

REQUEST FOR COUNCIL ACTION

SUBJECT: Moderate Income Housing Biennial Report

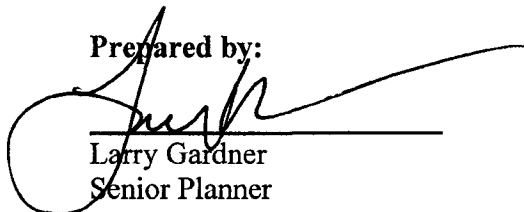
SUMMARY: 2016 Biennial Moderate Income Housing Report as required by the State.

FISCAL IMPACT: None.

STAFF RECOMMENDATION: Staff recommends the City Council review the attached Moderate Income Housing report, and approve by resolution, the report for submission to the Department of Workforce Services, Division of Housing and Community Development.

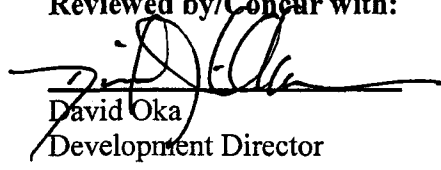
MOTION RECOMMENDED: "Based on the information and findings set forth in this staff report and upon the evidence and explanations received today, I move that the City Council approve resolution No. 16-153 accepting the 2016 Biennial Moderate Income Housing Report.

Prepared by:



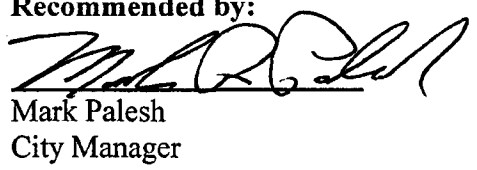
Larry Gardner
Senior Planner

Reviewed by/Concur with:



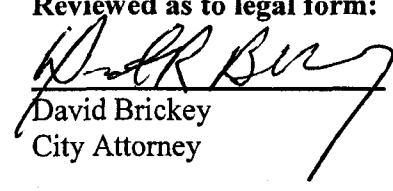
David Oka
Development Director

Recommended by:



Mark Palesh
City Manager

Reviewed as to legal form:



David Brickey
City Attorney

BACKGROUND DISCUSSION:

The State of Utah Code Section 10-9a-408 states: “the legislative body of each city shall biennially review the moderate-income housing plan element of its general plan and its implementation; and prepare a report setting forth the findings of the review.” The Moderate Income Housing report is attached for City Council review. The report must be reviewed and approved by the City Council before submission to the Department of Workforce Services, Division of Housing and Community Development.

The report provides general information about what the City has done since the last report to further moderate income housing within its boundaries. As attachments staff has provided the adopted Moderate Income Housing Plan, the Draft Housing Element of the General Plan and the adopted RDA Affordable Housing Fund Plan.

CONCLUSION:

The proposed biennial report meets all State requirements and provides all necessary information for the Division of Housing and Community Development to conduct a review for compliance.

ATTACHMENTS:

Attachment A – Resolution

Attachment B – Moderate Income Housing Plan Biennial 2014 Report

Attachment A – Resolution

THE CITY OF WEST JORDAN, UTAH

A Municipal Corporation

RESOLUTION NO. 16-153

A RESOLUTION ACCEPTING THE MODERATE INCOME HOUSING BIENNIAL REPORT 2016 AND ITS EXHIBITS FOR SUBMITTAL TO THE STATE OF UTAH DIVISION OF HOUSING AND COMMUNITY DEVELOPMENT

Whereas, the City Council of West Jordan has reviewed and considered the Moderate Income Housing Biennial Report 2016 and its exhibits, a copy of which is attached; and

Whereas, the City Council of the City of West Jordan has determined that the report accurately reflects the City of West Jordan's involvement in the provision and rehabilitation of moderate income housing; and

Whereas, the State of Utah requires such a report from all municipalities per State Code Section 10-9a-408; and

NOW THEREFORE, IT IS ORDAINED BY THE CITY COUNCIL OF WEST JORDAN, UTAH:

1. The City Council approves the Moderate Income Housing Biennial Report 2016 and its Exhibits for submittal to the State of Utah Division of Housing and Community Development
2. This Resolution shall take effect immediately upon passage.

Adopted by the City Council of West Jordan, Utah, this ____ day of October, 2016.

CITY OF WEST JORDAN

By: _____

Kim V. Rolfe

ATTEST:

Mayor

MELANIE BRIGGS, MMC

City Clerk/Recorder

Res. 16-153

Voting by the City Council

“AYE”

“NAY”

Chris McConnehey

Dirk Burton

Zach Jacob

Sophie Rice

Jeff Haaga

Chad Nichols

Mayor Kim V. Rolfe

Attachment B- Moderate Income Housing Plan Biennial 2016 Report

Moderate-Income Housing Plan Biennial Report

As established by Utah Code 10-9a-408, “the legislative body of each city shall biennially review the moderate-income housing plan element of its general plan and its implementation; and prepare a report setting forth the findings of the review.”

Name of City: West Jordan City

Date Prepared: September 12, 2016

Respondent: Larry Gardner

Position: Senior Planner

The following questions are based on requirements regarding moderate-income housing plans for Utah cities, as established throughout Utah Code Title 10, Chapter 9a.

1. Has your city’s legislative body adopted a moderate-income housing element as part of its general plan in accordance with UCA 10-9a-403? *Yes*

1.2 If Yes: When did your city complete its most recent moderate-income housing plan?
March 14, 2012

2. Has your city updated its moderate-income housing plan’s estimate of the need for moderate-income housing in the city for the next five years? *No*

2.1 If No: Please describe your city’s efforts to update these estimates and related assistance it needs.

The City’s intent is to update the moderate income housing plan in 2017 which will include estimates for moderate income housing to the year 2020.

Using the housing burden limits found in the Utah Affordable Housing Forecast Tool, a family making 80% of the Average Monthly Income (AMI) for Salt Lake County can afford up to \$1,228 in monthly rent or a \$201,510 or less mortgage. According to Census data the median value of homes in West Jordan is \$220,900. Census data states that approximately 60% of monthly rental costs in West Jordan fall between \$750.00 to \$1270.00.

As of September 2016 there were a total of 364 dwelling units for rent. Of these, 203 for rent dwelling units fall within the housing burden limits for those making 80% or less of the AMI. As illustrated above, 56% of all currently available for rent properties in West Jordan meet the definition of moderate income housing.

As of September 2016 the City has a total of 188 for-sale dwelling units.

Of these, 26 dwelling units fall within the housing burden limits for those making 80% or less of the AMI. As illustrated above, 14% of all available for sale properties in West Jordan meet the definition of moderate income housing.

As the City moves forward and its population grows, additional affordable housing units will be needed. Jordan Valley Transit Oriented Development project opened phase I and phase II in 2016, providing 130 apartment units whose rent prices are affordable to those making >50% to ≤80% AMI. When all five phases of Jordan Valley TOD are completed, 669 of the 1320 new units will be in the price range of those making >50% to ≤80% AMI. Also a majority of existing rentals in the city, including new and old apartment neighborhoods, fall within the affordability range. The City is unsure of what new single-family and townhomes developments within the City are affordable as the information is difficult to compile. The City has a young population, with a median age of 28.2 years. Of the households located within the City, 34.8% have children less than 18 years of age. Assuming the current age trend continues, affordable starter homes and family homes will be needed within the city.

The Eccles School of Business Bureau of Economic and Business Research has estimated that the senior age population within West Jordan could increase from a minimum of 8.65% to a maximum of 20.35% of the population by 2050. West Jordan City is in position to address the need for additional senior housing as that population segment continues to grow. The City has a Senior Housing Overlay Zone which provides for various types of senior oriented housing within the city. Since the last report the City has approved and the applicants have constructed Sun Ridge Assisted living which will provide 64 senior apartments. Sun Ridge is located within the Senior Housing Overlay.

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

West Jordan regularly revises and updates its Subdivision Ordinance and Zoning Ordinance to provide a mixture of housing options within the City, and to provide City Council and staff guidance for future development. The City has adopted a Senior Housing Overlay District which will allow for a variety of senior housing to locate within the city, regardless of income.

4. Describe the "actions taken by [your] city to encourage the preservation of existing moderate-income housing and development of new moderate-income housing" during the past two years.

The Redevelopment Agency of the City of West Jordan adopted a resolution for affordable housing that requires 20% of certain tax increment revenue received from Urban Renewal Areas to be used in various housing projects and neighborhood rehabilitation. The City designates \$100,000 of its Community Development Block Grant money for down payment assistance program which has been utilized by an average of 20 new home owners per year. The City also allocates \$80,000 per year for housing rehabilitation and emergency home repairs for low to moderate income qualified recipients.

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

Jordan Valley Transit Oriented Development project opened phase I and phase II in 2016, providing 130 apartment units whose rent prices are affordable to those making >50% to ≤80% AMI. When all five phases of Jordan Valley TOD are completed 669 new units priced for those making >50% to ≤80% AMI will be available. Also a majority of existing rentals in the city, including new and old apartment neighborhoods, fall within the affordability range for those making >50% to ≤80% AMI.

Building permits issued in the last two and half years, running from January 1, 2014 to June 30, 2016 for single-family and multi-family developments are:

Single Family - 636 permits

Multi-family - 459 permits

It is estimated that of the multi-family housing 58% are considered affordable to those making >50% to ≤80% AMI. The information on new single-family homes for those making >50% to ≤80% AMI was not readily available.

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

West Jordan City is on the Salt Lake County HOME Committee, which allocates funding for affordable housing projects within Salt Lake County. In addition, the City has recently contributed funds to the Taylorsville City Senior Housing project and the West Valley City Kelly Benson Apartments through the HOME program and the Bud Bailey apartments in Salt Lake City. The Kelly Benson project provides 59 apartments for homeless seniors, while the Taylorsville City Senior Housing project provides housing for low income seniors. The Bud Bailey apartments provide 136 units of refugee housing for the community. The City also contributes a portion of its CDBG funds to homeless facilities in the County as well as programs benefitting abused and disabled persons.

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

80-100% AMI; 50-80% AMI; 30-50% AMI; 0-30% AMI; Homeless; Elderly; Disabled; Group homes and those who depend on public transportation.

8. Please the section of your housing plan that describes your city’s goals and actions to facilitate the development of moderate-income housing in your community. If applicable, detail the use of RDA/EDA/URA/CRA funds for affordable housing. If additional description or explanation is necessary, please email a separate addendum.

The proposed housing element in the 2012 General Plan includes the goals, policies and objectives for moderate income housing, including encouraging a range of housing types and lot sizes, providing opportunities for existing homeowners to purchase homes within the

community, providing housing for different life cycle stages and for the redevelopment and rehabilitation of housing in areas which have experienced decline.

The Redevelopment Agency of the City of West Jordan approved Resolutions No. 130 and 131 on September 8, 2010, adopting a definition for affordable housing and a housing plan for using tax increment housing funds allocated under sections 17C-1-411, 17C-1-412, and 17C-2-203 of the Limited Purpose Local Government Entities Community Development and Renewal Agencies Act. The housing plan provides flexibility in the use of funds by allowing the funds to be lent, granted or contributed to various City and RDA housing projects, the Olene Walker Housing Loan Fund, the Housing Authority of Salt Lake County and other entities. The RDA Affordable Housing Fund Plan also sets up review criteria for projects seeking funds in order to determine the amount of funds eligible for any given project. The Agency's objective is to increase, improve and preserve the community's supply of affordable housing.

9. Does your moderate-income housing plan address Fair Housing issues and practices related to protected classes and/or suspect classifications (UCA 57-21)? *Yes*

9.2 *If Yes:* Please specify how your moderate-income housing plan addresses Fair Housing issues and practices related to protected classes and/or suspect classifications?

Goals and Policies for Housing - Comprehensive General Plan Page 72

The following goals, policies, and implementation measures are intended to guide and direct housing development within the City of West Jordan.

GOAL 3 PROVIDE HOUSING THAT SERVES DIFFERENT LIFE CYCLE STAGES, INCLUDING THE ACTIVE SENIORS, ELDERLY, DISABLED, AND OTHERS REQUIRING SPECIALIZED FACILITIES OR LOCATIONS.

Policy 1. Group homes must comply with the residential character of the neighborhood and shall be assessed on their individual merits to determine compatibility with adjacent land uses.

Policy 2. The City shall consider the design, availability, and functional quality of residential developments to meet the needs of the active seniors, elderly, physically challenged, single individuals, couples, empty nesters, young professionals, and those dependent on public transportation. The location of City of West Jordan such housing should be in close proximity to shopping, medical services, entertainment, and public transportation.

The City has a portion of the 2009 City entitled Code 13-8-20: SPECIAL RESIDENTIAL FACILITIES (ADULT DAYCARE, GROUP HOMES (LARGE), TRANSITIONAL HOMES AND RESIDENTIAL SUBSTANCE ABUSE TREATMENT HOMES

The City no longer enforces this code and is actively proceeding to repeal this code.

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

10.2 If Yes: Please provide additional detail and describe how the current housing stock meets the needs of disabled residents in your community.

The City allows by right any facility that treats or houses anyone with a disability in all residential zones of the City without the need for additional permits, public meetings or approvals. There are numerous housing facilities in the City that house persons with disabilities. The City does not keep an inventory of these facilities or separate them apart from other residential dwellings. The City actively enforces all codes and requirements for accommodations for persons with disabilities.

ATTACHMENTS:

Exhibit A – Resolution

Exhibit B – Housing Element of the General Plan Adopted 2012

Exhibit C – Adopted Redevelopment Authority Affordable Housing Fund Plan

Exhibit D – Utah Affordable Housing Projection Tool

Exhibit A –Resolution

'Exhibit A'

THE CITY OF WEST JORDAN, UTAH

A Municipal Corporation

RESOLUTION NO. _____

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Adopted by the City Council of West Jordan, Utah, this ____ day of October, 2016.

CITY OF WEST JORDAN

By: _____

Kim V. Rolfe

Mayor

ATTEST:

MELANIE BRIGGS, MMC

City Clerk/Recorder

Voting by the City Council

“AYE”

“NAY”

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Chad Nichols

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Exhibit B – Housing Element of General Plan Adopted 2012

Chapter 4

Housing

Introduction

Since its incorporation in 1941, West Jordan has developed as a community where families could live, play, and attend schools and churches in neighborhoods consisting of predominately single-family homes with an attractive range of pricing available. More recently, the city experienced a significant increase in the construction of multi-family dwellings, giving home buyers and renters even more housing options.

However, the rural atmosphere and lifestyle, which attracted families to West Jordan prior to 1990 is rapidly disappearing. Residents are likely to continue to be attracted to West Jordan because of its excellent location within the Salt Lake Valley, its proximity to job centers, and its expanding shopping and cultural opportunities. Housing needs change as citizens progress through their life cycle, and over time may require different types of housing. Residents may want to continue living in the community while moving to a home that better suits their needs. Providing housing options that meet the needs of all citizens is important to maintaining a sense of community.



Future housing needs will require a wide range of housing options, including opportunities for families; attractive locations and lots for estate homes; housing for people with special needs such as active seniors, the elderly and disabled; as well as locations for those who may prefer to use alternative transportation modes.

Responsible use of the region's natural resources and minimizing infrastructure needs and maintenance are supported by the goals and polices of this plan. As such, water and energy efficient housing, both in new construction and renovation projects should be encouraged.

Housing Inventory

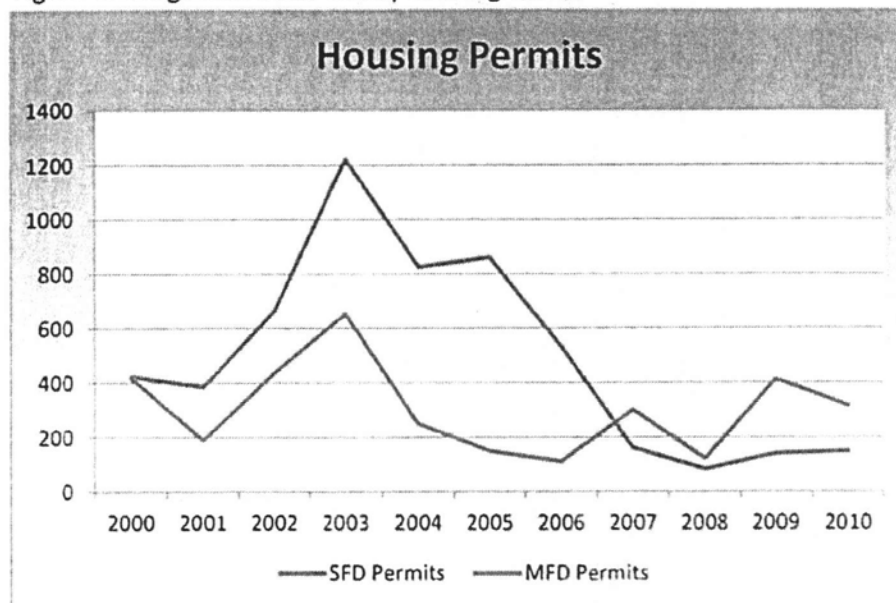
The West Jordan housing inventory consists primarily of relatively new single-family dwellings. The number of single-family houses has grown from about 1,600 in 1970 to approximately 30,000 by the end of 2009, adding 60% of all dwelling units within the past 20 years. However, the rapid population growth has impacted the ability of the City to provide services at the same levels.

The 2009 American Community Survey estimated a total of 31,461 housing units in the city, of which 23,603 were single-family, 724 were mobile homes, and 7,134 were listed as two-family or multi-family dwellings. Figures 4.1 and 4.2 illustrate the growth in single-family and multi-family dwelling units in West Jordan from 2000 through 2010.

Multi-Family Housing Trend

Multi-family construction has typically exceeded single-family construction during national recessions, as evidenced in figure 4.2. On average, approximately 35% of all new housing construction since 2000 is multi-family dwelling units. Currently, multi-family units comprise about 20% of all housing in the city.

Figure 4.1 Single and Multi-Family Housing Trends



Source: West Jordan Building Permits

Figure 4.2 Permits Issued Per Year

Year	Single Family Dwelling Units	Multi-Family Dwelling Units	Total Dwelling Units
2000	425	420	845
2001	386	193	579
2002	666	439	1,105
2003	1,221	655	1,876
2004	826	252	1,078
2005	860	152	1,012
2006	532	114	646
2007	162	303	465
2008	86	123	209
2009	141	414	555
2010	150	318	468

Source: West Jordan Building Permits

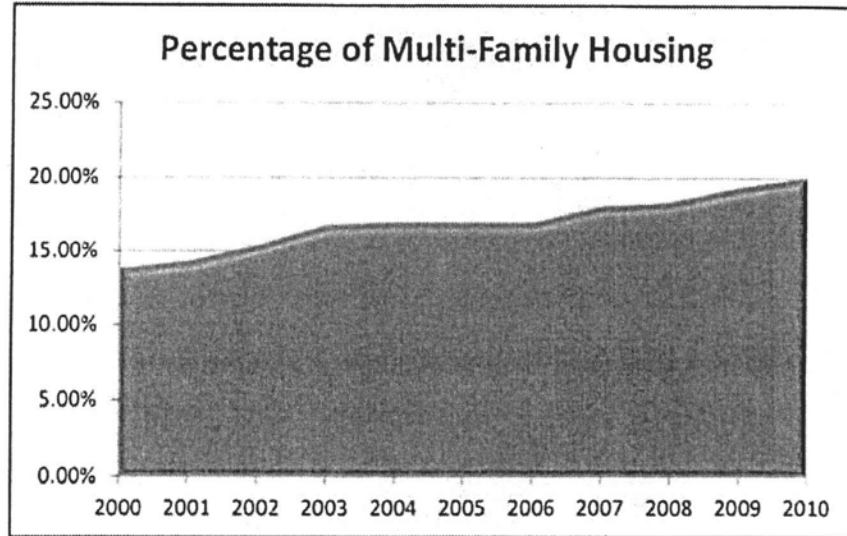
The percentage of multi-family housing has increased slowly since 2000, climbing from 14% to 20% in 2010. The percentage of existing multiple-family housing as compared to the total housing stock is illustrated by the chart and graph below (Figures 4.3 and 4.4).

Figure 4.3 Housing Type

Year	Single-family	Multi-family	Total	% Single-family	% Multi-family
2000 (Census)	19,531	2,789	22,230	87.5%	12.5%
2000	19,852	3,187	23,030	86.2%	13.8%
2001	20,238	3,380	23,609	85.7%	14.3%
2002	20,904	3,819	24,714	84.6%	15.4%
2003	22,125	4,474	26,590	83.2%	16.8%
2004	22,951	4,726	27,668	83.0%	17.0%
2005	23,811	4,878	28,680	83.0%	17.0%
2006	24,343	4,992	29,326	83.0%	17.0%
2007	24,505	5,295	29,800	82.2%	17.8%
2008	24,591	5,418	30,009	82.0%	18.0%
2009	24,732	5,832	30,562	80.9%	19.1%
2010	24,882	6,150	31,032	80.2%	19.8%

Source: W.J. Building Permits; U.S. Census Bureau, 2000 Census

Figure 4.4 Percentage of Multi-Family Housing



Dwelling Unit Value

The median value of owner-occupied units in West Jordan has grown from \$155,200 in 2000 to \$227,600 in 2009, an average annual increase of about 6.0%. This rapid price appreciation has increased the share of units valued at \$200,000 or more, which now comprises over two-thirds of all owner-occupied units in the city. The values of owner-occupied dwellings are illustrated in figures 4.5 and 4.6.

Figure 4.5 Value of Owner-Occupied Dwellings

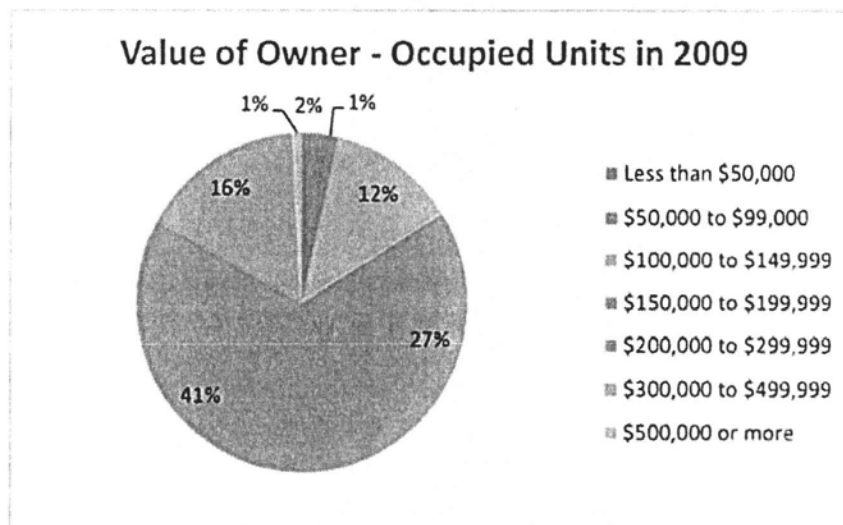


Figure 4.6 Residential Construction Valuation

Value of Owner-Occupied Units in 2009	
Value	# of Units
Less than \$50,000	461
\$50,000 to \$99,000	371
\$100,000 to \$149,999	2,908
\$150,000 to \$199,999	6,242
\$200,000 to \$299,999	9,549
\$300,000 to \$499,999	3,746
\$500,000 or more	202
Median value = \$214,600	

Source: U.S. Census Bureau, 2009 American Community Survey (ACS)

Owner-Occupied and Renter-Occupied Housing

In 1990, owner-occupied housing represented 78.8% of the housing in the city, while renter-occupied housing represented 21.2%. By the year 2000, the owner-occupied portion of all housing had grown to nearly 82%, while renter-occupied housing represented about 18%, a 3% decrease.

Figure 4.7 Housing Tenure

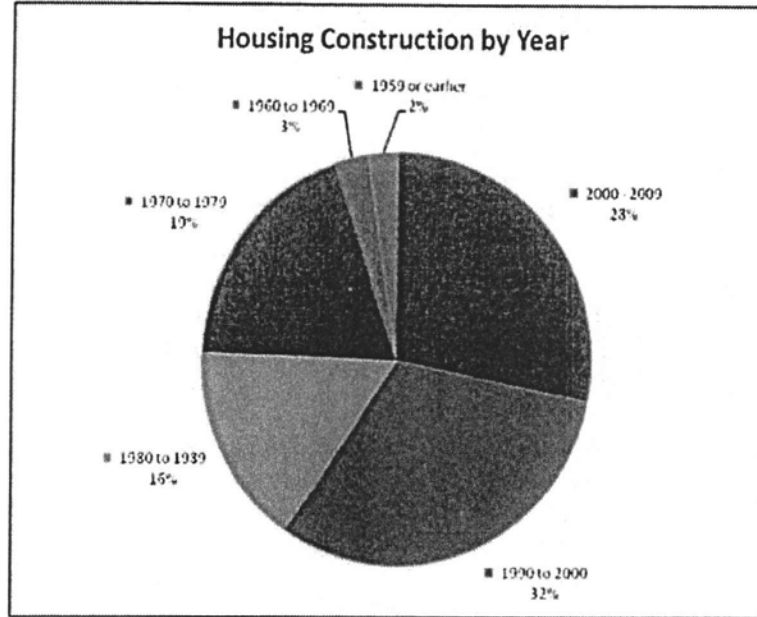
Year	Owner-Occupied	Renter-Occupied
1990	8,777	2,366
2000	15,478	3,419
2009	24,410	5,997

Source: U.S. Census Bureau, 2009 American Community Survey (ACS)

Age and Condition of Housing Stock

Since West Jordan is a relatively new city, being incorporated in 1941, only 5% of the housing stock is over 50 years old. Two-thirds of the housing (66%) was constructed since 1990. This rapid rate of residential growth is evident in the number of new schools, roads, parks, and other community facilities constructed in the past few years. Since the city has only been recently incorporated (in city years), the percentage of housing stock considered to be deteriorated or dilapidated is very low. This does not mean, however, that there may not be homes needing rehabilitation within some older neighborhoods.

Figure 4.8 Housing Constructed by year



Source: U.S. Bureau of the Census, 2000 Census; West Jordan Building Permits

Housing Occupancy - Vacancy Rate

West Jordan has had a very low occupancy vacancy rate for housing over the past 12 years. The vacancy rate has continued to decline, beginning with a 4.3% vacancy rate in 1990, decreasing to 3.6% in 2000, before reaching 2.2% in 2009.

Figure 4.9 Housing Occupancy

Year	Occupied	Vacant
1990	11,143	497
2000	18,897	700
2009	29,210	673

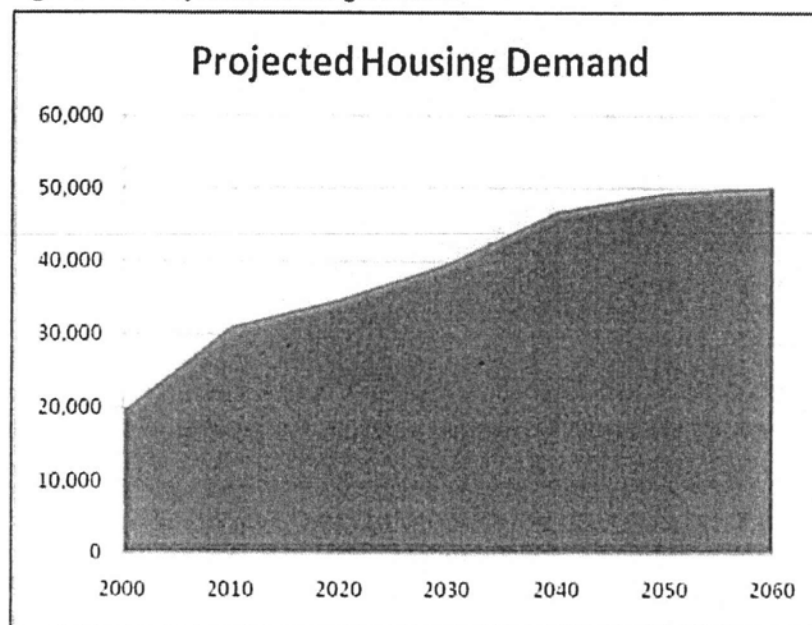
Source: U.S. Census Bureau, 2009 American Community Survey (ACS)

Projected Market Conditions

West Jordan has an attractive environment and location within the Salt Lake Valley for residential, industrial, and commercial development. With approximately one-third of the community left to develop, and available sewer and water capacity, the city is likely to continue to see residential development. This expected growth will challenge the community's ability to meet the demand for new and improved transportation infrastructure, including light rail and other commuter transit modes.

Current population projections for West Jordan anticipate a population increase to at least 155,575 by the year 2031. This would indicate a need to construct housing for approximately 50,000 more residents over a 20-year period. Assuming an average dwelling unit occupancy of 3.46 persons per household, another 14,000 dwelling units would need to be constructed by 2030 in order to house the additional population. This projection does not take into account economic factors that may impact housing construction, the availability of essential utilities, timing of major infrastructure extensions, or other factors such as a declining average household size and the increasing age of the head of the household. While there is enough vacant land to accommodate this increase, the cost to install and maintain the added infrastructure will be significant.

Figure 4.10 Projected Housing Demand



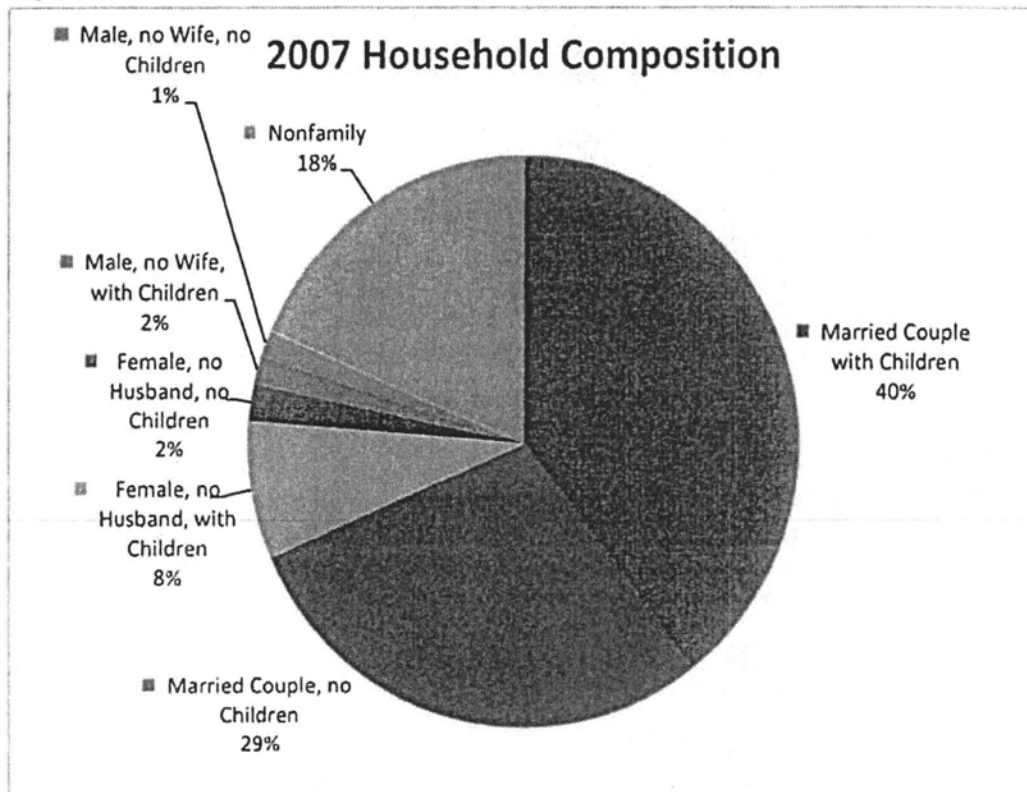
Current Conditions

In 2010, the constructed housing universe within the City of West Jordan was composed of 24,882 single-family dwellings (or 80.2%), and 6,150 multi-family units (or 19.8%), (Source: W.J. Building Permits; U.S. Census Bureau, 2000 Census).

Future Demand

Future demand will be determined by the economy and market demand. The West Jordan General Plan and land uses predict single-family to be 83% and multi-family 17%.

Figure 4.11 Household Composition



The Utah Governor's Office of Planning and Budget projects West Jordan's population will reach 126,427 by the year 2020. The Development Department estimates the city's average household size will be 3.33 in 2020, a decrease from the 2000 Census figure of 3.6. To house the total 2020 population, 39,321 housing units will be required, or 8,289 new units will need to be constructed, assuming a housing vacancy rate of 3.57%.

In order to meet an 83/17 single family/multi-family housing ratio established by the General Plan, the city would need a total of 32,636 single-family units and 6,685 multi-family units, which will require construction of an additional 7,754 single-family units and 535 multi-family units by 2020, when manufactured housing units are classified as multi-family dwellings.

The projected future market ratio is primarily driven by two factors, the first of which is the large increase in the active senior and elderly population. The Bureau of Economic and Business Research (BEER), located within the Eccles School of Business at the University of Utah, projects that the increase in West Jordan 2050 population aged 65 and over may range from 15,753 to 37,062 (Salt Lake County's Distinctive Demographics; Implications for the Aging Population, BEER, December 2006). Growth scenarios provided by BEER for the senior population are shown in the table below.

Figure 4.12 Projected Active Senior and Elderly Population

Growth of Active Senior and Elderly Population					
	2010	2020	2030	2040	2050
Scenario 1	4,249	6,732	9,651	12,567	15,753
Scenario 2	9,558	14,868	21,768	29,708	37,062
Scenario 3	6,903	10,800	15,710	21,138	26,408

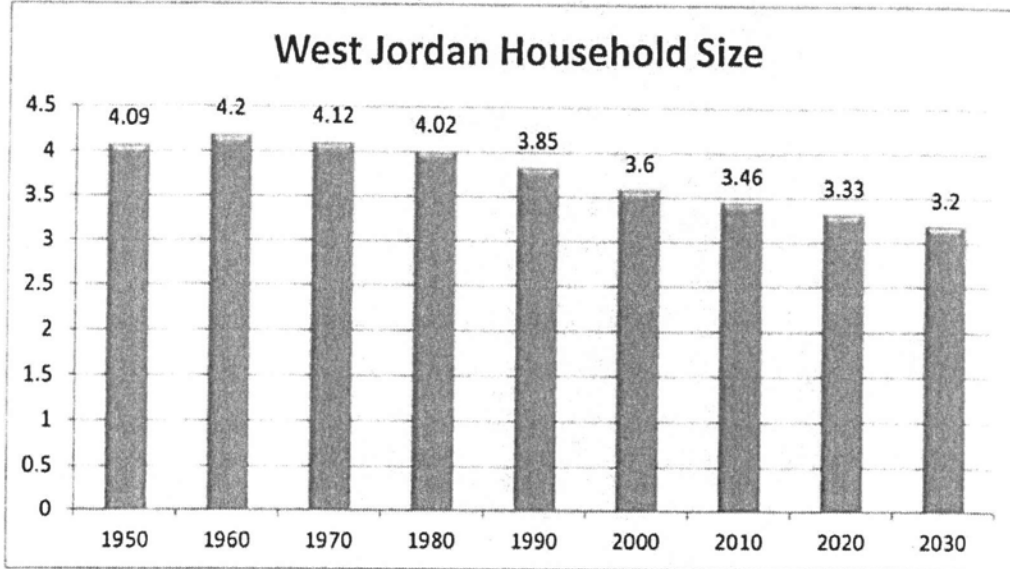
The growth of this population group represents an increase of 628.0% to 1,612.7% over the 2000 Census retirement population of 2,164. Although less dramatic, the BEER estimates the senior population's share of the total population increased from 3.2% in 2000 to a minimum of 8.65% and an maximum of 20.35% in 2050, dependent upon growth scenarios. These amounts are illustrated in the table below.

Figure 4.13 Seniors as a Share of the Population

Active Senior and Elderly Population					
	2010	2020	2030	2040	2050
Scenario 1	3.86%	5.32%	6.66%	7.51%	8.65%
Scenario 2	8.67%	11.76%	15.02%	17.75%	20.35%
Scenario 3	6.26%	8.54%	10.84%	12.63%	14.50%

The second factor influencing the projected future housing market is the decline in household size. The U.S. Census reports the 1950 household size for West Jordan was 4.09, and had decreased to 3.46 in the 2010 Census. Extrapolating these amounts, the projected city household size will decrease to 3.2% in 2030. The graph below illustrates the historical and projected decrease in the city's household size as calculated by the Development Department.

Figure 4.14 Projected Household Size



Moderate Income Housing Plan

In January 1999, the City of West Jordan adopted a moderate income housing plan to meet the intent of §10-9a-403, Utah Code Annotated. This plan set goals and policies which were intended to provide a reasonable opportunity for people to live within West Jordan's boundaries regardless of income, which was later amended as part of the 2003 General Plan update, and was further amended in 2007.

The U.S. Department of Housing and Urban Development (HUD) defines housing cost burden when total housing expenditures (including rent or mortgage, insurance, taxes, and utilities) exceed 35% of the gross household income. Moderate income housing is defined by HUD as housing which does not exceed the housing cost burden of households which earn 80% or less than the Area Median Income (AMI).

The average median income for a family of four in the Salt Lake Metro area in 2009 was \$67,800, as reported by HUD. Therefore, the moderate income housing income for a family of four in 2009 would be \$54,250. Additionally, HUD defines very low income families as those earning 50% of the AMI, which equates to \$33,900 for a family of four, while a family earning 30% of AMI would receive \$20,350 annually.

The Utah Association of Realtors reports that the average price of a single-family home sold in Salt Lake County in the first quarter of 2009 was \$240,000, and the average price for a

condominium unit was \$160,450. The table below shows the housing burden limits for a family of 4 in Salt Lake County; the corresponding mortgage amount, which assumes a 30-year fixed interest rate of 5.5%; and the amount required to purchase an average-priced home after subtracting the amount financed by mortgage. It should be noted that the mortgage includes principal and interest, property taxes, homeowner's insurance, and private mortgage insurance, but does not include homeowner's association fees or utility costs.

Figure 4.15 Housing Burden Limits

2009 Housing Burden Limits				
% of AMI	Annual Income	Maximum Monthly Housing Payment	Mortgage Amount	Required Down Payment
100	\$67,800	\$1,570	\$276,500	-
80	\$54,250	\$1,256	\$221,000	\$19,000
50	\$33,900	\$781	\$137,600	\$102,400
30	\$20,350	\$467	\$82,300	\$157,700

Housing Market

The Salt Lake Board of Realtors reports the average sale price of a home in West Jordan during the first quarter of 1997 was \$125,269. In the first quarter of 2009, the average sales price had increased to \$208,244, a total increase of 66.2%, or an Average Annual Rate of Change (AARC) of 4.3%. Increases in housing prices for the city as reported by the Salt Lake Board of Realtors are shown in the table below.

Figure 4.16 Housing Sale Prices

West Jordan Average Housing Sale Prices						
	1997 Q1		2003 Q1		2009 Q1	
Zip Code	84084	84088	84084	84088	84084	84088
Single-Family	120,000	142,000	142,500	172,900	199,950	237,500
Condo Units	73,500	101,435	118,950	162,832	156,600	174,000
Zip Code Avg.	112,314	138,430	140,349	172,759	192,193	228,309

Future Market Conditions

In 1950, the U.S. Census reported the average value of a home within city limits as \$7,327, which increased to \$155,200 in 2000, an AARC of 6.3%. Nationally, the rate of home price appreciation during this same period was 5.74%. The table below uses these rates to project the future cost of a median home in West Jordan.

Figure 4.17 Projected Price Appreciation

West Jordan Projected Home Price Appreciation		
Year	6.30% AARC	5.74% AARC
2009	\$208,244	208,244
2010	235,309	232,837
2015	300,450	291,077
2020	407,792	384,773
2025	553,484	508,629
2030	751,227	672,354

During the 1950 to 2000 time period, the U.S. Census reports that the national median household income increased at an average annual rate of 5.71%. Because median income increased at a slower rate than the increase of home prices, housing became less affordable during that period for the average person. If these rates of growth continue, housing would become even more expensive, and home ownership more limited in the future.

Goals and Policies for Housing

The following goals, policies, and implementation measures are intended to guide and direct housing development within the City of West Jordan.

GOAL 1 PRESERVE THE IDENTITY OF WEST JORDAN AS A FAMILY-ORIENTED COMMUNITY

Policy 1. Encourage development that will be attractive for residents.

Implementation Measures

1. Provide opportunities for single-family detached and other owner-occupied housing.
2. Encourage the development of residential neighborhoods with a range of lot sizes to offer variety for home buyers.
3. Enhance the visual character of residential areas by maintaining open space, parks, and public facilities.

4. Improve neighborhood identity through the incorporation of thematic designs and materials.
5. Reinforce a strong pedestrian orientation through the use of trails for recreation and to provide access to public facilities.

Policy 2. Provide opportunities for existing homeowners to purchase homes within the community.

Implementation Measures

1. Provide housing targeted for the diversified market.
2. Preserve and provide opportunities for the development of housing on larger lots (1/3 to one acre).
3. Provide increased opportunities for residents to purchase housing within the community by encouraging large employers within the city to offer an Employer-Assisted Housing (EAH) Program as a benefit to their employees. These programs can provide employees with grants, loans, matching savings programs, interest rate reductions for down payment assistance, and instructional classes on mortgage financing and the home buying process.
4. Increase housing opportunities for active seniors and the elderly.

Policy 3. Protect home values by encouraging the preservation and enhancement of environmentally sensitive areas near or within residential areas.

Implementation Measures

1. Preserve areas that should be maintained for scenic, historic, conservation, or public health and safety purposes.
2. Enhance the visual character of residential areas and provide for the preservation of environmental values.

GOAL 2 PROVIDE A RANGE OF HOUSING TYPES, STYLES, SIZES, AND PRICE LEVELS IN ALL AREAS OF THE CITY

Policy 1. Maintain flexibility in land development standards consistent with good design and efficient provision of services and infrastructure.

Implementation Measures

1. Review and amend zoning and subdivision regulations, as needed, to assure opportunities for creative solutions to development issues.
2. Provide some flexibility in setback requirements in the City's zoning regulations to allow for house placement and creative use of residential lots.
3. Continually monitor land development standards, with the intent to modify the effects of regulations, ordinances, codes, fees, and standards on housing development costs.
4. Encourage measures at the City level to streamline processes for developers.

Policy 2. Provide opportunities within the community for a variety of multi-family housing units.

Implementation measures

1. Select multi-family development locations to minimize incompatibility with surrounding land uses, and to serve a transitional function between lower density residential areas and other land uses.
2. Require multi-family developments to provide attractive buildings by using high standards of design and materials, by providing functional open space and recreational amenities, and by providing adequate parking and traffic circulation.
3. Manage multi-family housing to preserve the low-density nature of West Jordan by maintaining a single-family to multi-family residential housing ratio of 83/17.

GOAL 3 **PROVIDE HOUSING THAT SERVES DIFFERENT LIFE CYCLE STAGES, INCLUDING THE ACTIVE SENIORS, ELDERLY, DISABLED, AND OTHERS REQUIRING SPECIALIZED FACILITIES OR LOCATIONS.**

Policy 1. Group homes must comply with the residential character of the neighborhood and shall be assessed on their individual merits to determine compatibility with adjacent land uses.

Policy 2. The City shall consider the design, availability, and functional quality of residential developments to meet the needs of the active seniors, elderly, physically challenged, single individuals, couples, empty nesters, young professionals, and those dependent on public transportation. The location of

such housing should be in close proximity to shopping, medical services, entertainment, and public transportation.

GOAL 4 PRESERVE EXISTING HOUSING STOCK IN THE CITY AND STABILIZE AND REVITALIZE EXISTING NEIGHBORHOODS.

Policy 1. Redevelop and rehabilitate housing areas in the city that have experienced a decline in housing quality.

Implementation Measures

1. Institute a community renewal program within the City's planning process to coordinate municipal renewal efforts and investigate potential funding mechanisms.
2. Increase interest on the part of volunteer, citizen, and business groups to redevelop and/or rehabilitate their properties.
3. Taxing and assessment practices should not favor urban decay. The City of West Jordan should adopt practices that encourage the replacement or rehabilitation of deteriorating residential structures.

Policy 2. Encourage homeowners and property owners to maintain their property in order to enhance the city's image as a desirable place to live.

Implementation Measures

1. Promote neighborhood participation and cooperation by identifying and rehabilitating abandoned or neglected properties.
2. Local merchants and the City should, as a service, provide housing repair information and workshops to residents. Owners should be encouraged to maintain their homes and properties.
3. Action should be taken by the responsible agencies to remove dilapidated houses that do not lend themselves to restoration or remodeling, and the lot should be restored to an aesthetically pleasing condition.

Exhibit C – Adopted Redevelopment Authority Affordable Housing
Fund Plan

REDEVELOPMENT AGENCY OF THE CITY OF WEST JORDAN, UTAH

HOUSING PLAN FOR USES OF TAX INCREMENT FUNDS DEDICATED TO INCOME TARGETED HOUSING IN ACCORDANCE WITH §17C-1-412 OF THE LIMITED PURPOSE LOCAL GOVERNMENT ENTITIES - COMMUNITY DEVELOPMENT AND RENEWAL AGENCIES ACT

§17C-2-203 and §17C-2-204 of the Limited Purpose Local Government Entities - Community Development and Renewal Agencies Act requires each Urban Renewal or Community Development Project Area Budget adopted on or after May 1, 2000 that provides for more than \$100,000 of annual tax increment to allocate at least 20% of the tax increment for housing as provided in §17C-1-411 and §17C-1-412.

Before a taxing entity committee may consent to a project area budget adopted on or after May 1, 2000 that is required by §17C-2-203 and §17C-2-204 to allocate 20% of tax increment for housing, the Agency shall adopt a housing plan showing the uses for the housing funds, and provide a copy of the housing plan to the taxing entity committee and to the Olene Walker Housing Loan Fund Board.

Pursuant to §17C-2-204, this Housing Plan has been adopted by the Redevelopment Agency of the City of West Jordan, Utah (the Agency) and a copy is to be provided to the entities named above for project areas located within the City of West Jordan which collect funds allocated for affordable housing. This Housing Plan shall become effective immediately upon adoption by the Agency.

Furthermore, unless a specific housing plan for the uses of allocated tax increment housing funds from a particular urban renewal or community development area is adopted in the future, this Housing Plan shall apply to all tax increment housing funds received pursuant to the above-referenced statutory provisions (sometimes referred to herein as housing funds), or for any other funds received by the Agency's affordable housing fund until this Housing Plan is repealed, rescinded, or amended.

The use of the housing funds shall be governed by the following:

1. The Agency shall use all funds allocated for housing under the above-referenced statutory provisions to:

- (a)(i) pay part or all of the cost of land or construction of income targeted housing within the City of West Jordan, if practicable in a mixed income development or area;
- (ii) pay part or all of the cost for rehabilitation of income targeted housing within the City of West Jordan;

(iii) pay part or all of the cost of land or installation, construction, or rehabilitation of any building, facility, structure, or other housing improvement, including infrastructure improvements, related to housing located in a project area in the City of West Jordan where blight has been found to exist;

(iv) replace housing units lost as a result of an urban renewal or community development area project;

(v) make payments on or establish a reserve fund for bonds:

(A) issued by the Agency, the City of West Jordan, or the housing authority that provides income targeted housing within the City of West Jordan; and

(B) all or part of the proceeds of which are used within the City of West Jordan for the purposes stated in (i), (ii), (iii), or (iv) above;
or

(vi) for housing funds from a particular project area, if the City's fair share ratio as required by §17C-1-412(1)(B) and §17C-2-302(17) at the time of the first adoption of the project area budget is at least 1.1 to 1.0, make payments on bonds:

(A) that were previously issued by the Agency, the City of West Jordan, or the housing authority that provides income targeted housing within the City of West Jordan; and

(B) all or part of the proceeds of which were used within the City of West Jordan for the purposes stated in (i), (ii), (iii), or (iv) above.

(b) As an alternative to the requirements of 1(a)(i) through (a)(vi) above, the Agency may pay all or any portion of the housing funds to:

(i) the City of West Jordan for use as provided under 1(a) above;

(ii) the housing authority that provides income targeted housing within the City of West Jordan for use in providing income targeted housing within the City of West Jordan; or

(iii) the Olene Walker Housing Loan Fund, for use in providing income targeted housing within the City of West Jordan.

2. The Agency or the City of West Jordan shall separately account for the housing funds, together with all interest earned by the housing funds and all payments or repayments for loans, advances, or grants from the housing funds.

3. In using housing funds under 1(a) or 5, the Agency may lend, grant, or contribute housing funds to a person, public body, housing authority, private entity or business, or nonprofit organization for use as provided in 1(a) above or 5 below.

4. The Agency may:

(a) issue bonds from time to time to finance a housing undertaking under this Housing Plan including the payment of principal and interest upon advances for surveys and plans or preliminary loans; and

(b) issue refunding bonds for the payment or retirement of bonds under Subsection 4(a) previously issued by the agency.

5. In addition to the above, the Agency sets forth its more specific plan for use of the housing funds as follows:

Consistent with the conditions and criteria established by state law, the Agency intends to use the housing funds for any one or more of, or any combination of, the following:

(a) Establish a revolving loan fund for the purpose of making loans at low or no interest, and/or provide funding for interest buy down, to be used by qualified individuals to reduce the cost of purchasing a dwelling within the City of West Jordan to be occupied by individuals who qualify under the income targeted housing criteria.

(b) Establish a revolving loan fund for the purpose of making loans at low or no interest to be used to pay part or all of the cost of restoration of existing dwellings within the City of West Jordan which qualify as historic structures, provided that the dwelling, when restored, will be occupied by individuals who qualify under the income targeted housing criteria.

(c) Establish a fund for the purpose of paying part or all of the impact fees applicable to new residences within the City of West Jordan proposed to be constructed and occupied by owners who qualify under the income targeted criteria.

(d) Establish a fund for the purpose of making grants or loans to persons purchasing residences within the City of West Jordan who qualify under the income targeted criteria.

(e) Provide financial assistance for the development of new affordable housing in the

City of West Jordan, including land acquisition, interest buy downs, relocation expenses, infrastructure improvements and other authorized assistance.

(f) Pay part or all of the cost of construction or rehabilitation of any building, facility, structure, or other housing improvement, including infrastructure improvements, related to housing located in a project area in the City of West Jordan where blight has been found to exist;

(g) To implement in part the goals and policies of the qualifying housing elements of the General Plan of the City of West Jordan;

(h) To increase, improve and preserve the community's supply of affordable housing.

(i) To make a contribution to the Olene Walker Housing Loan Fund for the purpose of providing or improving the housing stock within the City of West Jordan available for occupancy by persons who qualify under income targeted criteria.

(j) To make a contribution to the Housing Authority of Salt Lake County for the purpose of providing or improving the housing stock within the City of West Jordan available for occupancy by persons who qualify under income targeted housing criteria.

(k) To make a contribution to other entities, as determined by the Agency to be eligible, for the purpose of providing or improving the housing stock within the City of West Jordan available for occupancy by persons who qualify under income targeted criteria.

6. Distribution of Funds:

(a) When the agency receives a request for affordable housing funds for use with a project which is to be constructed, the formula listed in 6(a)(i) below shall be used to calculate a recommended funding level for consideration by the Board of the Redevelopment Agency. When the agency receives a request for housing funds for use with a conversion project or other projects utilizing existing construction, the calculation listed in 6(a)(ii) will be used to determine the recommend amount of funds for a project. However, the Board is not required or obligated to award any amount resulting from this section, and may award a project any amount at its discretion.

(i) The recommended funding amount for all eligible new housing developments will be calculated by multiplying the total number of habitable units in the development by the total of the bonuses awarded for inclusion of amenities listed in Table 1.1 below. This number will then be added to the total number of units, and then multiplied by a factor of \$2,000.

(ii) The recommended funding amount for all eligible housing development

conversions or other projects utilizing existing construction will be calculated by multiplying the total number of habitable units in the development by the total of the bonuses awarded for inclusion of amenities listed in Table 1.1 below. This number will then be added to the total number of units, and then multiplied by a factor of \$1,000.

Table 1.1 Amenities

<u>Item</u>	<u>Bonus Value</u>
<i>Recreational Facilities</i>	
Exercise Room	0.1
Swimming Pool	0.1
Sport Court (basketball, tennis, etc.)	0.1
Playground or tot lot	0.1
Entertainment/Game Room	0.1
<i>Architectural Elements</i>	
Architectural Design (no single wall plane greater than 25' in length)	0.2
Architectural Materials (all elevations must be a minimum of 50% rock, brick, or stone, bonus is doubled for 75% or more)	0.1
Streetscape improvements (must include decorative streetlights, street signs [where required], park benches, & refuse containers)	0.1
<i>Community Amenities</i>	
Enclosed Parking Garage (minimum 1 space per unit)	0.2
Laundry Facility	0.1
Community Room or Clubhouse, including a fireplace and kitchen facilities	0.1
Business/ Technology Center	0.1
Pavilion or Gazebo, with barbeque pit	0.1
<i>Unit Amenities (provided in every unit)</i>	
Porch/Balcony	0.1
Vaulted, coffered, tray, or 9' ceilings	0.1
Laundry (including appliances)	0.2
<i>Energy Efficiency</i>	
LEED Certified Building	0.4
On-site renewable energy source (solar, wind, geothermal, etc.; to provide a minimum of 10% of the total estimated monthly energy usage)	0.3
Energy Star certified appliances (all installed appliances, including HVAC systems)	0.2
Energy Star certified efficient lighting (used in all interior & exterior fixtures)	0.1

(b) Limitation of Funds

(i) Regardless of the recommending funding amount derived from the calculation in (6)(a), no individual project may be recommended for an amount which is in excess of the current available balance of the Agency's affordable housing fund.

(c) Award of Funds

(i) Funds awarded by the Board will be dispersed after the project has received all required city permits and approvals.

Exhibit D –Utah Affordable Housing Projection Tool

Inputs



Reset

Note: For best results, please read the User Guide (see tab at the bottom of the window) prior to using this tool.

CITY/COUNTY NAME: **West Jordan**

PREPARER NAME: **Larry Gardner**

PREPARER TITLE: **Senior Planner**

PREPARED DATE: **September 8, 2016**

PREPARER EMAIL: **larryg@wjordan.com**

SOURCE DATA

2010 U.S. Census **Import** [click here](#)

2012 CHAS Data **Import** [click here](#)

2014 ACS Data **Import** [click here](#)

2012 GOPB Population Projections [click here](#)

POPULATION (data from 2010 U.S. Census)

2010 Population **103,712**

HOUSING STOCK (data from 2010 U.S. Census)

General Characteristics	Values	Percentage
Total Housing Units	31,366	—
Occupied Housing Units	29,849	95%
Vacant Housing Units	1,517	5%
Owner-Occupied Housing Units	23,024	77%
Renter-Occupied Housing Units	6,825	23%
Total Households	29,849	—
Average Household Size	3.5	—

HOUSEHOLD INCOME (data from Census, ACS, and CHAS)

Median Household Income	\$61,446
Total Households	29,849

To find the Median Household Income:
 1—Go to [http://www.census.gov](#)
 2—Type the name of your city or county into the search box and hit Go.
 3—Select Income from the list of tabs on the left.
 4—The Median Household Income amount will be listed in the center of the lower

Number of Households by Income Level	Values	Percentage
≤30% AMI	2,265	7.6%
>30% to ≤50% AMI	2,845	9.5%
>50% to ≤80% AMI	5,605	18.8%
>80% to ≤100% AMI	3,930	13.2%
>100% AMI	15,204	50.9%

Median Household Income
64,923

HOUSING CHARACTERISTICS (data from 2014 ACS)

Housing Units by Number of Bedrooms	Owner-Occupied	Renter-Occupied	% Owner	% Renter
No Bedroom	24	59	0.1%	0.8%
1 Bedroom	119	1,567	0.5%	21.3%
2-3 Bedrooms	9,218	4,142	38.8%	56.3%
4+ Bedrooms	14,398	1,589	60.6%	21.6%

Housing Units by Year Built	Owner-Occupied	Renter-Occupied	% Owner	% Renter
2000 or later	6,700	2,818	28%	38%
1980 to 1999	11,761	3,009	50%	41%
1960 to 1979	4,657	1,243	20%	17%
1959 or earlier	641	287	3%	4%

Structure Type	Number of Units	Percentage
1-Unit Detached	23,181	74%
1-Unit Attached	2,178	7%
2 to 4 Units	965	3%
5 to 9 Units	996	3%
10 or More Units	3,112	10%
Other (mobile home, RV, etc.)	685	2%

HOUSING ISSUES

(data from CHAS)

	Households	Total	Percentage
Cost-Burdened Households (>30%)—Renter			
≤30% AMI	1,175	1,435	81.9%
>30% to ≤50% AMI	1,060	1,230	86.2%
>50% to ≤80% AMI	1,030	1,910	53.9%
Cost-Burdened Households (>30%)—Owner			
≤30% AMI	690	830	83.1%
>30% to ≤50% AMI	1,070	1,615	66.3%
>50% to ≤80% AMI	2,130	3,695	57.6%
Severely Cost-Burdened Households (>50%)—Renter			
≤30% AMI	1,100	1,435	76.7%
>30% to ≤50% AMI	455	1,230	37.0%
>50% to ≤80% AMI	105	1,910	5.5%
Severely Cost-Burdened Households (>50%)—Owner			
≤30% AMI	615	830	74.1%
>30% to ≤50% AMI	705	1,615	43.7%
>50% to ≤80% AMI	560	3,695	15.2%

POPULATION PROJECTIONS

(data from GOPB Population Projections)

Observed Values	
2000	78,788
2010	103,712
Projected Values	
2020	118,872
2030	135,254
2040	149,637
2050	165,075

HOME OWNERSHIP AFFORDABILITY CALCULATOR

County	Salt Lake	Maximum Affordable Gross Housing Costs	
City	West Jordan	≤30% AMI	\$160,85
Year	2015	>30% to ≤50% AMI	\$768,08
AMI	\$61,446.00	>50% to ≤80% AMI	\$1,228,92
		>80% to ≤100% AMI	\$1,536,15
Monthly Utility Cost	\$175.00	Maximum Affordable Mortgage Loan Amount	
Loan Term (Years)	30	≤30% AMI	\$52,226
Fixed 30-yr. APR ¹	3.85%	>30% to ≤50% AMI	\$111,746
Mortgage Insurance	Yes	>50% to ≤80% AMI	\$201,510
Mortg. Insurance Rate	0.50%	>80% to ≤100% AMI	\$261,220



Be sure to select a value for mortgage insurance rate, if you selected "Yes" under mortgage insurance.

¹ Federal Reserve, Conventional Mortgage, www.federalreserve.gov/releases/h15/data.htm

AFFORDABILITY OF AVAILABLE UNITS

(data from realtor.com and other sources)

For Sale Units Affordable at Each Income Level

	<i>Value</i>	<i>Percentage</i>
≤30% AMI	1	0.5%
>30% to ≤50% AMI	2	1.1%
>50% to ≤80% AMI	23	12.2%
>80% to ≤100% AMI	73	38.8%
>100% AMI	89	47.3%

For Rent Units Affordable at Each Income Level

	<i>Value</i>	<i>Percentage</i>
≤30% AMI	0	0.0%
>30% to ≤50% AMI	15	4.1%
>50% to ≤80% AMI	162	44.5%
>80% to ≤100% AMI	110	30.2%
>100% AMI	77	21.2%

Available Units Affordable at Each Income Level

	<i>Value</i>	<i>Percentage</i>
≤30% AMI	1	0.2%
>30% to ≤50% AMI	17	3.1%
>50% to ≤80% AMI	185	33.5%
>80% to ≤100% AMI	183	33.2%
>100% AMI	166	30.1%

RACIAL COMPOSITION

(data from 2010 U.S. Census)

Race/Ethnicity

	<i>Value</i>	<i>Percentage</i>
White	77,360	74.6%
Black or African American	855	0.8%
American Indian and Alaska Native	517	0.5%
Asian	2,732	2.6%
Native Hawaiian and Other Pacific Islander	1,588	1.5%
Some other race	190	0.2%
Two or more races	2,106	2.0%
Persons of Hispanic Origin	18,364	17.7%

POPULATION AGE STRUCTURE

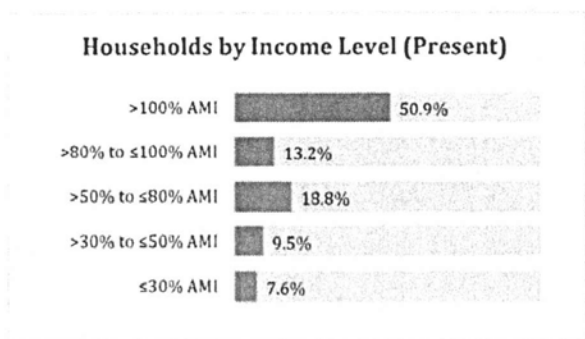
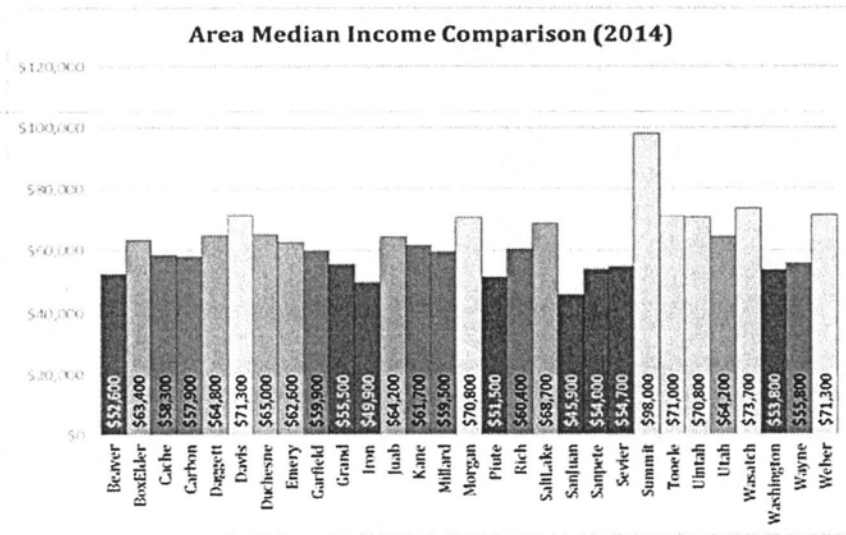
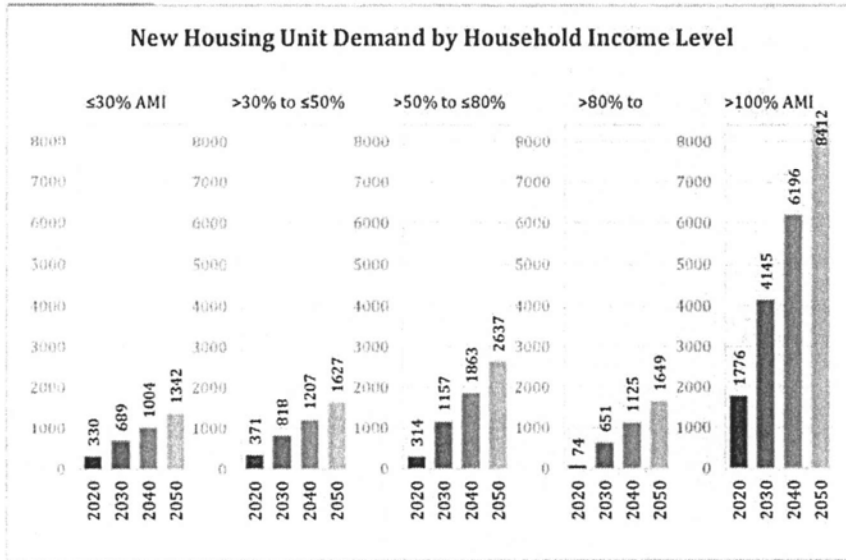
(data from 2010 U.S. Census)

Age Range

	<i>Male</i>	<i>Female</i>
Under 5 Years	5,411	5,204
5 - 9 Years	5,305	5,323
10 - 14 Years	5,070	4,722
15 - 19 Years	4,298	4,172
20 - 24 Years	3,601	3,555
25 - 29 Years	4,222	4,326
30 - 34 Years	4,665	4,714
35 - 39 Years	3,939	4,059
40 - 44 Years	3,393	3,264
45 - 49 Years	2,995	3,188
50 - 54 Years	2,674	2,897
55 - 59 Years	2,238	2,297
60 - 64 Years	1,632	1,721
65 - 69 Years	939	1,037
70 - 74 Years	520	644
75 - 79 Years	318	417
80 - 84 Years	211	341
85 Years and Over	138	252
<i>Total</i>	51,569	52,143

Print This Page

Generate Report



Housing Occupancy

Occupied Housing Units



Vacant Housing Units



Owner-Occupied Housing Units

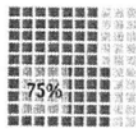


Renter-Occupied Housing Units



Race and Ethnicity

White



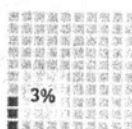
Black or African American



American Indian and Alaskan Native



Asian



Native Hawaiian and Other Pacific Islander



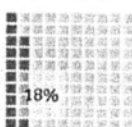
Some Other Race



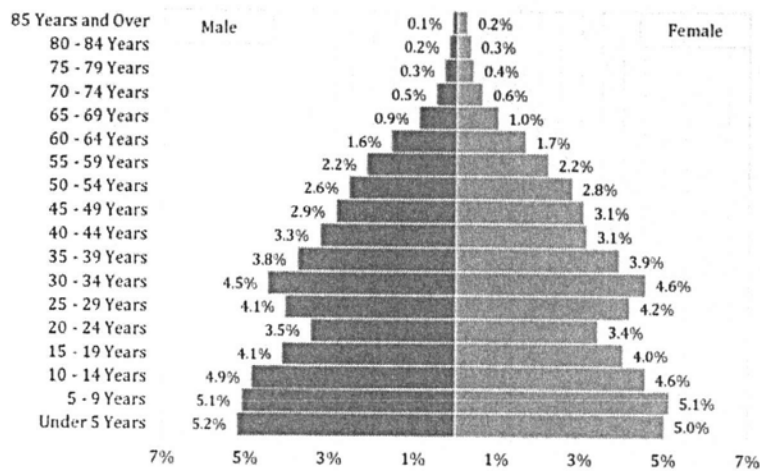
Two or More Races



Persons of Hispanic Origin



Population Pyramid

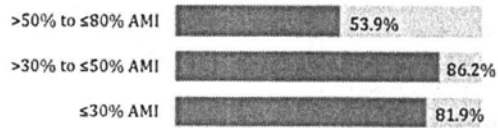


Summary of Affordability

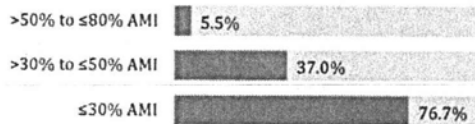
Household Income	Maximum Monthly Income for Housing Expenses	Maximum Mortgage Loan Amount
≤30% AMI	\$461	\$52,236
>30% to ≤50% AMI	\$768	\$111,946
>50% to ≤80% AMI	\$1,229	\$201,510
>80% to ≤100% AMI	\$1,536	\$261,220

Cost Burdened Renter Households

Households Spending 30% or More of Monthly

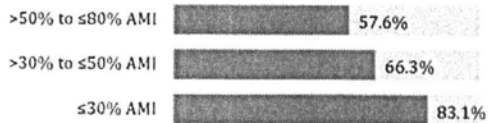


Households Spending 50% or More of Monthly

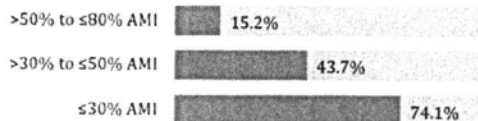


Cost Burdened Owner Households

Households Spending 30% or More of Monthly



Households Spending 50% or More of Monthly

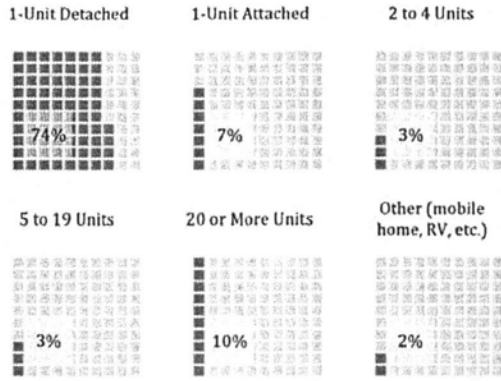


Disability Estimates

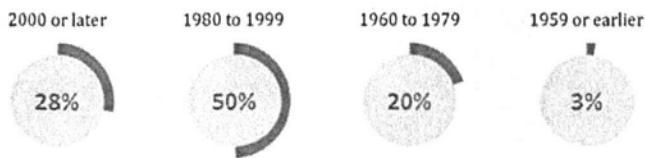
Individuals Under 65 with a **8,209**

Individuals 65 and Older with a **1,773**

Housing Units by Structure Type



Owner-Occupied Housing Units by Year Built



Renter-Occupied Housing Units by Year Built

