been at all-time lows but are likely to increase in the future.

TABLE 1.19 SOUTH JORDAN MONTHLY PAYMENT AND AFFORDABLE HOME VALUES ACCORDING TO MORTGAGE RATE

	5%	6%	7%	8%
Insurance and Taxes <sup>26</sup>	\$248	\$224	\$203	\$185
Monthly Payment	\$821	\$845	\$866	\$884
Affordable Home Value	\$169,861	\$156,635	\$144,653	\$133,878

Source: LYRB, Property Tax Division

Table 1.20 gives a general outline of affordable home prices at various income ranges and mortgage rates.

TABLE 1.20 SOUTH JORDAN HOME AFFORDABILITY FOR VARIOUS INCOME RANGES

	2009\$ at 5%		2009\$ at 6%		2009\$ at 7%	
	Low	High	Low	High	Low	High
Less than \$19,999	NA	NA	NA	NA	NA	NA

<sup>21</sup> Questar Gas (<http://www.questargas.com/Media/2009/Passthrough02-09.pdf>)

<sup>22</sup> Rocky Mountain Power estimate

<sup>23</sup> South Jordan City Water Department estimate

<sup>24</sup> Calculated using .5% rate

<sup>25</sup> Utah Property Tax Division (<http://propertytax.utah.gov/taxrates/taxarearates2008.pdf>)

<sup>26</sup> Insurance and tax costs decrease as interest rates increase. This is a result of the decrease in total home value.

	2009\$ at 5%		2009\$ at 6%		2009\$ at 7%	
	Low	High	Low	High	Low	High
\$20,000 to \$24,999	\$34,000	\$54,000	\$31,000	\$49,000	\$29,000	\$46,000
\$25,000 to \$29,999	\$54,000	\$74,000	\$49,000	\$68,000	\$46,000	\$63,000
\$30,000 to \$34,999	\$74,000	\$93,000	\$68,000	\$86,000	\$63,000	\$80,000
\$35,000 to \$39,999	\$93,000	\$113,000	\$86,000	\$104,000	\$80,000	\$96,000
\$40,000 to \$44,999	\$113,000	\$133,000	\$104,000	\$123,000	\$96,000	\$113,000
\$45,000 to \$49,999	\$133,000	\$153,000	\$123,000	\$141,000	\$113,000	\$130,000
\$50,000 to \$59,999	\$153,000	\$193,000	\$141,000	\$178,000	\$130,000	\$164,000
\$60,000 to \$74,999	\$193,000	\$252,000	\$178,000	\$233,000	\$164,000	\$215,000
\$75,000 to \$99,999	\$252,000	\$350,000	\$233,000	\$324,000	\$215,000	\$300,000
\$100,000 to \$124,999	\$350,000	\$451,000	\$324,000	\$416,000	\$300,000	\$384,000
\$125,000 to \$149,999	\$451,000	\$550,000	\$416,000	\$507,000	\$384,000	\$469,000
\$150,000 to \$199,999	\$550,000	\$749,000	\$507,000	\$691,000	\$469,000	\$638,000
\$200,000 or more	\$749,000		\$691,000		\$638,000	

Source: LYRB

The Utah Code states that there must be a “reasonable opportunity” for those of moderate incomes to live within a community; however, it does not specify that those of moderate income must be able to purchase a home within the community. Therefore, rental rates must also be considered in the affordability analysis.

An affordable rental payment for a resident of South Jordan would be \$1,069, or the same as a total monthly mortgage payment.

### CURRENT AFFORDABLE HOUSING AVAILABILITY

Table 1.21 illustrates the price breakdown of homes in South Jordan, (single family units, condos, mobile homes, and planned unit development from table 1.11) based on 2009 market values as maintained by the County Assessor’s Office. This table shows that there is an abundance of homes within the \$200,000 and \$349,999 range (roughly 60%). The price range with the largest amount of homes is \$250,000 to \$274,999. According to HUD this is well above the affordable range of \$169,861. Approximately three percent of the homes in South Jordan are within the affordability target of \$169,861 and under.

There is a small amount of affordable housing from an ownership perspective. Looking at rental rates in table 1.22, however, shows many affordable rental units. Roughly 50 percent of apartment units meet the affordable rental payment of \$1,069 per month. Keep in mind that these statistics factor in available rental units coming online through March 2010.<sup>27</sup>

TABLE 1.21 SOUTH JORDAN NUMBER OF HOUSING UNITS BY PRICE

PRICE	UNITS	PERCENT OF TOTAL
Under \$169,861	365	2.83%
\$169,862 - \$199,999	825	6.39%
\$200,000 - \$224,999	1,171	9.07%
\$225,000 - \$249,999	1,359	10.52%
\$250,000 - \$274,999	1,643	12.72%
\$275,000 - \$299,999	1,373	10.63%
\$300,000 - \$324,999	1,364	10.56%
\$325,000 - \$349,999	1,188	9.20%
\$350,000 - \$374,999	999	7.73%
\$375,000 - \$399,999	791	6.12%
\$400,000 - \$424,999	598	4.63%
\$425,000 - \$449,999	394	3.05%
\$450,000 - \$474,999	232	1.80%
\$475,000 - \$499,999	183	1.42%
\$500,000 - \$549,999	210	1.63%
\$550,000 - \$599,999	99	0.77%
\$600,000 - \$649,999	41	0.32%
\$650,000 - \$699,999	31	0.24%
\$700,000 - \$749,999	12	0.09%
\$750,000 - \$799,999	10	0.08%
\$800,000 - \$899,999	16	0.12%
\$900,000 - \$999,999	4	0.03%
\$1,000,000 - \$1,249,999	5	0.04%
\$1,250,000 - \$1,499,999	3	0.02%
Total Units	12,916	100.00%

Source: Salt Lake County Assessor’s Office ; LYRB

<sup>27</sup> Apart from the 352 condo units found in table 1.10 and included in table 1.20, 250 additional condo units are currently being rented at rental rates between \$895 and \$1,405. Approximately 35 percent of these units would be classified as affordable.

TABLE 1.22 SOUTH JORDAN RENTAL UNITS

PRICE	UNITS	PERCENT OF TOTAL
Under \$999	371	40.6%
\$1,000 - \$1,049	77	8.4%
\$1,049 - \$1,099	56	6.1%
\$1,100 - \$1,199	2	0.2%
\$1,200 - \$1,299	329	36.0%
\$1,300 +	63	6.9%
NA <sup>28</sup>	NA	NA
Total	898	100.0%

Source: South Jordan City, San Moreno, Sterling Village, and Pinnacle Apartments

is also expecting to increase its percent of multi-family attached housing units through the completion of apartments, condos, lofts, and flats in 2010. Daybreak is contributing a great deal to the availability of affordable housing in South Jordan.

As of March of 2010, roughly six percent of South Jordan City's housing is classified as affordable.<sup>29</sup>

Additionally, when the Daybreak community's planned 310 South Station residential units and 330 apartment units<sup>30</sup> are included, all of which are expected to be affordable, the percent of affordable housing in South Jordan increases to approximately ten percent. With a ten percent affordability ratio, there is a reasonable opportunity for moderate-income households to live in South Jordan. Daybreak

### HOUSING PROJECTIONS - FUTURE NEED FOR MODERATE INCOME HOUSING

Utah State Code states that cities must provide "an estimate of the need for the development of additional moderate income housing within the city, and a plan to provide a realistic opportunity to meet estimated needs for additional moderate income housing." Table 1.23 contains projections derived by using GOPB for population growth divided by Census data for household size. Approximately 7,000 new households are projected for South Jordan and 65,000 new households for Salt Lake County between 2010 and 2020. This would calculate to an average of 700 new household units per year for South Jordan. South Jordan is expected to capture approximately 40 percent of the market<sup>31</sup> for new household units with Herriman capturing 26 percent and West Jordan 21 percent.

TABLE 1.23 SOUTHWEST VALLEY PROJECTIONS 2010-2020

	PROJECTED HOUSEHOLDS	PERCENT OF MARKET CAPTURED
Bluffdale*	124	0.7%
Herriman	4,481	25.8%
Riverton	2,043	11.7%
South Jordan	7,035	40.4%
West Jordan	3,716	21.4%
<b>Total</b>	<b>17,399</b>	<b>100.0%</b>

Source: GOPB, Census, LYRB

\*Bluffdale City 2009 adjusted to 2020

Table 1.24 shows that Salt Lake County currently has approximately one-fourth of its households earning between \$60,000 and \$100,000. This demographic could translate into strong demand for housing priced between \$200,000 and \$299,999. However, approximately 32 percent of all households in Salt Lake County earn less than \$40,000 annually, with roughly 13 percent earning less than \$20,000. This high percentage of households with low to moderate income ranges will translate into a need to provide housing for this demographic. As a part of Salt Lake County, South Jordan should plan accordingly to facilitate a reasonable opportunity for a variety of housing, including moderate income housing, to be developed.

TABLE 1.24 INCOME RANGES FOR SALT LAKE COUNTY

	NUMBER OF HOUSEHOLDS	PERCENT OF HOUSEHOLDS
Less than \$19,999	41,815	12.65%
\$20,000 to \$24,999	13,868	4.20%
\$25,000 to \$29,999	15,774	4.77%

<sup>28</sup> The NA found in the table represents 15 parcels for which we were unable to identify a rental rate.

<sup>29</sup> Six percent was calculated by dividing the number of affordable housing and rental units (813 units) by the total number of housing and rental units (13,814 units) in South Jordan.

<sup>30</sup> Daybreak

<sup>31</sup> The "market" is considered to be South Jordan and surrounding cities (Bluffdale, Herriman, Riverton, and West Jordan.)



	NUMBER OF HOUSEHOLDS	PERCENT OF HOUSEHOLDS
\$30,000 to \$34,999	16,051	4.86%
\$35,000 to \$39,999	16,654	5.04%
\$40,000 to \$44,999	18,527	5.61%
\$45,000 to \$49,999	16,101	4.87%
\$50,000 to \$59,999	32,370	9.79%
\$60,000 to \$74,999	39,161	11.85%
\$75,000 to \$99,999	46,744	14.14%
\$100,000 to \$124,999	30,616	9.26%
\$125,000 to \$149,999	16,725	5.06%
\$150,000 to \$199,999	14,317	4.33%
\$200,000 or more	11,780	3.56%
Total:	330,503	100.00%

*Source: ACS 2006-2008 data*

In order to facilitate the development of moderate income housing in South Jordan, the city should encourage the zoning of densities necessary to assure the production of moderate income housing. The following section contains an analysis of land use and zoning in South Jordan, and shows that the city is making steps to meet the needs of people, particularly those with moderate incomes, desiring to live in the community.

Costs could also be decreased through reduced housing-related fees, such as impact fees, connection fees, etc. A variety of housing programs are also available to help maintain and increase the city's present affordability. A list and description of many of these programs are found in section 1.9 of this report.

## SECTION 1.6 LAND USE ANALYSIS

The City of South Jordan has recently adopted an updated land use element to its general plan. The following table shows land use designations for residential and mixed use development. Included is a description of each designation.

TABLE 1.25: LAND USE DESIGNATIONS FOR RESIDENTIAL AND MIXED USE

	DESCRIPTION
<b>RESIDENTIAL</b>	
Rural Residential	Provides residential parcels that typically allow for agricultural use and farm animals within a growing urban environment. Historically the residential standard. Clustering residential is preferred in order to preserve open space.
Low Density Residential	Semi-rural character feel without farm animal use. Lots generally 1/4 acre in size. The standard residential designation throughout the city.
Medium Density Residential	Allows for smaller lot single-family homes as well as lower density condominiums/townhomes.
Medium High Density Residential	Most likely to be townhomes, condominiums, and lower density apartments. A small portion of the residential area throughout the city.
High Density Residential	Highest residential density found within the City. Generally used for apartment complexes. Large scale apartment complexes discouraged.
Village Mixed Residential	Allows for the mixture of housing types and densities. Preferred in areas appropriate for higher than standard densities.
<b>MIXED USE</b>	
Village Mixed Use	Includes a mix of compatible uses, including residential, office, and commercial. It is found in appropriately placed nodes throughout the City, utilizing transportation corridors.
Town Center Mixed Use	Solely found along Redwood Road around City Hall. The intent is to create a sense of place, establish character, and create vitality as a small-scale 'downtown' area.
Transit Oriented Development Mixed Use	Found at the Front Runner Station and I-15. Those two facilities create an intensity that provides an opportunity for the land use and transportation to enhance and support one another. Intensity of the land use in the TOD is anticipated to match the intensity of the accessibility.
Large Scale Master Planned Community	Comprises a large portion of the City, the majority of the area west of Bangerter Highway. Known as the Daybreak community, it includes a mix of uses at higher than standard density than is common in South Jordan along with high design guidelines.

Source: The City of South Jordan, General Plan: Land Use Element

The following table shows the total number of developed and undeveloped acres for traditional residential designations. To date, approximately 5,388.35 acres have been developed. Future units have been estimated using the total number of undeveloped acres and the City's definition of total units per acre for each land use designation. Estimates are for 2,379 units of traditional residential development.

TABLE 1.26: TRADITIONAL RESIDENTIAL DEVELOPMENT

	DEVELOPED ACREAGE	UNDEVELOPED ACREAGE	PROJECTED UNITS
<b>TRADITIONAL RESIDENTIAL</b>			
Rural Residential (1.8 units/acre)	1,936.97	245.28	442
Low Density Residential (3 units/acre)	3,066.56	360.43	1,081
Medium Density Residential (8 units/acre)	312.68	85.76	686
Medium High Density Residential (12 units/acre)	0.78	14.17	170
High Density Residential (20 units/acre)	71.36	0.00	0
<b>Total</b>	<b>5,388.35</b>	<b>705.64</b>	<b>2,379</b>

Daybreak/Kennecott Land Development is the only Large Scale Master Planned Community in the City. Total developed acres equal approximately 1,413 while total undeveloped acres equal 2,959.58. It is estimated that total future build-out units will equal 18,301 additional units, many of which would be classified as affordable for moderate income families, largely due to the higher densities in the Daybreak development.

The table below shows the total number of developed acres as well as the total undeveloped acreage available for future mixed use development. These newly zoned 384.44 acres are expected to capture additional high density residential development in the future, many of which would also be classified as affordable for moderate income residents.

TABLE 1.27: MIXED USE DEVELOPMENT

	DEVELOPED ACREAGE	UNDEVELOPED ACREAGE
<b>MIXED USE</b>		
Village Mixed Residential	16.44	66.43
Village Mixed Use	221.35	274.49
Town Center Mixed Use	38.62	4.32
Transit Oriented Development Mixed Use	84.84	39.20
<b>Total</b>	<b>361.25</b>	<b>384.44</b>

There are currently no land use or zoning policies in place that will prohibit the development of appropriate housing options for the community. In fact, South Jordan City has been a recognized leader on the west side of the Salt Lake Valley in allowing higher-density residential development and encouraging mixed-use development, especially in the Daybreak area. Higher density development significantly reduces land costs, as well as infrastructure costs. Mixed use development reduces the number of vehicle trips that households must make in order to purchase goods and services, thereby further assisting lower-income families.

South Jordan has a variety of housing opportunities available and is moving toward allowing more high density residential development with its newly defined and approved mixed use designations. In addition, the 170 “medium high” density residential units for which the City has recently made plans will increase the number of affordable housing units found in the community.

## SECTION 1.7 HOUSING ANALYSIS – SOUTH JORDAN

This section includes a more detailed analysis of the housing and rental trends in South Jordan and comparison cities.

### HOUSING UNIT GROWTH

Table 1.28 shows a trend in new dwelling unit construction. South Jordan’s population really started to grow in the 1970’s. The period with the largest amount of growth was between the years of 1990 and 1999. This was determined by the total number of new dwelling units constructed during that time period.

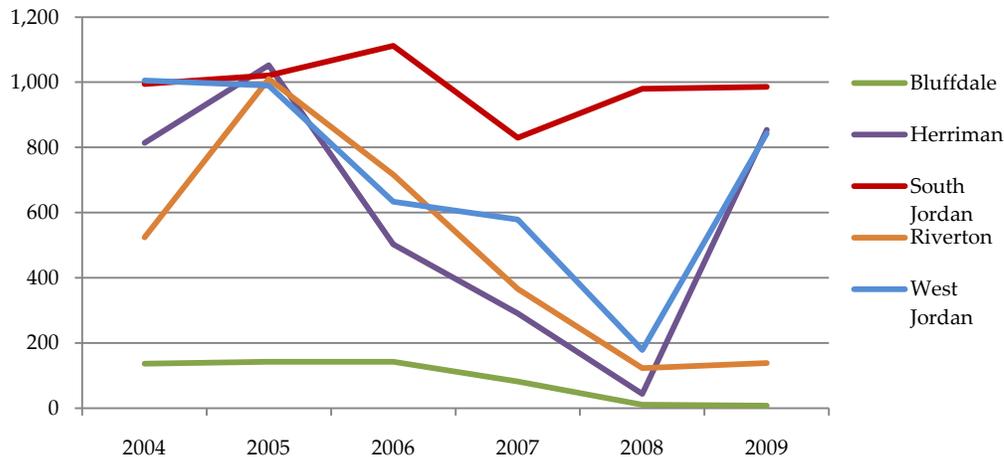
TABLE 1.28 SOUTH JORDAN NEW DWELLING UNIT CONSTRUCTION

	NUMBER	PERCENT
Built 1939 or earlier	47	0.4%
Built 1940 to 1949	36	0.3%
Built 1950 to 1959	57	0.5%
Built 1960 to 1969	302	2.5%
Built 1970 to 1979	1,172	9.7%
Built 1980 to 1989	1,641	13.6%
Built 1990 to 1999	4,828	40.1%
Built 2000 to 2004	2,458	20.4%
Built 2005 or later	1,510	12.5%
Total:	12,051	100.0%

Source: ACS 2006-2008

Building permits and new dwelling units constructed for South Jordan and surrounding cities from 2004 to 2009 are tracked by the Bureau of Economic and Business Research at the University of Utah (BEBR). Graph 1.10 compares South Jordan’s total dwelling units constructed to total dwelling units constructed in surrounding cities. This comparison shows how the housing market is performing in those communities. While all surrounding cities’ number of dwelling units constructed decreased significantly between 2006 and 2009, South Jordan’s number of dwelling units constructed only decreased slightly in 2007. South Jordan was able to keep its housing market relatively stable even while the number of dwelling units constructed in surrounding cities plummeted.

GRAPH 1.10 TOTAL DWELLING UNITS CONSTRUCTED 2004-2009



Source: BEBR, City of South Jordan, LYRB

These results reflect the current tightening of the housing market. The market was saturated with single-family units for many years and is now just starting to recover. Housing prices have escalated faster than incomes, causing some residents to look toward more affordable housing options such as multifamily or condo units.

A closer examination of South Jordan's number of dwelling units constructed from 2004 to 2009 in table 1.29 show the reason for South Jordan's stable housing market. The majority of housing units through 2007 were single-family units. However, in 2008 single-family unit construction decreased significantly, dropping to approximately 19 percent. Other units constructed increased significantly in 2008 and 2009. These other units largely consist of multi-family or condo units.

TABLE 1.29 SOUTH JORDAN DWELLING UNITS CONSTRUCTED 2004-2009

YEAR	SINGLE-FAMILY UNITS	OTHER	TOTAL	PERCENT SINGLE-FAMILY UNITS
2004	877	118	995	88.1%
2005	864	157	1,021	84.6%
2006	910	202	1,112	81.8%
2007	642	188	830	77.3%
2008	185	795	980	18.9%
2009	306	680	986	31.0%

Source: City of South Jordan

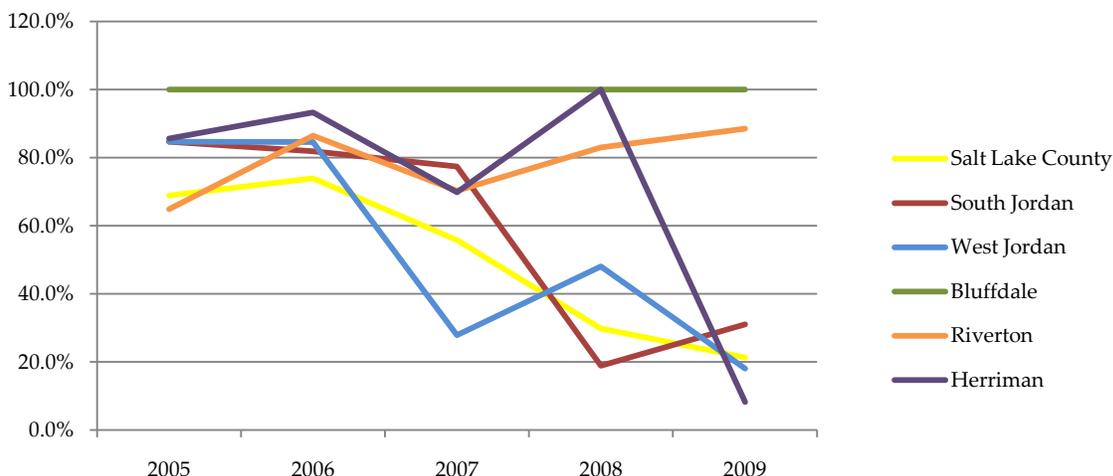
South Jordan's housing market success has been due to this change in the dynamics of its housing market, focusing more on multi-family housing as opposed to single-family. Table 1.30 and graph 1.11 show the percent of dwelling units constructed that were single-family units for South Jordan and comparison cities.

TABLE 1.30 SINGLE-FAMILY UNITS AS A PERCENT OF TOTAL DWELLING UNITS CONSTRUCTED 2005-2009

	2005	2006	2007	2008	2009
Salt Lake County	68.9%	73.9%	55.7%	29.8%	21.3%
South Jordan	84.6%	81.8%	77.3%	18.9%	31.0%
West Jordan	84.6%	84.5%	27.8%	48.0%	18.0%
Bluffdale	100.0%	100.0%	100.0%	100.0%	100.0%
Riverton	64.9%	86.5%	70.2%	82.9%	88.5%
Herriman	85.6%	93.2%	69.8%	100.0%	8.2%

Source: BEBR Utah, South Jordan City, LYRB

GRAPH 1.11 DWELLING UNITS: PERCENT SINGLE-FAMILY UNITS 2005-2009



Source: BEBR, South Jordan City, LYRB

When comparing the percent of single family units (found in table 1.30 and graph 1.11) to total dwelling units (table 1.31), we find the cities that maintained the healthiest housing markets were those that adjusted the dynamics of their housing to

accommodate more multi-family units. Thus, those communities with a lower percentage of single-family units constructed had significantly more dwelling units constructed in general. South Jordan, West Jordan, and Herriman were able to continue to grow by promoting the construction of more multi-family and attached units.

TABLE 1.31 TOTAL DWELLING UNITS CONSTRUCTED 2005-2009

	2005	2006	2007	2008	2009
Salt Lake County	7,746	6,200	4,512	3,555	4,586
South Jordan	1,021	1,112	830	980	986
West Jordan	990	633	579	179	843
Bluffdale	142	142	82	11	8
Riverton	1,010	716	366	123	139
Herriman	1,052	503	291	44	854

Source: BEBR Utah, South Jordan City

## AVERAGE HOME PRICES

Table 1.32 gives the average home price for both detached and attached units (new construction) for the third quarter of 2009 for South Jordan and comparison cities. For both detached units and attached units, South Jordan new home prices are similar to surrounding cities.

TABLE 1.32 AVERAGE HOME PRICE 3<sup>RD</sup> QUARTER 2009

	DETACHED UNITS	ATTACHED UNITS
Bluffdale	\$354,914	N/A
Herriman	\$325,090	\$149,250
Riverton	\$364,245	\$217,000
South Jordan	\$330,722	\$170,805
West Jordan	\$315,866	\$188,900

Source: New Reach data updated January 2010

## HOUSING INVENTORY

A comparison of home starts for South Jordan City from 2003 to 2009 can be found in table 1.33 from data provided by New Reach. While this data does not match BEBR's new dwelling units constructed data exactly, it does give a breakdown of the price ranges for new home starts. The table shows a decided shift toward more expensive homes in 2006 and 2007, followed by a return to less expensive product in 2008 and 2009.

TABLE 1.33 SOUTH JORDAN HOME STARTS BY HOME PRICE 2003-2009

	2003	2004	2005	2006	2007	2008	2009
Under \$149,999	0	0	0	0	0	150	125
\$150,000 - \$174,999	135	243	128	42	48	161	151
\$175,000 - \$199,999	20	73	162	539	82	29	21
\$200,000 - \$224,999	30	97	196	53	24	63	0
\$225,000 - \$249,999	217	209	146	121	13	49	7
\$250,000 - \$274,999	72	71	77	28	11	5	1
\$275,000 - \$299,999	111	166	162	130	4	19	0
\$300,000 - \$324,999	26	82	47	105	48	53	41
\$325,000 - \$349,999	59	118	136	135	90	58	11
\$350,000 - \$374,999	10	35	12	0	9	22	4
\$375,000 - \$399,999	11	65	151	219	208	181	108
\$400,000 and Above	194	377	354	415	782	205	66
Total	885	1,536	1,571	1,787	1,319	995	535

Source: New Reach updated January 2010 (through third quarter of 2009); LYRB

Tables 1.34, 1.35, 1.36, and 1.37 show a comparison of South Jordan's home starts by price to home starts of surrounding cities. The tables show that while the percent of South Jordan's home starts priced above \$400,000 decreased in 2008 in response to the rapid downturn in the economy, builders in Riverton and Herriman were not as quick to respond to changing market conditions.

TABLE 1.34 2006 HOME STARTS COMPARISON

	SOUTH JORDAN	WEST JORDAN	RIVERTON	HERRIMAN
Under \$149,999	0.0%	17.5%	0.0%	0.0%
\$150,000 - \$174,999	2.4%	9.2%	16.7%	0.6%
\$175,000 - \$199,999	30.2%	17.9%	7.4%	5.7%
\$200,000 - \$224,999	3.0%	12.7%	9.3%	3.1%
\$225,000 - \$249,999	6.8%	12.8%	12.6%	8.3%
\$250,000 - \$274,999	1.6%	12.9%	0.0%	2.7%
\$275,000 - \$299,999	7.3%	1.4%	0.9%	3.1%
\$300,000 - \$324,999	5.9%	12.1%	4.1%	4.8%
\$325,000 - \$349,999	7.6%	3.2%	5.7%	0.0%
\$350,000 - \$374,999	0.0%	0.0%	18.0%	14.2%
\$375,000 - \$399,999	12.3%	0.0%	7.8%	15.0%
\$400,000 and Above	23.2%	0.3%	17.6%	42.6%
Total	100.0%	100.0%	100.0%	100.0%

Source: New Reach, LYRB

TABLE 1.35 2007 HOME STARTS COMPARISON

	SOUTH JORDAN	WEST JORDAN	RIVERTON	HERRIMAN
Under \$149,999	0.0%	15.7%	0.0%	0.0%
\$150,000 - \$174,999	3.6%	7.4%	9.0%	0.0%
\$175,000 - \$199,999	6.2%	15.2%	18.0%	0.3%
\$200,000 - \$224,999	1.8%	11.1%	9.0%	0.0%
\$225,000 - \$249,999	1.0%	14.9%	1.1%	31.0%
\$250,000 - \$274,999	0.8%	3.6%	0.3%	3.4%
\$275,000 - \$299,999	0.3%	7.9%	10.9%	1.8%
\$300,000 - \$324,999	3.6%	19.6%	5.3%	5.2%
\$325,000 - \$349,999	6.8%	0.4%	7.4%	0.9%
\$350,000 - \$374,999	0.7%	0.0%	14.3%	6.1%
\$375,000 - \$399,999	15.8%	0.6%	5.5%	8.2%
\$400,000 and Above	59.3%	3.6%	19.2%	43.2%
Total	100.0%	100.0%	100.0%	100.0%

Source: New Reach, LYRB

TABLE 1.36 2008 HOME STARTS COMPARISON

	SOUTH JORDAN	WEST JORDAN	RIVERTON	HERRIMAN
Under \$149,999	15.1%	16.7%	0.0%	0.0%
\$150,000 - \$174,999	16.2%	19.0%	0.0%	0.0%
\$175,000 - \$199,999	2.9%	9.3%	0.0%	0.0%
\$200,000 - \$224,999	6.3%	1.6%	30.8%	0.0%
\$225,000 - \$249,999	4.9%	10.9%	5.1%	19.7%
\$250,000 - \$274,999	0.5%	9.3%	5.1%	0.6%
\$275,000 - \$299,999	1.9%	14.3%	6.4%	2.2%
\$300,000 - \$324,999	5.3%	5.8%	9.0%	16.3%
\$325,000 - \$349,999	5.8%	0.4%	3.2%	6.3%
\$350,000 - \$374,999	2.2%	0.0%	7.1%	1.9%
\$375,000 - \$399,999	18.2%	5.0%	0.0%	7.5%
\$400,000 and Above	20.6%	7.8%	33.3%	45.5%
Total	100.0%	100.0%	100.0%	100.0%

Source: New Reach, LYRB

TABLE 1.37 2009 HOME STARTS COMPARISON

	SOUTH JORDAN	WEST JORDAN	RIVERTON	HERRIMAN
Under \$149,999	23.4%	11.6%	0.0%	0.0%
\$150,000 - \$174,999	28.2%	19.1%	0.0%	0.0%

	SOUTH JORDAN	WEST JORDAN	RIVERTON	HERRIMAN
\$175,000 - \$199,999	3.9%	10.4%	0.0%	0.0%
\$200,000 - \$224,999	0.0%	0.0%	47.8%	0.0%
\$225,000 - \$249,999	1.3%	9.8%	2.2%	14.7%
\$250,000 - \$274,999	0.2%	16.2%	3.0%	0.0%
\$275,000 - \$299,999	0.0%	11.6%	5.2%	1.4%
\$300,000 - \$324,999	7.7%	1.7%	1.5%	25.9%
\$325,000 - \$349,999	2.1%	0.0%	3.0%	6.3%
\$350,000 - \$374,999	0.7%	0.0%	14.2%	1.4%
\$375,000 - \$399,999	20.2%	11.6%	0.0%	6.3%
\$400,000 and Above	12.3%	8.1%	23.1%	44.1%
Total	100.0%	100.0%	100.0%	100.0%

Source: New Reach, LYRB

Table 1.38 shows that the number of complete unoccupied homes for South Jordan peaked in 2007 and 2008, with the highest number of unoccupied homes found in the \$400,000+ price range. This saturation of homes in the higher price ranges is partly the cause of the current housing crisis. The price of housing and construction increased faster than incomes increased resulting in high amounts of inventory left on the market and more individuals unable to pay the mortgage on their homes.

TABLE 1.38 SOUTH JORDAN UNOCCUPIED HOMES BY HOME PRICE 2003-2009

	2003	2004	2005	2006	2007	2008	2009
Under \$149,999	0	0	0	0	0	30	25
\$150,000 - \$174,999	7	2	1	1	0	27	18
\$175,000 - \$199,999	0	24	24	4	0	0	3
\$200,000 - \$224,999	3	0	0	0	2	5	0
\$225,000 - \$249,999	14	10	5	1	4	0	3
\$250,000 - \$274,999	2	1	0	2	3	1	5
\$275,000 - \$299,999	6	6	1	1	11	1	1
\$300,000 - \$324,999	2	7	3	4	3	9	5
\$325,000 - \$349,999	5	5	0	4	14	15	11
\$350,000 - \$374,999	0	0	0	0	0	0	0
\$375,000 - \$399,999	1	3	1	3	26	19	37
\$400,000 and Above	13	18	26	25	111	86	28
Total	53	76	61	45	174	193	136

Source: New Reach updated January 2010 (through third quarter of 2009); LYRB

TABLE 1.39 SOUTHWEST VALLEY TOTAL UNOCCUPIED HOMES 2007-2009

	2007	2008	2009
South Jordan	174	193	136
West Jordan	108	69	53
Riverton	153	67	40
Herriman	144	87	38

Source: New Reach, LYRB

Table 1.39 compares the total number of unoccupied homes in South Jordan and surrounding cities. South Jordan has more unoccupied homes than all surrounding cities, but has also had more residential construction than any other city since 2005.

Tables 1.40, 1.41, and 1.42 compare the percent of unoccupied homes by home price for South Jordan and surrounding communities. In 2007 and 2008 the majority of unoccupied homes for South Jordan were priced above \$375,000. However, in 2009 this dynamic shifted to include homes priced under \$175,000. Herriman had the largest percent of unoccupied homes priced above \$375,000 in 2008 and 2009. West Jordan had very few unoccupied homes priced above \$375,000.

TABLE 1.40 2007 UNOCCUPIED HOMES COMPARISON

	SOUTH JORDAN	WEST JORDAN	RIVERTON	HERRIMAN
Under \$149,999	0.0%	27.8%	0.0%	0.0%
\$150,000 - \$174,999	0.0%	0.0%	0.0%	0.0%

	SOUTH JORDAN	WEST JORDAN	RIVERTON	HERRIMAN
\$175,000 - \$199,999	0.0%	14.8%	0.0%	0.0%
\$200,000 - \$224,999	1.1%	9.3%	13.1%	0.0%
\$225,000 - \$249,999	2.3%	6.5%	18.3%	18.8%
\$250,000 - \$274,999	1.7%	7.4%	0.7%	0.7%
\$275,000 - \$299,999	6.3%	12.0%	7.8%	1.4%
\$300,000 - \$324,999	1.7%	13.9%	13.1%	1.4%
\$325,000 - \$349,999	8.0%	1.9%	6.5%	1.4%
\$350,000 - \$374,999	0.0%	0.0%	6.5%	10.4%
\$375,000 - \$399,999	14.9%	2.8%	1.3%	10.4%
\$400,000 and Above	63.8%	3.7%	32.7%	55.6%
Total	100.0%	100.0%	100.0%	100.0%

Source: New Reach, LYRB

TABLE 1.41 2008 UNOCCUPIED HOMES COMPARISON

	SOUTH JORDAN	WEST JORDAN	RIVERTON	HERRIMAN
Under \$149,999	15.5%	4.3%	0.0%	0.0%
\$150,000 - \$174,999	14.0%	20.3%	0.0%	0.0%
\$175,000 - \$199,999	0.0%	2.9%	0.0%	0.0%
\$200,000 - \$224,999	2.6%	0.0%	29.9%	0.0%
\$225,000 - \$249,999	0.0%	11.6%	1.5%	11.5%
\$250,000 - \$274,999	0.5%	7.2%	1.5%	0.0%
\$275,000 - \$299,999	0.5%	24.6%	9.0%	2.3%
\$300,000 - \$324,999	4.7%	20.3%	4.5%	2.3%
\$325,000 - \$349,999	7.8%	2.9%	10.4%	10.3%
\$350,000 - \$374,999	0.0%	0.0%	7.5%	6.9%
\$375,000 - \$399,999	9.8%	5.8%	3.0%	5.7%
\$400,000 and Above	44.6%	0.0%	32.8%	60.9%
Total	100.0%	100.0%	100.0%	100.0%

Source: New Reach, LYRB

TABLE 1.42 2009 UNOCCUPIED HOMES COMPARISON

	SOUTH JORDAN	WEST JORDAN	RIVERTON	HERRIMAN
Under \$149,999	18.4%	13.2%	0.0%	0.0%
\$150,000 - \$174,999	13.2%	9.4%	0.0%	0.0%
\$175,000 - \$199,999	2.2%	15.1%	0.0%	0.0%
\$200,000 - \$224,999	0.0%	3.8%	45.0%	0.0%
\$225,000 - \$249,999	2.2%	20.8%	2.5%	13.2%
\$250,000 - \$274,999	3.7%	9.4%	0.0%	0.0%
\$275,000 - \$299,999	0.7%	7.5%	5.0%	0.0%
\$300,000 - \$324,999	3.7%	9.4%	5.0%	10.5%
\$325,000 - \$349,999	8.1%	0.0%	10.0%	2.6%
\$350,000 - \$374,999	0.0%	0.0%	5.0%	5.3%
\$375,000 - \$399,999	27.2%	3.8%	0.0%	0.0%
\$400,000 and Above	20.6%	7.5%	27.5%	68.4%
Total	100.0%	100.0%	100.0%	100.0%

Source: New Reach, LYRB

The slight drop in home starts and unoccupied homes in South Jordan in 2009 is the result of a marked reduction in home construction as well as a reduction of constructed home inventory as buyers purchase homes valued at greatly reduced prices. According to Metrostudy, inventory of detached new single-family homes decreased 56 percent in 2009. At the end of the fourth quarter in 2009, only 875 finished vacant homes were available for sale in the Greater Salt Lake area.<sup>32</sup>

<sup>32</sup> "Lower inventories encourage greater Salt Lake homebuilders", Enterprise, Feb. 8-14

Metrostudy shows that in the fourth quarter of 2009, new-home starts priced above \$300,000 represented 37 percent of the market, compared to 58 percent in the fourth quarter of 2008. New home starts priced below \$300,000 represented 63 percent of the market, compared to 42 percent in the fourth quarter of 2008.

In South Jordan however, new-home starts priced below \$300,000 in the third quarter of 2009 represent approximately 50 percent of the market, compared to 52 percent in the fourth quarter of 2008. Even though South Jordan showed a slight decrease in the percent of new home starts priced below \$300,000, both Metrostudy and New Reach data sources show an increase in sales activity by entry-level buyers seeking to purchase more affordable homes and builders seeking to meet the demand of this demographic. Furthermore, South Jordan appears to have anticipated this increased demand of homes priced below \$300,000 and has reacted appropriately in order to meet this demand. Referring back to table 1.37 we find that 57 percent of the home starts in South Jordan in 2009 were for homes priced below \$300,000 with 52 percent for homes priced below \$175,000.

GRAPH 1.12 HOME STARTS TO HOME CLOSINGS COMPARISON

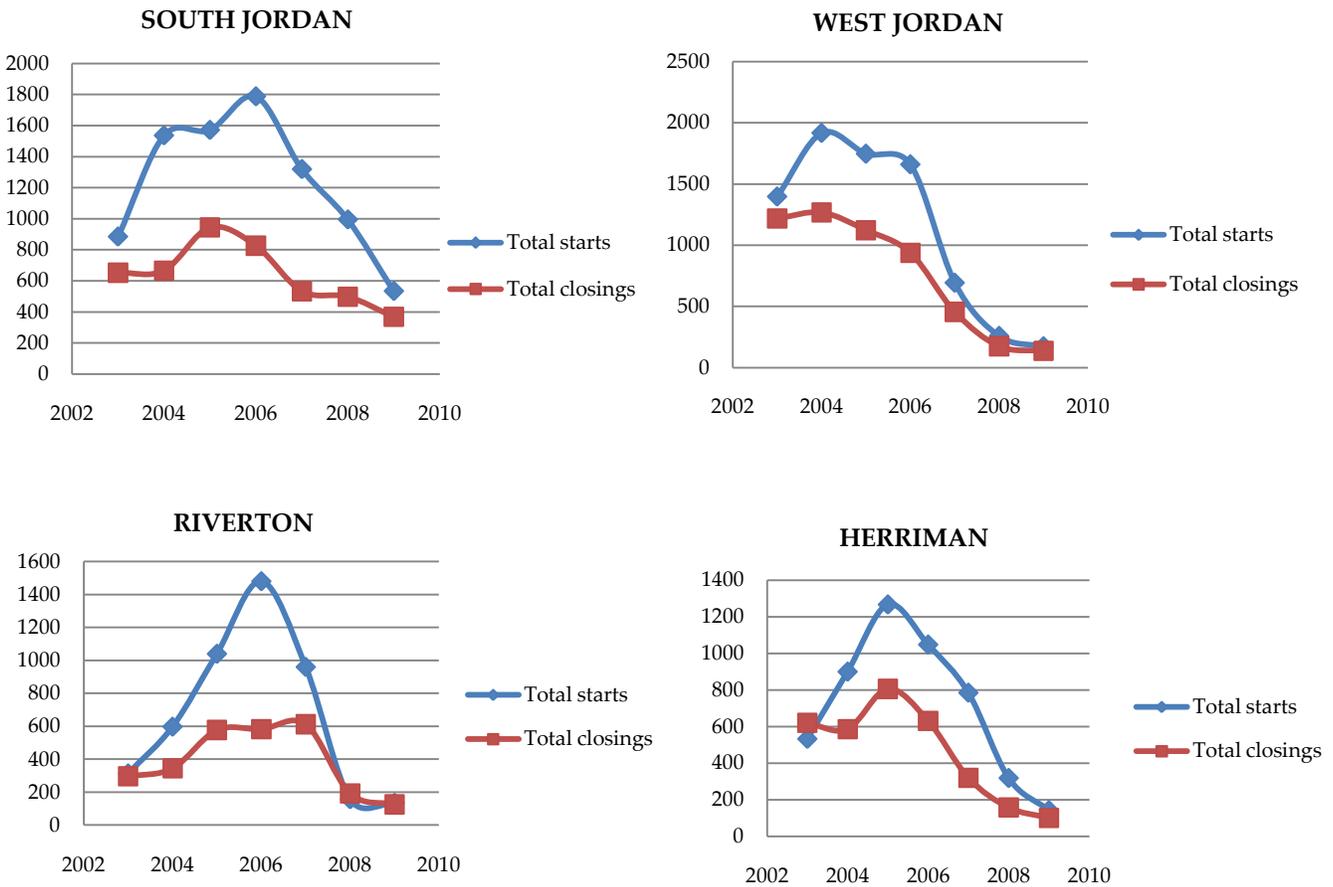


Table 1.43 shows home closings data for South Jordan City. The data shows a drop in home closings starting in 2007.

TABLE 1.43 HOME CLOSINGS BY HOME PRICE RANGE – SOUTH JORDAN

	2003	2004	2005	2006	2007	2008	2009
Under \$149,999	0	0	0	0	0	32	51
\$150,000 - \$174,999	95	129	91	21	0	53	71
\$175,000 - \$199,999	30	16	96	232	84	12	22
\$200,000 - \$224,999	38	20	108	63	22	19	6
\$225,000 - \$249,999	156	120	116	87	26	22	0

	2003	2004	2005	2006	2007	2008	2009
\$250,000 - \$274,999	45	38	54	29	15	19	1
\$275,000 - \$299,999	76	90	93	80	17	18	0
\$300,000 - \$324,999	21	44	46	26	38	19	12
\$325,000 - \$349,999	38	50	70	51	49	44	8
\$350,000 - \$374,999	0	15	10	0	66	89	1
\$375,000 - \$399,999	0	31	88	108	71	91	101
\$400,000 and Above	153	113	172	129	145	80	95
Total	652	666	944	826	533	498	368

Source: New Reach updated January 2010 (through third quarter of 2009); LYRB

While South Jordan is currently making plans to further increase housing for those of lower income levels, they should also take into consideration plans to increase housing opportunities for those seeking homes between \$200,000 and \$299,999 as current housing starts available in these price ranges are extremely low. Table 1.33 shows eight home starts priced within this price range accounting for approximately 1.5 percent of home starts in 2009. This same price range in 2003 accounted for approximately 49 percent of home starts. South Jordan has an opportunity to cater to those individuals earning between \$60,000 and \$100,000 who could afford a home priced between \$200,000 and \$299,999 by creating more housing priced at these levels.

### DEFAULT DATA

Graph 1.13 shows the percent of homes with notices of default separated by price for South Jordan and surrounding cities. The price range with the largest percent of homes with notices of default for South Jordan is \$200,000 to \$299,999, but with a significant percentage of notices of default in the \$300,000 to \$500,000 range. Riverton and West Jordan are similar to South Jordan in that the highest percent of homes with notices of default reside in the \$200,000 to \$299,999 range. Bluffdale had the highest percent of homes with notices of default in the \$500,000 to \$599,999 range.

GRAPH 1.13 PERCENT OF HOMES IN FORECLOSURE BY PRICE

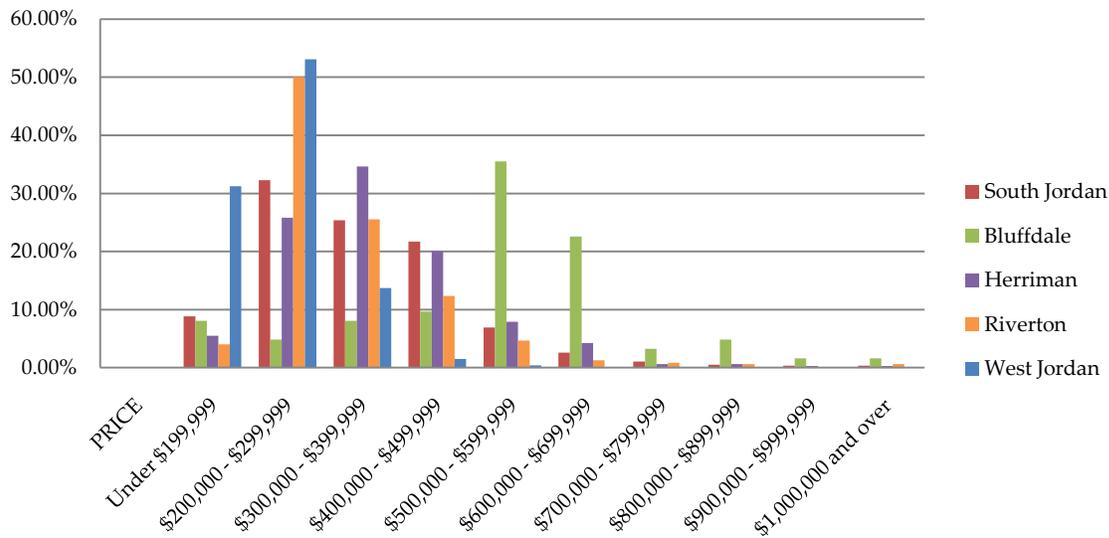


TABLE 1.44 TOTAL HOMES IN FORECLOSURE 2009

SOUTH JORDAN	BLUFFDALE	HERRIMAN	RIVERTON	WEST JORDAN
576	62	329	470	1,012

Source: New Reach Notice of Default data, 2009

## PIPELINE

Table 1.45 shows that South Jordan currently has the most units planned for the near future (“in the pipeline”). South Jordan is followed by Herriman with 8,805 units. Herriman is looking to develop its town center with a development of 2,383 residential units. Bluffdale has a surprising 7,537 units planned which are split almost evenly between attached and detached units. Riverton has the fewest units planned, with only 554 units in the pipeline. While South Jordan had many homes with notices of default in 2009, it appears to have many detached as well as attached units planned for the near future.

The numbers for estimated pipeline units was derived by New Reach after consulting with city planners, builders, and developers. However, according to New Reach analysts, typically only 30 percent of pipeline units are actually developed. In today’s economic climate as few as 15 percent of these units may be developed in the next five years. A list of South Jordan City’s pipeline units is found in Appendix A.

TABLE 1.45 SOUTHWEST VALLEY PIPELINE

CITY	UNITS DETACHED	UNITS ATTACHED	MIXED-USE	TOTAL UNITS
Herriman	5,934	488	2,383	8,805
Bluffdale	3,929	3,608	0	7,537
Riverton	512	42	0	554
South Jordan	21,107	566	0	21,673
West Jordan	1,137	222	0	1,359

Source: New Reach, October 2009

## HOUSING TRENDS

BEBR issued a report at the end of 2008 stating that residential construction in the State of Utah declined 48.4 percent from 2007 to 2008 with the single-family sector taking the largest hit with a decline of 59.2 percent from 2007 to 2008. Salt Lake County’s decline of 21 percent in residential permits issued is dramatically lower than Utah County’s decline of 71.5 percent. In fact, Salt Lake County led the State of Utah in new residential construction in 2008. The report continues by stating that multifamily units, including condos and apartment units, have held up better in 2008 than single-family units. Reflection of the State’s housing trends can be found in South Jordan. While single-family unit construction has decreased since 2008, multifamily construction has increased. This increase in multifamily units is what allows South Jordan to retain a relatively stable housing market.<sup>33</sup>

The Apartment Realty Advisors’ Greater Salt Lake Mid-Year 2009 Multi-Family Report, while focusing mostly on the multifamily demographic, also gives insights into entry-level home buyers. Locals account for 88 percent of the population growth in Salt Lake City, causing Salt Lake City to have a continually increasing pool of entry-level home buyers. These home buyers are mostly made up of a group called Millennials (or Generation Y) which consists of individuals born between 1980 and 1990. The Report claims that Generation Y will be a powerful force entering the housing market in the next few years and is expected to account for almost a third of all home buyers by 2015. One difference between the national trends and the local trends is that while nationally the trends for Generation Y include delayed marriage and family resulting in a delay of home purchase, this may not particularly be the case for those living in Utah. Utah has a much younger median age than the rest of the United States, resulting from a greater number of children, and usually from a greater percentage of Generation Y marrying and starting their families at an earlier age. Utah follows many national trends but usually to a lesser extent. Thus, there may be an increase in entry-level housing demand. Additionally, federal tax credits for first-time home buyers and state grants have started to loosen up the for-sale housing market.

## APARTMENT TRENDS

National demand is also showing growth for apartments. The recession resulted in many young adults (Generation Y) moving home with parents or in with other roommates. These same individuals are very likely to move out and into their own space as soon as possible; probably as soon as the job market improves. While there is a possibility that this generation will produce a large demand for entry level housing in the future, they also have the potential to be avid renters in the coming years. The national trend for Generation Y includes delaying marriage and children to build careers, thus they are

<sup>33</sup> Utah Construction Report, BEBR, Volume 51 No. 4

less likely to purchase a home until they have families. While this generation could have a positive impact on the apartment industry, the job market still looks bleak. Vacancy rates are on the rise and shadow condos, or the rental of unsold condos, continue to negatively impact rental rates and vacancies. While the national apartment market looks like it will have a solid recovery track, it is not expected to be immediate.<sup>34</sup>

Apartment Realty Advisors' Mid-Year Report gives a good view of how the apartment market is currently performing locally. In 2009, the Wasatch Front experienced contracted rents and an increased vacancy rate of 7.8 percent. Rental rates have also decreased in 2009 by two percent. However, there is strong apartment development occurring and Utah's strong population growth and low unemployment rate is expected to help moderate the increasing number of new apartment units coming online in 2009 and 2010.

South Jordan appears to have a healthier vacancy rate than the Wasatch Front for 2009. Also, while rental rates for the Wasatch front have decreased by two percent, table 1.46 shows that average rents in South Jordan have continued to increase, though by a small amount in 2009.

TABLE 1.46 SOUTH JORDAN HISTORICAL APARTMENT DATA

	AVERAGE RENT	VACANCY RATE
Year-End 2006	\$756	4%
Year-End 2007	\$825	5%
Year-End 2008	\$1,068	8%
Mid-Year 2009	\$1,094	4%

Source: ARA Reports

### ADDITIONAL APARTMENT ANALYSIS

Tables 1.47 and 1.48 compare South Jordan's apartment units to those of Salt Lake County. Rental rates are slightly more expensive in South Jordan than Salt Lake County as a whole. South Jordan's apartments also tend to have more square footage than those in Salt Lake County on average.

TABLE 1.47 SOUTH JORDAN APARTMENT UNITS

TYPE	# UNITS	SQUARE FEET	RENTS	\$/SQUARE FOOT
1 Bed 1 Bath	309	847.8	\$963.17	\$1.14
2 Bed 1 Bath	164	1,007.0	\$1,148.75	\$1.14
2 Bed 1.5 Bath	4	964.0	\$1,111.50	\$1.15
2 Bed 2 Bath	334	1,194.2	\$1,164.42	\$0.98
3 Bed 2 Bath	87	1,363.0	\$1,415.13	\$1.04
Overall	898	1,075.2	\$1,160.59	\$1.08

Source: South Jordan City, Business License Fee Office

TABLE 1.48 SALT LAKE COUNTY APARTMENT UNITS

TYPE	SQUARE FEET	RENTS	\$/SQUARE FOOT
Studio	402	\$488.00	\$1.21
1 Bed 1 Bath	652	\$652.00	\$1.00
2 Bed 1 Bath	870	\$725.00	\$0.83
2 Bed 2 Bath	1,000	\$921.00	\$0.92
3 Bed 2 Bath	1,197	\$1,010.00	\$0.84
Overall	836	\$756.00	\$0.90

Source: ARA Mid-year 2009 Multi-Family Report

### RETIREMENT COMMUNITY TRENDS

In addition to housing and rental demand trends, the increase in the percent of individuals over the age of 60 will have an effect on the demand for retirement communities. Much of this aging population is made up of the baby boomer

<sup>34</sup> Urban Land Institute, PricewaterhouseCoopers, *Emerging Trends in Real Estate*, p. 43-45.

generation who were born between 1946 and 1964. The first of these baby boomers turned 60 in 2006. Baby boomers make up one-third of the US population, many of which will soon be seeking retirement housing.

Active Adult Retirement Community or AARC is one name for a retirement community and one option for retirement housing. This particular name embodies much of what is important to this baby boomer generation. This group is much more active than previous aging generations. Previous generations were content to participate in “passive” activities such as arts and crafts while residing in retirement communities. Today’s aging generation however, is seeking an active lifestyle. Many individuals looking for retirement housing will be focusing more on the quality of life and the lifestyle available in the community as opposed to a particular housing product. Two factors that are particularly important to this aging generation are the natural features of the area and the distance of the community to a major city, particularly to its airport. Access to major highways, grocery stores and shopping centers is significant. The aging community also has a great interest in volunteer opportunities. The elderly will also be averse to retirement communities that are close to anything associated with aging or death, such as cemeteries and nursing homes.<sup>35</sup>

According to a study and survey completed in September of 2009 by the National Association of Home Builders (NAHB) and the MetLife Mature Market Institute (MMI), approximately 16 percent of respondents reported living in a community where most buyers were 55 or older. About two-thirds of respondents planned to age in their current homes.<sup>36</sup> Due to recent economic conditions, many seniors who planned to move or purchase another home, including one located in a retirement community, may be looking for a slightly smaller home. While many seniors are willing to give up spare bedrooms in order to purchase smaller and more affordable homes, most seniors still prefer to have open gathering space in their homes such as large patios, porches, decks, and great-rooms to accommodate visits from family and friends.<sup>37</sup> Office space within the home is also becoming important as the aging population is more likely than previous generations to continue to work from home. .

While few studies have been completed on retirement housing trends since the recession, it is still apparent that the current and future aging population is growing quickly and is expected to have a significant effect on the demand for retirement housing and retirement communities. It is even anticipated that retirement community business will account for 20 to 30 percent of all housing by the year 2020.<sup>38</sup>

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<sup>35</sup> Urban Land Institute, *Developing Active Adult Retirement Communities*, 2001

<sup>36</sup> National Association of Home Builders and the MetLife Mature Market Institute, *55+ Housing: Builders, Buyers, and Beyond*, 2009

<sup>37</sup> Arndt, Jennifer, *Active Adult Communities Embrace Smaller Housing Trend*, June 2010

<http://www.55places.com/blog/active-adult-communities-embrace-smaller-housing-trend>

<sup>38</sup> Urban Land Institute, *Developing Active Adult Retirement Communities*, 2001

## SECTION 1.8 RECOMMENDATIONS

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South Jordan has been extremely successful with its housing development in recent years and, as such, has not been subject to the residential market downturn to nearly the same extent as surrounding communities. The goals and policies listed below simply reinforce the direction that South Jordan City is already taking.

**Goal: Provide diverse housing choices for a variety of needs and income levels to create places where all citizens are welcome to live.**

*Policy: Encourage life-cycle housing alternatives that allow for populations to "age in place," as well as provide diverse housing choices for other demographic groups.*

Plans to develop retirement housing as part of mixed-use projects are appropriate given the projections for the increase in population age 65 years and over. In order to meet many of the expectations of the potential retired residents, retirement housing could be developed in and around a current master planned community, such as Daybreak, in order to take advantage of the recreation facilities and lifestyle environment already in place. Research shows that 30 to 195 retirement units could be supported in the short term in South Jordan.

Another option of housing for the aging generation is to create a facility like Riverdale City's Senior Housing Facility. Riverdale's Senior Housing Facility is attached to the Senior Center and contains 20 apartment units. Rental rates range from \$470 to \$520 for a one-bedroom apartment and \$680 to \$630 for a two-bedroom apartment. Riverdale City's facility is unique in that it is attached to the Senior Center allowing the residents easy access to daily activities, classes and events.

*Policy: Encourage higher-density, mixed-use development around transit stops that will assist with the transit needs of employees as well as an aging population that will become more reliant on public transportation.*

"Among young adults and baby boomers reaching empty-nest or retirement years, interest in living in mixed-use, often older, higher-density neighborhoods that offer urban amenities and shorter commutes is surging."<sup>39</sup> Research also suggests that being near transit enhances property values and rents. It is recommended that South Jordan continue to take advantage of opportunities to develop around transit stops and in master-planned communities, keeping in mind that an acceptable walking distance to transit is one-quarter to one-half mile.

*Policy: Locate public buildings, such as elementary schools, churches, etc., so they form the nucleus or center of each neighborhood.*

Residential areas should be grouped into neighborhoods and planned in relation to schools, playgrounds, parks, and other facilities. Major thoroughfares and other manmade barriers should not disrupt neighborhoods. The City should discourage subdivisions that create "pockets" of development too small or too isolated to be served conveniently or economically by residential services and facilities.

*Policy: Provide sufficient housing that is safe and free from crime for current and future populations.*

Utahns say that *living in a safe community with low crime* is the most important factor in assessing their quality of life in their community.<sup>40</sup> Therefore, safety should be a primary focus in housing development and the design of neighborhoods. One option for increasing neighborhood safety is for mixed use neighborhoods that allow for the presence of a population at all hours of the day and evening. Neighborhoods that are centered around schools, parks and community centers also help provide a safe and secure environment where families can live and recreate together. Special consideration should also be given to identifying safe walking routes to schools and other civic centers, and landscaping should be open along major pedestrian routes.

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<sup>39</sup> Urban Land Institute, *Developing Around Transit*, 2004

<sup>40</sup> Envision Utah and Harris Interactive, *Utah Values and Future Growth*, November 2007.

Envision Utah, in its *Urban Planning Tools for Quality Growth*, “does not recommend detailed architectural guidelines but instead suggests site design standards that will make a community both pedestrian-friendly and compatible with the character of the neighborhood.”<sup>41</sup>

*Policy: Provide sufficient housing for current and future population that is affordable, including entry-level housing and move-up products.*

The recommendation of providing sufficient affordable housing can be understood in two ways. The first meaning of “affordable” is in the context of “moderate income housing,” or housing that is affordable to households with gross household incomes equal to or less than 80 percent of the median gross income of the county. A housing payment that would be considered “affordable,” in this context, for those of lower income levels would be \$1,069 per month, calculating into an affordable home value of approximately \$169,861.

Currently three percent of available housing units in South Jordan are considered affordable, while 50 percent of available apartment or rental units are considered affordable. With the anticipated apartment units coming online in approximately March of 2010 and Daybreak’s additional planned affordable residential and apartment units, South Jordan’s percentage of affordable housing is expected to rise to ten percent, providing a reasonable opportunity for residents of various income levels to live in South Jordan. Rental and apartment units are a large component and resource in creating an affordable housing demographic in South Jordan.

Programs such as HOME, HUD’s Title 1 and 203K Rehab Programs can also assist low income families seeking affordable housing. Efforts to provide such housing that is affordable for households earning equal to or less than 80 percent of the median gross income of the County should be continued in South Jordan. Impact fees and other construction-related fees could be waived or reduced for affordable housing projects, thereby encouraging the private sector to develop these types of units. Additionally, efforts to provide such affordable housing in the form of multi-family units should also be continued. Recent trends show an increase in the demand for multi-family units as they are typically considered more affordable than single-family units.

Another interpretation of “affordable” is whether or not housing is available at appropriate prices for those individuals that fall into other income ranges. Clearly South Jordan has sufficient inventory available for those earning higher incomes. However, South Jordan could improve its inventory of homes priced between \$200,000 and \$299,999 to appeal to those individuals and families with incomes between \$60,000 and \$100,000. This range of home prices and income ranges would typically include move-up products or higher-end entry-level housing.

*Policy: Adopt and vigorously enforce ordinances requiring land owners to keep their property free of weeds, junked vehicles and equipment, unsightly buildings, trash, and other debris.*

Schools, churches, libraries, fire stations, and other public buildings and structures, located in residential areas, should provide attractive and well-maintained landscaping. Parks and open spaces should be well-maintained. Property owners should take pride in their property and be required to meet City Code standards of maintenance. South Jordan City should continue to encourage and support City-wide beautification programs to strengthen citizen pride.

*Policy: Ensure City zoning and land use policies provide for the appropriate development of housing alternatives based on the needs of the community.*

South Jordan has a variety of housing opportunities in single-family homes and town homes, as well as limited multi-family development. Creating a wider variety of housing opportunities will increase the availability of affordable housing within the City. Existing zoning regulations within the City allow for residential development of varying densities, as well as PUD and condominium development. In addition, South Jordan has established several guidelines within the General Plan to promote the housing objectives described in this report. Future land-use policies have established areas within the City dedicated as high density, mixed use, village commercial and transit oriented development. These land-use

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<sup>41</sup> Envision Utah, *Urban Planning Tools for Quality Growth*, p. 30.

descriptions are designed to provide a framework for future development. There are no policies currently in place that will prohibit the development of appropriate housing options for the community.

## SECTION 1.9 PROGRAMS

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A variety of housing programs are available to help maintain and increase the city's present affordability. These programs are summarized as follows:

### **HOME, INVESTMENT PARTNERSHIP ACTS –**

The HOME Investment Partnership Acts provides grants to fund activities to build, buy, and/or rehabilitate affordable housing for rent or homeownership or provide direct rental assistance to low-income people. The grant program is flexible in allowing participating jurisdictions to decide the most appropriate use of money in their communities. The program requires that at least 90 percent of benefiting families must have incomes that are no more than 60 percent of the HUD – adjusted median family income for the area. Participating jurisdictions are also required to match 25 percent of the federal funds used with funds from a nonfederal source (this could be donated materials of labor, the value of donated property, or other resources). Additionally, 15 percent of their allocations must be reserved to fund housing to be owned, developed, or sponsored by nonprofit groups designated as Community Housing Development Organizations. More information can be found at <http://www.hud.gov/offices/cpd/affordablehousing/programs/home/index.cfm>.

### **HUD'S TITLE 1 PROGRAM**

This program insures loans to finance the rehabilitation of properties. "This program may be used to insure such loans for up to 20 years on either single or multifamily properties. The maximum loan amount is \$25,000 for improving a single family home. For improving a multifamily structure, the maximum loan amount is \$12,000 per family unit, not to exceed a total of \$60,000 for the structure. Eligible borrowers include the owner of the property to be improved, the person leasing the property, or someone purchasing the property under a land installment contract." More information can be found at <http://www.hud.gov/offices/hsg/sfh/title/title-i.cfm>.

### **HUD'S 203K REHAB PROGRAM**

The 203K Rehab Program allows the borrower to get just one mortgage loan, at a long-term fixed or adjustable rate, to finance both the acquisition and the rehabilitation of a property. "To provide funds for the rehabilitation, the mortgage amount is based on the projected value of the property with the work completed, taking into account the cost of the work." More information about eligibility can be found at <http://www.hud.gov/offices/hsg/sfh/203k/203kabou.cfm>.

### **COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG)**

"The CDBG program is a flexible program that provides communities with resources to address a wide range of unique community development needs. HUD determines the amount of each grant by using a formula comprised of several measures of community need, including the extent of poverty, population, housing overcrowding, age of housing, and population growth lag in relationship to other metropolitan areas." At least 70 percent of CDBG funds must be used for activities that benefit low and moderate income persons and must meet several national objectives for the program. These requirements and additional information can be found at <http://www.hud.gov/offices/cpd/communitydevelopment/programs/>.

### **SPECIAL NEEDS**

Utah Technology Assistive Foundation (UTAF) working with Zions Bank of Utah seeks to provide low-interest loans to purchase assistive technology and telework devices. They also offer small grants of \$250 or less on a limited basis. The goal of UTAF is to assist those who are disabled in Utah to enhance their independence at home, at school, at work and in the community. Further information can be found at <http://www.uatf.org> and UTAF can be reached at (800) 524-5152.

### **COMMUNITY DEVELOPMENT CORPORATION OF UTAH (CDC)**

CDC's statement of purpose reads, "Community Development Corporation of Utah develops sustainable and affordable housing, revitalizes neighborhoods and communities, and promotes self-sufficiency through home ownership." CDC is one of only 14 organization in the nation to administer the Asset Control Area program, meaning that they purchase at half their as-is value all HUD-foreclosed homes that fall in revitalization areas in Salt Lake and some parts of Davis County. They then rehabilitate the homes and resell them at or below market value to income-eligible families. CDC also provides homebuyer education and counseling to communities throughout the state.



Additionally, CDC maintains a materials and supplies warehouse to help low income families. The warehouse can be contacted at (801) 463-0554. More information can be obtained about CDC by visiting their website at <http://www.slcdc.org/index.html> or they can be contacted at (801) 994-7222.

### **UTAH HOUSING CORPORATION (“UHC”)**

The Utah Housing Corporation (“UHC”) is a public corporation that assists in the creation of affordable housing opportunities for lower and moderate income households across the state. Assistance is provided in the form of loan programs for first time home buyers as well as resources to developers building or renovating affordable apartment projects. UHC can be contacted at (801) 902-8200 or additional information can be obtained from their website at [http://b2b.utahhousingcorp.org/cgi-bin/R?P=uhc\\_home.html](http://b2b.utahhousingcorp.org/cgi-bin/R?P=uhc_home.html).

### **MAKING HOME AFFORDABLE**

The Making Home Affordable program “offers assistance to as many as 7 to 9 million homeowners making a good-faith effort to make their mortgage payments. It targets support to the working homeowners who have made every possible effort to stay current on their mortgage payments.” This program will offer home owners owing less than 80 percent of the value of their home to refinance and reduce monthly payments. More information about eligibility and terms can be found at: <http://www.financialstability.gov/roadtostability/homeowner.html>.

## **RENT ASSISTANCE**

### **UTAH AFFORDABLE HOUSING DATABASE**

The Utah Division of Housing and Community Development, the Utah Housing Coalition and participating affordable housing developers, agencies and managers have provided the Utah Affordable Housing Database. The Affordable Housing Database is an easy to use resource that helps individuals and families find available and affordable apartments for rent to match any specific needs, income, or location. The database can be located through the Utah Division of Housing and Community Development’s website at <http://housing.utah.gov/>.

### **LOW INCOME HOUSING TAX CREDITS (“LIHTC”)**

The federal government has developed a program to encourage the construction, rehabilitation and preservation of rental housing for very low, low, and moderate income households. This program makes funds available annually to the State of Utah. The LIHTC program is administered by the Utah Housing Corporation (UHC) mentioned above. The UHC determines the amount of tax credit available to applicant projects and operations, as well as the percentage of the project that will be restricted to low-income tenants. The program limits rents on the units and also limits the incomes of the tenants. The UHC established maximum rents in accordance with HUD standards.

“The LIHTC program provides for two credit rates depending on the type of project you are proposing. The rates are adjusted on a monthly basis by the U.S. Department of Treasury so that, depending on the type of project proposed, the present value over a ten-year credit period would equal 70 percent or 30 percent, respectively, of the building’s qualified basis (cost). The 70 percent present value credit is available for new construction and substantial rehabilitation projects without federal subsidies while the 30 percent present value credit is available for projects that involve acquisition of an existing building, or for projects that are federally subsidized.”<sup>42</sup>

### **OLENE WALKER HOUSING LOAN FUND**

The Olene Walker Housing Loan Fund is comprised of state appropriations and federal funds to provide loans to many individuals and families including those with low-incomes, first time homebuyers, and residents with special needs. For more information regarding the Olene Walker Housing Loan Fund visit <http://housing.utah.gov/owhlf/index.html>.

## **SECTION 8**

“This program allows very low-income families to choose and lease privately-owned rental housing and serves approximately 2,000 low-income households in Salt Lake County every year.”

<sup>42</sup> <http://b2b.utahhousingcorp.org/PDF/LIHTC.pdf>

"The Section 8 Housing Choice Voucher (HCV) Program is a federal program that provides rental assistance to very low-income families (i.e. 70 percent of the families must have incomes at or below 30 percent of area median income). The HCV Program is funded by the United States Department of Housing and Urban Development (HUD), and is administered by a public housing authority, such as the Housing Authority of the County of Salt Lake (HACSL)." More information about this program can be found at the Housing Authority of Salt Lake City's website <http://www.hacsl.org/>.

## **OTHER RESOURCES**

The following additional resources are self explanatory and are listed below:

### **SALT LAKE COMMUNITY ACTION PROGRAM**

Contact: (801) 359-2744

- Homebuyer education classes
- Home maintenance counseling
- Weatherization programs for low-income

### **UTAH INDEPENDENT LIVING CENTER**

Contact: (801) 466-5565

- Independent living skills education for the seniors with disabilities

### **NEIGHBORHOOD HOUSING SERVICES**

Contact: (801) 539-1590

- Pre-ownership counseling
- Household cleanup
- Pain-a thon
- Youth employment programs

### **ASSIST**

Contact: (801) 355-7085

- Accessibility design assistance
- Emergency home repairs for low income

### **HOME CHOICE LOAN PROGRAM**

Contact: (866) 493-4500

- Low cost loans for low-income families with a member who is disabled

### **SALT LAKE COUNTY PUBLIC WORKS SANITATION DIVISION**

Contact: (801) 562-6435

- Low-cost construction household cleanup removal

### **SALT LAKE COUNTY DIVISION OF COMMUNITY RESOURCES AND DEVELOPMENT**

Contact: (801) 468-3246

- Lead safe housing program (removal of lead paint)
- Residents against graffiti (free paint and solvent)
- Referral service for volunteers

### **SERVICES FOR SENIORS**

Contact: (801) 887-1275

- Lawn care, yard clean-up and snow shoveling for elderly

### **HOME ENERGY ASSISTANCE TARGET PROGRAM (HEAT)**

Contact: (801) 359-2444

- Heating assistance

## APPENDIX A: CITY OF SOUTH JORDAN PIPELINE

PROJECT	ADDRESS	TYPE	APPLICANT	STATUS	ACREAGE	TOTAL UNITS	CURRENT UNITS	LONG-TERM UNITS	DATE
Aspen Crest 3	11180 S 600 W	Detached		Final		10	10	0	
Brooklyn Meadows	10550 S 1280 W	Attached	Tom Hastleton	Final	6.755	13	13	0	6/19/2007
Copper Ridge B	3630 W S Jordan Pkwy	Attached		Preliminary	1.29				
Daybreak *	4000 W. 11800 S.	Detached	Kennecott Development	Preliminary		13,037	400	12,637	
Daybreak 6	10900 S. 4100 W.	Detached	Kennecott Development	Final	102.8	255	255	0	1/26/2006
Daybreak 8	4400 W 10400 S	Detached	Kennecott Development	Preliminary					9/10/2006
Daybreak 9	10300 S 4800 W	Detached	Kennecott	Final	126.94	630	400	230	7/18/2007
Fruitwood Heights	11200 S. 1300 W.	Detached	Jordan School	Final	6.97	12	12	0	
Hidden Village PUD	10317 S 1300 W	Detached		Preliminary	16.37	35	35	0	
Jake Warner	10400 S. 3075 W.	Detached	Jake Warner	Concept	2	3	3	0	
Kelsea Kove	1795 W. 9400 S.	Detached	Gary Howland	Final	3.577	7	7	0	
Lincoln Estates Ph. 5	2976 W. 1000 S.	Detached	NHB Const.	Preliminary	3.7	7	7	0	
Mary Joe Acres	10675 S 1790 W	Detached	Jake Warner	Final	2.96	7	7	0	11/9/2006
Mckinley Estates	3050 W. South Jordan Pkwy.	Detached	Jake Warner	Preliminary	3.1				
Meadow Vista PUD 1	1180 W 9400 S	Detached	Mark Dalton	Preliminary	6.375	27	27	0	5/10/2007
Midas Ridge	11700 S. 3600 W.	Detached	Champion Homes	Preliminary	9.72	17	17	0	
Oak Hills PUD	10330 S 1000 W	Attached	Arbors	Preliminary	5.39	16	16	0	11/9/2006
Ovation Village	10421 S. Jordan Gateway	Attached		Preliminary					
Ponderosa Estates Sub	9671 S Chavez Dr	Detached		Preliminary		7,000	400	6,600	
Redwood Pointe	1932 W 9800 S	Attached	Redwood Pointe	Preliminary	2	6	6	0	6/14/2007
Reeves	11586 S. 1300 W.	Detached	Ronald E Reeves	Final		3	3	0	2/2/2006
River Heights	11400 S Bangerter Hwy	Detached	Boyer Co.	Preliminary	19.5	51	51	0	6/21/2007
San Tropez Condos	3600 W. Bangerter Highway	Attached		Preliminary	12.15				3/24/2008
Sarah Pointe	1932 W 9800 S	Detached	Redwood Pointe	Preliminary		6	6	0	
South Jordan High Pointe PUD 3-6	4000 W. 11800 S.	Attached	Sand Dunes LLC	Preliminary	61.88	255	255	0	7/25/2006
Summerlane @ The District	11400 S Bangerter	Attached	BG Ventures	Final	26.36	276	276	0	7/17/2007
						<b>21,673</b>	<b>2,206</b>	<b>19,467</b>	

\* Due to high absorption for Daybreak, 400 units per year are estimated.

Source: New Reach