

SOUTH JORDAN CITY
CITY COUNCIL STUDY MEETING

January 7, 2025

Present: Mayor Dawn R. Ramsey, Council Member Patrick Harris, Council Member Don Shelton (Electronically), Council Member Kathie Johnson, Council Member Jason McGuire, City Manager Dustin Lewis, Assistant City Manager Jason Rasmussen, City Attorney Ryan Loose, Director of Planning Steven Schaefermeyer, Director of City Commerce Brian Preece, Director of Public Works Raymond Garrison, CFO Sunil Naidu, City Engineer Brad Klavano, Director of Administrative Services Melinda Seager, Police Chief Jeff Carr, Fire Chief Chris Dawson, Director of Recreation Janell Payne, Associate Director of Strategy & Budget, Katie Olson, Communications Manager Rachael Van Cleave, CTO Matthew Davis, IS Senior System Administrator Phill Brown, GIS Coordinator Matt Jarman, Long-Range Planner Joe Moss, City Recorder Anna Crookston, Planning Commissioner Sam Bishop

Absent: Council Member Tamara Zander

Others: Ryan Smith

4:35 P.M.
STUDY MEETING

A. Welcome, Roll Call, and Introduction: *By Mayor, Dawn Ramsey*

Mayor Ramsey welcomed everyone present and introduced the meeting. She noted that Council Member Zander was unable to attend tonight's meeting and Council Member Shelton was attending electronically.

B. Invocation: *By Council Member, Patrick Harris*

Council Member Harris offered the invocation.

C. Mayor and Council Coordination

Council Member McGuire mentioned the State of the City event would take place the following week, on Wednesday, January 15, 2025 and the Wasatch Front Regional Council (WFRC) meeting about trail connections was scheduled for January 14, 2025.

Mayor Ramsey discussed the upcoming legislative session and noted that information was starting to flow, indicating a busy session ahead.

D. Discussion/Review of Regular Council Meeting

Presentation Item:

- Community Life Saving Award.

Action Item:

- **Resolution R2025-01**, Proclaiming January 16, 2025 as Religious Freedom Day in the City of South Jordan.

Public Hearing Item:

- **Ordinance 2025-03**, Vacating a portion of Right-of-Way on the east side of Ziggy Lane.

Council Member McGuire mentioned the Chinese New Year celebration on tonight's agenda, noting that students from Harriman High School, Bingham High School, and Mountain Creek Middle School would be participating. It was clarified that while initial information only mentioned Harriman High School, additional schools had since been confirmed.

Mayor Ramsey said that the regular council meeting would conclude with an executive closed session. The session was initially scheduled to include discussions on the purchase, exchange, or lease of real property and the deployment of security personnel, devices, or systems. However, she will be asking for a motion to amend the agenda to at the start of the next meeting to include a discussion for the character, professional competence, or physical or mental health of an individual.

E. Discussion Items

E.1. PD Floating Zone. *(By Director of Planning, Steven Schaefermeyer)*

E.2. Moderate Income Housing Plan. *(By Director of Planning, Steven Schaefermeyer)*

Director Schaefermeyer introduced Long Range Planner, Joe Moss and Ryan Smith with Zion's Bank Public Finance. He noted they would be having a combined discussion regarding the PD Floating Zone and Moderate Income Housing Plan, as they are interconnected with a key implementation item. He reminded the council of the requirement to periodically update the housing report and to develop an accompanying implementation plan, as mandated by the state. This updated housing report and implementation plan will eventually be adopted as part of the city's general plan. The updated plan closely mirrors the prior housing plan adopted in late 2019 as part of the 2020 general plan. The last implementation plan review occurred during the summer, prior to the housing report submission. The goal is to present these updates regularly to ensure compliance with state requirements.

Mr. Smith presented prepared presentation (Attachment A). He highlighted key demographic data, including growth trends and projections. South Jordan's current population is estimated at 82,000 residents, with projections indicating growth to 96,000 by 2030, assuming trends continue. While the number of housing units is expected to increase, average household sizes are projected to decrease. This trend, observed statewide and across the Wasatch Front, reflects

broad shifts in demographics and housing patterns. Currently, South Jordan has an average household size of 3.14 persons, which is higher than both the Salt Lake County and national averages. By 2030, this figure is expected to decline slightly to just over three persons per household. Over the past decade, approximately 9,000 housing units were permitted, contributing to the addition of 18,500 new residents, equating to about two new residents per unit permitted.

Council Member Harris asked about the projected decline in household sizes from 3.14 to 3.01 and whether this trend might be influenced by housing affordability challenges, particularly for younger families moving into the city. He is curious about the potential connection between rising housing costs and the observed demographic shifts.

Mr. Smith referred to the household size data from the 2018–2022 census. He noted that South Jordan's current household size is 3.2, which is relatively high compared to Salt Lake County's 2.86 and Utah's state average of 3.04, already the highest in the nation. This underscores that South Jordan's household size is notably above regional and national trends.

Mayor Ramsey raised a question about the correlation between the current household size of 3.2 and the figure mentioned earlier, where the 9,000 housing units permitted over the past 10 years resulted in an average of only 2.05 people per unit. She expressed concern about how these figures aligned, questioning why the number of residents per unit was so much lower than the projected household size.

Mr. Smith addressed the question by discussing two main factors influencing household sizes: affordability and unit mix. He explained that affordability, particularly for first-time homebuyers, plays a significant role. To illustrate this, he referred to population pyramids comparing South Jordan with Salt Lake County. He pointed out a discrepancy in the 30 to 34 age group in South Jordan, which is similar to the age of Utah's median homebuyer. This suggested potential affordability challenges for first-time buyers, as the proportion in this age group should be closer to the county average if affordability were not an issue. He explained how this demographic trend ties into household sizes. With Utah's median age for having a first child being 26, families may face challenges in purchasing their first home, which could contribute to the smaller household sizes. Families may find it easier to purchase a second home but struggle with the first, which impacts overall household composition, especially in the younger age groups.

City Manager Lewis clarified that the units built over the past 10 years were smaller, with a higher proportion of one and two-bedroom units. As a result, the households moving into these units were typically smaller, such as single individuals or couples, possibly with one child. This trend contributed to the lower average of residents per unit for those specific units. But as a whole for the city, if you go back through all the housing stock that number is higher.

Mr. Smith added further clarification, explaining that the 2.05 net residents per unit figure is based on units that were permitted, not necessarily those that were actually built. He emphasized that not all permitted units are constructed immediately, which means the population impact of those units may not be fully realized in the short term. The number provided helps the city

estimate potential population growth based on the number of building permits issued each year, but it shouldn't be directly compared to the household size, as some units may remain unbuilt for several years.

Mayor Ramsey expressed concern that the 2.05 residents per unit figure seemed too low based on the reality of housing in the area. She pointed out that, although some smaller units have been built, much of the development in her area consists of larger homes, with households typically larger than the 2-person average suggested by the data. She clarified that while she valued the projections and analysis, the figure felt disconnected from the actual housing landscape in certain parts of the city.

Mr. Smith continued presenting prepared presentation (Attachment A), noting that South Jordan has a slightly higher percentage of residents aged 65 and older compared to the county, 12.5% versus 11.3%. A more significant difference is the higher percentage of households with children under 18, with 42.7% of households in South Jordan having children, compared to 35% in the county. This indicates that South Jordan has a higher concentration of family households with children, which also tends to correlate with larger households. Shifting to employment, Mr. Smith presented a map that shows job locations in green dots, with traffic analysis zones (TAZs) marked by gray lines. Although the map provides a general view of job and housing activity, it reveals that the largest employment centers are located on the east side of the city, with additional centers in downtown Daybreak and the southern central area near The District. In these areas, high-density housing is seen alongside retail spaces, indicating a mix of jobs and housing. However, there is a discrepancy in the alignment between available jobs and the city's housing demographics. He referred to a diagram to show that while a substantial portion of South Jordan's population is employed, the overlap between those who live and work in South Jordan is relatively small. This suggests that adding more jobs won't necessarily balance the housing market if those jobs don't align with the type and price of housing available. He then moved to a discussion of housing prices, highlighting a map that shows home values across the city. The map indicates a significant range in home values, from properties worth over \$1.2 million (shown in dark green) to those valued under \$400,000 (in dark red). A general east-to-west pattern emerges, with the majority of high-value homes located east of Bangerter Highway and more moderate-income homes found to the west. He suggested that affordability might play a role in this distribution, with first-time buyers, particularly those with young children, likely finding more affordable options in areas like Daybreak or west of Bangerter.

Mayor Ramsey asked how old this information is pointing out that homes in the far west of the city are now priced between \$800,000 and \$1 million.

Mr. Smith clarified that the data set for home values is from the American Community Survey (ACS) and includes a rolling average from 2018 to 2022, with the data being released in 2023. He explained that while the data is labeled as 2023, it's based on prior years, so the home values might not reflect the most current market trends. He acknowledged that home values have been increasing, particularly for higher-end homes, which is evident in the data showing more homes valued over \$1 million by 2022, a significant shift from 2019 when such homes were rare.

Director Schaefermeyer acknowledged the challenges of reporting on housing and affordable housing, particularly the lag in data collection, which makes it difficult to measure the effects of policies in a high-growth community like South Jordan. He pointed out that while significant development has occurred, the data often doesn't keep pace. Additionally, he noted that comparing the east side of the city with the west side can be difficult due to differences in lot sizes. The east side has larger vacant parcels, while the west side has smaller, more developed areas with higher-density housing. He emphasized that while the data provides a broad understanding of trends, it becomes more complex when analyzing specific areas in detail.

Mayor Ramsey acknowledged the challenges with outdated data and the discrepancy created between the data and the current housing market. She noted that in areas on the west side, it is no longer possible to find a house at the prices reflected in the data, emphasizing how quickly the market has changed.

Council Member Harris inquired whether the data used in the housing studies is consistent across all cities, asking if all cities rely on the same sources for their studies.

Mr. Smith explained that it is standard practice to use census ACS data, county assessor data, and the newer Utah housing unit inventory, which was developed in partnership with the Wasatch Front Regional Council (WFRC) and Mountainland Association of Governments (MAG). He mentioned that this inventory is improving and serves as a supplementary source to align with other data. While there is no legal requirement to use a specific dataset, he emphasized that these data sources are commonly used in housing studies.

Council Member Johnson pointed out that assessor data is not absolute or definitive, but rather an educated estimate based on available information.

Mr. Smith acknowledged that the data primarily relies on the county assessor, who uses recent sales information, multiple listing service (MLS) data, lot sizes, additions, and other relevant factors in their computer-assisted assessment system. He pointed out that while this system is thorough, the city ultimately has to trust the assessor's data to a certain extent.

Director Schaefermeyer added that having a group like Zions conduct these studies is beneficial because they perform similar studies for other communities. This ensures that the data used is consistent and comparable when comparing South Jordan to other communities or the county.

Mr. Smith continued reviewing prepared presentation (Attachment A) and explained the approach to affordability by analyzing the current housing stock and the residents living in South Jordan. Rather than predicting future housing needs, they focus on the existing conditions. He provided background on how they calculate the housing gap, using the Salt Lake County area median income (AMI) as a baseline. For a household to be considered affordable, they should not spend more than 30% of their income on housing. He noted that with current mortgage rates, even moderate-income households struggle to afford homes, as most homes in South Jordan exceed what could be considered affordable for households earning below 80% AMI. He detailed the housing gap, pointing out that there are more households earning below 100% AMI

than there are affordable housing units, with a significant shortfall for lower-income households. He emphasized that while some residents may have purchased homes at lower prices in the past, they would struggle to afford current prices and mortgage rates.

Planner Moss presented prepared presentation (Attachment A). He discussed the state's implementation of requirements for moderate-income housing plans, which South Jordan must include as part of its general plan. The city is required to adopt at least five of the state's 26 approved strategies to address housing affordability, with the option to choose from a range of strategies. However, to receive priority treatment for transportation funding, the city must adopt at least six strategies. South Jordan is proposing seven, focusing on strategies that align with both state requirements and the city's ongoing efforts. Highlighting that the city must include at least one strategy related to transit-oriented development due to the presence of fixed-rail transit. Additionally, one of the chosen strategies must focus on reducing parking requirements for affordable or senior housing. South Jordan has continued to implement strategies it has used traditionally, while also introducing a new strategy labeled "O," aimed at enhancing housing affordability. The city plans to track progress on the strategies it has already been using, while also incorporating this new approach to further address housing needs.

Council Member Harris asked Planner Moss to clarify the number of strategies the city is required to implement.

Planner Moss responded that South Jordan needs to adopt at least five state-approved strategies. However, to prioritize transportation funding, the city must implement at least six. The city is proposing seven strategies in total. He explained that the city is required to implement specific strategies under the state's moderate income housing plan. These include: Strategy W, required because of the fixed rail system in South Jordan. At least one of the strategies from options G or H, which are related to regulations near transit and reducing parking requirements for affordable or senior housing. Strategy O, which is a new approach the city has introduced. Additionally, strategies E, J, and P are standard strategies without specific requirements. He provided an update on Action E, which involves clarifying the city's ADU (Accessory Dwelling Unit) policy, particularly in relation to Daybreak. The city aims to make ADU requirements clearer and more accessible for residents, while continuing to track the permits issued, with 13 ADU permits granted the previous year.

Director Schaefermeyer clarified that the number of 13 ADU permits issued last year only reflects those that were actually permitted and does not include any units within Daybreak. He explained that a recent change in state law now includes a requirement to confirm whether an ADU is intended to be rented out. Previously, the city only regulated based on building permits, but now if a unit looks like an ADU, they inquire about the owner's intentions. The vast majority of people claim they don't intend to rent it out, so the city requires a written statement for the record, approving the space as a finished basement instead of an ADU.

Council Member Johnson asked what happens later if the city finds out they are renting it.

Director Schaefermeyer explained that enforcement can be challenging when it comes to identifying illegal rentals. While some cases, like a townhome split without building permits, are more obvious, others are trickier. The city prefers handling the issue upfront by reviewing building permits to ensure compliance, rather than relying on enforcement after the fact. The process of proving illegal rentals on the back end has always been a challenge.

Planner Moss discussed the importance of coordinating land use regulations near transit stations, specifically in areas like Daybreak with the HTRZ. The city is working on implementing these regulations and ensuring development applications align with them. No development applications have been submitted yet, but the city is prepared to collaborate with developers once they do. Additionally, amendments to the city's code are being considered, including potential reforms to the PD Floating Zone, which could increase density near transit stations, particularly the FrontRunner station.

Director Schaefermeyer explained that the city had previously set a limit of eight units per acre for planned development zone (PD) applications, with exceptions for station area plans or city-initiated applications. However, an area east of the FrontRunner railway, which could be suitable for higher-density development, was not included in this limitation. The proposal being considered would allow flexibility to exceed the eight units per acre cap in this area, specifically south of South Jordan Parkway. The decision would require a text amendment to the city's zoning code, which would then be reviewed by the Planning Commission.

Council Member McGuire raised the point that there are already townhomes in the area east of the FrontRunner railway, where the density might exceed the eight units per acre limit. This suggests that the current development might already be in line with the kind of higher density the city is considering for that area.

Director Schaefermeyer clarified that while there are townhomes nearby, the area east of the FrontRunner railway, particularly around locations like Walmart, CarMax, and Riverton Chevy, currently has limited housing. There are some vacant parcels in that area that could potentially be developed with higher-density housing, which is why the question of exceeding the eight units per acre limit is being considered.

Mayor Ramsey emphasized that integrating housing with commercial development in this area could make such projects financially viable. She suggested that higher-density housing would be ideal for locations like this, where the mix of residential and commercial use could support the overall development.

Director Schaefermeyer added that some commercial developers have expressed a need for housing units to make their projects financially viable, noting that residential developments typically offer quicker returns compared to commercial developments, which take longer to generate a return. He emphasized that the current discussion was a preliminary one, without a finalized text proposal. The proposed text amendment would simply extend the exception to the eight units per acre limit to areas east of the Front Runner railway between the railway and I-15, in addition to the existing exceptions for station area plans and city-driven applications.

Council Member Johnson stated she doesn't see anything less than six units per acre wanting to develop there.

Director Schaefermeyer confirmed that the high cost of land, along with its prime location and connectivity, plays a significant role in developers seeking to include housing in their projects. While there are some existing developments just west of the FrontRunner railway, including higher-density housing, he didn't have specific density figures at hand. He also referenced "Sterling Village" but noted that it was not within the specific area being discussed. He explained that while there aren't many vacant parcels in the area, they anticipate some development and long-term redevelopment opportunities. Using the example of Murray, he noted that developers are increasingly requesting housing to make projects viable, as seen with the transition of the former Best Buy and Barnes & Noble locations. He acknowledged that car dealerships are unlikely to move from prime freeway-adjacent properties, but areas like South Town Mall are exploring ways to incorporate housing for long-term viability, as housing has become a key factor in making commercial sites sustainable.

Mayor Ramsey expressed support for adding housing to the area, noting that there are parcels with commercial potential and that some developers have indicated interest in including housing to make their projects financially viable. She emphasized that while the city has previously rejected housing with commercial developments in other locations, she believes this area is the right place for such a combination.

Council Member Johnson asked if they can make it a requirement that it has to be a mix of the two.

Director Schaefermeyer explained the PD Floating Zone is your most flexible tool. The reason the city initially limited the PD Floating Zone to no more than eight units per acre outside the station area plan was to avoid long, difficult negotiations with developers. This limit was set after multiple instances where the city spent months working through similar conversations with developers to settle on density levels.

City Manager Lewis indicated that having this tool, the PD Floating Zone with the potential for more than eight units per acre in certain areas, would be beneficial for the city. It could be useful for future projects in the specified area, offering greater flexibility for development.

City Attorney Loose recommended not amending the PD Floating Zone to mandate mixed-use developments. Instead, the city should maintain discretion and have initial conversations with developers about desired features, such as homeownership, before moving forward. This approach provides flexibility and allows staff to understand the council's preferences early in the process, without being bound by specific requirements in the zoning text.

Director Schaefermeyer clarified that the proposal aims to make the PD Floating Zone more flexible for the council's use, rather than implementing a mixed-use housing zone. He noted that discussions with Planner Moss have explored adding more language or guidance to the PD Floating Zone ordinance, focusing on clear benefits to the city, such as economic advantages,

preservation of open space, or other design requirements. These adjustments would help set the stage for discussions with the council while maintaining flexibility in deciding on specific projects.

Council Member Harris said this area is likely to see more vertical developments compared to other parts of the city. As such, incorporating a mix of housing types aligns well with this type of development. Vertical projects can often accommodate mixed-use or varied housing more easily than lower-density, ground-level projects. He agrees with Mayor Ramsey's point about this being the right place for such a mix, as the nature of vertical construction lends itself to achieving that balance effectively.

Director Schaefermeyer said this area aligns well with addressing east-west traffic issues due to its proximity to significant infrastructure investments. The state legislature frequently emphasizes the need for cities to prioritize development near these high-investment areas, ensuring that public funds are utilized effectively. By focusing growth and mixed-use opportunities here, the city demonstrates responsiveness to state priorities while leveraging existing infrastructure.

Planner Moss continued to review prepared presentation (Attachment A). He discussed one of the strategies we're implementing is option H, which involves evaluating, reducing, and amending parking requirements in areas where fewer vehicles are typically needed. This includes locations near transit stations or senior housing, where households may only own one car or none at all due to reduced commuting needs. Currently, our code lacks a specific parking ratio for senior housing, which is a common standard in many parking codes. Adding this ratio would be a straightforward improvement, especially as we anticipate future senior housing projects. This adjustment would help optimize land use while supporting the needs of our community.

Council Member Harris expressed concerns about parking and the reality of car ownership, even in areas near transit. While some residents, particularly seniors or those in transit-oriented developments, may rely less on cars, it's true that many still bring vehicles, regardless of location. Balancing parking requirements with housing costs is tricky. Reducing parking can lower housing costs, but it must be done thoughtfully to avoid inadequate parking for residents who own cars. We need to carefully evaluate how parking adjustments impact the broader community and to ensure our strategies reflect real-world behaviors. He added that parking concerns were one of the most frequent complaints received from residents, often related to insufficient parking spaces. He cautioned against reducing parking requirements across the city, citing doubts about whether transit-focused living trends were currently viable. While acknowledging legislative encouragement to reduce parking near transit, he emphasized the need to ensure any changes would align with existing community needs and realities.

Planner Moss highlighted opportunities to review and update parking requirements that may no longer align with current needs or industry standards. As an example, he noted that the city could require hair salons to provide three parking spaces per chair, one for the stylist, one for the customer, and one seemingly unnecessary, possibly intended for an observer. He suggested evaluating such requirements to ensure they are reasonable and relevant to today's market. He

emphasized that the city's parking regulations establish minimum requirements, allowing developers to exceed them if desired. However, requiring excessive parking unnecessarily inflates costs, especially for facilities like senior living centers, where fewer cars may be needed. He noted that each parking space significantly contributes to overall housing costs.

Council Member Harris said shortages appear to be more prevalent around residential areas rather than commercial zones. Reducing parking requirements for residential developments, could exacerbate the issue. However, there might be more flexibility on the commercial side, though further analysis would be needed to determine the appropriate adjustments. He emphasized the need to carefully assess any proposed changes to parking requirements.

Director Schaefermeyer discussed the potential challenges of redeveloping areas with mixed uses, particularly the balance between commercial and residential parking requirements. They highlighted that commercial parking standards could impact the available space for housing. He pointed out that the city's existing code provides some flexibility for shared parking, though this requires careful consideration of the specific project. In some cases, a parking study may be necessary, which would be reviewed by the engineering department. These factors are being taken into account as part of the ongoing evaluation of parking requirements.

Mayor Ramsey expressed concern about parking reductions, particularly drawing attention to issues like those at La Hacienda, where parking shortages have caused significant problems. She added that while new urbanism advocates for eliminating parking, the current reality in Utah and in South Jordan, due to limited transit options, still necessitates planning for car usage. She acknowledged that, while progress is being made toward better transit, funding remains a challenge. She requested more detailed information on the potential parking code changes, recognizing the gap between theoretical ideas and practical realities. She stressed the importance of finding a balanced solution, as the city's residents will continue to rely on cars for the foreseeable future.

Director Schaefermeyer highlighted the importance of being strategic in adjusting the parking code, emphasizing that it isn't necessary to overhaul the entire code. The goal would be to improve and create opportunities for parking reductions or adjustments where appropriate. They referenced La Hacienda as an example of a building originally designed without a restaurant in mind, but later repurposed to include a restaurant, daycare, and rental car business. He noted that planning for such mixed-use developments can be challenging, requiring thoughtful consideration of how to best accommodate varying needs.

Mayor Ramsey mentioned the need to ensure that the HTRZ designation is valid for five years, rather than just a one-year approval, as it was part of a long, ongoing process. She highlighted the importance of reducing parking requirements being factored into the city's Municipal Investment Housing Plan (MIHP) for a more extended period, rather than just as a one-year checkbox, to allow for more sustainable planning and development.

Planner Moss continued to review prepared personation (Attachment A) and provided an update on the city's efforts regarding moderate-income housing strategies. Noting that the work on

incentives for moderate-income units in new developments, such as the PD Floating Zone and shoreline development agreements, was now in the implementation stage. This effort has been ongoing, awaiting development applications to put those incentives into action. He then introduced a new option (Option O), focusing on utilizing Interlocal agreements to promote moderate-income housing. South Jordan has been participating in the HOME Interlocal agreements with Salt Lake County and other local cities since 2014, contributing to CDBG-related funds. However, the city has not yet used these funds within its own boundaries, despite funding affordable housing in other areas of the county. He suggested exploring ways to use these funds for local projects, such as the homeowner repair program or potentially reestablishing the rental assistance program from the COVID-19 period.

Council Member McGuire inquired about the city's involvement in administering affordable housing programs through the HOME Interlocal agreements. Asking whether the city directly manages the programs or if it simply refers residents to the county office for qualification and processing.

Planner Moss responded that the county acts as the executor of the consortium, managing the distribution of funds and overseeing the reporting and usage of those funds.

Director Schaefermeyer explained that while Salt Lake County administers the HOME Interlocal agreements, South Jordan has a voice in the application process. Other cities, such as Taylorsville and West Valley, have also applied for funding from the consortium. South Jordan would follow a similar process, contributing to the funds and applying for programs to receive financial support for affordable housing initiatives. He shared from experience that West Valley and Taylorsville were given priority for funding due to their involvement in the HOME consortium. He noted that while other deserving applicants were also considered, consortium members were favored for funding. The HOME Program, managed by the county, enables larger-scale affordable housing projects or other initiatives that individual cities may not have the resources to fund on their own.

Director Schaefermeyer responded to a question about the city's contributions to the HOME program, clarifying that while South Jordan is contributing, it is not receiving direct benefits for its residents at the moment. The county uses the HOME funds to support larger-scale affordable housing projects. Although the city could potentially donate to such projects, the funds allocated are generally for larger amounts, such as \$100,000 or \$300,000, which individual cities may not be able to provide. He further explained that the county is using the HOME funds for significant projects, such as the renovation of a large tower near the county offices. He noted that while South Jordan contributes to the program, the city has a voice in directing where funds are allocated, and proposed the idea of bringing some of the money back to the city.

Associate Director Katie Olson clarified that South Jordan does not make a direct appropriation but rather participates in a county-wide allocation, which totals about \$500,000.

Director Schaefermeyer highlighted that many organizations applying for HOME funds submit detailed information about their funding sources, demonstrating the extensive efforts made to

secure various forms of financing for affordable housing projects. He emphasized that the HOME program is just one of many funding sources utilized by these groups. He further noted that the demand for funding within the county exceeds the available funds, resulting in many applicants not receiving support. However, cities like Taylorsville and West Valley were successful in securing funding. He concluded by agreeing with the suggestion that the best opportunity for South Jordan to benefit from the HOME funds would likely be through participating in the Interlocal agreements and exploring additional funding strategies.

Planner Moss finished reviewing prepared presentation (Attachment A) briefly discussing the ongoing efforts regarding the utilization of RDA funds for moderate income housing, particularly in relation to the senior housing project with Ivory Innovations. He noted that this is a continuation of efforts to coordinate with the developer and make any necessary adjustments to the code or other aspects to facilitate the project. He also mentioned the requirement by the state to create station area plans due to the presence of fixed-guideway rail systems in the city. He noted that the station area plans for the Trax have already been adopted, and work is currently underway to develop the plan for the FrontRunner station, which is expected to be brought before the council by spring. He concluded by emphasizing the need to adopt the plan and move forward with its implementation once completed.

Mayor Ramsey provided an update regarding the station area plan efforts. She and Director Schaefermeyer have been asked to speak at the Regional Growth Committee (RGC) meeting in the next two weeks to discuss the station area plan application. The goal is for the RGC to recommend approval to the full Wasatch Front Regional Council (WFRC), with the final approval anticipated the following week. She highlighted the significance of this upcoming approval, noting that it would be an important step forward for the city, particularly regarding the Trax stations. She also acknowledged the extensive work that has gone into preparing for this process.

Council Member Shelton inquired about the entities involved in interlocal agreements related to the HOME plan and asked whether these agreements would be with the county or another entity.

Planner Moss clarified that the interlocal agreements related to the HOME plan are signed documents with the county. Additionally, other cities have also submitted their agreements to participate.

Director Schaefermeyer mentioned that the full housing report will first go to the Planning Commission and would be presented to the City Council before a vote. The report will be distributed to the Council members after the current meeting to allow time for review. He noted that there have been personnel changes at DWS this year and that they will be reaching out to the new staff to determine what is required to meet the necessary standards and will do their best to move forward with the process. He encouraged council members to reach out to him, Planner Moss, or Mr. Smith with any questions before the meeting and before the report moves forward.

E.3. Council member appointment to Boards/Committees. (*By City Manager, Dustin Lewis*)

City Manager Lewis provided an update on the current status of the various boards and committees. He began with the Planning Commission, noting that there has been stability with its members, although a recent vacancy has arisen in District 3, which is Council Member Shelton's district. Applications are being reviewed, and a recommendation will be made to fill the spot through the regular process. The term of Planning Commissioners runs concurrently with the City Council, so their terms extend through the remainder of the year.

City Manager Lewis moved onto the Art's Council, it is the fullest filled positons in recent years, though there are still two vacancies. One vacancy is with the Mayor, and the other is with Council Member Harris. He recently met with two qualified individuals interested in serving, both of whom are residents of the city. He offered to pass along their names and resumes for consideration, as both candidates may bring needed expertise to the Arts Council.

City Manager Lewis next discussed the status of the Senior Committee, which currently has six vacancies. The Mayor, Council Member Tamara Zander, and Council Member McGuire has a couple of vacancies. He added while there are no current applicants, the Senior Committee is able to operate with the current number of members. Names for consideration will be shared if any interested individuals come forward during the year.

City Manager Lewis listed other boards and committees, and those to which council members are assigned. He asked if any council members wished to discuss or make changes to these assignments.

Mayor Ramsey clarified that South Jordan City has decided to discontinue its membership with the Economic Development Corporation (EDC Utah). As a result, the city will no longer be part of the EDC, and this membership can be removed from future discussions. The change occurred after the organization shifted under the Salt Lake Chamber umbrella following the loss of state support. This decision was made as many cities, including South Jordan, reassessed the value of their membership after significant changes within the EDC. The city will now focus its efforts more on the South Valley Chamber rather than the EDC.

Council Member Harris expressed a desire to remain as the council liaison for the Historical Committee, despite changes. He highlighted two key activities previously organized by the committee that he would like to see continue, the Veterans Day breakfast and the Memorial Day event. These events were significant for the community, and he suggested that it would be beneficial to continue their involvement in some capacity.

City Manager Lewis confirmed that the Veterans Day breakfast and Memorial Day event would continue, but they would now fall under a different umbrella, likely through the city's recreation programming. He emphasized that while these events would still take place, the responsibility for organizing them would shift, with the newly structured group handling other aspects.

City Manager Lewis agreed to create a list of all boards and committees that staff members participate in, including both city-specific and state appointments. He noted the list will allow for a better understanding of board assignments, ensuring awareness when relevant issues arise.

Council Member Harris motioned to amend the City Council Study Meeting agenda to add an Executive Closed Session to discuss the character, professional competence, or physical or mental health of an individual. Council Member Johnson seconded the motion; vote was 4-0 unanimous in favor. Council Member Zander was absent from vote.

Council Member Harris motioned to recess the City Council Study Meeting agenda to move to Executive Closed Session to discuss the character, professional competence, or physical or mental health of an individual. Council Member McGuire seconded the motion; vote was 4-0 unanimous in favor. Council Member Zander was absent from vote.

RECESS CITY COUNCIL STUDY MEETING AND MOVE TO EXECUTIVE CLOSED SESSION

F. Executive Closed Session:

F.1. Discuss the character, professional competence, or physical or mental health of an individual.

ADJOURN EXECUTIVE CLOSED SESSION AND RETURN TO THE CITY COUNCIL STUDY MEETING

Council Member McGuire motioned to adjourn the Executive Closed Session and move back to the City Council Study Meeting. Council Member Harris seconded the motion; vote was 4-0 unanimous in favor. Council Member Zander was absent from the vote.

ADJOURNMENT

Council Member McGuire motioned to adjourn the January 7, 2025 City Council Study Meeting. Council Member Johnson seconded the motion; vote was 4-0 unanimous in favor. Council Member Zander was absent from vote.

The January 7, 2025 City Council Study meeting adjourned at 6:36 p.m.

This is a true and correct copy of the January 7, 2025 City Council Meeting Minutes, which were approved on January 21, 2025.

Anna Crockett

South Jordan City Recorder

Housing Study

City Council Study Session

01.07.25



Agenda

1. 2024 Housing Report by ZPFI
2. Implementation
3. Questions



2024 Housing Report

with Ryan K. Smith of Zions Public Finance



Zions Public Finance,
Inc.



Growth

Past & Projected

Population & Households

- 2024 estimates: **82,732 persons** across **26,349 households**
- 2030 projections: **96,574 persons** across **32,110 households**

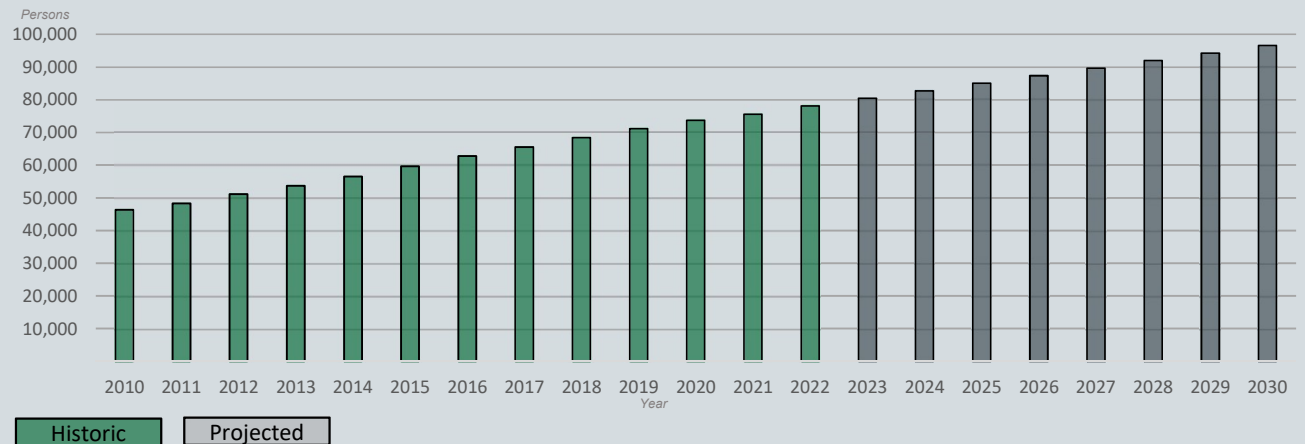
Household Sizes

- Household sizes declining, following Statewide trends
- 2024 est. **3.14 persons/household**
- 2030 projected: **3.01 persons/household**

Residential Permits

- 2014-2021: **8,999 units permitted**
- 2015-2022: **18,456 net new residents**
- On average:
 - **+2.05 net residents per unit permitted**
 - **1,125 units permitted yearly**

South Jordan Population, Historic (2010-2022) and Projected (2023-2030)



Sources: U.S. Census Bureau 5-year ACS Data 2018-2022; Ivory-Boyer Construction Database 2024.
Assumptions: ~1,125 new units/year (based on avg. permits 2014-2021); ~2.05 new residents/unit (based on 2015-2022 ACS population).



Age and Household Characteristics

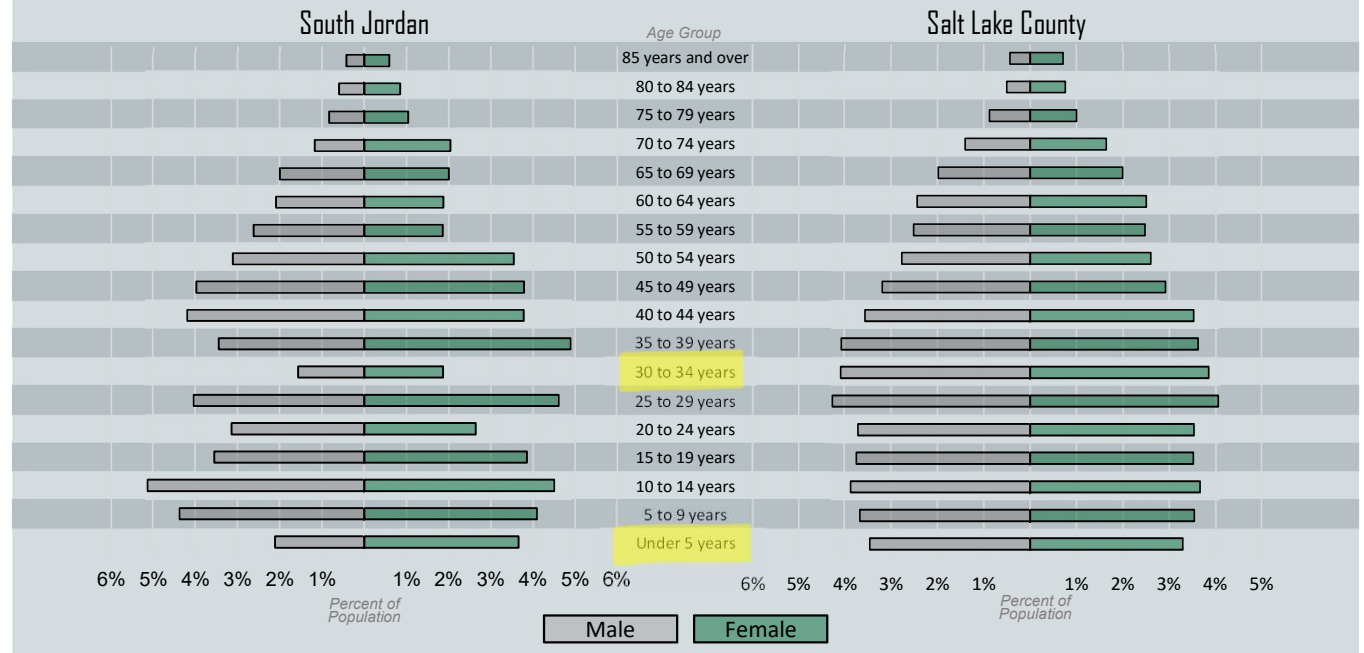
Comparative

| | South Jordan | Salt Lake County | Utah |
|---|--------------|------------------|-------|
| Household size | 3.20 | 2.86 | 3.04 |
| Median age | 34.4 | 33.4 | 31.4 |
| Percent of households with someone under 18 | 42.7% | 35.2% | 39.2% |
| Percent of total population under 18 | 30.5% | 26.1% | 28.5% |
| Percent of total population 65 and over | 12.5% | 11.3% | 11.4% |

Median age of 1st time homebuyer in Utah: **33 years**¹

Median age of 1st time mother in Utah: **26 years**²

Population Pyramids, South Jordan and Salt Lake County, 2022



Sources: U.S. Census Bureau 5-year ACS Data 2018-2022

(1) [Turner Center for Housing Innovation at UC Berkley, 2023](#)

(2) [USU Utah Women & Leadership Project, 2023](#)

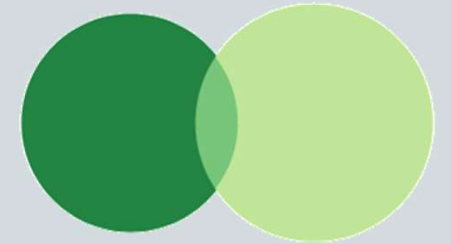


Employment and Commute Patterns

Inflow-Outflow and Job Location Geographic Analyses

- Multiple mixed-use areas with housing and jobs in proximity
- Spatial mismatch
 - Local jobs characteristics do not match local housing characteristics: size, amenities, affordability
 - Local jobs rely on commuters

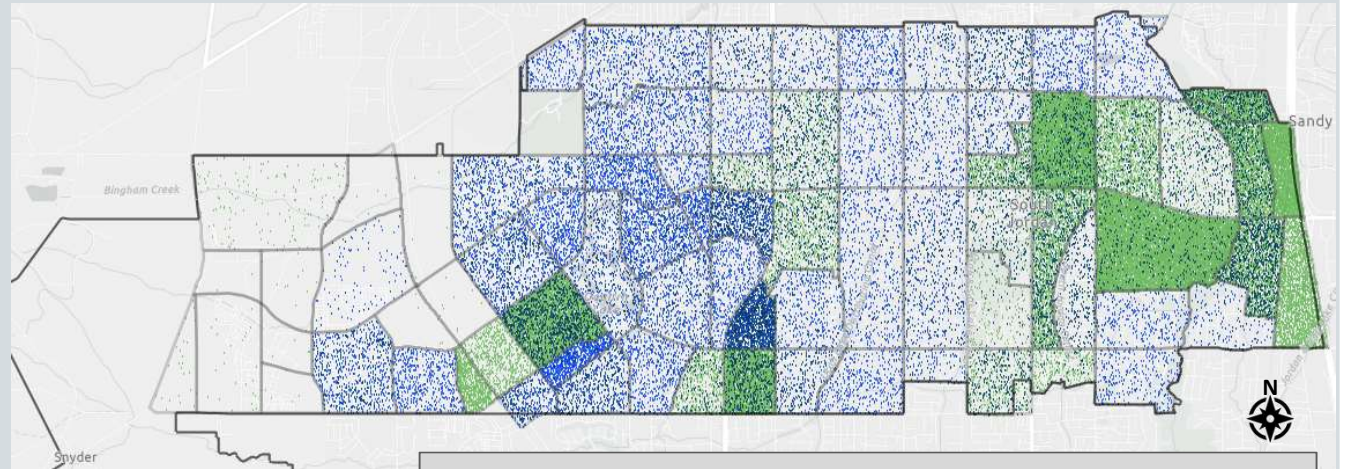
Employment Inflow-Outflow



28,938 - Employed in Selection Area, Live Outside
35,034 - Live in Selection Area, Employed Outside
3,845 - Employed and Live in Selection Area

Source: U.S. Census Bureau OnTheMap/LEHD, 2021

All Jobs Employment and Population Dot Density by Traffic Analysis Zone (2019)



Source: WFRC Travel Demand Model
RTP 2023

Legend



1 dot = 3 people
(2019 household population)



1 dot = 1 job
(All jobs in 2019 by TAZ)



Home Values

Trends over time and space

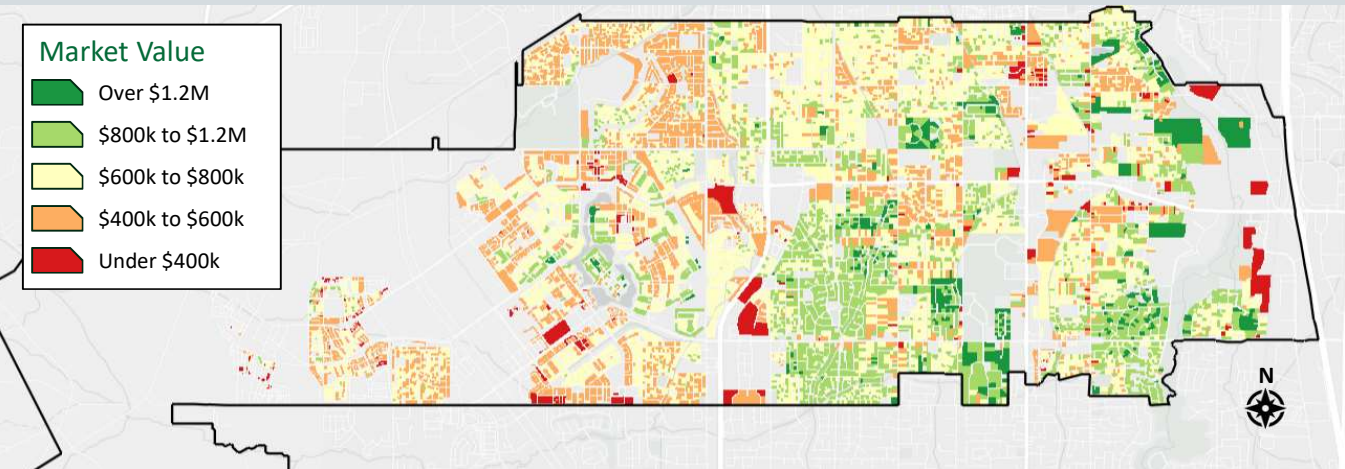
- Appreciation across all home values
 - Uptick in \$1,000,000+ homes
- East-west stratification of home values
 - Homes <\$600,000
 - Majority west of Bangerter
 - Homes >\$800,000
 - Majority east of Bangerter

South Jordan Home Value Distribution, 2019 vs. 2022



Sources: South Jordan Housing Report 2019; WFRC Utah Housing Unit Inventory (2023)

Residential and Multifamily Market Value per Unit, South Jordan (2022)



Source: Wasatch Front Regional Council, Utah Housing Unit Inventory (2023)



Housing Affordability

Affordability by % of Area Median Income (AMI)

South Jordan Household Count by Area Median Income Category (2022)

| AMI Level | Income Range | # of Households | Cumulative # | % of Households | Cumulative % |
|-------------------|-----------------------|-----------------|--------------|-----------------|--------------|
| <30% of AMI | \$0 to \$31,200 | 1,571 | 1,571 | 6.4% | 6.4% |
| 30% - 50% of AMI | \$31,200 to \$52,000 | 1,400 | 2,971 | 5.7% | 12.2% |
| 50% - 80% of AMI | \$52,000 to \$83,200 | 3,492 | 6,463 | 14.3% | 26.5% |
| 80% - 100% of AMI | \$83,200 to \$103,950 | 3,332 | 9,784 | 13.6% | 40.1% |

Source: U.S. Census Bureau 5-year ACS Data 2018-2022; HUD; ZPFI

Affordable Monthly Housing Payments by AMI Categories

| | 0-30% AMI | 30-50% AMI | 50-80% AMI | 80-100% AMI |
|--|-----------|------------|------------|-------------|
| Monthly Housing Allowance (Including \$300 in Utilities) | \$780 | \$1,300 | \$2,080 | \$2,599 |
| Monthly Housing Allowance (less \$300 in Utilities) | \$480 | \$1,000 | \$1,780 | \$2,299 |

Source: ZPFI Calculation based on HUD 2024 Data

Affordable Home Prices by AMI Categories – 6.5% Mortgage Rate, \$300 Utilities, 10% Downpayment

| | 0-30% AMI | 30-50% AMI | 50-80% AMI | 80-100% AMI |
|-------------------------------|-----------|------------|------------|-------------|
| Maximum affordable home price | \$76,030 | \$158,397 | \$281,946 | \$364,114 |

Source: ZPFI Calculation based on HUD 2024 Data



Housing Affordability

Purchase Affordability by
Occupations and Earners

Affordable Home Price Range by Mortgage Rate, Household Income, and Occupation

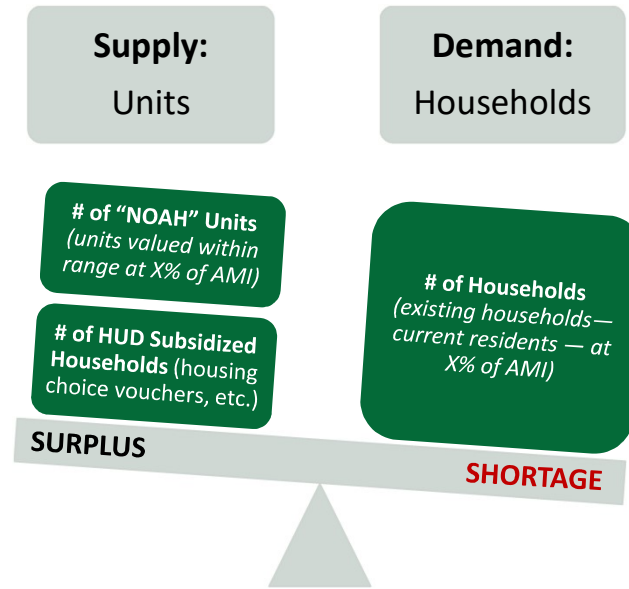
| Household Income Range | Occupations Corresponding with Household Income Range, by Number of Workers in Household | | Affordable Home Price Range | | | | | |
|---------------------------|--|---|-----------------------------|---------|---------------|---------|---------------|---------|
| | | | 5.5% Mortgage | | 6.5% Mortgage | | 7.5% Mortgage | |
| | 1 worker | 2 workers | Low | High | Low | High | Low | High |
| Less than \$14,999 | 1 full-time worker at \$7.25 hourly | 2 half-time workers at \$7.25 hourly | - | \$13.0k | - | \$11.9k | - | \$10.8k |
| \$15,000 to \$24,999 | 1 full-time worker at \$12.00 hourly | 1 full-time + 1 half-time at \$7.25 hourly | \$13.0k | \$56.6k | \$11.9k | \$51.5k | \$10.8k | \$47.0k |
| \$25,000 to \$34,999 | Pre-K Teacher, Barber, Manicurist, Janitor, Lifeguard, Receptionist | 2 full-time workers at \$7.25 hourly | \$56.6k | \$100k | \$51.5k | \$91.1k | \$47.0k | \$83.2k |
| \$35,000 to \$49,999 | Housekeeper, Dental Assistant, Bus Driver, Veterinary Technician | 2 full-time workers at \$12.00 hourly | \$100k | \$165k | \$91.1k | \$150k | \$83.2k | \$137k |
| \$50,000 to \$74,999 | Electrician, Firefighter, Police, Paramedic; Avg. of All Occupations | Pre-K Teacher, Barber, Manicurist, Janitor, Lifeguard, Receptionist | \$165k | \$274k | \$150k | \$249k | \$137k | \$228k |
| \$75,000 to \$99,999 | Dental Hygienist, Accountant, Nurse/RN, Physical Therapist | Housekeeper, Dental Assistant, Bus Driver, Veterinary Technician | \$274k | \$383k | \$249k | \$348k | \$228k | \$318k |
| \$100,000 to \$149,999 | Scientist, Construction Manager, Physician Assistant, Lawyer | Electrician, Firefighter, Police, Paramedic; Avg. of All Occupations | \$383k | \$601k | \$348k | \$546k | \$318k | \$499k |
| \$150,000 to \$199,999 | General Physician, Pathologist, IT Manager, Pediatrician | Dental Hygienist, Accountant, Nurse/RN, Physical Therapist | \$601k | \$819k | \$546k | \$744k | \$499k | \$680k |
| \$200,000 or more | Specialized Physician, Chief Executive, Airline Pilot, Psychiatrist | Scientist, Construction Manager, Physician Assistant, Lawyer | \$819k | - | \$744k | - | \$680k | - |

Sources: Bureau of Labor Statistics' May 2023 Occupational Employment and Wage Estimates for the Salt Lake Metropolitan Area; ZPF
Calculation based on HUD Data and Definitions



Housing Affordability

Housing Gap Analysis



South Jordan Housing Gap Analysis 2022

| | Existing Households | Naturally Occurring Affordable Units | HUD Subsidized Households | Surplus (Shortage) |
|----------------------|---------------------|--------------------------------------|---------------------------|--------------------|
| < 30% AMI | 1,571 | 198 | 41 | (1,332) |
| 30-50% AMI | 1,400 | 521 | 8 | (871) |
| 50-80% AMI | 3,492 | 2,698 | 0 | (794) |
| 80-100% AMI | 3,322 | 989 | 0 | (2,333) |
| Total Below 100% AMI | 9,784 | 4,406 | 49 | (5,329) |
| Total Below 80% AMI | 6,463 | 3,417 | 40 | (3,006) |

Source: Wasatch Front Regional Council, Utah Housing Unit Inventory; HUD; U.S. Census Bureau 5-year ACS Data 2018-2022; ZPFI



Implementation

Implementation

Utah State Statute requires implementation of at least 5 of 26 approved strategies A-Z.

One of them must be W: creation of Station Area Plans

Must include one of the following:

- G: amending land use regulations near transit
- H: eliminate or reduce parking requirements near transit and senior living
- Q: creation of a HTRZ

Selected Implementation Strategies

- E: allow for and streamline regulations for ADU's
- G: amending land use regulations near transit
- H: eliminate or reduce parking requirements near transit and senior living
- J: zoning incentives for moderate income units in new developments
- O: interlocal agreements to promote moderate income housing
- P: utilization of RDA funds for moderate income housing
- W: creation of Station Area Plans

New Strategy

Existing Strategy

Required Strategy (must be included)

Required Strategy (one of three options required)

Implementation Actions

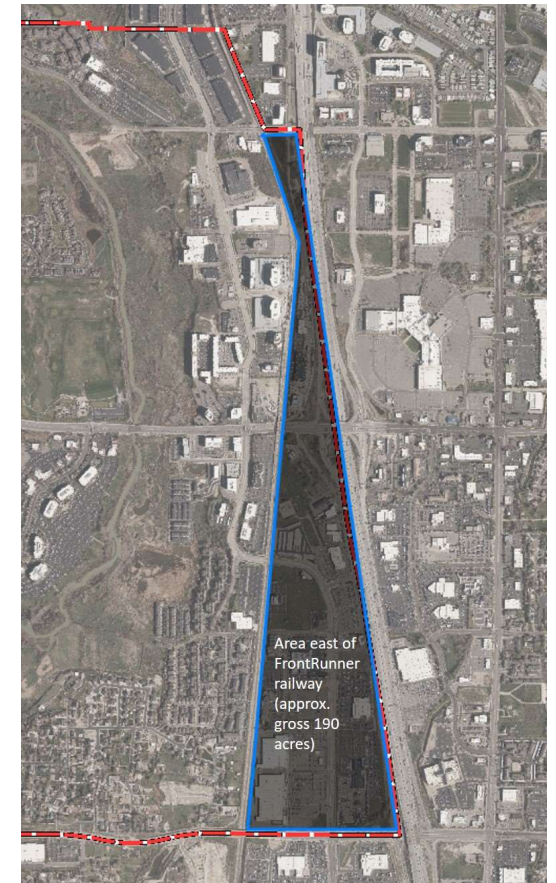
E: allow for and streamline
regulations for ADU's

- Amend the Daybreak MDA to clarify ADU regulations
- Create and advertise ADU Illustrative guide
- Continue ADU permit tracking

Implementation Actions

G: amending land use regulations near transit

- Process development applications in the Daybreak HTRZ
- Consider amendments to the PD floating zone to allow for additional density near Frontrunner



Implementation Actions

H: eliminate or reduce
parking requirements near
transit and senior living

- Evaluation of existing parking code
- Amend parking code

Implementation Actions

J: zoning incentives for
moderate income units in
new developments

- Consider amendments to the PD floating zone
- Continue to work with the Shoreline developer to process applications and coordinate on U-111 planned changes.

Implementation Actions

O: interlocal agreements to promote moderate income housing

- Renew city participation in the HOME beyond 2026
- Explore feasibility of using HOME funds for homeowner repair program
- Explore feasibility of using HOME funds to re-establish rental assistance

Implementation Actions

P: utilization of RDA funds for
moderate income housing

- Partner with Ivory Innovations on Senior Housing
- City and RDA approval of Senior Housing Project

Implementation Actions

W: creation of Station Area
Plans

- Develop the Frontrunner SAP
- Adopt the Frontrunner SAP

Questions



City of South Jordan



DRAFT Housing Report

December 2024



Zions Public Finance, Inc.

Housing Report | **Executive Summary**



The City of South Jordan (the “City”), located in the southwest quadrant of Salt Lake County (the “County”), is the tenth-largest city in Utah (the “State”) by population. South Jordan has transformed from a rural farming community into a thriving suburban center since its incorporation in 1935. The City continues to grow rapidly, with a recent westward annexation adding 2,000 acres in 2023. Situated in the southwest corner of the Salt Lake Valley, about 17 miles south of Salt Lake City, South Jordan offers residents a unique blend of modern amenities and natural beauty. Known for its master-planned communities, particularly Daybreak, the City showcases diverse housing options, walkable neighborhoods, and innovative urban design. South Jordan's commitment to balanced development is evident in its mix of detached single-family homes, townhomes, and multifamily units, complemented by extensive parks, trails, and open spaces. The City benefits from its proximity to the Oquirrh and Wasatch mountain ranges, as well as its position along the Jordan River Parkway. With neighborhood schools, a strong local economy anchored by the "Silicon Slopes" tech corridor, and community assets like the Gale Museum, South Jordan has become an attractive destination for families and professionals seeking a high quality of life in the Salt Lake metropolitan area.

South Jordan has not been immune from Statewide trends of rising housing costs, renter cost burden, and a tight for-sale housing market. As a Community Development Block Grant recipient, South Jordan is committed to affirmatively furthering fair housing and homeownership to foster inclusive neighborhoods and access to opportunity. This Housing Report examines South Jordan's demographic and socioeconomic characteristics, geographic trends, existing housing inventory and affordability, and projected housing needs. Financial tools and mechanisms to promote housing affordability are also discussed.

Household and Population Growth

- With a 2024 projected population of nearly 83,000, growth will lead to a population of nearly 97,000 by 2030.
- Household sizes will decline but remain above 3.0 persons per household through 2030.
 - 3.20 persons per household in 2022; 3.01 persons per household projected for 2030

Income and Employment

- South Jordan's median household income is around \$120,000 — about \$30,000 higher than in the County.
- While the City has employment centers with nearby housing options, most employed South Jordan residents leave the City to work elsewhere.
- Over 35,000 residents leave the City; under 4,000 live and work in the City; and 29,000 workers commute into the City.

Race and Ethnicity

- While South Jordan has proportionately fewer racial and ethnic minority residents as compared to the County, its neighborhoods are highly integrated. South Jordan has no racially or ethnically concentrated areas of poverty.
- South Jordan's racial and ethnic minority population is growing even more rapidly than its population overall; the City will become more diverse in coming decades.

Special Housing Needs

- South Jordan has proportionately fewer residents with one or more disabilities as compared to the County,
- The City is home to a more-than-proportionate share of persons in residential care facilities.
 - The current residential care population is 236. Residential care demand will reach 309 residents by 2030.
 - With 840 beds in residential care facilities, the City has excess capacity for current demand and growth beyond 2030.

Housing Inventory and Affordability

- About 71 percent of housing units are single-family detached; around 16 percent are townhomes.
- The median value for a single-family detached unit is nearly \$676,000.
- About 19 percent of homeowners and 42 percent of renters in South Jordan are cost-burdened.
- Roughly 77 percent of South Jordan rentals are affordable for households at 80 percent of area median income.
- Demand for affordable housing exceeds supply, with a gap of over 3,000 units. The affordable housing gap will reach over 5,000 units in 2030.

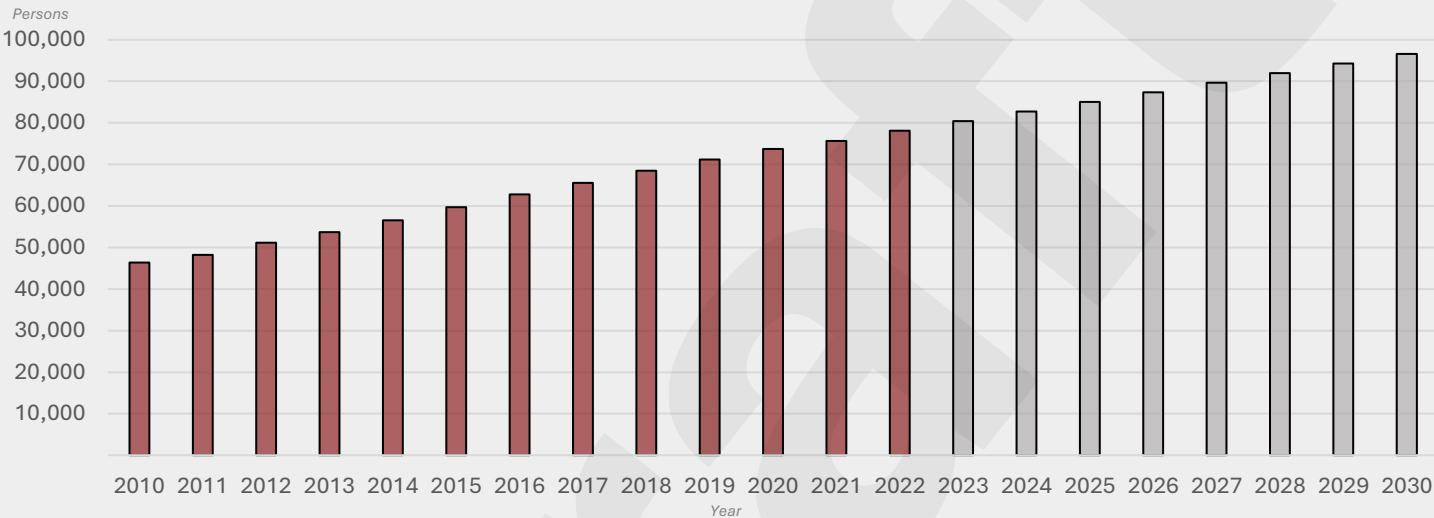
Demographics

Demographic characteristics greatly influence housing demand within an area. Population growth, age, income, and other characteristics of a city’s population determine what types of housing are desired. A variety of housing options is important to ensure that needs are met across differing demographic groups. This section evaluates these factors in the City to inform the analysis of future and current demand for housing.

Population and Household Growth

Historically rapid growth in South Jordan continues today. The figure below charts historical population in the City based on American Community Survey data, as well as the projected population based on building permit trends.

Figure 1: South Jordan Population, Historic (2010-2022) and Projected (2023-2030)



Historic Projected

Sources: U.S. Census Bureau 5-year ACS Data 2018-2022; Ivory-Boyer Construction Database 2024.
Assumptions: ~1,125 new units/year (based on avg. permits 2014-2021); ~2.05 new residents/unit (based on 2015-2022 ACS population).

While South Jordan’s population has been rising steadily, household sizes have been getting smaller. Although Utah continues to have the largest household sizes in the nation (per the 2022 American Community Survey), the trend of declining household sizes is common throughout the State. From 2014 to 2021, the City permitted 8,999 new housing units, leading to growth of 18,456 residents from 2015 to 2022, equating to about 2.05 new residents per new housing unit. Still, South Jordan household sizes are anticipated to remain above three persons per household through 2030.

Figure 2: Projected Population and Households

| | Projected Population | Projected Persons per Household | Projected Households |
|------|----------------------|---------------------------------|----------------------|
| 2024 | 82,732 | 3.14 | 26,349 |
| 2025 | 85,039 | 3.11 | 27,309 |
| 2026 | 87,346 | 3.09 | 28,270 |
| 2027 | 89,653 | 3.07 | 29,230 |
| 2028 | 91,960 | 3.05 | 30,190 |
| 2029 | 94,267 | 3.03 | 31,150 |
| 2030 | 96,574 | 3.01 | 32,110 |

Source: ZPFI

Age and Household Characteristics

The City has a median age of 34.4 years, older than the County median of 33.4 years and the State median of 31.4 years. South Jordan's population includes almost 4 percent more people under 18 and roughly 1 percent more adults aged 65 and over.

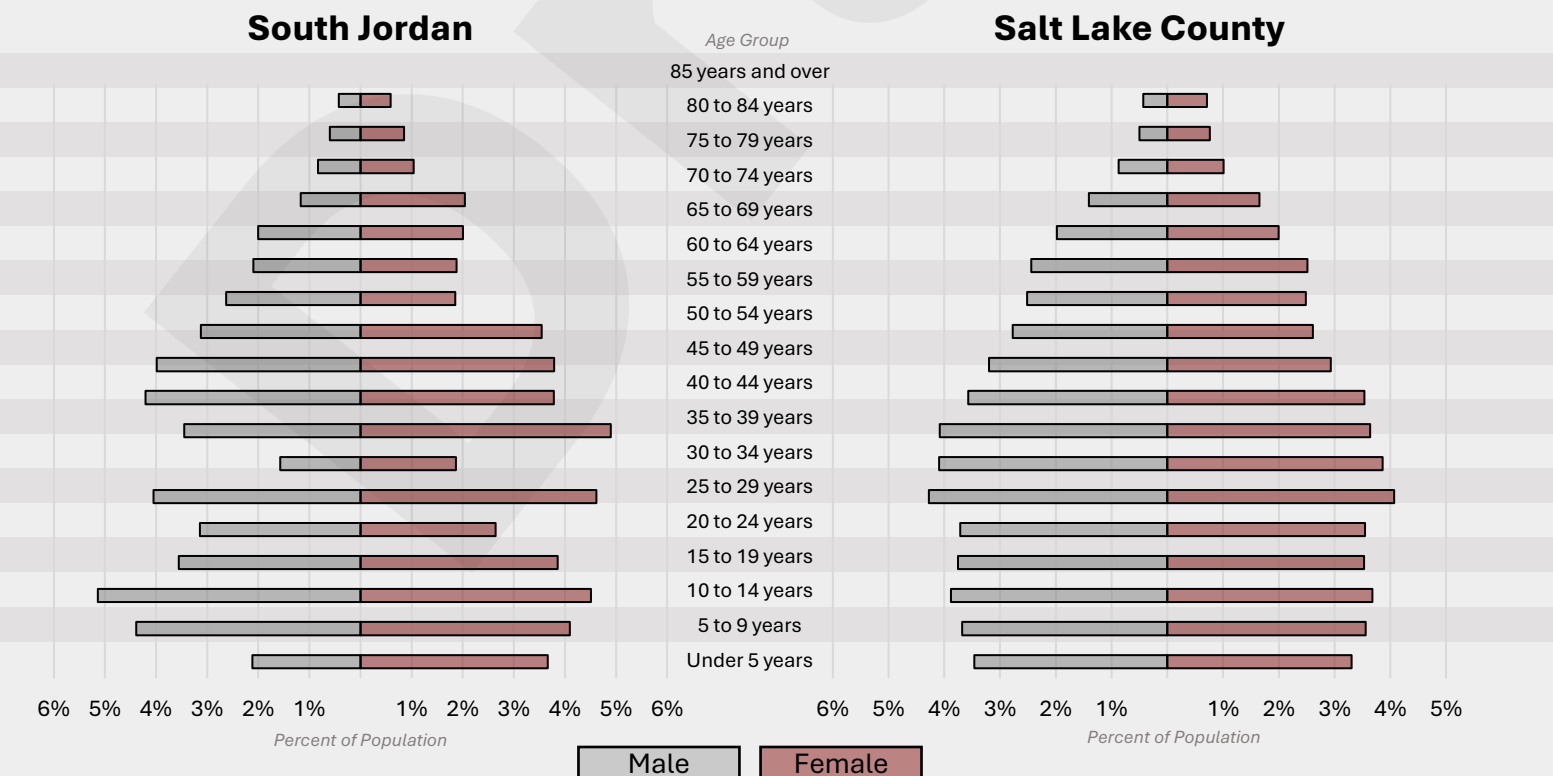
Figure 3: Age and Household Characteristics, Comparative

| | South Jordan | Salt Lake County | Utah |
|---|--------------|------------------|-------|
| Household size | 3.20 | 2.86 | 3.04 |
| Median age | 34.4 | 33.4 | 31.4 |
| Percent of households with someone under 18 | 42.7% | 35.2% | 39.2% |
| Percent of total population under 18 | 30.5% | 26.1% | 28.5% |
| Percent of total population 65 and over | 12.5% | 11.3% | 11.4% |

Source: U.S. Census Bureau 5-year ACS Data 2018-2022

Population pyramids visualize the relative population of age and sex cohorts, often reflecting imbalances between sexes due to factors such as the prevalence of certain employment opportunities or mortality rates. For a given population pyramid, asymmetry indicates imbalance between the sexes. Asymmetry towards females at the top of the pyramid, where older age cohorts are shown, are relatively common due to generally higher life expectancies for women. Imbalances in the middle of the pyramid are more likely explained by a presence of employment industries, housing facilities, recreational opportunities, educational programs, or other factors that favor one sex over the other. Generally, discrepancies between the sexes are larger within smaller areas and populations because the factors that cause these discrepancies tend to balance out across larger areas and populations.

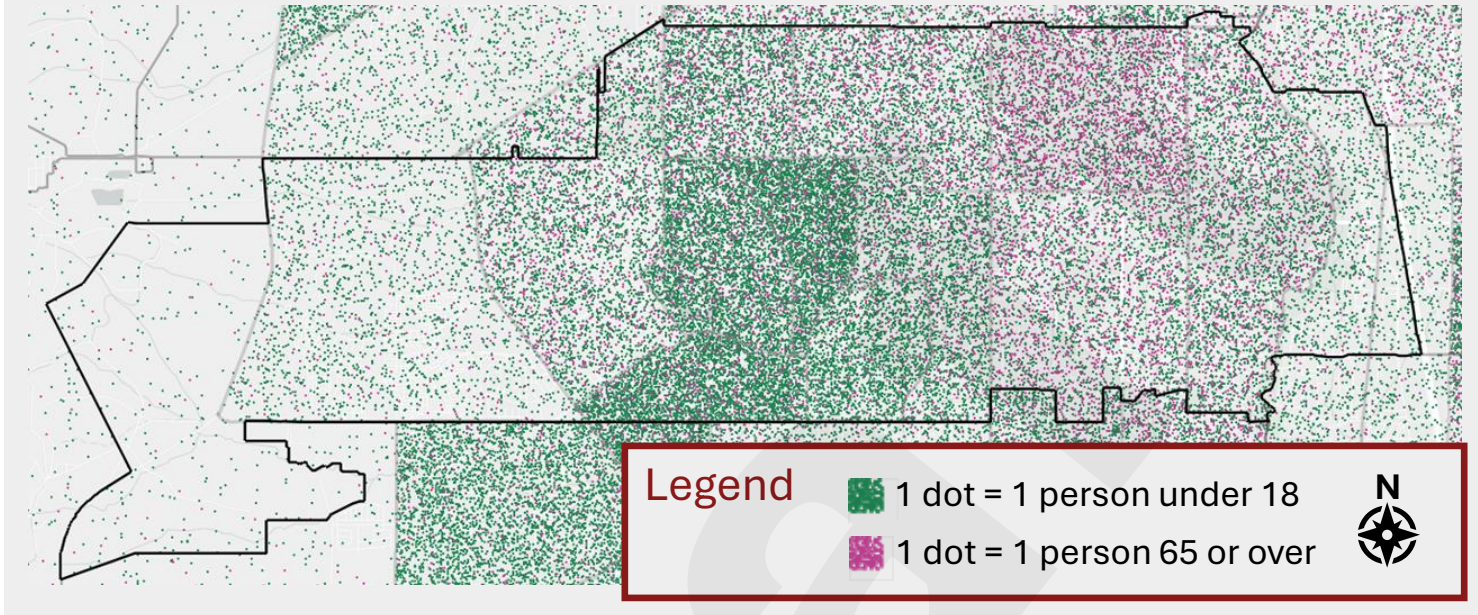
Figure 4: Population Pyramids, South Jordan and Salt Lake County, 2022



Source: U.S. Census Bureau 5-year ACS Data 2018-2022

The dependent population includes individuals who are not part of the workforce, such as those at the beginning or later stages of life, who rely on the support of others. While some people under 18 or over 65 are employed, these groups are generally considered as the dependent population. The map below shows the approximate residential locations of individuals in these groups.

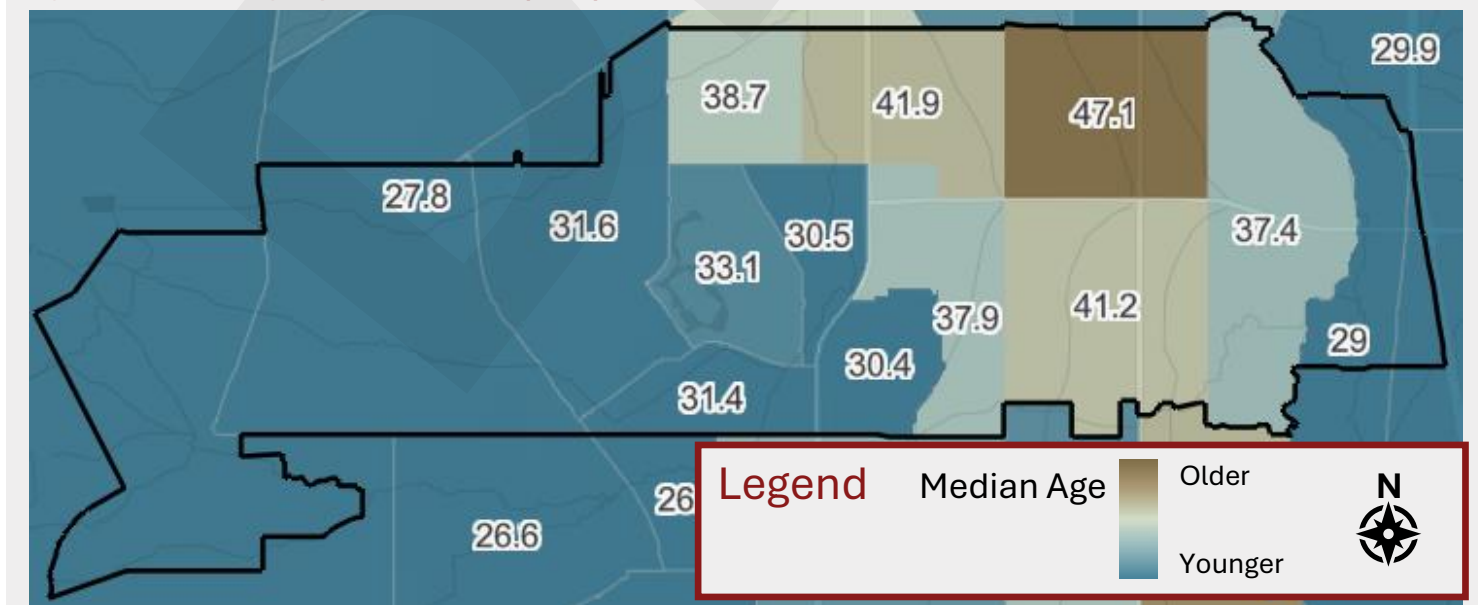
Figure 5: Dependent Population Dot Density (2022)



U.S. Census Bureau 5-year ACS Data 2018-2022; Utah Geospatial Resource Center; Esri

In South Jordan, minors below age 18 and older adults aged 65 or over comprise about 43 percent of the total population and are not evenly distributed throughout the City. While each area in the City is home to many children under 18, the central portion of the City has an especially high density of children compared to other areas. The eastern, especially north-eastern, portion of the City has a relatively higher density of older adults. In the map below, the darkest census tract indicates the area with the highest median age, 47 years, nearly 12 years older than the average median age of the City (about 35 years).

Figure 6: Median Age by Census Tract (2022)



Source: U.S. Census Bureau 5-year ACS Data 2018-2022; Utah Geospatial Resource Center; Esri

Income

The City's median household income is \$119,822 according to 2022 American Community Survey data — \$29,811 higher than the County median of \$99,011. The City's median income is comparable to that of most surrounding cities including Bluffdale, Herriman, and Riverton, but is significantly higher than that of West Jordan.

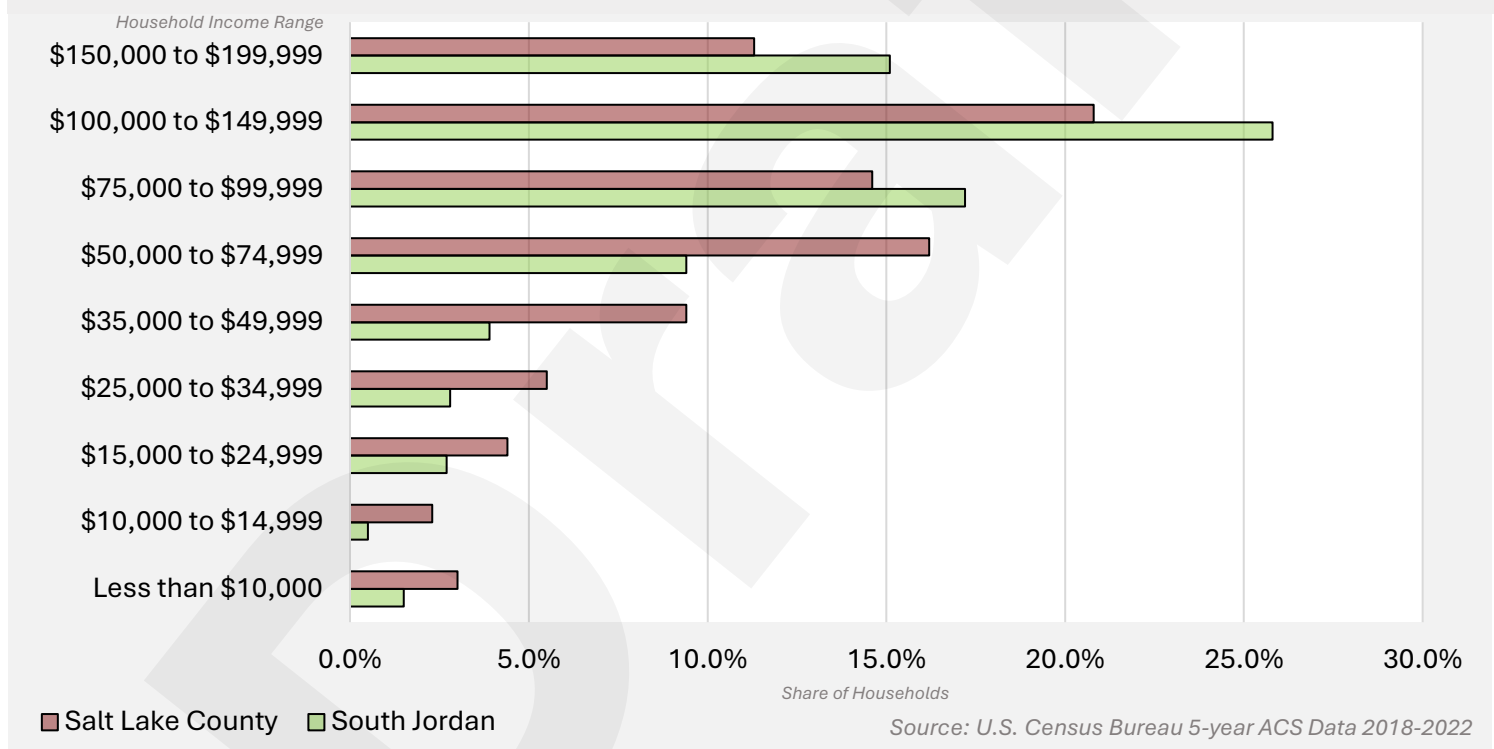
Figure 7: Median Household Income, Comparative (2022)

| Bluffdale | Draper | Herriman | Riverton | Sandy | South Jordan | West Jordan | Salt Lake County |
|-----------|-----------|-----------|-----------|-----------|------------------|-------------|------------------|
| \$119,009 | \$126,041 | \$115,198 | \$115,869 | \$108,165 | \$119,822 | \$99,002 | \$90,011 |

Source: U.S. Census Bureau 5-year ACS Data 2018-2022

Compared to Salt Lake County, the City has proportionately fewer households in all income ranges below \$75,000 per year and proportionately more households in all income ranges above \$75,000 per year. The figure below compares the share of households by income range in the City and the County.

Figure 8: Household Income Distribution, South Jordan and Salt Lake County (2022)



As previously discussed (Figure 3, page 4), South Jordan has relatively large household sizes. Additional persons in a household may or may not bring additional income, but generally bring additional expense. To analyze the income available on a per-person basis, per-capita incomes for the City and surrounding areas are provided in the table below. South Jordan has a per-capita income comparable to that of surrounding cities and higher than in the County.

Figure 9: Per-Capita Income, Comparative (2022)

| Bluffdale | Draper | Herriman | Riverton | Sandy | South Jordan | West Jordan | Salt Lake County |
|-----------|----------|----------|----------|----------|-----------------|-------------|------------------|
| \$43,491 | \$52,914 | \$37,331 | \$39,442 | \$47,480 | \$47,443 | \$34,765 | \$40,969 |

Source: U.S. Census Bureau 5-year ACS Data 2018-2022

Employment

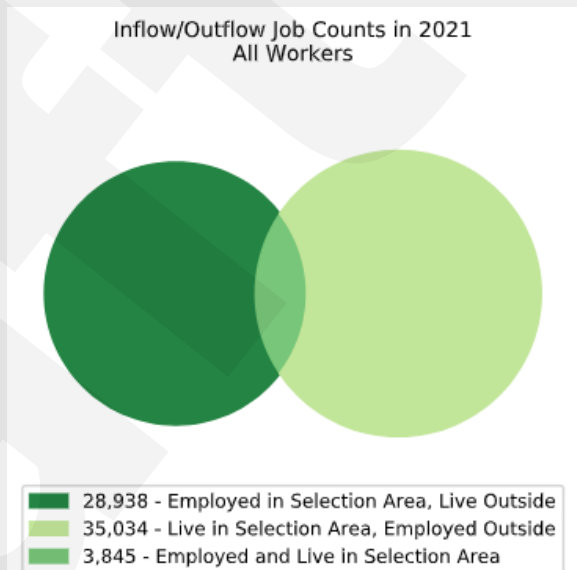
South Jordan has a strong employment base, but the City suffers from spatial mismatch. Most working residents commute to employment centers outside the City. Similarly, employers within the City mostly rely on commuters to fill their roles. Focusing on strategies to reduce spatial mismatch, such as the co-location of employment and housing opportunities, could facilitate a host of benefits to the City. Co-location may lead to reduced traffic congestion and infrastructure costs as well as reduced transportation costs for residents.

Rather than looking at employment and housing as separate issues, a two-pronged approach to reducing spatial mismatch can improve outcomes for the City's working residents and in-commuters alike. This involves creating new job opportunities suitable for existing resident workers, attracting employers that are well-suited to the existing employment base considering local characteristics such as educational attainment, industry participation, and incomes. Likewise, providing for appropriate and attainable new housing opportunities can facilitate commuters currently living outside the City to move into the City and closer to work.

The Venn diagram to the right visualizes employment in the City, including workers that commute to jobs in South Jordan and residents that commute to work elsewhere. Just 3,845 South Jordan residents work within the City, as visualized in the overlapping portion of the diagram. Another 35,034 residents work outside of City limits, while 28,938 workers enter the City from elsewhere.

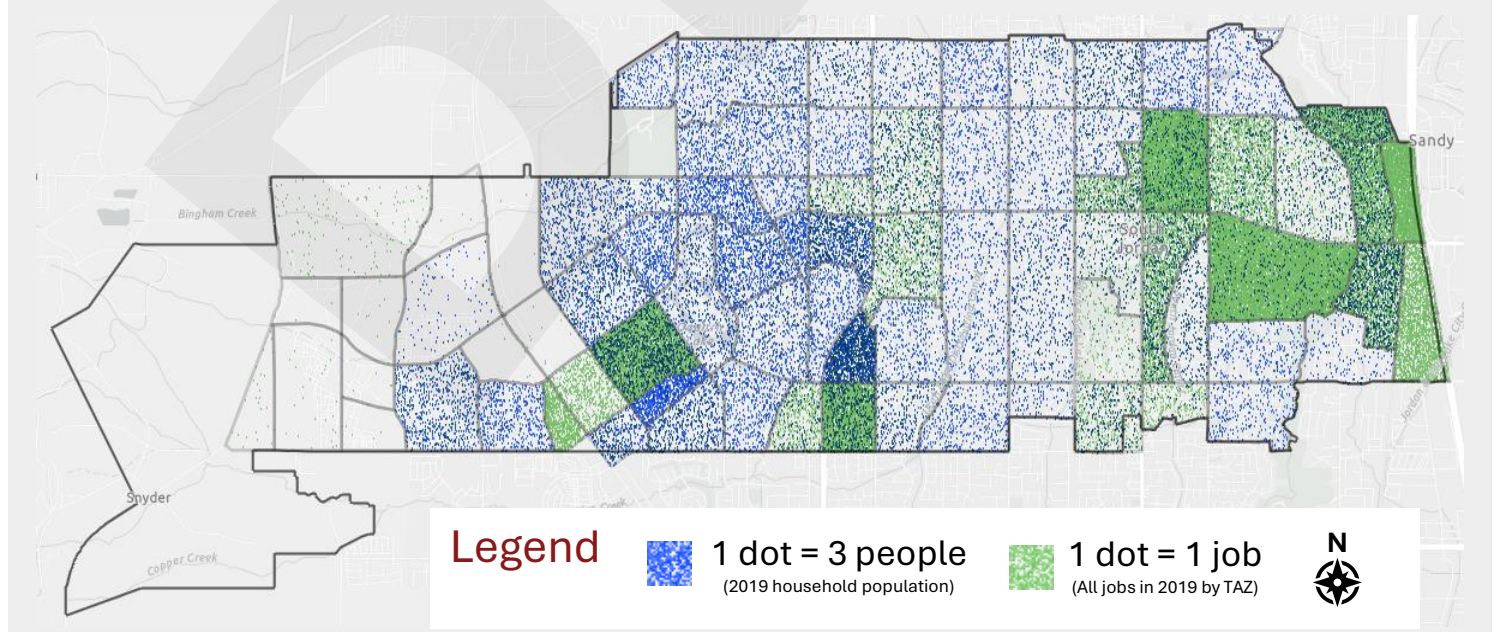
The map below depicts population and employment density across Traffic Analysis Zones (TAZs) in the City as of 2019. The green clusters represent the employment centers in South Jordan, while the blue clusters represent approximate residential locations for the City's household population. Some TAZs have a mix of green and blue, representing areas with a mix of jobs and employment.

Figure 10: Employment Inflow-Outflow



Source: U.S. Census Bureau OnTheMap/LEHD, 2021

Figure 11: All Jobs Employment and Population Dot Density by Traffic Analysis Zone (2019)



Source: WFRM Travel Demand Model RTP 2023

Affirmatively Furthering Fair Housing and Homeownership

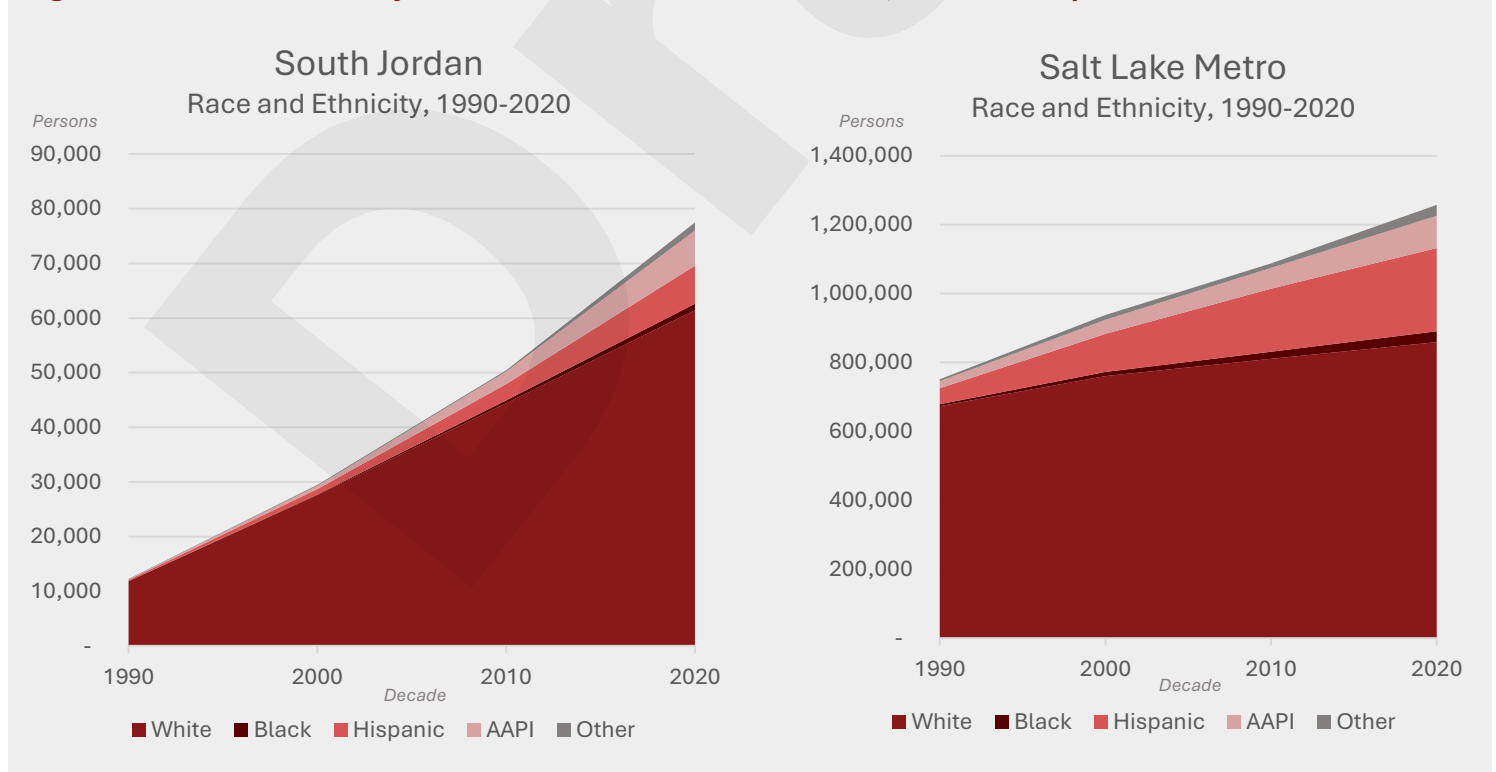
As a recipient of Community Development Block Grant (CDBG) funds, the City of South Jordan is committed to affirmatively furthering fair housing. According to the U.S. Department of Housing and Urban Development (HUD), and in relation to the federal Fair Housing Act, “affirmatively furthering fair housing” (“AFFH”) refers to “taking meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics,” (HUD). “Protected characteristics” include “race, color, religion, sex, familial status, national origin, or handicap.” In addition to fulfilling HUD requirements for CDBG grantees including the Consolidated Plan, the Annual Action Plan, and citizen participation, the City takes voluntary steps to further fair housing, such as the procurement of additional data related to fair housing protected characteristics. This Housing Report includes data related to protected characteristics as a part of these voluntary steps to further fair housing.

Monthly costs, access to credit, ability to provide a downpayment, as well as access to employment and essential goods and services are key factors determining the suitability of various housing options for particular households and individuals. Disparities amongst racial and ethnic minorities and disabled individuals continue to limit access to homeownership (Center for Financial Security, University of Wisconsin-Madison). Familial status, or the presence of children, also affects the suitability and availability of housing options. Larger family sizes necessitate units with more bedrooms, which are less likely to be provided in multifamily rental complexes. Familial status may compound with other disparities, such as barriers to homeownership, making it difficult for such households to find attainable housing, whether for-sale or for-rent.

Race and Ethnicity

In terms of race and ethnicity, South Jordan’s population is relatively less diverse than the larger Salt Lake metropolitan (“metro”) area. Over time, the City has grown to house larger numbers and proportions of racial and ethnic minorities. *Race and ethnicity are federally protected characteristics under the Fair Housing Act.*

Figure 12: Race and Ethnicity in South Jordan and Salt Lake Metro, Historical Population Growth



Source: U.S. Census Bureau Decennial Census; Brown University’s Diversity and Disparities Project.

Note: Hispanic individuals of all races are included in the “Hispanic” category only. AAPI = Asian American and/or Pacific Islander.

The dissimilarity index reflects the extent to which a subpopulation is distributed throughout an area as compared to another group and is a common measure of residential segregation. It does not consider the count or proportion of any subpopulation, but rather looks at spatial distribution within a City or region. For the purposes of fair housing planning, this index can show if any groups might have unequal access to transportation and essential goods and services because of uneven spatial distribution of residential locations across races and ethnicities. The value for each pair of racial/ethnic categories measures the percentage of individuals that would need to re-locate to achieve a completely evenly distributed population with no spatial differences between the two racial/ethnic groups.

In South Jordan, the dissimilarity indices for all groups are below 20, which is considered low. This indicates that persons of all races and ethnicities are relatively evenly distributed throughout the City's neighborhoods. For South Jordan residents, spatial differences affecting access to transportation, essential goods and services, and neighborhood amenities are relatively equally distributed, regardless of one's race or ethnicity.

Figure 13: Dissimilarity Indices, South Jordan and Salt Lake Metro (2020)

| Race/Ethnicity Pair Comparison | White-Black versus Black-White | White-Hispanic versus Hispanic-White | White-AAPI versus AAPI-White | Black-Hispanic versus Hispanic-Black | Black-AAPI versus AAPI-Black | Hispanic-AAPI versus AAPI-Hispanic |
|--------------------------------|--------------------------------|--------------------------------------|------------------------------|--------------------------------------|------------------------------|------------------------------------|
| South Jordan | 18.4 | 13.1 | 18.3 | 8.3 | 13.2 | 15.3 |
| Salt Lake Metro | 34.6 | 39.6 | 25.2 | 25.4 | 20.0 | 26.1 |

Source: U.S. Census Bureau Decennial Census; Brown University's Diversity and Disparities Project.

Note: Hispanic individuals of all races are included in the "Hispanic" category only. AAPI = Asian American and/or Pacific Islander.

Tenure by Race and Ethnicity

Across all races and ethnicities, the majority of South Jordan householders own their home, according to the 2018-2022 American Community Survey. However, racial and ethnic minority householders are more likely to rent as compared to the general population, with the exception of householders identifying as "some other race alone."

Figure 14: Percent of Households Renting by Race/Ethnicity, South Jordan (2022)

| Race/Ethnicity of Householder | Overall | White (non-Hispanic) | Black | Native American | Asian | Hawaiian / Pacific Islander | Some Other Race | Two or More Races | Hispanic (of any Race) |
|-------------------------------|---------|----------------------|-------|-----------------|-------|-----------------------------|-----------------|-------------------|------------------------|
| % Renters (South Jordan) | 15.8% | 18.8% | 35.3% | 18.2% | 19.4% | 31.7% | 9.5% | 21.3% | 28.2% |
| % Renters (S.L. County) | 32.9% | 28.0% | 77.2% | 49.2% | 39.7% | 50.8% | 46.6% | 44.3% | 46.3% |

Source: U.S. Census Bureau 5-year ACS Data 2018-2022

Across all races and ethnicities, residents of South Jordan are more likely to own their homes as compared to larger Salt Lake County. Increased levels of homeownership can help to build wealth and financial stability.

Whether by choice or circumstance, rental housing serves a large portion of racial and ethnic minority residents in Salt Lake County. While high levels of homeownership across all races and ethnicities is a positive indicator for fair housing, the continued support of rental housing development in the City can help to increase housing options for households unwilling or unable to purchase a home.

Residents with Disabilities and Special Housing Needs

Individuals with disabilities and special housing needs include those with vision difficulty, hearing difficulty, cognitive difficulty, ambulatory difficulty, self-care difficulty, and/or independent living difficulty. Persons with one or more of these difficulties often find support through residential care facilities such as skilled nursing homes, long-term rehabilitation centers, and memory care units. However, some persons with disabilities may prefer to live in regular housing units. By providing a variety of residential care facilities and suitable, accessible housing units, the City can foster inclusive communities and further fair housing.

A comparison of disability characteristics across South Jordan's population and the larger Salt Lake County population reveals areas of focus for providing housing opportunities for all persons. For persons living in regular housing units (rather than residential care facilities), 9.9 percent of Salt Lake County residents and 7.6 percent of South Jordan residents have one or more disabilities. Across all disability types, South Jordan has proportionately fewer disabled residents.

Relatively higher rents and home prices may contribute to lower attainability for disabled populations due to income and employment constraints. Additionally, access to essential goods and services, including medical care and transportation, may influence housing choices for disabled populations.

Figure 15: Disability Characteristics, Comparative (2022)

| | South Jordan: Percent of Population | Salt Lake County: Percent of Population |
|-------------------------------|-------------------------------------|---|
| Population with a Disability | 7.6% | 9.9% |
| Hearing Difficulty | 2.4% | 2.7% |
| Vision Difficulty | 0.9% | 1.7% |
| Cognitive Difficulty | 3.1% | 4.8% |
| Ambulatory Difficulty | 3.3% | 4.3% |
| Self-Care Difficulty | 1.3% | 1.7% |
| Independent Living Difficulty | 3.8% | 4.5% |

Source: U.S. Census Bureau 5-year ACS Data 2018-2022

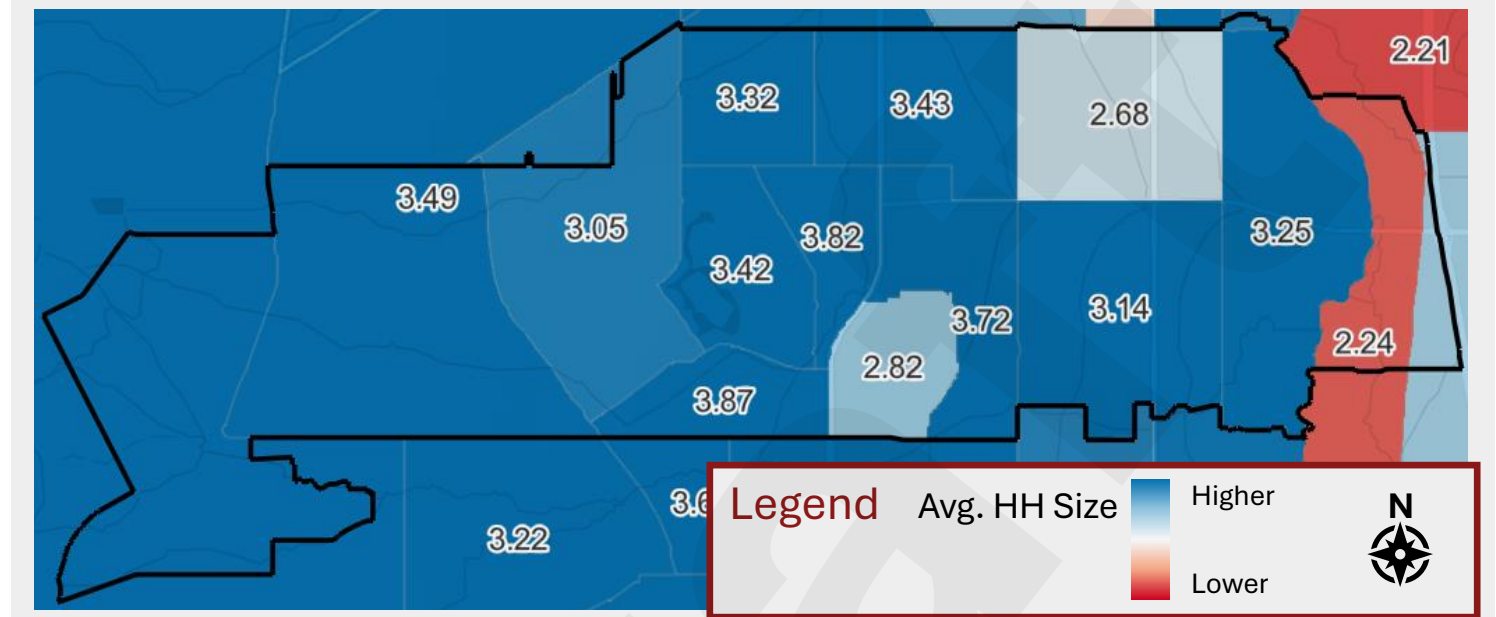
According to the 2020 Decennial Census, 2,809 Salt Lake County residents, or 0.2 percent of the total County population, live in nursing care facilities. In South Jordan, the nursing care population is 236 residents, or 0.3 percent of the total City population. South Jordan is home to 6.5 percent of Salt Lake County residents and 8.4 percent of nursing care residents; from this perspective, the City has a more-than-proportionate share of the County's residential care population.

As the City's population grows, accessible housing needs for disabled residents and those in need of residential care will grow as well. Assuming these groups grow at the same rate as the overall population, by 2030 South Jordan's disabled population living in regular housing units will reach 7,295 residents while its nursing facility population will reach 309 residents. With 11 assisted living and nursing care facilities totaling 840 beds, the City currently has sufficient capacity for current and future residential care needs through 2030. *Handicap and disability status are federally protected characteristics under the Fair Housing Act.*

Household Size and Familial Status

Larger household sizes generally reflect the presence of children or intergenerational households. On the other hand, small household sizes often stem from young singles and newly established families – as well as older adults living alone or together without children. *Familial status is a federally protected characteristic under the Fair Housing Act.*

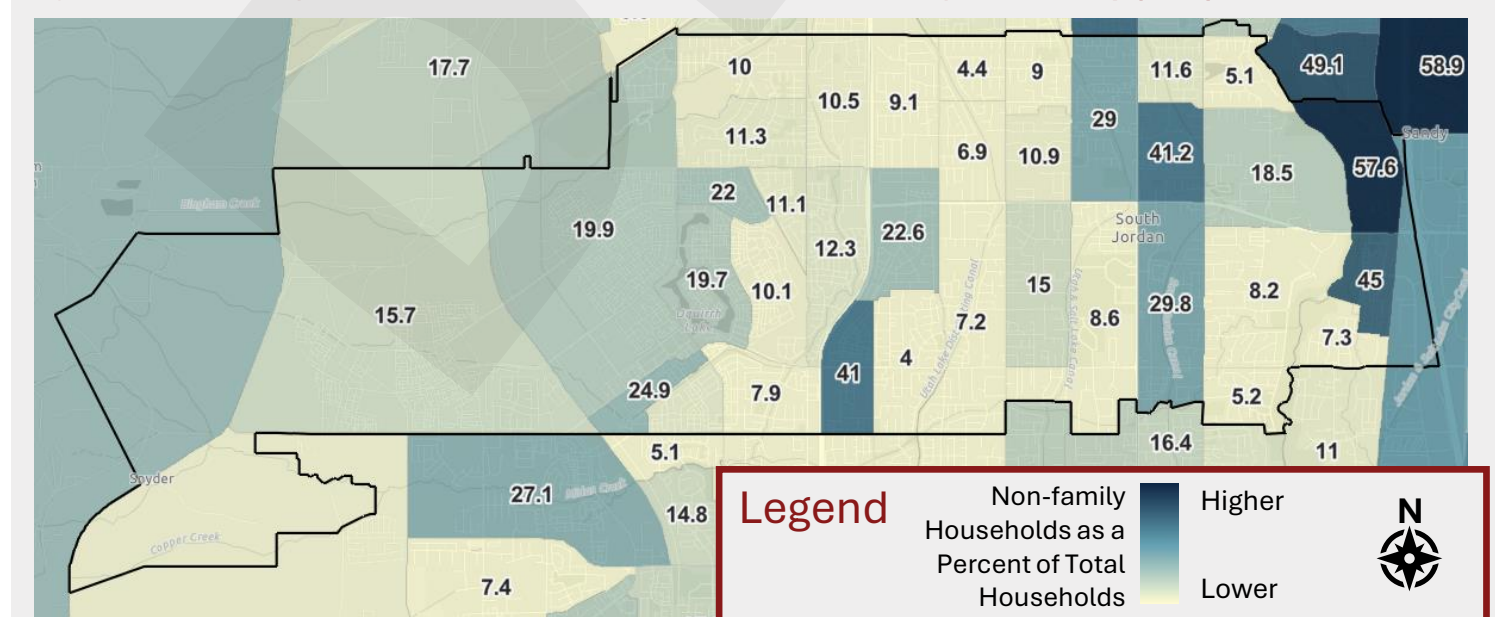
Figure 16: Average Household Size by Census Tract (2022)



Source: U.S. Census Bureau 5-year ACS Data 2018-2022; Utah Geospatial Resource Center; Esri

South Jordan is largely a city of families, with 79 percent of households consisting of related individuals (2018-2022 American Community Survey). In Salt Lake County, 68 percent of households consist of families. A few areas within the City have disproportionately more non-family households, particularly at the City's eastern edge. Smaller household sizes, the presence of older adults (as shown on Figure 5, page 5) and apartment complexes (as shown on the following page) are all geographically correlated with the incidence of non-family households, as shown below.

Figure 17: Non-family Households as a Percent of Total Households by Block Group (2020)



Source: U.S. Census Bureau 2020 Decennial Census; Utah Geospatial Resource Center; Esri

Current Housing Supply and Market Overview

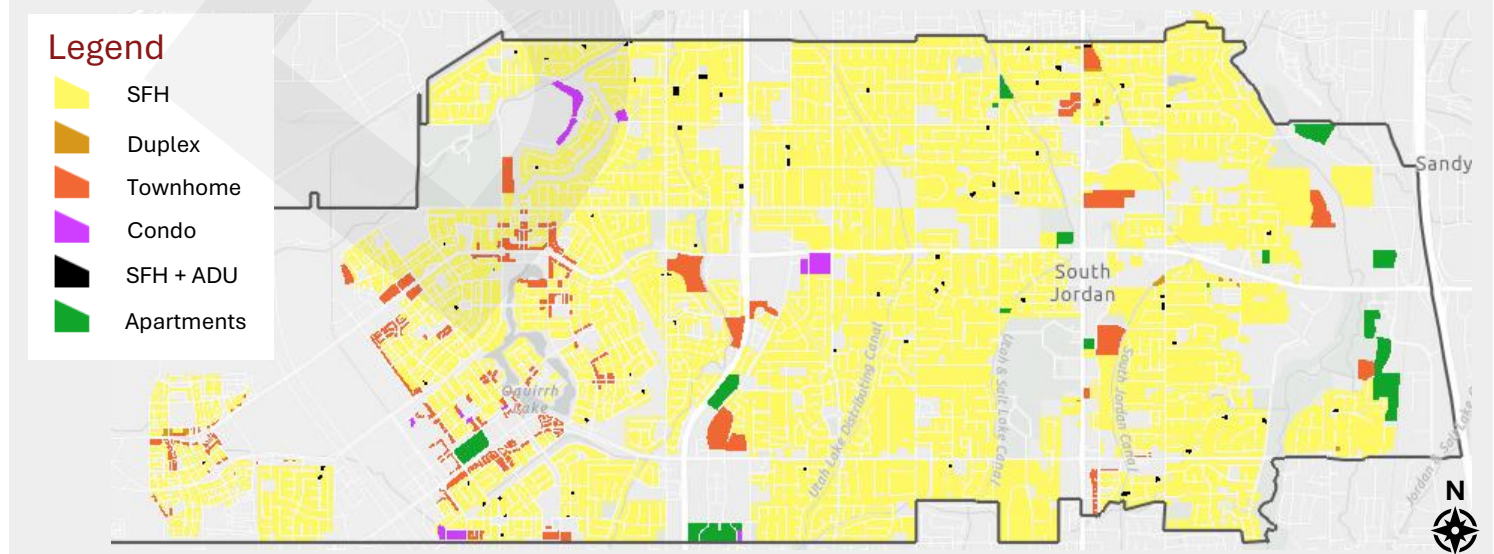
Most housing units in the City are owner-occupied, single-family homes with large lot sizes. The Utah Housing Unit Inventory, current as of the end of 2021, includes 25,985 housing units in South Jordan. Over 71 percent of those units are categorized as single-family detached residences (SFDs) while just over 16 percent are townhomes or attached single-family units. The median value for SFDs is \$675,700 and the median SFD lot size is 0.26 acres.

Figure 18: South Jordan Housing Unit Inventory (Current as of 2022)

| Type | Count of Units | Percent of Total Units | Median Units per Acre | Median Value (2022 Dollars) | Med. Unit Size (Square Feet) | Estimated % Rental Units |
|--------------------------------|----------------|------------------------|-----------------------|-----------------------------|------------------------------|--------------------------|
| Apartments (Total) | 2,786 | 10.7% | 25.12 | \$273,147 | 1,084 | 100.0% |
| 5-9 Unit Complex | 17 | 0.1% | 11.01 | \$140,565 | 720 | 100.0% |
| 50-99 Unit Complex | 196 | 0.8% | 14.93 | \$272,163 | 845 | 100.0% |
| 99+ Unit Complex | 2,573 | 9.9% | 22.86 | \$291,095 | 1,186 | 100.0% |
| Condo | 386 | 1.5% | 16.32 | \$406,679 | 1,277 | 0.0% |
| Duplex | 66 | 0.3% | 10.92 | \$425,100 | 1,902 | 15.2% |
| Townhome | 4222 | 16.2% | 19.62 | \$428,700 | 1,808 | 16.2% |
| Single-Family Detached | 18,458 | 71.0% | 3.00 | \$675,700 | 3,690 | 2.5% |
| Detached ADU (Guesthouse) | 67 | 0.3% | N/A | N/A | N/A | N/A |
| Overall Total or Median | 25,985 | 100.0% | 3.00 | \$670,600 | 3,665 | 15.8% |

Source: Wasatch Front Regional Council, Utah Housing Unit Inventory (2023); U.S. Census Bureau 5-year ACS Data 2018-2022

Figure 19: Housing Types (Current as of 2022)

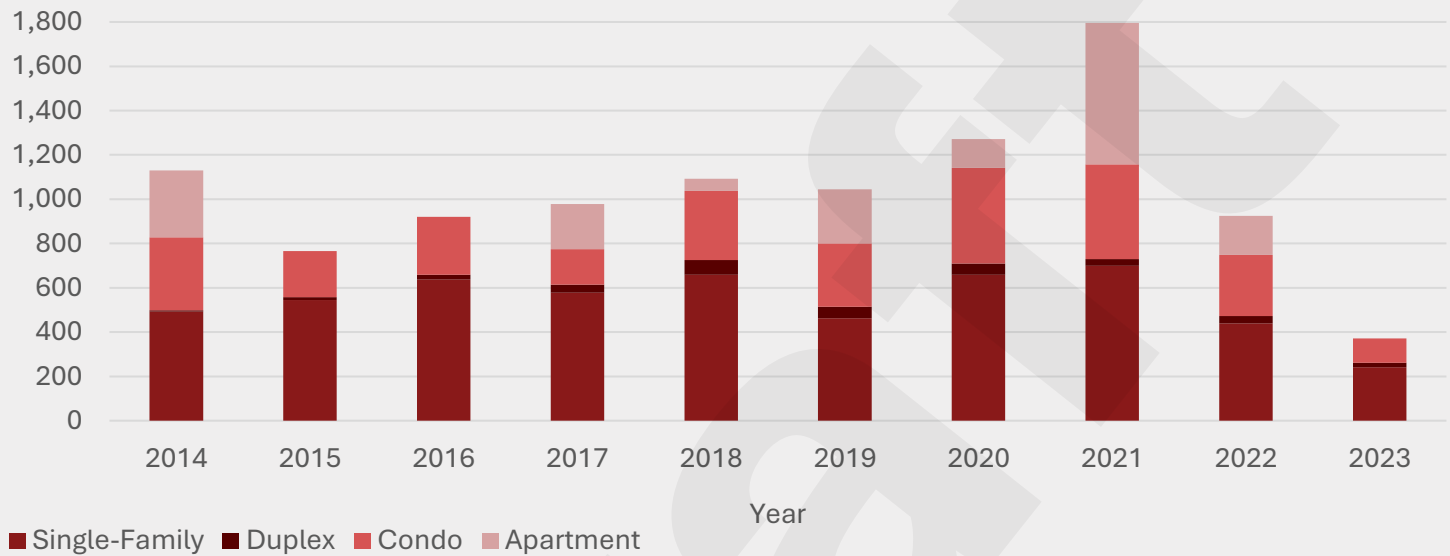


Source: Wasatch Front Regional Council, Utah Housing Unit Inventory (2023); Utah Geospatial Resource Center

In addition to the 25,985 dwelling units already built and listed in Utah Housing Unit Inventory, the City issued 1,296 building permits in 2022 and 2023. In 2021, the City issued permits for 1,796 units, its highest level since 1994 (the oldest year of data available in the Ivory-Boyer Construction Database).

The following figure visualizes residential permit trends by year and housing type.

Figure 20: Units Permitted by Type and Year

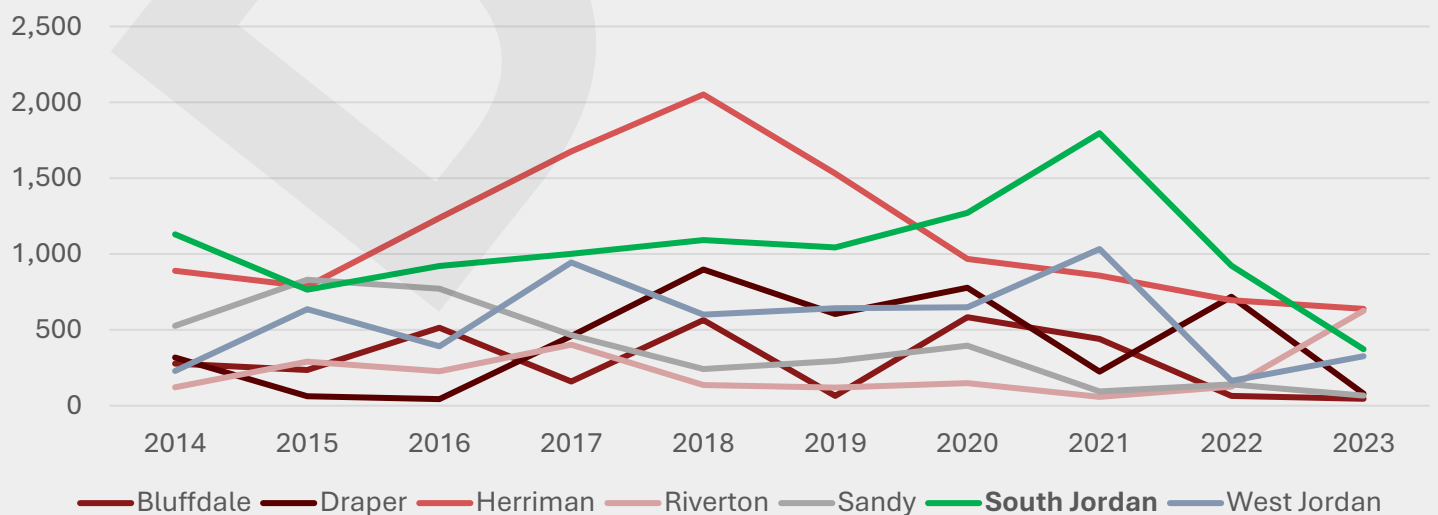


Source: Ivory-Boyer Construction Database (2024)

The chart below shows a comparison of the municipalities surrounding the City. The green line indicates the City's performance and shows that South Jordan, along with Herriman, has been the among the most consistent homebuilding municipalities in the area.

Recently, high interest rates, material costs, and labor costs have impacted homebuilding across the country, including in South Jordan and surrounding cities. In South Jordan, 2023 saw the lowest level of units permitted since 2000.

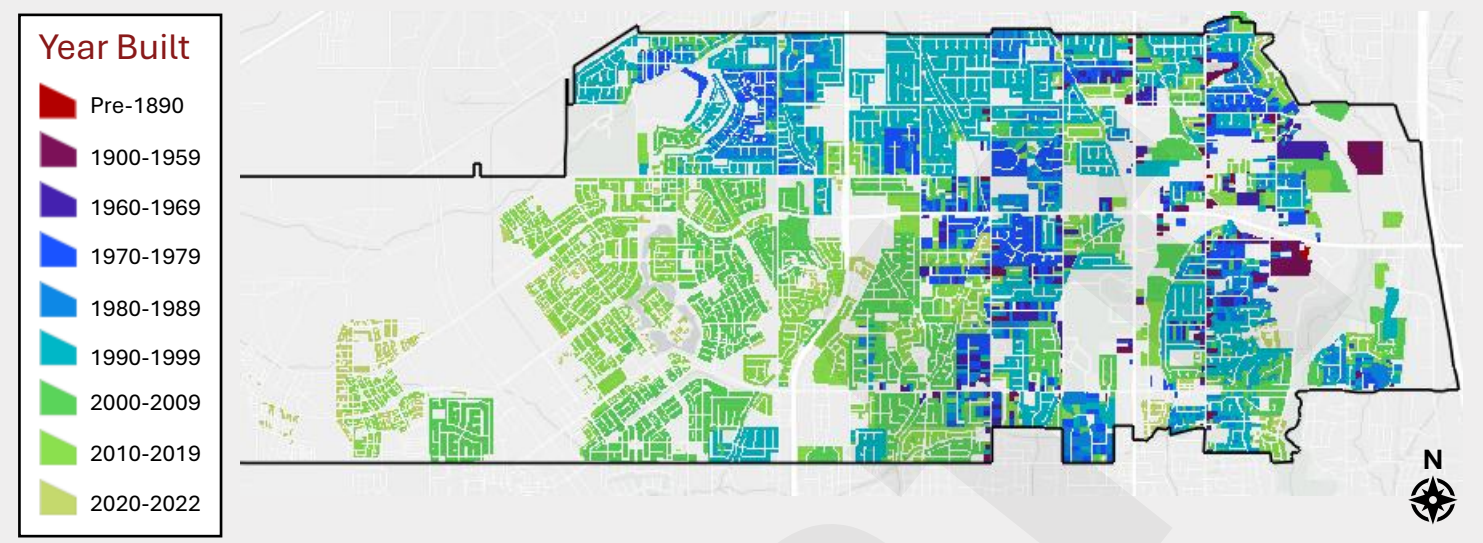
Figure 21: Units Permitted by Year, Comparative



Source: Ivory-Boyer Construction Database (2024)

Historical Growth Patterns

Figure 22: Residential and Multifamily Year Built, South Jordan and Regional Comparison (Current as of 2022)

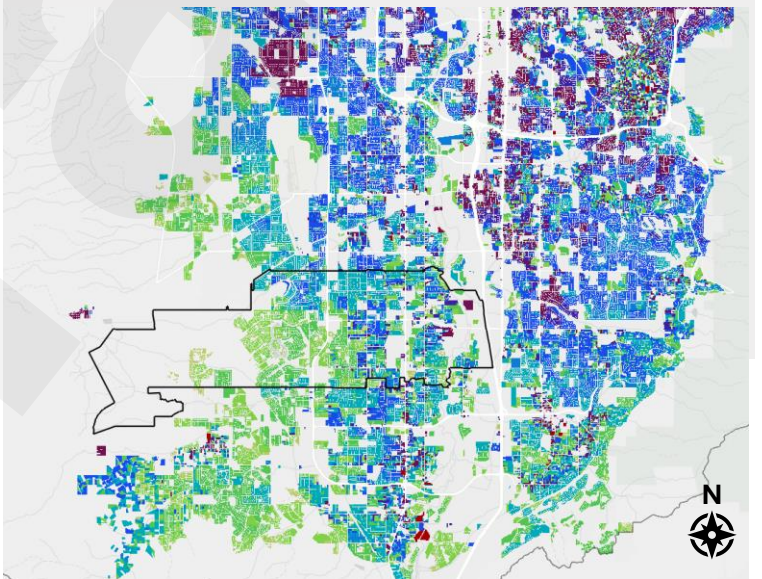


Source: Wasatch Front Regional Council, Utah Housing Unit Inventory (2023)

With few and scattered farm estates built before 1960, residential growth in the City took off in the 1970s. This growth consisted largely of single-family homes built on large lots and continued northward through the 1990s. After 2000, growth headed west into Daybreak, and smaller lot sizes became more common. Today, growth is continuing westward.

The typical South Jordan home is substantially newer than counterparts in surrounding cities. According to the 2018-2022 American Community Survey, the median home in South Jordan was constructed in 2006, while the median home in Salt Lake County was constructed in 1984. The City’s history of large-lot development and relatively new housing stock contributes to its high home values. The following table outlines median home values by year built to illustrate how the age of homes affects prices in South Jordan and Salt Lake County.

Figure 23: Year Built, Regional Comparison



Source: Wasatch Front Regional Council, Utah Housing Unit Inventory (2023)

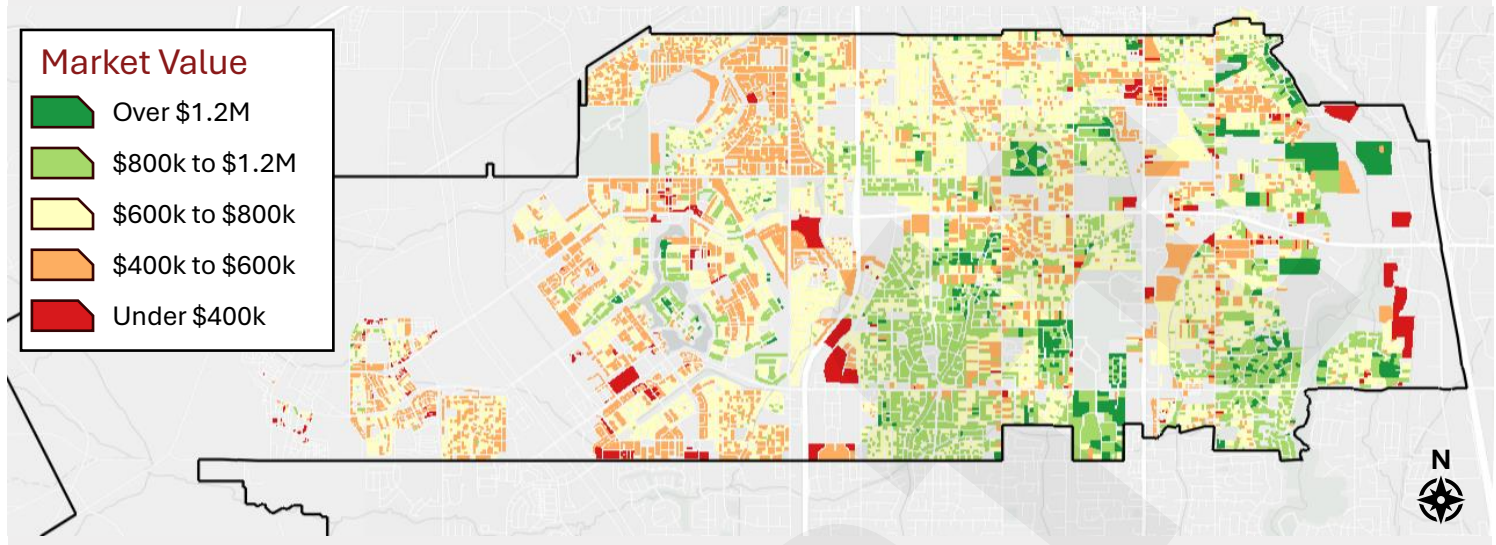
Figure 24: Median Owner-Occupied Home Value by Year Built, Comparative (2022)

| Median Value | Before 1939 | 1940-1949 | 1950-1959 | 1960-1969 | 1970-1979 | 1980-1989 | 1990-1999 | 2009-2009 | 2010-2019 | 2020-2022 |
|-----------------|-------------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|
| In South Jordan | \$503k | - | - | \$515k | \$726k | \$639k | \$749k | \$742k | \$640k | \$617k |
| In S.L. County | \$564k | \$583k | \$522k | \$515k | \$473k | \$497k | \$594k | \$603k | \$636k | \$631k |

Source: U.S. Census Bureau 5-year ACS Data 2018-2022

Home Values

Figure 25: Residential and Multifamily Market Value per Unit, South Jordan (2022)



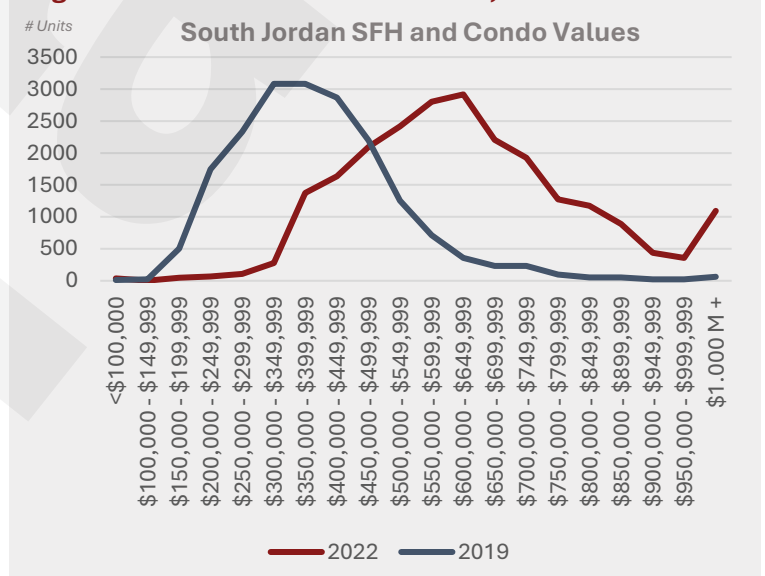
Source: Wasatch Front Regional Council, Utah Housing Unit Inventory (2023)

Though each of South Jordan's neighborhoods have a variety of homes across price ranges, the majority of homes above \$800,000 are located to the east of the Bangerter Highway, as illustrated in the map above. Conversely, most homes below \$600,000 are located to the west of Bangerter. In many communities, older homes are generally more affordable. In South Jordan, however, new communities like Daybreak tend to offer smaller lot sizes and floorplans than seen in the City's older neighborhoods. Consequently, South Jordan's newer neighborhoods often have among the most affordable homes in the City.

Across all price ranges, home values have increased substantially since 2019, as shown in the figure to the right. Homes valued above \$1,000,000 increased from 62 units in 2019 to 1,093 units in 2022.

The figure below compares home values in South Jordan to those in larger Salt Lake County.

Figure 26: Home Value Distribution, 2019 vs. 2022



Sources: South Jordan Housing Report 2019; WFRC Utah Housing Unit Inventory (2023)

Figure 27: Single-Family Detached, Duplex, Townhome, & Condo Unit Value Distribution, Comparative (2022)

| % of Units | Under \$200k | \$200k to \$299k | \$300k to \$399k | \$400k to \$499k | \$500k to \$599k | \$600k to \$699k | \$700k to \$799k | \$800k to \$899k | \$900k to \$999k | \$1.0M or more |
|-----------------|--------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|----------------|
| In South Jordan | 0.4% | 0.7% | 7.1% | 16.1% | 22.6% | 22.1% | 13.8% | 8.9% | 3.4% | 4.7% |
| In S.L. County | 3.5% | 7.4% | 22.6% | 22.8% | 17.0% | 10.5% | 5.9% | 3.6% | 2.0% | 4.6% |

Source: Wasatch Front Regional Council, Utah Housing Unit Inventory (2023)

For-Sale Market

Housing market indicators such as median list price, monthly sales, and days on market have each been responsive to changing mortgage rates. As mortgage rates climbed above five percent in May 2022, list prices decreased and days on market increased by the following month, and sales trended downward after two months. As rates stabilized in the high-six- to low-seven-percent range, prices also stabilized, and turnover recovered. This pattern repeated when rates climbed to nearly eight percent in November 2023, with reduced prices, fewer sales, and longer days on market. As rates decline following the Federal Reserve Board's guidance in September 2024, inventory and turnover will likely increase. Prices may increase, but lower rates can increase overall affordability by lowering monthly payments.

Figure 28: South Jordan For-Sale Housing Market Snapshot, September 2021 to August 2024

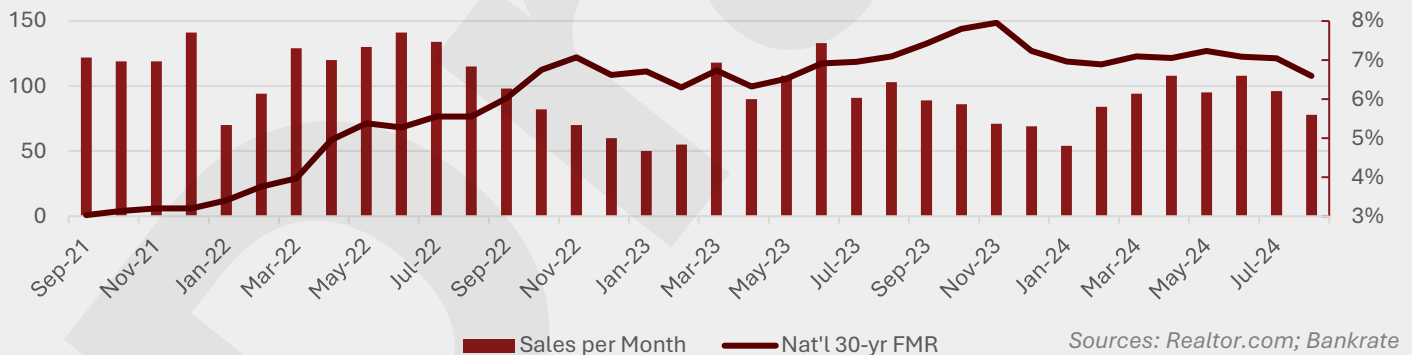
List Prices vs. Mortgage Rates

South Jordan, 9/2021 - 8/2024



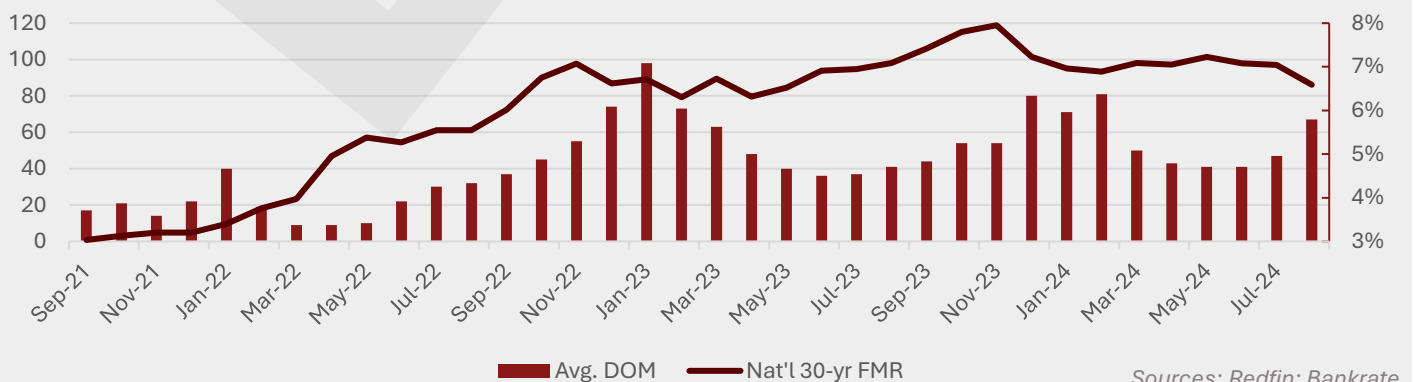
Monthly Sales vs. Mortgage Rates

South Jordan, 9/2021 - 8/2024



Days on Market vs. Mortgage Rates

South Jordan, 9/2021 - 8/2024



Rental Housing

South Jordan has relatively few renter households, with just under 16 percent of households paying monthly rent in the City, as compared to nearly 33 percent in the County, according to the 2018-2022 American Community Survey. In contrast to most of its peer cities, South Jordan's share of households renting their home decreased in recent years.

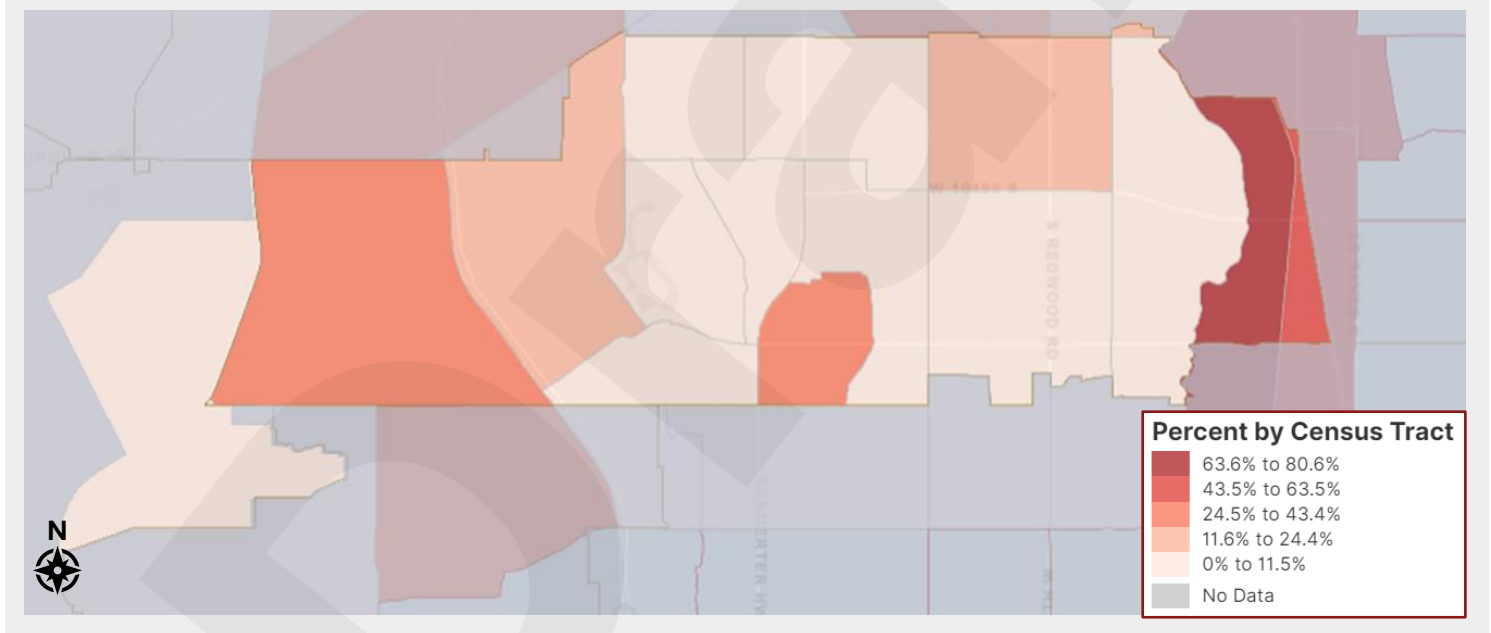
Figure 29: Renter Households as a Percent of Total Households, Comparative, Historical

| Area | Bluffdale | Draper | Herriman | Riverton | Sandy | South Jordan | West Jordan | Salt Lake County |
|------|-----------|--------|----------|----------|-------|--------------|-------------|------------------|
| 2017 | 17.0% | 20.7% | 20.0% | 10.4% | 23.2% | 20.6% | 25.1% | 33.5% |
| 2022 | 19.9% | 27.0% | 18.6% | 13.7% | 23.5% | 15.8% | 22.6% | 32.9% |

Source: U.S. Census Bureau 5-year ACS Data 2013-2017 and 2018-2022

Rentals are not evenly distributed throughout the City. The largest concentration of rentals within the City is located on its eastern edge near the Jordan River, due to the presence of large apartment complexes. The neighborhood surrounding "The District" shopping center in the central-southern portion of the City, as well as the Daybreak area in the western portion of the City, also have moderate concentrations of renter households.

Figure 30: Renters as a Percent of Total Households, by Census Tract (2022)



Source: U.S. Census Bureau 5-year ACS Data 2018-2022

According to the 2022 American Community Survey, there are 4,119 total rental units (occupied and for-rent) in South Jordan. Of these, a large majority are located within large apartment complexes, as shown in the table below.

Figure 31: Housing Types as a Percent of Total Rental Units in South Jordan (2022)

| Housing Type | 5-9 Unit Complex | 50-99 Unit Complex | 99+ Unit Complex | Rental Duplex | Rental Townhome | SFD Rental |
|-------------------------|------------------|--------------------|------------------|---------------|-----------------|------------|
| % of Total Rental Units | 0.4% | 4.8% | 62.7% | 0.2% | 16.7% | 11.2% |

Sources: Wasatch Front Regional Council, Utah Housing Unit Inventory; U.S. Census Bureau 5-year ACS Data 2018-2022; ZPFI Calculation

Multifamily Market Overview

After a multifamily construction boom from 2019 through 2021 led to sustained increases in vacancy and little appetite for new construction starts, indicators suggest the market is beginning to recover. CBRE Research reports that “[f]or the first time in almost two years, the SLC multifamily market occupancy rate has increased.” For Q2 2024, the metro market vacancy rate sits at 6.1 percent. Still, deliveries trended down last quarter amidst high construction costs. Net absorption is positive, but trending down, from 1,638 units in Q1 2024 to 1,073 units in Q2.

Average rents remain stable at \$1,555, though Marcus and Millichap report unusually high concessions, with 36 percent of units offering temporary rent discounts or incentives as of Q1 2024.

Figure 32: Salt Lake Metro Multifamily Market: Average Rents, Q2 2024

| Category | Average Rent |
|------------------------|--------------|
| <i>By Bedrooms</i> | |
| Studio | \$1,127 |
| 1 Bedroom | \$1,340 |
| 2 Bedroom | \$1,670 |
| 3 Bedroom | \$2,082 |
| <i>By Decade Built</i> | |
| Built 1960-1969 | \$1,356 |
| Built 1970-1979 | \$1,400 |
| Built 1980-1989 | \$1,420 |
| Built 1990-1999 | \$1,562 |
| Built 2000-2009 | \$1,595 |
| Built 2010-2024 | \$1,668 |

Source: CBRE Econometric Advisors, Q2 2024

Though brokers do not offer data specific to South Jordan, submarket indicators suggest that the City will see continued concessions and move-in incentives. While rents remain stable in the overall market, the southern and southwestern submarkets lead the region in year-over-year rent declines at around -2.0 percent. In contrast to the overall market, the southern and southwestern submarkets show continued year-over declines in occupancy, at roughly -0.3 to -0.8 percent, and may take longer to recover.

This Multifamily Market Overview contains data aggregated from the Salt Lake City Multifamily Market Snapshot, Q2 2024 by CBRE Research and the Salt Lake City Multifamily Market Report, 2Q 2024 by Marcus and Millichap.

Housing Affordability

The U.S. Department of Housing and Urban Development defines housing affordability as spending no more than 30 percent of household income towards housing costs, including rent, mortgage payments, utilities, taxes, insurance, and fees. Given the HUD definition of affordability, this section analyzes South Jordan's housing stock and socioeconomic characteristics to illuminate affordable housing needs for low- to moderate-income households.

Cost Burden

Households that spend over 30 percent of income on housing are considered cost-burdened. Approximately 22.7 percent of South Jordan households are cost burdened, as compared to 28.9 percent of Salt Lake County households. Renters are substantially more likely to be cost-burdened, with 42.0 percent of South Jordan renters spending over 30 percent of household income on housing, versus 19.1 percent for homeowners. Disproportionately higher cost burden for renters is seen in the County as well; 47.3 percent of County renters are cost-burdened versus 20.2 percent of County homeowners.

Because owner-occupied cost burdens are similar in the City as in the County, the overall lower level of cost burden in South Jordan is largely explained by its lower share of renter households (15.8 percent, versus 32.9 percent in the County, per the 2018-2022 American Community Survey). Still, South Jordan renters are slightly less likely to be cost-burdened; 42.0 percent of South Jordan renters are cost-burdened versus 47.3 percent in Salt Lake County.

Figure 33: Housing Cost Burden by Tenure, Comparative (2022)

| Percent of Monthly Income Spent on Housing | South Jordan: Percent of Households | Salt Lake County: Percent of Households |
|--|-------------------------------------|---|
| Owner-Occupied | | |
| Less than 20 percent | 61.2% | 58.8% |
| 20 to 29 percent | 19.5% | 21.1% |
| 30 percent or more (Cost Burdened) | 19.1% | 20.2% |
| Renter-Occupied | | |
| Less than 20 percent | 22.1% | 26.0% |
| 20 to 29 percent | 31.7% | 26.8% |
| 30 percent or more (Cost Burdened) | 42.0% | 47.3% |
| Overall | | |
| Less than 20 percent | 55.0% | 48.3% |
| 20 to 29 percent | 21.5% | 22.9% |
| 30 percent or more (Cost Burdened) | 22.7% | 28.9% |

Source: U.S. Census Bureau 5-year ACS Data 2018-2022

Area Median Income (AMI)

The U.S. Department of Housing and Urban Development (HUD) sets “income limits” at various income levels based on a metropolitan area’s median family income. These exist to govern Section 8 eligibility; however, this “area median income” (“AMI”) measure has become popular among local and state governments, as well as the private and non-profit sectors, to analyze housing affordability. South Jordan falls within the Salt Lake County HUD Metro area, for which the median family income limits are provided in Figure 34. The row corresponding with a 3-person household is highlighted to reflect the average household size in South Jordan (3.20 persons) and Salt Lake County (2.86 persons). Within the Housing Affordability section, a household size of three persons will be used for all analyses.

Figure 34: Salt Lake City, UT HUD Metro FMR Area Income Limits by Family Size (2024)

| Household Size | 0-30% AMI | 30-50% AMI | 50-80% AMI | 80-100% AMI |
|----------------|-----------|------------|------------|-------------|
| 1 person | \$24,300 | \$40,450 | \$64,700 | \$80,850 |
| 2 persons | \$27,750 | \$46,200 | \$73,950 | \$92,400 |
| 3 persons | \$31,200 | \$52,000 | \$83,200 | \$103,950 |
| 4 persons | \$34,650 | \$57,750 | \$92,400 | \$115,500 |
| 5 persons | \$37,450 | \$62,400 | \$99,800 | \$124,740 |
| 6 persons | \$41,960 | \$67,000 | \$107,200 | \$133,980 |
| 7 persons | \$47,340 | \$71,650 | \$114,600 | \$143,220 |
| 8 persons | \$52,720 | \$76,250 | \$122,200 | \$152,460 |

Source: HUD 2024

Based on the income limits outlined in the table above, the following table shows the number and proportion of households in South Jordan falling into various area median income categories. Corresponding with the City’s relatively high median income, fewer than half (40.1 percent) of South Jordan households fall below the Salt Lake Metropolitan AMI. Low-income households (0 to 80 percent AMI) comprise 26.5 percent of South Jordan households.

Figure 35: South Jordan Household Count by Area Median Income Category (2022)

| AMI Level | # of Households | Cumulative # | % of Households | Cumulative % |
|-------------------|-----------------|--------------|-----------------|--------------|
| <30% of AMI | 1,571 | 1,571 | 6.4% | 6.4% |
| 30% - 50% of AMI | 1,400 | 2,971 | 5.7% | 12.2% |
| 50% - 80% of AMI | 3,492 | 6,463 | 14.3% | 26.5% |
| 80% - 100% of AMI | 3,332 | 9,784 | 13.6% | 40.1% |

Source: U.S. Census Bureau 5-year ACS Data 2018-2022; HUD; ZPFI

Affordable Housing Allowance by AMI

Based on the definition of housing affordability as spending no more than 30 percent of income on housing costs, the following table shows the maximum affordable monthly housing allowance by AMI category.

Figure 36: Affordable Monthly Housing Payments by AMI Categories

| | 0-30% AMI | 30-50% AMI | 50-80% AMI | 80-100% AMI |
|--|-----------|------------|------------|-------------|
| Monthly Housing Allowance (Including \$300 in Utilities) | \$780 | \$1,300 | \$2,080 | \$2,599 |
| Monthly Housing Allowance (less \$300 in Utilities) | \$480 | \$1,000 | \$1,780 | \$2,299 |

Source: ZPFI Calculation based on HUD 2024 Data

Affordable Home Prices

Based on the definition of housing affordability as spending no more than 30 percent of income on housing costs, which include utilities, the following table shows affordable home prices at various mortgage rates, assuming \$300 monthly utility costs and a 10 percent downpayment. Income ranges are supplemented with corresponding occupations and the number of workers per household, based on 2023 mean wage data for the Salt Lake metro area.

Figure 37: Affordable Home Price Range by Mortgage Rate, Household Income, and Occupation

| Household Income Range | Occupations Corresponding with Household Income Range, by Number of Workers in Household | | Affordable Home Price Range | | | | | |
|-------------------------------|--|---|-----------------------------|---------|---------------|---------|---------------|---------|
| | | | 5.5% Mortgage | | 6.5% Mortgage | | 7.5% Mortgage | |
| | 1 worker | 2 workers | Low | High | Low | High | Low | High |
| Less than \$14,999 | 1 full-time worker at \$7.25 hourly | 2 half-time workers at \$7.25 hourly | - | \$13.0k | - | \$11.9k | - | \$10.8k |
| \$15,000 to \$24,999 | 1 full-time worker at \$12.00 hourly | 1 full-time + 1 half-time at \$7.25 hourly | \$13.0k | \$56.6k | \$11.9k | \$51.5k | \$10.8k | \$47.0k |
| \$25,000 to \$34,999 | Pre-K Teacher, Barber, Manicurist, Janitor, Lifeguard, Receptionist | 2 full-time workers at \$7.25 hourly | \$56.6k | \$100k | \$51.5k | \$91.1k | \$47.0k | \$83.2k |
| \$35,000 to \$49,999 | Housekeeper, Dental Assistant, Bus Driver, Veterinary Technician | 2 full-time workers at \$12.00 hourly | \$100k | \$165k | \$91.1k | \$150k | \$83.2k | \$137k |
| \$50,000 to \$74,999 | Electrician, Firefighter, Police, Paramedic; Avg. of All Occupations | Pre-K Teacher, Barber, Manicurist, Janitor, Lifeguard, Receptionist | \$165k | \$274k | \$150k | \$249k | \$137k | \$228k |
| \$75,000 to \$99,999 | Dental Hygienist, Accountant, Nurse/RN, Physical Therapist | Housekeeper, Dental Assistant, Bus Driver, Veterinary Technician | \$274k | \$383k | \$249k | \$348k | \$228k | \$318k |
| \$100,000 to \$149,999 | Scientist, Construction Manager, Physician Assistant, Lawyer | Electrician, Firefighter, Police, Paramedic; Avg. of All Occupations | \$383k | \$601k | \$348k | \$546k | \$318k | \$499k |
| \$150,000 to \$199,999 | General Physician, Pathologist, IT Manager, Pediatrician | Dental Hygienist, Accountant, Nurse/RN, Physical Therapist | \$601k | \$819k | \$546k | \$744k | \$499k | \$680k |
| \$200,000 or more | Specialized Physician, Chief Executive, Airline Pilot, Psychiatrist | Scientist, Construction Manager, Physician Assistant, Lawyer | \$819k | - | \$744k | - | \$680k | - |

Sources: Bureau of Labor Statistics' May 2023 Occupational Employment and Wage Estimates for the Salt Lake Metropolitan Area; ZPFI Calculation based on HUD Data and Definitions

According to the Zillow Home Value Index, a typical South Jordan home is valued at \$652,514 as of July 2024. According to the Bureau of Labor Statistics May 2023 Occupational Employment and Wage Estimates, the annual mean wage for all occupations in the Salt Lake Metro area is \$65,880 annually. At current prices and rates, the typical South Jordan home is unaffordable for households with two full-time income earners working average-paying jobs.

Based on the definition of housing affordability as spending no more than 30 percent of income on housing costs, the following table shows affordable home prices by mortgage rate for low- to moderate-income households, assuming \$300 monthly utility costs and a 10 percent downpayment. The AMI categories provided are based on the income limits provided by HUD for the Salt Lake Metro area and a household size of three persons, as previously discussed.

Figure 38: Affordable Home Price Range by Mortgage Rate and AMI Category

| Household Income | | Home Price Range | | | | | |
|--------------------|----------------------|------------------|-----------|---------------|-----------|---------------|-----------|
| | | 5.5% Mortgage | | 6.5% Mortgage | | 7.5% Mortgage | |
| AMI Category | Income Range | Low | High | Low | High | Low | High |
| < 30% of AMI | \$0 – \$31,200 | - | \$83,612 | - | \$76,030 | - | \$69,437 |
| 30% to 50% of AMI | \$31,200 – \$52,000 | \$83,612 | \$174,192 | \$76,030 | \$158,397 | \$69,437 | \$144,660 |
| 50% to 80% of AMI | \$52,000 - \$83,200 | \$174,192 | \$310,062 | \$158,397 | \$281,946 | \$144,660 | \$257,495 |
| 80% to 100% of AMI | \$83,200 - \$103,950 | \$310,062 | \$400,425 | \$281,946 | \$364,114 | \$257,495 | \$332,537 |

Source: ZPFI Calculation based on HUD Data and Definitions

According to Freddie Mac’s Primary Mortgage Market Survey,[®] the national average rate for 30-year fixed mortgages was 6.35 percent as of September 5th, 2024, a 52-week low. The highest weekly average rate within the prior 52 weeks was 7.79 percent on October 26th, 2023. To roughly correspond with current rates, the affordability calculations herein use a 6.5 percent rate (highlighted above). However, mortgage rates vary for borrowers depending on credit scores, down payment amounts, loan to value ratios, loan lengths, rate buydowns, and property characteristics.

As demonstrated in the previous tables, mortgage rates are a significant factor in housing affordability; a one percent difference in annual percentage rate (APR) can affect a household’s home purchase budget by thousands or tens of thousands of dollars.

FICO credit scores are based on payment history, indebtedness, length of credit history, new credit, and credit mix. Credit scores are never calculated based on protected characteristics, such as disability, sex, or race. Nonetheless, credit scores correlate with income, age, and other demographic factors that overlap with affordable housing needs. Younger borrowers, for example, tend to have shorter credit history that can negatively impact credit scores, leading to higher interest rates and smaller purchase budgets.

The following table shows mortgage rates for various credit score ranges, based on national data for August 2024. Lenders generally consider a credit score of 620 as the minimum required to qualify for a conventional mortgage. Currently, the spread of mortgage rates between the least and most creditworthy borrowers is nearly 1.59 percent.

Figure 39: National Average Mortgage APR by FICO Credit Score (August 2024)

| Credit Score | 620 to 639 | 640 to 659 | 660 to 679 | 680 to 699 | 700 to 759 | 760 to 850 |
|--------------------------------|------------|------------|------------|------------|------------|------------|
| National Average Mortgage Rate | 7.554% | 7.008% | 6.578% | 6.364% | 6.187% | 5.965% |

Source: FICO (August 2024). Assumes \$300,000 mortgage amount and 30-year fixed-rate mortgage.

Affordable Housing Inventory

Based on assessed housing values, the following table examines the number of existing (whether for-sale or occupied) single-family homes (including townhome), duplexes, and condo units in South Jordan that would be affordable for households at various levels of AMI to purchase today, given mortgage rates around 6.5 percent. A very small proportion (2.8 percent) of homes in South Jordan are currently affordable for households earning less than the Salt Lake Metro area median income. For low-income households (earning less than 80 percent of AMI), only 1.1 percent of South Jordan homes are affordable to purchase.

Figure 40: Affordable Single-Family, Duplex, and Condo Units by AMI (2022)

| | 0-30% AMI | 30-50% AMI | 50-80% AMI | 80-100% AMI |
|--|-----------|------------|------------|-------------|
| Household Income Limit (3 persons) | \$31,200 | \$52,000 | \$83,200 | \$103,950 |
| Affordable Home Price (6.5% mortgage rate, \$300 utilities, 10% downpayment) | \$76,030 | \$158,397 | \$281,946 | \$364,114 |
| # of Affordable SF, Duplex, Condo Units | 37 | 0 | 207 | 402 |
| Cumulative Units | 37 | 37 | 244 | 646 |
| % of South Jordan SF, Duplex, Condo Units | 0.2% | 0.0% | 0.9% | 1.7% |
| Cumulative % | 0.2% | 0.2% | 1.1% | 2.8% |

Source: Wasatch Front Regional Council, Utah Housing Unit Inventory; HUD; ZPFI

Figure 41 examines the number of existing rentals (whether for-rent or occupied) in South Jordan that would be affordable for households at various levels of AMI to lease today. As previously discussed (page 17), most rentals in the City consist of apartments; however, townhomes, duplexes, and even single-family detached homes are available for rent. The following table considers affordability for all rental units in South Jordan, regardless of the housing type.

Figure 41: Affordable Rental Units by AMI (2022)

| | 0-30% AMI | 30-50% AMI | 50-80% AMI | 80-100% AMI |
|---|-----------|------------|------------|-------------|
| Household Income Limit (3 persons) | \$31,200 | \$52,000 | \$83,200 | \$103,950 |
| Affordable Monthly Rent (incl. utilities) | \$780 | \$1,300 | \$2,080 | \$2,599 |
| # of Affordable Rentals (Rented and For-Rent Units) | 161 | 521 | 2,491 | 587 |
| Cumulative Units | 161 | 682 | 3,172 | 3,760 |
| % of South Jordan Rentals | 3.9% | 12.6% | 60.5% | 14.3% |
| Cumulative % | 3.9% | 16.5% | 77.0% | 91.3% |

Source: U.S. Census Bureau 5-year ACS Data 2018-2022; HUD; ZPFI

The vast majority (91.3 percent) of rental units in South Jordan are affordable for households earning less than the Salt Lake Metro area median income. For low-income households (earning less than 80 percent of AMI), over three-quarters (77.0 percent) of rental units are affordable. However, affordable housing availability declines sharply for households earning less than 50 percent of AMI. For households earning less than 50 percent of AMI, 16.5 percent of rentals are affordable. For households earning less than 30 percent of AMI, just 3.9 percent of rentals are affordable. Additionally, low-priced units not restricted by income may be occupied by households with relatively higher incomes, further limiting access to housing for the lowest income groups.

Picture of Subsidized Households

Given the limited number of units affordable for very-low to extremely-low -income households, some South Jordan residents depend on federal subsidies to afford housing. In determining the affordable housing needs in the City, an examination of subsidized households reveals where some of these needs are already met through subsidies.

The U.S. Department of Housing and Urban Development provides assistance to households through three categories of programs: public housing, tenant-based subsidy, and privately-owned/project-based subsidy (including Low Income Housing Tax Credit, or LIHTC, units). The Housing Authority of Salt Lake County (also known as Housing Connect) provides public housing units throughout the County. Tenant-based subsidy refers to assistance administered by HUD directly to households in the form of vouchers for market-rate units. In South Jordan, households receiving subsidy fall into the tenant-based subsidy category, as the City does not have any public housing or LIHTC units. The following table outlines the economic and demographic characteristics of households receiving this tenant-based subsidy for market-rate units.

Figure 42: HUD Subsidized Households in South Jordan (2023)

| | |
|--|-----------|
| Total HUD Subsidized Households | 49 |
| Total Population (all members of subsidized households) | 120 |
| Household Size | 2.3 |
| Avg. Monthly Housing Cost | \$1,501 |
| Avg. Cost to Household | \$459 |
| Avg. Cost to HUD | \$1,042 |
| Avg. Income for Subsidized Households | \$17,686 |
| Imputed Median Income for Subsidized Households | \$15,000 |
| Avg. Percent of AMI | 21% |
| Households below 30% of AMI | 41 |
| Households 30% to 50% of AMI | 8 |
| Households above 50% AMI | 0 |
| Percent Disabled (of all members of subsidized households) | 32% |
| Percent Racial/Ethnic Minority | 32% |
| Percent Households with Children | 36% |
| Average Time Since Moved In | 60 months |
| Percent Moved in Last Year | 34% |

Source: HUD 2023; ZPFI Calculation

This picture of HUD subsidized households does not necessarily include households receiving other forms of financial support or non-employment income, such as Social Security; pensions; 401k, Roth IRA, and other retirement account income; or aid from friends, family, non-profit, and religious organizations. However, the U.S. Census Bureau's American Community Survey captures sources of income from Social Security, Supplemental Social Security, retirement payments, disability benefits, and any cash public assistance or welfare payments from state and local entities. Therefore, the following "Housing Gap Analysis" fully accounts for households receiving subsidy.

Housing Gap Analysis

This subsection considers supply- and demand-side factors in the South Jordan housing market to calculate a “Housing Gap Analysis.” The supply-side encompasses South Jordan’s housing inventory, including the costs to rent or purchase units at current market values, mortgage rates, and rents. The demand side encompasses existing South Jordan households, examining current income levels and accounting for subsidies to determine what existing residents can afford in current market conditions.

This Housing Gap Analysis is designed to illuminate points of focus to plan for housing affordability, given the current market environment. Many of South Jordan’s current residents moved in amidst a different market environment, with lower interest rates, lower rents, and lower home prices. Therefore, the “surplus” or “shortage” numbers provided should not be interpreted to necessarily mean that the City needs a particular number of units at certain price ranges to meet the needs of current residents. (To examine housing affordability for current residents, refer back to the “Cost Burden” subsection on page XX). Instead, the Housing Gap Analysis highlights market segments that are tight and competitive with limited supply, as well as segments with excess capacity to help current and future demand.

Figure 43: South Jordan Housing Gap Analysis 2022

| | Existing Households | Naturally Occurring Affordable Units | HUD Subsidized Households | Surplus (Shortage) |
|----------------------|---------------------|--------------------------------------|---------------------------|--------------------|
| < 30% AMI | 1,571 | 198 | 41 | (1,332) |
| 30-50% AMI | 1,400 | 521 | 8 | (871) |
| 50-80% AMI | 3,492 | 2,698 | 0 | (794) |
| 80-100% AMI | 3,322 | 989 | 0 | (2,333) |
| Total Below 100% AMI | 9,784 | 4,406 | 49 | (5,329) |
| Total Below 80% AMI | 6,463 | 3,417 | 40 | (3,006) |

Source: Wasatch Front Regional Council, Utah Housing Unit Inventory; HUD; U.S. Census Bureau 5-year ACS Data 2018-2022; ZPFI

Projected Housing Gap

Without the development of new units affordable for low- and moderate-income households, the demand for affordable units will outpace supply as the population grows. Assuming the share of population falling into each AMI category remains constant as total population grows, the following table projects the affordable housing gap into year 2030 based on the population projections shown previously on page 3.

Figure 44: South Jordan Housing Gap Analysis, 2030 Projected

| | 0-30% AMI | 30-50% AMI | 50-80% AMI | 80-100% AMI | Total Below 100% AMI | Total Below 80% AMI |
|---------------------------------------|-----------|------------|------------|-------------|----------------------|---------------------|
| Current Surplus (Shortage) | (1,332) | (871) | (794) | (2,333) | (5,329) | (3,006) |
| Additional by 2030 Surplus (Shortage) | (492) | (438) | (1,098) | (1,045) | (3,080) | (2,035) |
| Total Surplus (Shortage) by 2030 | (1,824) | (1,309) | (1,892) | (3,378) | (8,409) | (5,041) |

Source: Wasatch Front Regional Council, Utah Housing Unit Inventory; HUD; U.S. Census Bureau 5-year ACS Data 2018-2022; ZPFI

Financial Tools and Affordability Mechanisms

First Home Investment Zones (FHIZ)

Utah Senate Bill 268 (SB268), passed in 2024, allows cities to use tax increment to create a town center, with owner-occupied units, in areas not covered by Housing and Transit Reinvestment Zones (HTRZs). There must be a minimum of ten acres and a maximum of 100 acres in a FHIZ. The approval process is similar to that of HTRZs, with HTRZ committee approval required.

There is a per-acre minimum residential density requirement of 30 units per acre, and 51 percent of the developable acres in the FHIZ zone must be residential. However, up to half of these homes can be outside the FHIZ zone. At least 25 percent of homes within the zone must be owner-occupied; outside the zone, all homes must be owner-occupied.

At least 12 percent of homes inside the FHIZ zone, and at least 20 percent of homes outside the zone must be affordable. Owner-occupied homes are defined to be affordable at 80 percent of the county median sales price; rental homes are affordable at 80 percent AMI.

New homes outside the FHIZ zone, but within the proposing city (“extraterritorial homes”), can count towards the requirement of 30 units per acre if they are owner-occupied for at least 25 years and meet other requirements: minimum of six units per acre, single-family owner-occupied, and 80 percent detached units.

If a FHIZ is approved, the municipality can receive up to 60 percent of property tax increment capture from all taxing entities inside the zone for 25 out of 45 years, with a maximum of three tax increment phases. Increment can be used for project and system infrastructure costs for the benefit of the FHIZ and related homes outside the zone.

Community Reinvestment Areas (CRA)

In a CRA area, ten percent of tax increment revenue to the local Redevelopment Agency exceeding \$100,000 per year must be set aside for affordable housing. These funds can be used anywhere in the City or transferred to housing agencies.

A CRA is a defined area, created under Utah Code 17C-5-104, that allows for the tax increment generated by new development, over a specified period of time, to be set aside to the City’s redevelopment agency for specific purposes within the CRA, including the creation of affordable housing. As the City creates additional CRA areas, it will also generate additional housing funds.

Figure 45: CRA Utah Code 17C-5-104 Requirements

| | |
|--|---|
| Geographic Limitations | Limited to municipal boundaries (or any defined portion therein) |
| Funding Mechanism | Tax Increment Financing |
| Taxing Entity Participation | Beneficial to gain the support of the other taxing entities within the defined project area |
| State of Utah Participation | No |
| Governing Body | Municipal Redevelopment Agency |
| Committee Formation Required | No |
| State Approval Required | No, but documentation filing is required |
| Area of Expenditure | Within defined boundaries or for improvements that benefit the area |
| Zoning and Use Requirements | No requirements |
| Affordable Housing Requirements | 10% affordable set-aside for CRAs generating more than \$100,000 in increment annually |
| Other Economic Development and Housing Tools | Can be used in combination with other tools |

Source: ZPFI

Deed Restrictions

Deed restrictions are recorded covenants against a property that “run with the land,” remaining in effect upon repeated sale or transfer. Cities across Utah use deed restrictions to maintain affordable rents, limit property value growth, restrict ownership to certain levels of income, and control property uses (example: [Park City](#)). A City may record a deed restriction on land it owns, or through an agreement with a private landowner.

A deed restriction is a non-legislative requirement on landowners without the creation of new laws or changes to code. To record a deed restriction on private property, restrictions need to be counterbalanced with incentives for the landowner. Alternatively, the City could record deed restrictions against land it purchases or currently owns without the need for incentives. However, doing so could lower the asset value by reducing its income and/or profit potential. Once a deed restriction is recorded, the party filing the covenant (i.e., the City) bears the burden of enforcement. This involves dedicating personnel to track compliance and handle noncompliant landowners.

Deed restriction is a tool to ensure the affordability of a residential property in perpetuity, but it comes at a price: the cost of incentivizing acceptance of the covenant or mitigating loss of asset value, cost of tracking compliance, and cost of legal enforcement.

Home Ownership Promotion Zones (HOPZ)

HOPZs were enacted by the Utah Legislature in its 2024 session in SB168. The basic requirements for a HOPZ are as follows:

- Can be established directly by a municipality;
- Must be 10 acres or less;
- Must be zoned for at least 6 units per acre;
- 60 percent of the housing units must be affordable (less than 80 percent of the median county home price);
- Housing must be deed-restricted for at least five years;
- And more provisions are in the bill – details; and
- If created, the municipality can receive 60 percent of the tax increment for 15 years.

Appendix A: Moderate-Income Housing Goals and Strategies

As a community with fixed guideway transit (i.e., UTA TRAX), South Jordan is required to implement at least five of the following strategies as defined in Utah Code 10-9a-403(2)(b)(iii) but may voluntarily implement more than five strategies.

- A. rezone for densities necessary to facilitate the production of moderate-income housing;
- B. demonstrate investment in the rehabilitation or expansion of infrastructure that facilitates the construction of moderate-income housing;
- C. demonstrate investment in the rehabilitation of existing uninhabitable housing stock into moderate income housing;
- D. identify and utilize general fund subsidies or other sources of revenue to waive construction related fees that are otherwise generally imposed by the municipality for the construction or rehabilitation of moderate-income housing;
- E. create or allow for, and reduce regulations related to, internal or detached accessory dwelling units in residential zones;
- F. zone or rezone for higher density or moderate-income residential development in commercial or mixed-use zones near major transit investment corridors, commercial centers, or employment centers;
- G. amend land use regulations to allow for higher density or new moderate income residential development in commercial or mixed-use zones near major transit investment corridors;
- H. amend land use regulations to eliminate or reduce parking requirements for residential development where a resident is less likely to rely on the resident's own vehicle, such as residential development near major transit investment corridors or senior living facilities;
- I. amend land use regulations to allow for single room occupancy developments;
- J. implement zoning incentives for moderate income units in new developments;
- K. preserve existing and new moderate-income housing and subsidized units by utilizing a landlord incentive program, providing for deed restricted units through a grant program, or, notwithstanding Section 10-9a-535, establishing a housing loss mitigation fund;
- L. reduce, waive, or eliminate impact fees related to moderate income housing;
- M. demonstrate creation of, or participation in, a community land trust program for moderate income housing;
- N. implement a mortgage assistance program for employees of the municipality, an employer that provides contracted services to the municipality, or any other public employer that operates within the municipality;
- O. apply for or partner with an entity that applies for state or federal funds or tax incentives to promote the construction of moderate income housing, an entity that applies for programs offered by the Utah Housing Corporation within that agency's funding capacity, an entity that applies for affordable housing programs administered by the Department of Workforce Services, an entity that applies for affordable housing programs administered by an association of governments established by an interlocal agreement under Title 11, Chapter 13, Interlocal Cooperation Act, an entity that applies for services provided by a public housing authority to preserve and create moderate income housing, or any other entity that applies for programs or services that promote the construction or preservation of moderate income housing;
- P. demonstrate utilization of a moderate-income housing set aside from a community reinvestment agency, redevelopment agency, or community development and renewal agency to create or subsidize moderate income housing;

Continued on the following page.

- Q. create a housing and transit reinvestment zone pursuant to Title 63N, Chapter 3, Part 6, Housing and Transit Reinvestment Zone Act;
- R. create a home ownership promotion zone pursuant to Part 10, Home Ownership Promotion Zone for Municipalities;
- S. eliminate impact fees for any accessory dwelling unit that is not an internal accessory dwelling unit as defined in Section 10-9a-530;
- T. create a program to transfer development rights for moderate income housing;
- U. ratify a joint acquisition agreement with another local political subdivision for the purpose of combining resources to acquire property for moderate income housing;
- V. develop a moderate-income housing project for residents who are disabled or 55 years old or older;
- W. develop and adopt a station area plan in accordance with Section 10-9a-403.1;
- X. create or allow for, and reduce regulations related to, multifamily residential dwellings compatible in scale and form with detached single-family residential dwellings and located in walkable communities within residential or mixed-use zones;
- Y. create a first home investment zone in accordance with Title 63N, Chapter 3, Part 16, First Home Investment Zone Act;
- Z. demonstrate implementation of any other program or strategy to address the housing needs of residents of the municipality who earn less than 80% of the area median income, including the dedication of a local funding source to moderate income housing or the adoption of a land use ordinance that requires 10% or more of new residential development in a residential zone be dedicated to moderate income housing.

South Jordan is required to “identify each moderate-income housing strategy recommended to the legislative body for implementation by restating the exact language used” in the preceding menu of strategy options.

Upon electronic submittal to the Utah Department of Workforce Services, Housing and Community Development Division (“Division”), due on or before August 1st, the Division will review the submission to verify that it contains the required number of listed strategies, that the City proposes specific timelines and measurable benchmarks for implementation within the five-year planning period (for initial reports) or that the City has progressed toward identified benchmarks and met previously provided timelines according to its implementation plan (for subsequent reports).

The Division will review reports within 90 days of receipt for compliance. In the event of a noncompliant determination, the City may submit a corrected report within 90 days from the date the notice of noncompliance was sent, after which the Division will review within 30 days. Noncompliance may result in daily fees and loss of program funds from the State Department of Transportation.

The City must choose at least five strategies from the preceding list, along with measurable and specific timelines and benchmarks for implementation. The City may opt to choose more than five strategies, in which case the City would qualify for priority consideration with regards to State Department of Transportation funds and/or projects.

The City of South Jordan has provided the following implementation strategies:

Strategy 1 (Option E):

Create or allow for, and reduce regulations related to, internal or detached accessory dwelling units in residential zones.

Actions to Date:

2020

- The City Council approved Ordinance 2020-10 amending the requirements for accessory dwelling units (ADUs), which clarified and streamlined the City’s existing ADU regulations. (City staff approves ADUs administratively and there is no requirement for a public hearing.) At that time, the South Jordan City Municipal Code (“City Code”) already permitted internal ADUs in almost all single-family zones, detached ADUs in some single-family zones, and ADUs in the City’s largest mixed-use zone where the Daybreak planned community is located.
- After passing Ordinance 2020-10, the Planning Commission and the City Council discussed with City staff additional ideas and changes that would have expanded where ADUs are permitted in the City. The City put these discussions on hold until after the 2021 legislative session because the City wanted to see the outcome of HB 82 (2021) before making additional changes to the City’s ADU regulations.
- The City approved 34 ADU applications. (The ADUs reported for each year in the Plan do not include detached ADUs that the City has approved in Daybreak. The Daybreak ADUs are approved according to a different process under the 2003 Daybreak Master Development Agreement.)

2021

- The City Council approved Ordinance 2021-16, which made additional changes to the City’s ADU regulations to meet the new state requirements (HB 82).
- City staff began discussing with the developers of the Daybreak community (the “Daybreak Developer”) changes to the community’s ADU regulations, which are not subject to HB 82.
- The City began more formally tracking and sharing ADU permit approval numbers.
- The City approved 25 ADU applications.

2022

- City staff continued discussing with the Daybreak Developer changes to the ADU regulations, and agreed on a path towards developing and agreeing on standards for permitting more ADUs than are already permitted in the development.
- The City approved 42 ADU applications not including detached ADUs in Daybreak.

2023

- City staff continued to meet with the Daybreak Developer to discuss the expanding opportunities to build ADUs in the Daybreak development. These discussions led Daybreak to draft a pattern book that would regulate ADUs and expand the types of residential lots and structures in the community that could accommodate an ADU. City staff reviewed the pattern book and provided comments. City staff also clarified that any changes to Daybreak’s ADU regulations requires an amendment to the Daybreak Master Development Agreement (“Daybreak MDA”).
- The City approved 38 ADU applications.
- Between 2012 and the end of 2023, the City approved 245 ADU applications.

2024

- Work with Daybreak to draft a long-term ADU solution for Daybreak under the City’s Planned Community (PC) Zone and Daybreak MDA.

Actions to implement:**2025**

- Approve the modified Daybreak MDA
- Advertise ADU changes and report ADU permits.
 - City staff will finalize its draft illustrative guide to reflect changes to the City's detached ADU regulations. This illustrative guide will help residents and elected officials understand the City's ADU regulations.
 - City staff will post the guide on the City's website and promote it on the City's social media accounts.
- City staff will continue to track and report ADU permit numbers by year.
 - Consider additional modifications to the City's ADU requirements.
 - City staff will research additional changes to the City's Accessory Dwelling Unit Floating Zone, particularly expanding opportunities for and streamlining regulations of detached ADUs.
 - City staff will schedule time with the Planning Commission and City Council to discuss potential changes, and if changes are warranted, a timeline for adopting those changes.

Strategy 2 (Option G):

Amend land use regulations to allow for higher density or new moderate income residential development in commercial or mixed-use zones near major transit investment corridors.

Actions to Date:**2020**

- The City drafted an amendment to its General Plan to include two subarea plans. One of the subareas is the Jordan Gateway area, which includes a FrontRunner station and one bus line.
- The City continued discussions about development opportunities in the town center area of the Daybreak community called "Downtown Daybreak," which is entitled to build a variety of housing types (apartments, condominiums, and other attached housing and small-lot residential) along the existing TRAX Red Line.
- The City approved various types of detached and attached housing in Daybreak that are within one-half mile of the two existing TRAX stations for a total of 2,549 existing and approved residential units (731 small-lot SF, 803 townhomes, 227 condominiums and 788 apartments).

2021

- The City Council approved the two subarea plans, including the Jordan Gateway area. The Jordan Gateway subarea plan proposes allowing additional housing near an existing bus route and FrontRunner station, and repurposing existing parking lots for additional development.
- The City's discussions regarding the development of Downtown Daybreak were reenergized by the new Daybreak Developer, the Larry H. Miller Group, and plans for Downtown Daybreak began to solidify. These plans include a significant number of entitled housing units near the existing and planned TRAX Red Line stations.
- The City approved 77 townhomes, 50 condominiums and 400 apartments in Daybreak that are within one-half mile of the two existing TRAX stations for a total of 3,076 existing and approved residential units (731 small-lot SF, 880 townhomes, 277 condominiums and 1,188 apartments).

2022

- The City's continuing discussions regarding the development of Downtown Daybreak led the City and Daybreak Developer to draft an application for a Housing and Transit Reinvestment Zone ("Daybreak HTRZ"). The Daybreak HTRZ will jumpstart the development of more than 100 acres in Downtown Daybreak, which is situated along one future and two existing TRAX stations. Among other things, the HTRZ proposes more than 4,700 residential units, with more than 10% of those units being affordable.

- The City began reviewing a development proposal called “Altitude” that would add approximately 187 attached residential units to the Jordan Gateway subarea. If approved, this proposal will lay the groundwork for additional housing development in the subarea.
- City staff discussed with the City Council possible changes to the City’s Planned Development (PD) Floating Zone. The PD Floating Zone is the City’s primary tool for allowing multifamily residential development in infill properties throughout the City, including near major transit investment corridors.

2023

- In March the Governor’s Office of Economic Development formed a HTRZ committee, which unanimously approved the Daybreak HTRZ.
- City staff continued to work closely with the Daybreak Developer to realize the Downtown Daybreak plan by beginning its review of various permits for phase one of Downtown Daybreak and working collaboratively to solve public infrastructure challenges as they arise.
- In July, the Planning Commission approved the preliminary plat for phase one of Downtown Daybreak.
- The City continued to review and discuss the Altitude development proposal that would add approximately 187 attached residential units to the Jordan Gateway subarea.
- City staff continued to work on a draft for changes to the PD Floating Zone with plans to present the draft to the Planning Commission and City Council at the beginning of 2024.
- The City approved 10 condominiums and 326 apartments in Daybreak that are within one-half mile of the two existing TRAX stations for a total of 3,412 existing and approved residential units (731 small-lot SF, 880 townhomes, 287 condominiums and 1,514 apartments).

2024

- The City continued partnership with Daybreak to develop and implement plans for Downtown Daybreak and the Daybreak HTRZ.

Actions to implement:

2025

- The City will continue to work collaboratively with the Daybreak Developer to review and approve City land use applications and permits required to build and implement the Downtown Daybreak plan, including the affordable housing aspects of the Daybreak HTRZ, and work through the various public infrastructure challenges a development that size encounters.
- Consider changes to the PD Floating Zone.
 - City staff will present proposed changes for further discussion and possible adoption to the Planning Commission and City Council.

Strategy 3 (Option H):

Amend land use regulations to eliminate or reduce parking requirements for residential development where a resident is less likely to rely on the resident's own vehicle, such as residential development near major transit investment corridors or senior living facilities.

Actions to Date:

2020-2023

- When a development, housing or otherwise, is proposed in an area near transit, the developer and City staff review the parking requirements and identify opportunities for reduced parking. During the approval process, parking can be reduced by approval of the City Council or through creating shared parking agreements (see City Code §§ 16.26 and 17.70).

- City staff researched parking statutes in other cities with similar characteristics and discussed adjusting parking ratios and adding flexibility to ensure residential projects are not over parked on a case-by-case basis.

Actions to implement:

2025

- City Staff will evaluate how to further strengthen the existing parking reduction ordinance and clarify shared parking requirements.
- City staff will discuss the “Parking and Access” chapter of the City Code and its research of parking standards with the Planning Commission and City Council and follow up that discussion with a proposed text amendment.

Strategy 4 (Option J):

Implement zoning incentives for moderate income units in new developments.

Actions to Date:

2022

- City staff discussed possible changes to the City’s PD Floating Zone with the City Council. The PD Floating Zone is the City’s primary tool for incentivizing moderate income units in new developments.
- Shoreline PD Zone
- In March the City Council first discussed a PD Floating Zone that incentivizes moderate income housing units on approximately 191 acres of rehabilitated water reclamation property near Utah 111 (a.k.a. Bacchus Highway) called Shoreline.
- The zoning process creates a new unique mixed-use zone that provides flexibility for the developer to respond to the changes in the housing market, and build more than 1,600 housing units of a wide variety.
- After its discussions with the City Council, the Shoreline developer submitted an application to create the Shoreline PD Zone, and City staff began its formal review. City staff continued discussing the Zone with the developer, but progress slowed because of discussions about the realignment of U-111 and related studies.

2023

- The City continued to work with the Utah Department of Transportation and landowners regarding the realignment of U-111 and the effect it would have on planned housing in the area and the Shoreline PD Zone. After some of the major issues were resolved, the Shoreline developer submitted a revised zoning proposal and City staff began its review of the revised proposal.
- After additional discussions with the City Council, the Shoreline developer revised its zoning proposal to include minimum residential project densities of 20 units per acre near the intersection of 11800 South and U-111 to support the possibility of adding transit to the area in the future. The mixed-use zone also allows ADUs in addition to the over 1,600 primary dwelling units that can be built in the Shoreline PD Zone.
- In November, the City Council approved the Shoreline PD Zone.

Actions to implement:

2025

- Consider changes to the PD Floating Zone.
 - City staff will present proposed changes for further discussion and possible adoption to the Planning Commission and City Council.
- Continue partnering with the Shoreline developer to develop and implement the Shoreline PD Zone plans.
 - The City will continue to work collaboratively with the Shoreline developer to coordinate planned changes to U-111 and review and approve land use applications and permits within the Shoreline PD Zone

Strategy 5 (Option O):

Apply for or partner with an entity that applies for state or federal funds or tax incentives to promote the construction of moderate income housing, an entity that applies for programs offered by the Utah Housing Corporation within that agency's funding capacity, an entity that applies for affordable housing programs administered by the Department of Workforce Services, an entity that applies for affordable housing programs administered by an association of governments established by an interlocal agreement under Title 11, Chapter 13, Interlocal Cooperation Act, an entity that applies for services provided by a public housing authority to preserve and create moderate income housing, or any other entity that applies for programs or services that promote the construction or preservation of moderate income housing.

Actions to Date:**2023**

- In September of 2023, the City renewed their participation in the HOME Consortium interlocal agreement with Salt Lake County through the end of fiscal year 2026. South Jordan has participated as a member of the consortium since 2014 but has yet to utilize these funds for projects within South Jordan.

Actions to Implement:**2025**

- City Staff will research opportunities to utilize HOME funds for use in the home repair program.
- City Staff will explore the re-establishment of a rental assistance program with HOME funds.
- The city will work to expand education on resources available to moderate income residents.

2026

- The City will renew the HOME interlocal agreement.

Strategy 6 (Option P):

Demonstrate utilization of a moderate income housing set aside from a community reinvestment agency, redevelopment agency, or community development and renewal agency to create or subsidize moderate income housing.

Actions to Date:**2020**

- The City opened its Down Payment Assistance Program to employees, using funds set aside for moderate-income housing from the City's Redevelopment Agency ("RDA"). The City later opened this Program to anyone qualifying as low- and moderate-income. The Program seeks to give assistance to households who otherwise would not be able to become homeowners, while ensuring home ownership as a long-term successful goal.
- The City's Community Development Block Grant ("CDBG") collaborated with Assist, a local non-profit that provides home repairs to low- and moderate income households.
- The City used RDA funding to provide rental assistance through a community partner, Utah Community Action ("UCA"). This kept low- and moderate-income families housed during the pandemic. The City also uses its CDBG money to fund rental assistance through UCA.

2021

- In 2019, the City collaborated with Ivory Homes to use RDA funds to provide nine units designated as workforce housing that are deed-restricted to low- and moderate-income families. Ivory completed the units and sold them to nine families, a mix of qualified City and school district employees.

2022

- The City Council approved an infill residential project with 30 residential units and required the developer to seek funding from the RDA for at least three low- to moderate-income, deed-restricted units.
- The CDBG program continues to fund projects to improve walkability and quality of life in low- and moderate-income qualifying neighborhoods.

- The City began serious discussions with a developer to build a senior center and a large “for rent” housing development on property owned by the City using millions of RDA funds (the “Senior Housing Project”). The Senior Housing Project is planned to have deeply affordable units that would be deed and low-income restricted.

2023

- The City announced Ivory Innovations as its partner for the Senior Housing Project, and in May Ivory Innovations presented a concept of the Project to the City Council.
- The City submitted a rezone application for the Senior Housing Project that included a concept plan showing a proposed 17,000 square foot senior center and 138 senior housing units, including 104 that will be dedicated as affordable.
- In September, the City hosted a neighborhood open house to answer questions and receive feedback from the community. After the open house, City officials and Ivory Innovations quickly began exploring how to address the many concerns that they heard from residents of the adjacent neighborhoods.

2024

- The City continued partnership with Ivory Innovations to build the Senior Housing Project, worked toward identifying options for community concerns about the Senior Housing Project and explore all options for addressing those concerns.

Actions to Implement:

2025

- City staff will maintain consistent communication with Ivory Innovations and establish clear benchmarks and timelines to ensure the Senior Housing Project is progressing from concept, to approval and then to construction.
- Seek City Council and RDA Board approval of the Senior Housing Project.
 - City staff will make necessary changes to the pending rezone application that reflect any solutions to neighborhood concerns that City officials and Ivory Innovations are able to propose.
 - City staff will schedule required public hearings for the Senior Housing Project, prepare the necessary information and documents, and seek necessary recommendations and approvals from the Planning Commission and City Council.
 - City staff will draft a RDA funding agreement for the income restricted units in the Senior Housing Project and seek necessary approvals from the RDA Board to finalize the agreement with Ivory Innovations.

Strategy 7 (Option W):

Develop and adopt a station area plan in accordance with Section 10-9a-403.1.

Actions to Date:

2022

- Prior to the adoption of Utah Code § 10-9a-403.1, the City developed the area around the South Jordan FrontRunner Station, which area is now defined as a station area that is approximately half in South Jordan and half in Sandy. Development of this station area included partnerships with the Utah Transit Authority
- The portion of this station area in South Jordan already contains the following uses:
 - Warehouse/Flex 90,000 Sq. Ft.
 - Retail/Restaurant 40,000 Sq. Ft.
 - Instruction/Training 20,000 Sq. Ft.
 - Manufacturing 310,000 Sq. Ft.
 - Office 739,000 Sq. Ft.
 - Hotel 552 Rooms
 - Multifamily Residential 684 Units
 - Car Dealership 3 Lots
 - Church 2 Buildings
 - Protected Open Space 75 (approx.) Acres

- The City’s continuing discussions with the Daybreak Developer led to the Daybreak HTRZ application. Daybreak’s current zoning and entitlements, along with the plans associated with the Daybreak HTRZ meet the requirements and intent of Utah Code § 10-9a-403.1.

2023

- In May South Jordan submitted an approved resolution to Wasatch Front Regional Council (“WFRC”) for the 4800 W Old Bingham Hwy TRAX Station (“4800 W Station”) that outlined previous actions the City took and the impracticability of redeveloping the station area.
- In August the WFRC Regional Growth Committee (“RGC”) approved the resolution for the 4800 W Station, which was the first of its kind reviewed by the RGC and satisfied the station area plan (SAP) requirement for the 4800 W Station.
- City staff continued work on another resolution that is more complex and involves three existing TRAX stations and one future TRAX station located in or adjacent to the Downtown Daybreak.
- City staff communicated with adjacent communities where there are shared station areas and joint planning may be possible.

2024

- City staff worked with WFRC to hire a consultant to finish all the required SAPs or SAP resolutions.
- City staff/City’s consultant collected all existing land use plans and agreements that are applicable to station areas in the City to incorporate them in the creation of SAPs or SAP resolutions that outline prior action or impracticability.
- City staff/City’s consultant drafted SAPs for red line stations.

Actions to Implement:**2025**

- City Staff will continue to partner with the City’s Consultant to complete a SAP for the frontrunner station.
- The City Council will adopt all SAPs or SAP resolutions by the deadline established by State law, and submit the SAPs or SAP resolutions to the RGC for approval.
 - City staff/City’s consultant will present all SAPs or SAP resolutions to the City Council for its approval.
 - City staff/City’s consultant will present all SAPs or SAP resolutions to the RGC for its approval.

Appendix B: Additional Figures

The layout and content of this Housing Report has been updated since the previous report in 2019. To aid in comparisons across time, this appendix includes any additional, updated figures and tables corresponding to those provided in previous years' reports.

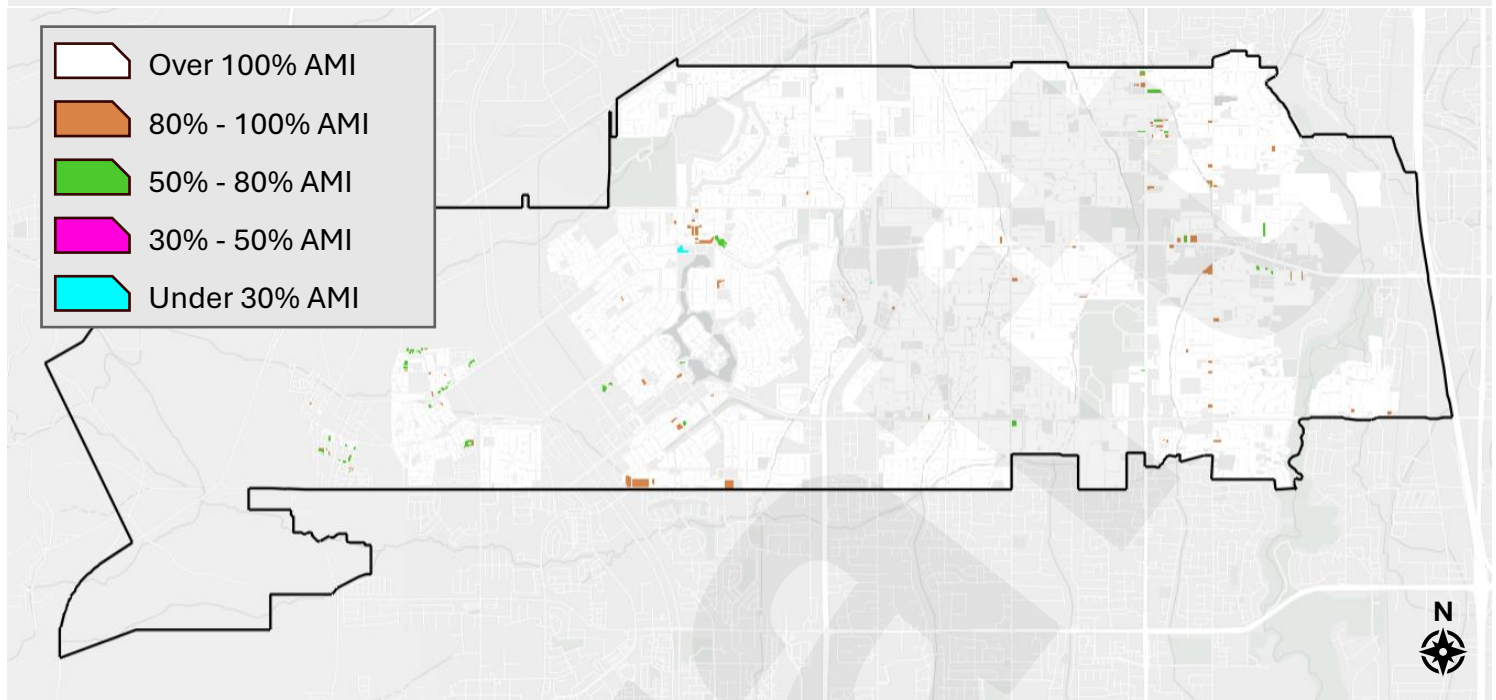
Figure B-1: South Jordan Home Value Distribution (Current as of 2022)

| Home Value | SFH, Condo, Duplex, and Townhome Units | Percent of Units within Value Range | Cumulative Percent of Units |
|-----------------------|---|--|--------------------------------|
| <\$100,000 | 97 | 0.37% | 0.37% |
| \$100,000 - \$149,999 | 11 | 0.04% | 0.42% |
| \$150,000 - \$199,999 | 49 | 0.19% | 0.61% |
| \$200,000 - \$249,999 | 72 | 0.28% | 0.88% |
| \$250,000 - \$299,999 | 1,702 | 6.57% | 7.45% |
| \$300,000 - \$349,999 | 916 | 3.53% | 10.98% |
| \$350,000 - \$399,999 | 1,605 | 6.19% | 17.18% |
| \$400,000 - \$449,999 | 1,883 | 7.27% | 24.44% |
| \$450,000 - \$499,999 | 2,095 | 8.08% | 32.53% |
| \$500,000 - \$549,999 | 2,418 | 9.33% | 41.86% |
| \$550,000 - \$599,999 | 2,803 | 10.81% | 52.67% |
| \$600,000 - \$649,999 | 2,916 | 11.25% | 63.92% |
| \$650,000 - \$699,999 | 2,204 | 8.50% | 72.42% |
| \$700,000 - \$749,999 | 1,923 | 7.42% | 79.84% |
| \$750,000 - \$799,999 | 1,275 | 4.92% | 84.76% |
| \$800,000 - \$849,999 | 1,173 | 4.53% | 89.29% |
| \$850,000 - \$899,999 | 889 | 3.43% | 92.72% |
| \$900,000 - \$949,999 | 439 | 1.69% | 94.41% |
| \$950,000 - \$999,999 | 355 | 1.37% | 95.78% |
| \$1.000 M - \$1.499 M | 990 | 3.82% | 99.60% |
| \$1.500 M - \$1.999 M | 70 | 0.27% | 99.87% |
| \$2.000 M - \$2.499 M | 14 | 0.05% | 99.93% |
| \$2.500 M - \$2.999 M | 8 | 0.03% | 99.96% |
| \$3.000 M + | 11 | 0.04% | 100.00% |

Source: Wasatch Front Regional Council, Utah Housing Unit Inventory (2023)

Map B-2 below shows affordable single-family detached, condo, duplex, and townhome units affordable at various levels of area median income, according to the income limits and affordability ranges outlined on page 22.

Figure B-2: South Jordan SFHs, Condo, Duplex, and Townhome Units by AMI Affordability (2022)



Source: Wasatch Front Regional Council, Utah Housing Unit Inventory (2023); ZPFI Calculations according to HUD Definitions

Figure B-3: Comparative Home Price-to-Income (HPI) Ratios by Metro Area

| Metro Area | 2010 | 2015 | 2019 | 2022 |
|------------------------------------|------|------|------|------|
| Salt Lake - Tooele | 3.6 | 3.9 | 4.6 | 6.8 |
| Provo - Orem | 4 | 4 | 4.9 | 6.7 |
| Ogden - Clearfield | 3.1 | 3 | 3.8 | 5.8 |
| Logan, UT-ID | 4 | 4 | 4.8 | 7.1 |
| St. George | 5.2 | 4.5 | 5.6 | 9.9 |
| Las Vegas - Henderson - Paradise | 2.6 | 4.1 | 5 | 7.4 |
| Phoenix - Mesa - Scottsdale | 2.7 | 3.9 | 4.2 | 6.1 |
| Denver - Aurora - Lakewood | 3.9 | 5.1 | 5.5 | 7.1 |
| Colorado Springs | 3.6 | 3.9 | 4.5 | 5.6 |
| Boise City | 3 | 3.5 | 4.5 | 6.6 |
| San Francisco - Oakland - Hayward | 7.2 | 8.7 | 8.7 | 11.3 |
| Los Angeles - Long Beach - Anaheim | 7.1 | 8.9 | 9 | 10.9 |

Source: Joint Center for Housing Studies of Harvard University (2024)