

Moderate-Income Housing Plan Biennial Report City of South Jordan



Name of City: City of South Jordan
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1. When did your city complete its moderate-income housing plan?

The City completed its moderate-income housing report in 2010.

2. Has the moderate-income housing plan been adopted as part of your general plan by the city's legislative body?

Yes, the Plan was adopted as part of the General Plan by resolution on January 18, 2011.

3. Has your city updated its moderate-income housing plan's estimate of the need for moderate-income housing in the city for the next five years?

The City has not updated its moderate-income housing plan's estimate of the need for moderate-income housing in the City since the completion of the 2010 Moderate-Income Housing Plan. The information in the plan is still very relevant as it was prepared relatively recently. A HUD Consolidated Plan is currently being prepared as part of the City's CDBG entitlement process. The information from the Consolidated Plan supports the need estimates of the 2010 Moderate-Income Housing Plan.

4. Describe your city's efforts "to reduce, mitigate, or eliminate local regulatory barriers to moderate-income housing" during the past two years.

In coordination with the preparation of the 2010 Moderate-Income Housing Plan, the City updated its General Plan. The housing objectives are similar. The implementation of the General Plan has already led to significant advances in reducing, mitigating, or eliminating local regulatory barriers to moderate-income housing.

The two most significant involve the addition of two zones and a revision of a third zone. The first additional zone is simply known as the Mixed-Use (MU) Zone. The Future Land Use Map was amended during the General Plan update to allow for the MU Zone to be located in strategic and specific locations throughout the City where increased intensity (including increased density) would be appropriate. In fact, there are no density limits, only height restrictions based on sub-districts identified in the Zone. Housing of at least two types is required within each MU zoned area. The second zone addition is an Accessory Living

Unity (ALU) Floating Zone. The ALU Zone is application to all agricultural and single-family zones. Allowing, by permit, accessory living units, extended living areas, accessory apartments, and guesthouses. The City's Residential Multi-Family (RM) Zone was largely rewritten to be used as an infill zone. The zone allows for small-lot single-family and multi-family on specific parcels, as defined by the zone, to be infill. While neither of these zones specifically references 'affordable' or 'moderate-income' housing, it is the City's desire and intent that they will facilitate an increase in a more diverse housing stock.

5. Describe the “actions taken by (your) city to encourage the preservation of existing moderate-income housing and development of new moderate-income housing” during the past two years.

A significant amount of moderate-income housing within the City has been built within the last four years (2008-2011). Prior to that, the largest number of affordable housing was in illegal accessory apartments. While they have been considered illegal in the past, they obviously fill a need in housing type. As described previously, the City has recently adopted a floating zone, the Accessory Living Unit (ALU) Floating Zone, which outlines a process whereby existing accessory apartments may be legally permitted.

6. Describe “progress made within (your) city to provide moderate-income housing, as measured by permits issued for new units of moderate-income housing” during the past two years.

At the time the housing report was written, it reported that approximately 3% of the housing in the City was considered 'affordable'. The types of housing and the quantity of housing in the Daybreak community are estimated to raise the percentage of affordable housing to 10%. Possibly the most significant permit number regarding moderate-income is that the City recently issued its first accessory living unit permit. The Planning Department has seen significantly increasing interest and the community is becoming aware of the availability of the Accessory Living Unit permit. Moderate-income housing within the City typically comes in the form of multi-family development. In the last four years (2008-2011) 1,894 multi-family dwelling units have been built, 60.1% of all dwelling units built. Over the three previous years (2005-2007) only 543 multi-family dwelling units were built, 18.3% of all dwelling units. The majority of multi-family dwelling units built in 2008 and 2009 were in two projects, San Tropez and San Marino. The majority of the multi-family units built since 2009 have been built in the Daybreak community.

7. Describe “efforts made by (your) city to coordinate moderate-income housing plans and actions with neighboring municipalities” during the last two years.

The Community Development Department has been actively involved in Salt Lake County's Cooperative Plan process, but has not otherwise made efforts to coordinate with neighboring municipalities.

8. Please indicate which moderate-income populations your moderate-income housing plan addresses.

The Housing Plan addresses the following moderate-income populations:

- Homeless
- Disabled
- Elderly
- 50-80% AMI
- 30-50% AMI
- 0-30% AMI

9. Please attach a copy of the section in your housing plan that describes your city's goals and actions to facilitate the development of moderate-income housing in your community, including the use the RDA/EDA funds for affordable housing, if applicable.

(See attached goals and policies.)

10. Would you like to receive additional information about the Olene Walker Housing Loan Fund (OWHLF)?

Yes, the City would like to receive more information about the Olene Walker Housing Loan Fund.

11. Would you like to receive additional information about the HCD Community-Driven Housing Program (CDHP)?

Yes, the City would like to receive more information about the HCD Community-Driven Housing Program.

12. Is there anything that HCD can do to assist your city in the further development and implementation of its moderate-income housing plan?

HCD could continue to provide information regarding programs and events whereby the City would remain informed as to resources available for the development and implementation of its moderate-income housing plan.

13. Are you aware of any barriers to Fair Housing on the basis of race, color, national origin, religion, sex, disability, or familial status?

No

14. Does the stock of housing designed to accommodate disabled individuals meet the needs of the disabled population of your city?

The City does not currently track the housing stock for the disabled. According to the Housing Report, 9.8% of the population in the city has a disability. This is significantly lower, by share, than Salt Lake County at 16.2%.

South Jordan has several senior housing communities (Legacy, Cottages at Temple View, Cornerstone, Garden Park at Daybreak) that are designed to accommodate the disabled elderly. Multi-family projects are required to meet the ADA requirements. Due to zoning revisions previously received, it is expected

and intended that additional senior housing and multi-family projects will be developed. Building permits for accessibility accommodations are regularly received and processed.

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."² 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.³ 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.

² Urban Land Institute, *Developing Around Transit*, 2004

³ 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.”⁴

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

⁴ 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.