

SOUTH JORDAN CITY
CITY COUNCIL STUDY MEETING

March 5, 2019

Present: Mayor Pro Tempore Brad Marlor, Council Member Patrick Harris, Council Member Jason McGuire, Council Member Don Shelton, CM Gary Whatcott, ACM Dustin Lewis, Engineering Director Brad Klavano, Strategic Services Director Don Tingey, City Attorney Ryan Loose, IT Director Jon Day, Public Works Director Jason Rasmussen, Finance Director Sunil Naidu, Associate Director of Parks and Recreation Colby Hill, Planning Director Steven Schaefermeyer, Communications Manager Rachel Van Cleave, Fire Chief Chris Dawson, Police Chief Jeff Carr, City Commerce Director Brian Preece, Attorney Todd Sheeran, City Council Secretary MaryAnn Dean

Others: See Attachment A

OAK CONFERENCE ROOM
4:30 PM

Council Member Shelton made a motion to nominate Council Member Marlor to be Mayor Pro Tempore for tonight's meetings. Council Member McGuire seconded the motion. The vote was unanimous in favor.

Mayor Pro Tempore Marlor excused Mayor Ramsey and Council Member Zander who are both out of town.

A. Invocation: *By City Manager, Gary Whatcott*

CM Whatcott offered the invocation.

B. Presentation Item: Y2 Analytics Residential Survey

Kyrene Gibb and Nicholas Moffitt, Y2, were introduced. They reviewed a prepared presentation outlining the results of their survey (Attachment B).

Ms. Gibb indicated that cities that are built out tend to be more concerned with roads, schools, and traffic. Growth and high density housing are more of an issue in the southwest part of the valley that has recently experienced rapid growth.

The City Council discussed communication with the residents. The survey indicates that email is the preferred way. The new policy is that when new residents sign up for water service, they opt in to receive emails from the city. The existing residents would have to go sign up. It will take time to catch all of the existing residents and fill in that gap.

City Attorney Loose explained that they cannot use the emails provided on the existing utility accounts because they did not authorize the city to use their information for another city purpose, other than for the utility service. It was noted that the city could purchase an email list of South Jordan residents. The cost is unknown. Ms. Van Cleave said they are also looking to incentivize people that sign up for city emails.

C. Discussion Item: Proposed Residential Community – 1382 West 11400 South (By *Peter Duberow, Applicant*)

Planning Director Schaefermeyer reviewed the background information on this item.

Skylar Tolbert, Ivory Homes, said they were approached by the owner of this property asking them to purchase it. He indicated that they have held a meeting with the adjacent neighbors. The neighbors expressed a desire for rambler style homes adjacent to them. They also discussed some landscaping options. The neighbors largest concern is density. They prefer large single family lots, but they understand that is not likely on 11400 South. He reviewed a prepared presentation (Attachment C). He noted that this proposal would be a Planned Unit Development, maintained by the community.

They discussed putting deed restrictions on the homes for priority purchasing for police, fire, teachers, etc. It is anticipated that 1 in each group of townhomes would be considered “affordable”. They can add a stipulation to give preference to South Jordan employees if needed. It was noted that the townhomes would be between \$330,000-\$400,000. The homes would be \$425,000-\$475,000.

Mr. Tolbert said the density for the plan, as presented, is 9.5 units per acre. That includes 36 townhomes and 24 single family homes. He said they are open to discussion about the wall along 11400 South. He showed a rendering of one option, which included pillars and wrought iron.

Council Member Shelton recommended that the developers get feedback from Council Member Zander on this development. He said he appreciated the developer holding neighborhood meetings.

Mr. Tolbert said the neighbors have expressed support for the project.

Council Member Shelton asked if they could make the development work if they did all single family homes? Mr. Tolbert said yes, but they could not do workforce housing.

Mayor Pro Tempore Marlor asked about making the middle section of homes single family rather than townhomes. Mr. Tolbert said they can run those numbers. They would lose some of the workforce units.

It was noted that the applicant would need to apply for the RM zone for this project.

Council Member Harris concurred with Mayor Pro Tempore Marlor's comments about leaving only the front row townhomes. He would rather see less density on the single family homes as well, making it 6 homes per block, rather than the existing 8 homes per block. Council Member McGuire concurred with Council Member Harris.

Council Member Shelton said they feel pressure from the residents to keep the density down. They also have pressure from other sources to add density. He likes the idea of workforce housing. He is supportive of this concept, if the surrounding neighbors are also supportive of it.

Mayor Pro Tempore Marlor concurred with Council Member Harris's suggestions – less dense single family homes. In the middle section, put single family homes rather than townhomes. He said he would love to see some of the townhomes be work force oriented. He said they could see if the City could help more with the work force oriented option. He said a density of 9-9.5 is a lot more dense than the City Council has talked about for years.

It was noted that those changes may double or triple the amount that the city would have to pay for the work force oriented development. They have the RDA money to do that, but it would reduce their ability to spend it on multiple projects.

City Attorney Loose said the only place staff feels this type of development would be appropriate is along the major corridors, such as 11400 South or 10600 South. There are only a few places that this will work.

Mr. Tolbert indicated that he would continue working with staff, and he will also continue his conversations with the neighbors. The City Council determined to schedule this item on a future study session.

D. Review: City Council Agenda Items

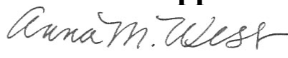
The City Council reviewed the items on the regular City Council meeting agenda. Planning Director Schaefermeyer reviewed the background information as well as the Planning Commission recommendations for Ordinance 2019-01.

ADJOURNMENT

Council Member Shelton made a motion to adjourn. Council Member McGuire seconded the motion. The vote was unanimous in favor.

The March 5, 2019 City Council study session adjourned at 6:23 p.m.

This is a true and correct copy of the March 5, 2019 City Council Study Meeting Minutes, which were approved on March 19, 2019.


South Jordan City Recorder

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



SOUTH JORDAN
UTAH

SOUTH JORDAN CITIZEN SURVEY 2019 PUBLIC OPINION RESEARCH



6

- 1 Residents are happy with the way the city is being run. 13 percentage points more residents say the city is heading in the right direction than 4 years ago.
- 2 Residents' major concerns are focused on managing growth and its related issues. These concerns have grown significantly since 2017, consistent with regional trends.
- 3 61% of residents would prefer receiving more communication from South Jordan. Only 3% would prefer receiving less communication.
- 4 71% prefer receiving information by email. Other sources are preferred by 10% or less.
- 5 Residents see social media as less accurate, and less transparent compared to the city newsletter.
- 6 District 2 residents require the most attention. They feel they have been treated more poorly than other districts and file complaints/seek out city information more often.

THINGS TO REMEMBER

SURVEY METHODOLOGY

SURVEY METHODOLOGY



Sampling frame of South Jordan residents consisted of a universe of preexisting citizen panelists refreshed with email addresses from households in the South Jordan utilities accounts as well as email addresses appended to records on the Utah registered voter file.

85%

Duplicate email addresses were discarded. In total, we emailed 9,032 invitations. 1,349 bounced due to either incorrect email addresses or high spam filter settings, resulting in a deliverability rate of 85%.

12%

Of the 7,683 delivered invitations, 1,331 citizens responded. 936 of them completed the online surveys and had addresses in South Jordan. This results in a response rate of approximately 12% overall. Each email address could respond only once.

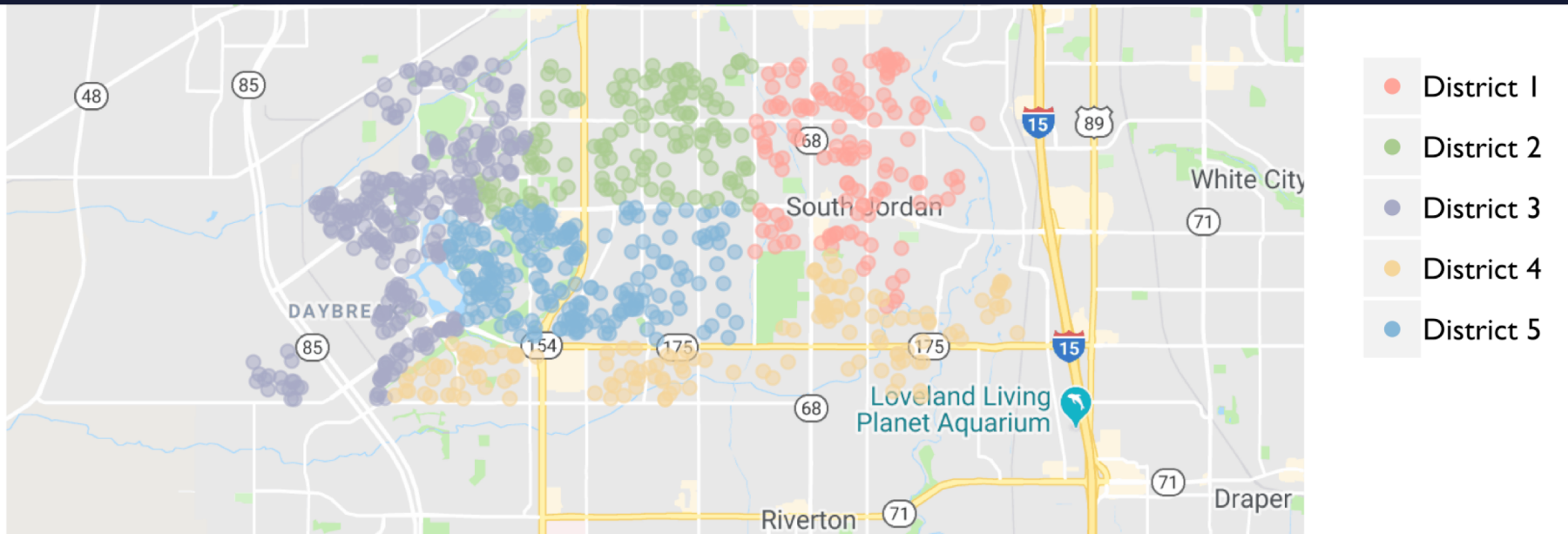
+ 3
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936 interviews among an estimated adult population of 50k results in a margin of error for the survey of plus or minus 3.17 percentage points. Responses were weighted to better approximate city demographic composition.

GEOGRAPHIC DISTRIBUTION



After matching new panelists back to the registered voter file, we find that we again have significant representation in each of South Jordan's five City Council districts. We have 100-300 panelists residing in each district.



CITY DIRECTION & PERCEPTIONS

CITY HEADED IN THE RIGHT DIRECTION

Two-thirds of respondents say the city is headed in the right direction. When we exclude the "don't know" responses, 88% of citizens say the city is headed in the right direction.



Overall, would you say the city of South Jordan is headed in the right direction or the wrong direction?

■ Right Direction ■ Don't Know/Unsure ■ Wrong Direction

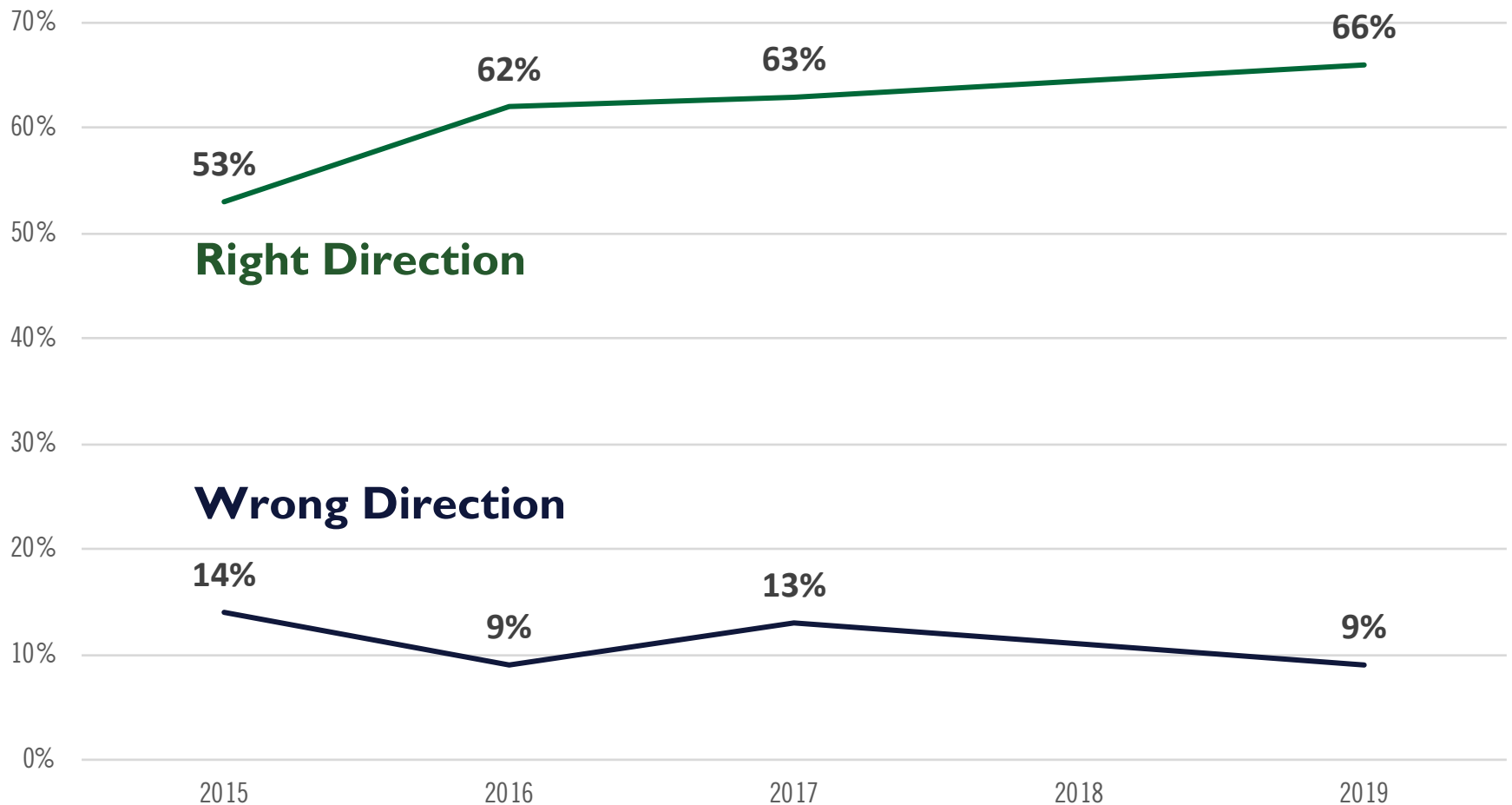


CITY HEADED IN THE RIGHT DIRECTION

Similarly to the last few years, two-thirds of respondents say the city is headed in the right direction.



Overall, would you say the city of South Jordan is headed in the right direction or the wrong direction?

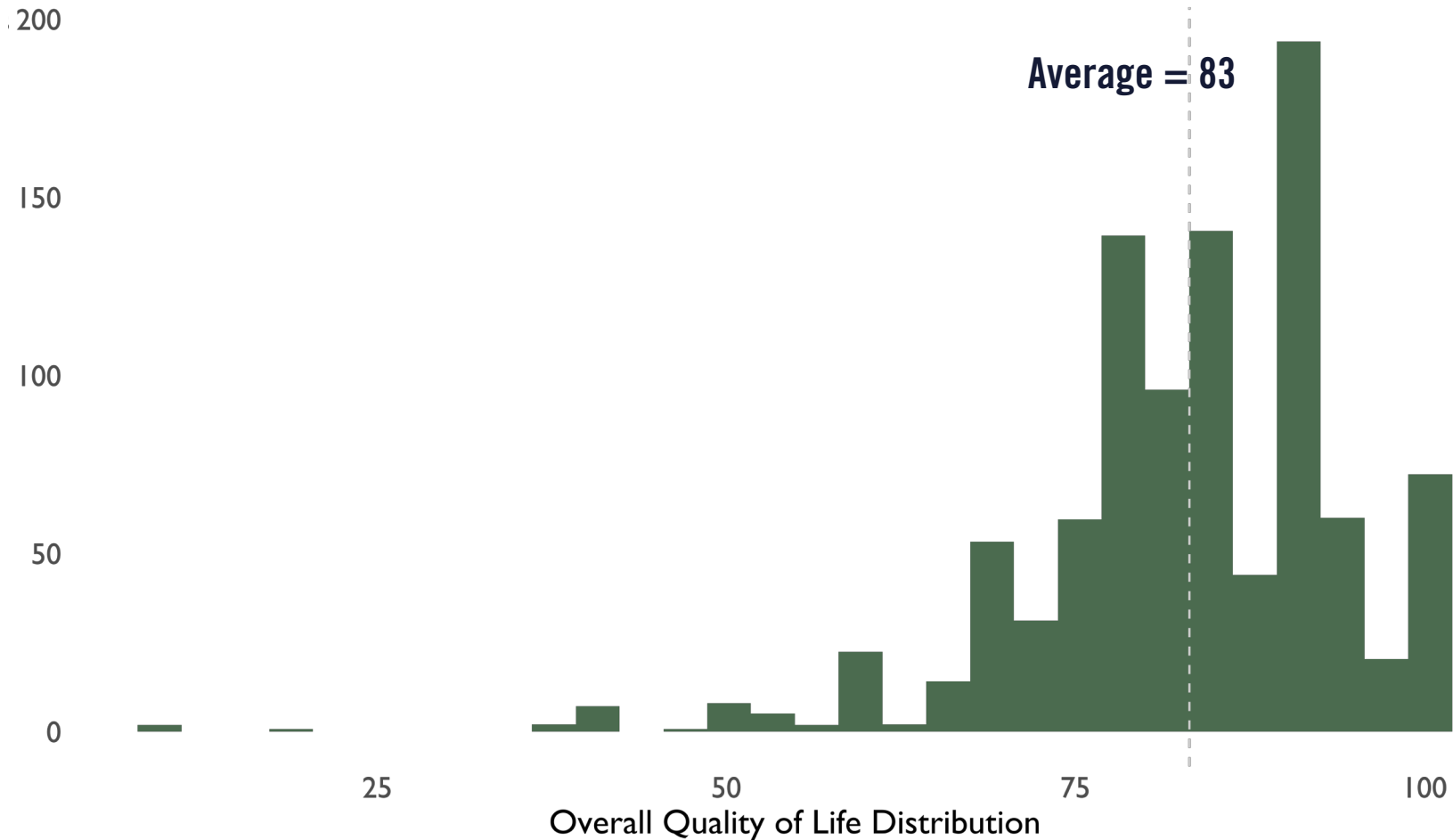


OVERALL QUALITY OF LIFE: 83/100

Residents rate their average quality of life in South Jordan at 83 on the 0-100 scale. This rating falls within the margin of error for the last few years as well.



All things considered, on a scale from 0 to 100, with 0 being very low and 100 being very high, how would you rate your overall quality of life in South Jordan?



HIGH MAYOR AND CITY COUNCIL APPROVAL

About half of residents approve of how the city's elected officials are doing their jobs. Again, excluding the "don't know" responses, that equates to 77% approval among residents expressing an opinion. However, less than 10% of residents strongly approve.



Do you approve or disapprove of how the South Jordan Mayor and City Council are handling their jobs?

Strongly Approve Disapprove Neither/Don't Know Enough
Approve Strongly Disapprove



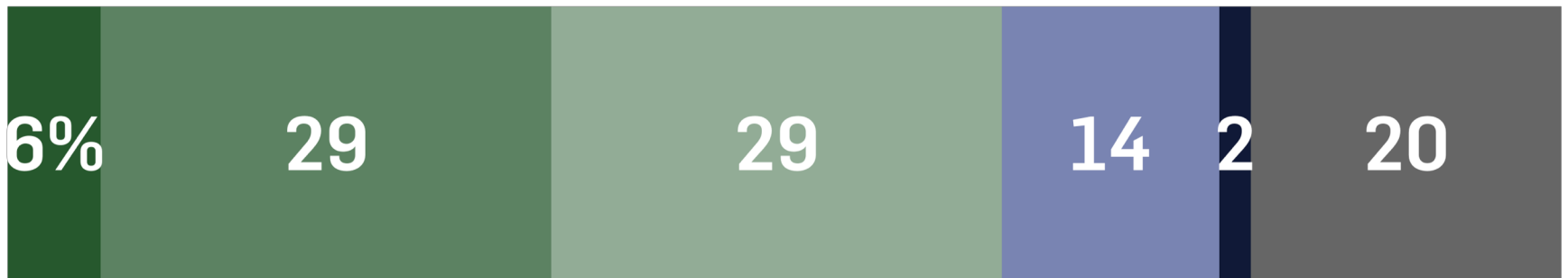
SOUTH JORDAN BETTER THAN 5 YEARS AGO

35% of residents say the city is better now than it was five years ago, but 1/5 respondents still say they haven't been here long enough to make that comparison.



How would you rate the City of South Jordan today compared to five years ago? Would you say it is...

■ Much better ■ About the same ■ Much worse
■ Somewhat better ■ Somewhat worse ■ Don't know, I haven't been here that long

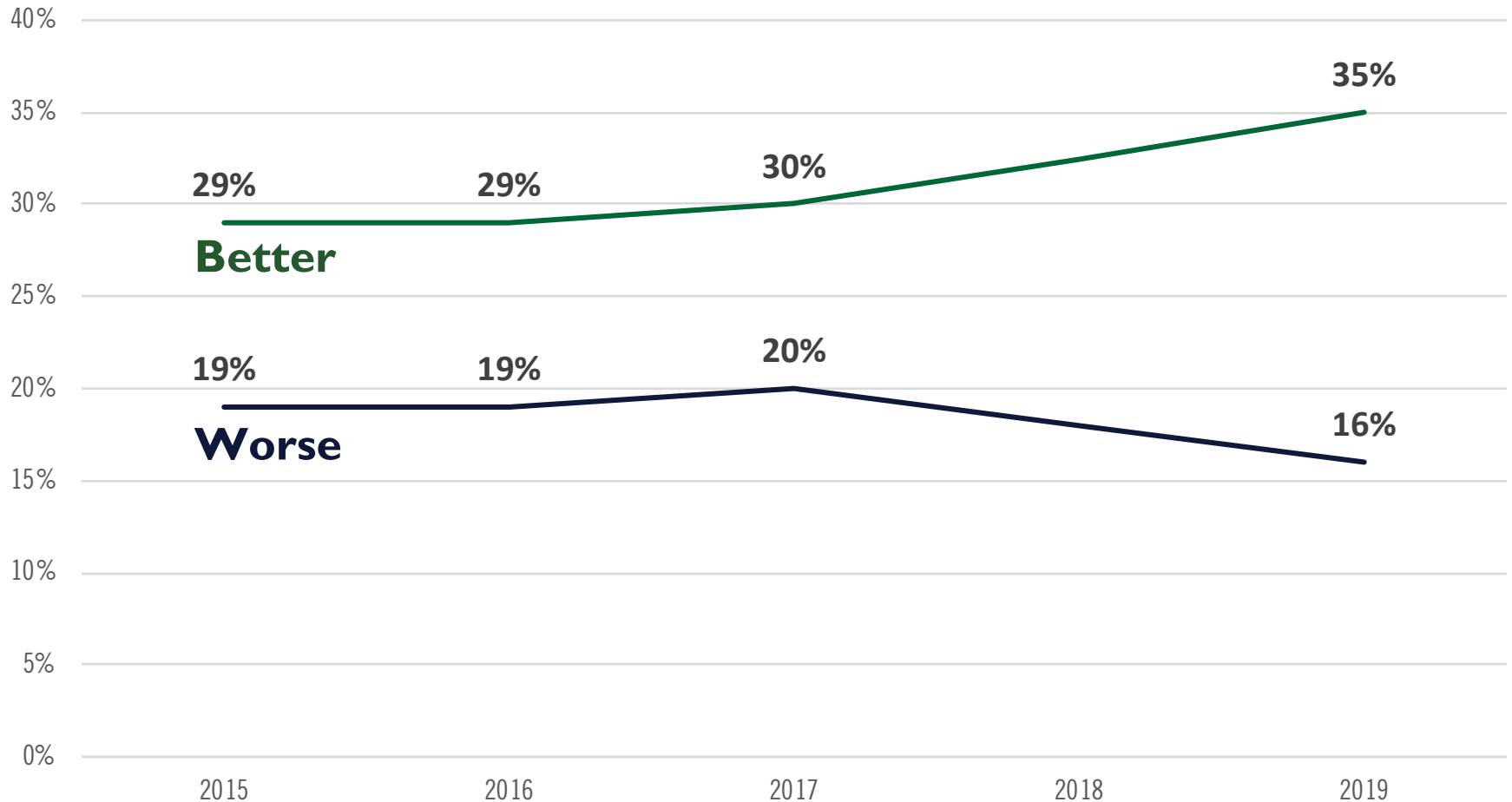


VIEW OF SOUTH JORDAN CONTINUALLY IMPROVING

35% of residents say the city is better now than it was five years ago, 5 points higher than residents rated the city in 2017.



How would you rate the City of South Jordan today compared to five years ago? Would you say it is...



SOUTH JORDAN FAVORITES: PEOPLE AND COMMUNITY

Residents commonly cite the good, safe, clean neighborhoods and people as one of the best things about living in the city. They also frequently mention the convenience of living in South Jordan and it's proximity to services and amenities they need.

What do you like most about living in South Jordan?



SOUTH JORDAN HIGHLY RECOMMENDABLE

Likelihood to recommend South Jordan as a good place to live is almost unanimous—95% of residents say they would recommend South Jordan to family and friends.



How likely are you to recommend the City of South Jordan to friends and family as a good place to live?

Very Likely Somewhat Unlikely
Somewhat Likely Very Unlikely

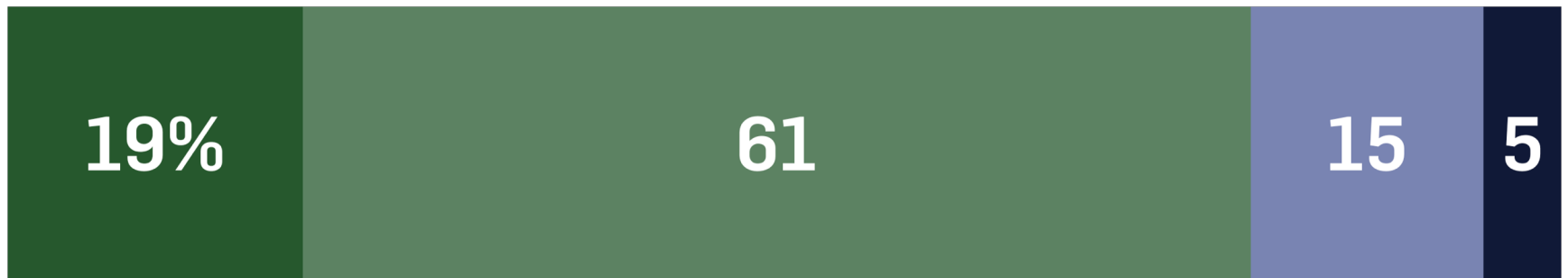


GOOD SERVICE VALUE

80% of residents rate the service they receive for their tax dollar in South Jordan as excellent or good.



In general, how do you rate the service you receive from South Jordan for your tax dollar?



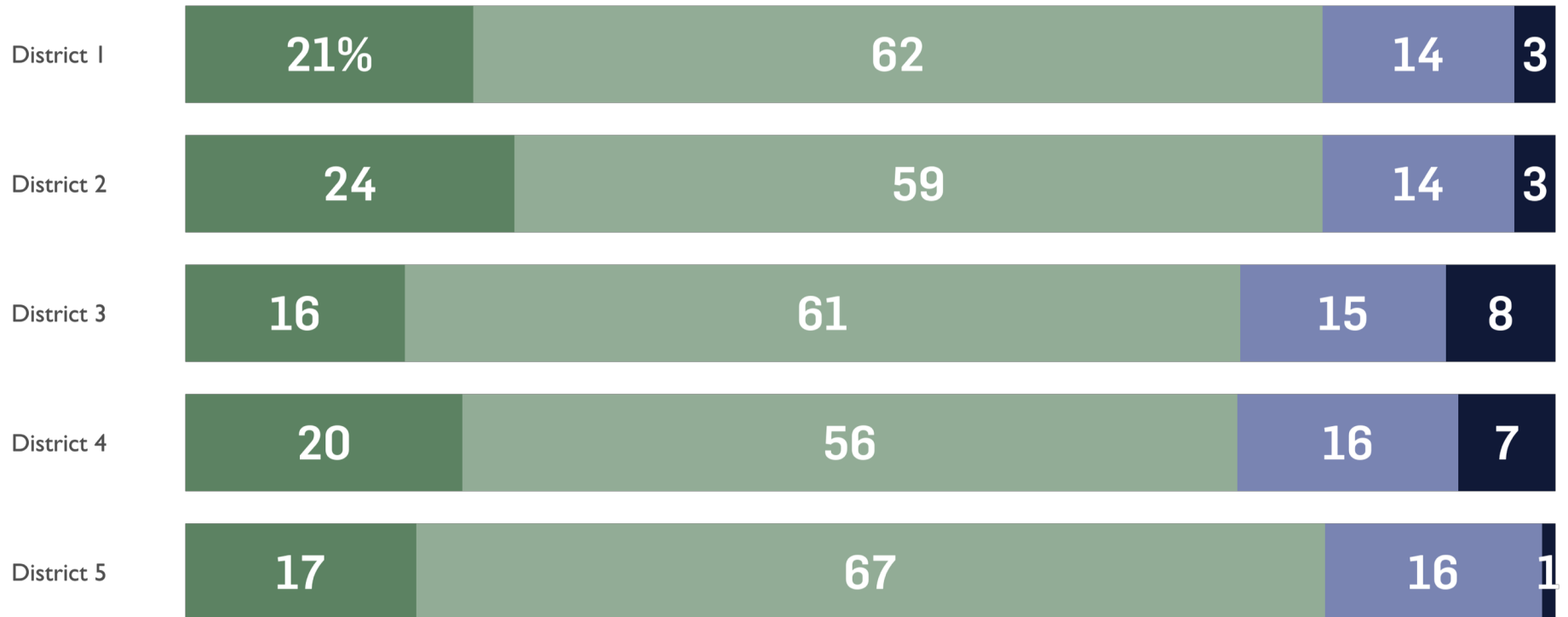
GOOD SERVICE VALUE

On average, 80% of residents rate the service they receive for their tax dollar in South Jordan as excellent or good. Residents in District 1 and 2 rate their service for their tax dollar the highest.



In general, how do you rate the service you receive from South Jordan for your tax dollar?

Excellent Fair
Good Poor

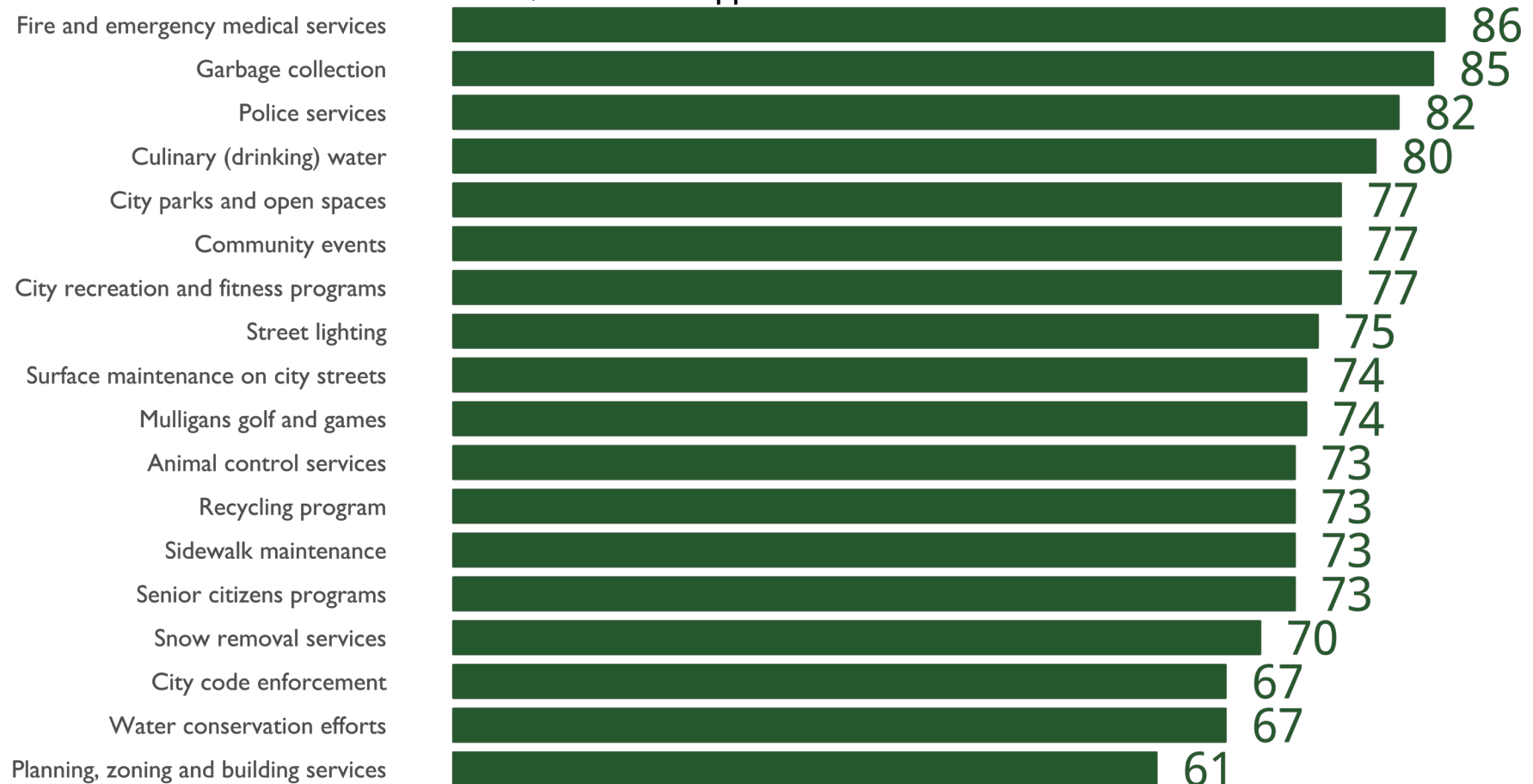


SERVICE EVALUATIONS: ZONING NEEDS IMPROVEMENT

Residents give the highest ratings to fire and emergency medical services along with garbage collection and police services, all over 80/100. They give the lowest ratings to planning, zoning, and building services.



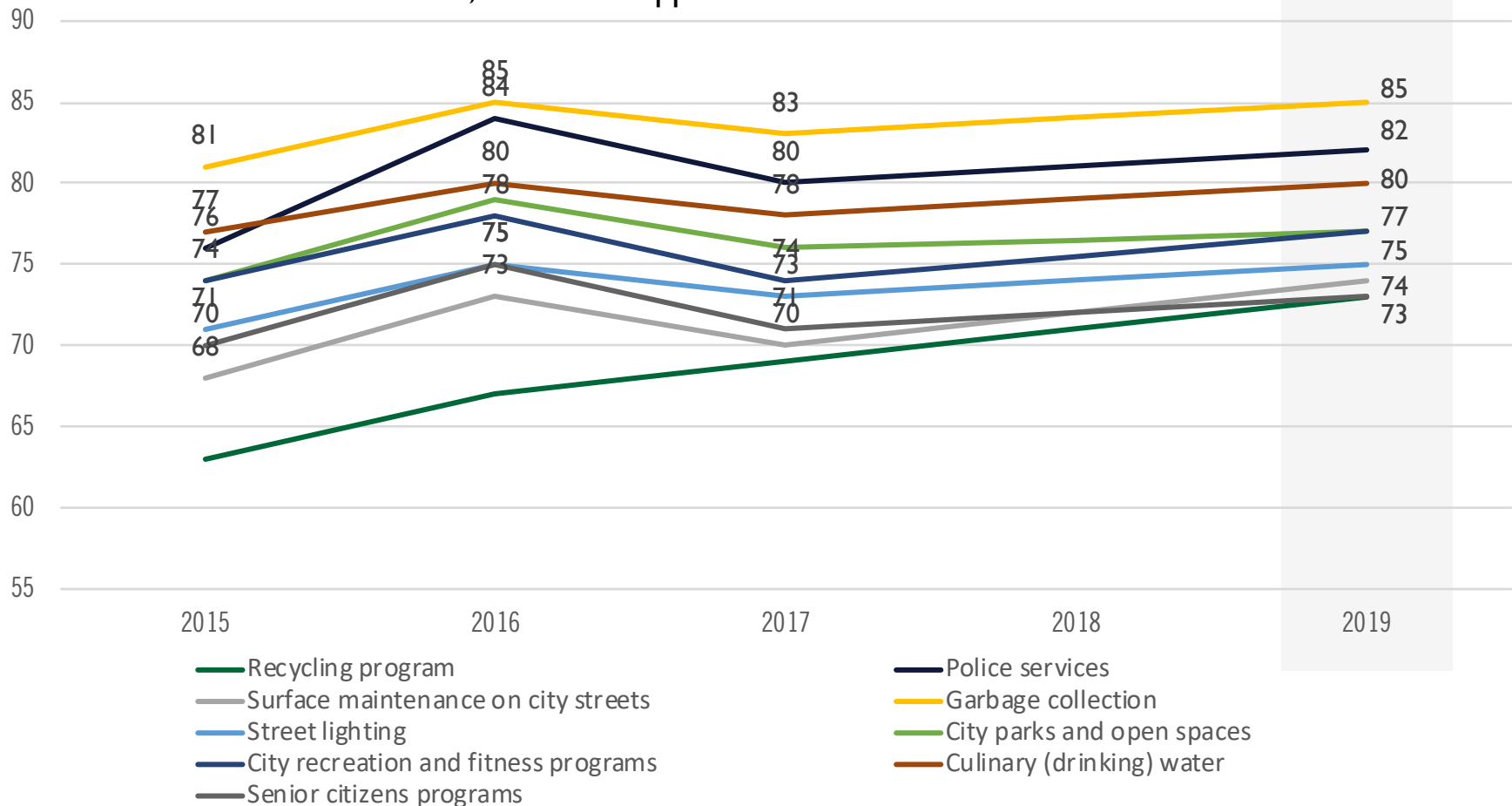
South Jordan provides a number of services to its residents. Please rate each of the following services using a 0 to 100 scale with 0 meaning you are completely dissatisfied and 100 meaning you are completely satisfied. If you are unfamiliar with a service, select Not applicable.



SERVICE EVALUATIONS: MOST IMPROVED

The following city services have seen a steady increase in satisfaction since 2017. Mulligans Golf and Games saw a 19 point increase in satisfaction from 2017.

Q South Jordan provides a number of services to its residents. Please rate each of the following services using a 0 to 100 scale with 0 meaning you are completely dissatisfied and 100 meaning you are completely satisfied. If you are unfamiliar with a service, select Not applicable.

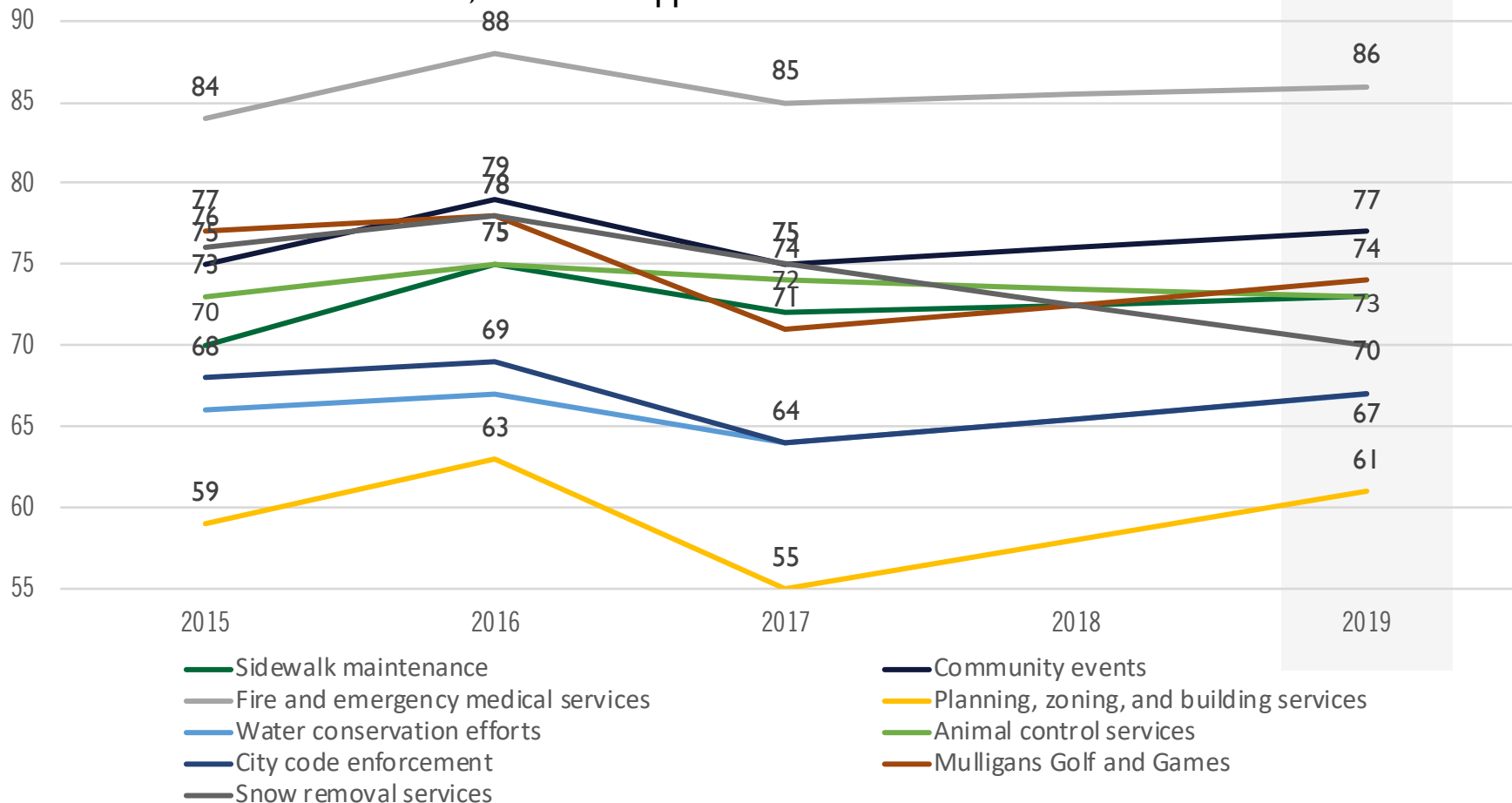


SERVICE EVALUATIONS: LEAST IMPROVED

The following city services are the least improved since 2017. Planning, zoning, and building services saw a 14 point decrease in satisfaction since 2016.



South Jordan provides a number of services to its residents. Please rate each of the following services using a 0 to 100 scale with 0 meaning you are completely dissatisfied and 100 meaning you are completely satisfied. If you are unfamiliar with a service, select Not applicable.



CITY SERVICE EVALUATIONS

When given the chance to state any issues with city services in their own words, most residents mention something about growth, traffic, high density housing, or overcrowding.

If you have any comments you would like to briefly share about your experience with any South Jordan City service in the past year, please enter them here.

“Quality of life is more important than developing every inch of space so that we can have more tax revenue.”

“Providing well-maintained roads and other transportation options that help citizens efficiently get to their destination... We need more open roads going east and west so that people can get to where they need to be without using only the main roads.”

“Long term city planning. There seems to be no plan, just add homes and commercial to boost city dollars”

“Schools...and making those a priority...managing the booming growth. Keeping it balanced and working with school districts”



COMMUNITY PRIORITIES

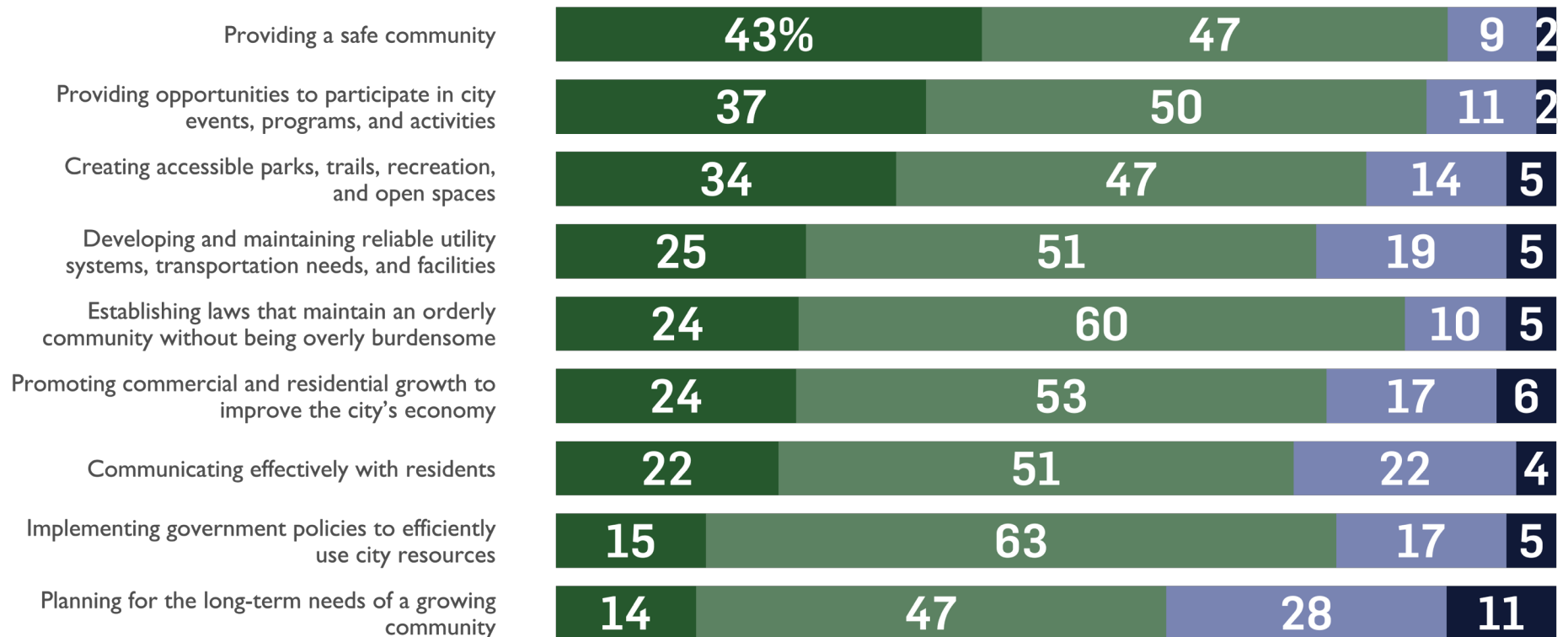
IMPROVEMENT NEEDED ON GROWTH PLANS

Residents give the highest ratings for providing a safe community, community activities, and accessible parks. Residents give the lowest ratings for community growth plans.



The elected officials of South Jordan have set priorities that they use to help them make decisions. Officials would like to know how well they are doing at meeting these priorities. To the best of your knowledge, how would you rate South Jordan's performance in each of the following categories?

Excellent Fair
Good Poor

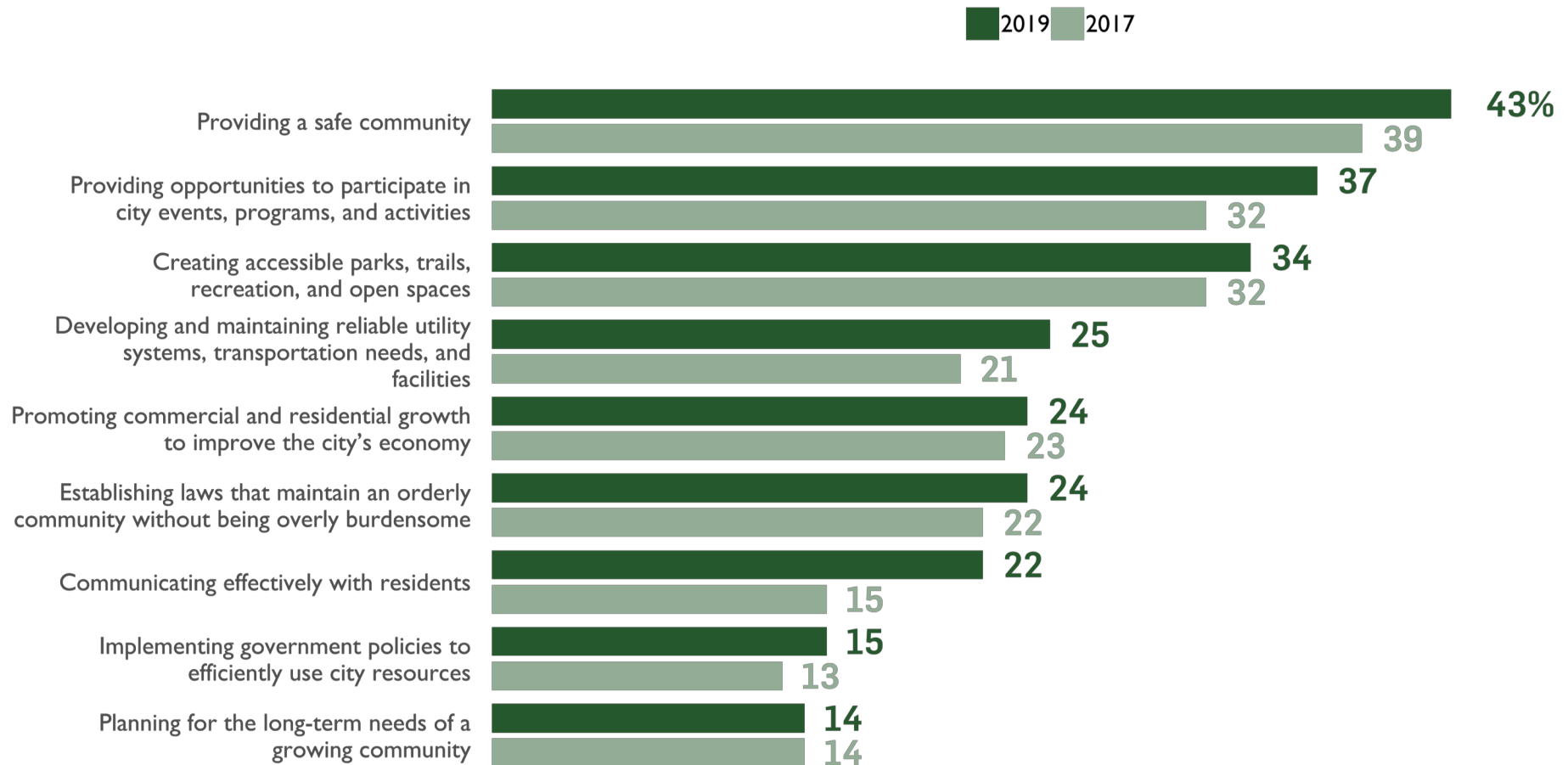


MOST CITY METRICS SIMILAR TO 2017

All of the following city performance metrics below remained within 5 percentage points of their ratings in 2017. Notably, providing a safe community and providing community activities improved by 4-5 points.



How would you rate South Jordan's performance in each of the following categories?



TOP ISSUE TODAY & TOMORROW: GROWTH

Topics revolving around growth management remain the most frequently cited issues facing the city today and over the next 3-5 years.

In your opinion, what is the most important issue facing South Jordan today?



What is the most important issue facing South Jordan in the next 3-5 years?



NEWS & CONTACTING SOUTH JORDAN

ELECTED OFFICIALS: PERCEIVED RESPONSIBILITIES

66% of residents believe that elected officials in South Jordan have a responsibility to keep them up-to-date about city projects, events, and opportunities to share their opinion. Personal responsibility does not take priority.



Please indicate whether you agree or disagree with the following statements.

Strongly agree Neither agree nor disagree Strongly disagree
Somewhat agree Somewhat disagree

My elected officials in South Jordan have a responsibility to keep me up-to-date about important city projects, events, and opportunities to share my opinions.



The South Jordan city staff and employees have a responsibility to keep me up-to-date about important city projects, events, and opportunities to share my opinions.



I have a personal responsibility to seek information about important city projects, events, and opportunities to share my opinions.



CURRENT INFORMATION SOURCES

On average, residents say their most common source of information about the city is the newsletter, which ranks slightly lower than in 2017.



From which source do you **currently** receive most of your information about South Jordan City? Please rank each of the following information outlets in order where (1) is the source where you get the MOST information and (7) is the source where you get the LEAST information about the City.

2019 AVERAGE RANK

- 3 CITY NEWSLETTER
- 3 EMAILS FROM THE CITY
- 4 NEWSPAPER
- 4 Additional insert in water or other municipal bill
- 4 CITY WEBSITE
- 4 SOCIAL MEDIA

2017 AVERAGE RANK

- 2 CITY NEWSLETTER
- 3 EMAILS FROM THE CITY
- 3 NEWSPAPER
- 3 CITY
- 3 WEBSITE
- 4 SOCIAL MEDIA

PREFERRED INFORMATION SOURCES

Residents most preferred source of city information is the email. The city newsletter ranks second in preference although it is the most common method by which residents currently receive information.

Q From which source would you **prefer** to receive the most of your information about South Jordan City? Please rank each of the following information outlets in order where (1) is the source where you get the **MOST** information and (7) is the source where you get the **LEAST** information about the City.

2019 AVERAGE RANK

- 2** EMAILS FROM THE CITY
- 3** CITY NEWSLETTER
- 4** CITY WEBSITE
- 4** SOCIAL MEDIA
- 4** NEWSPAPER
- 4** Additional insert in water or other municipal bill

2017 AVERAGE RANK

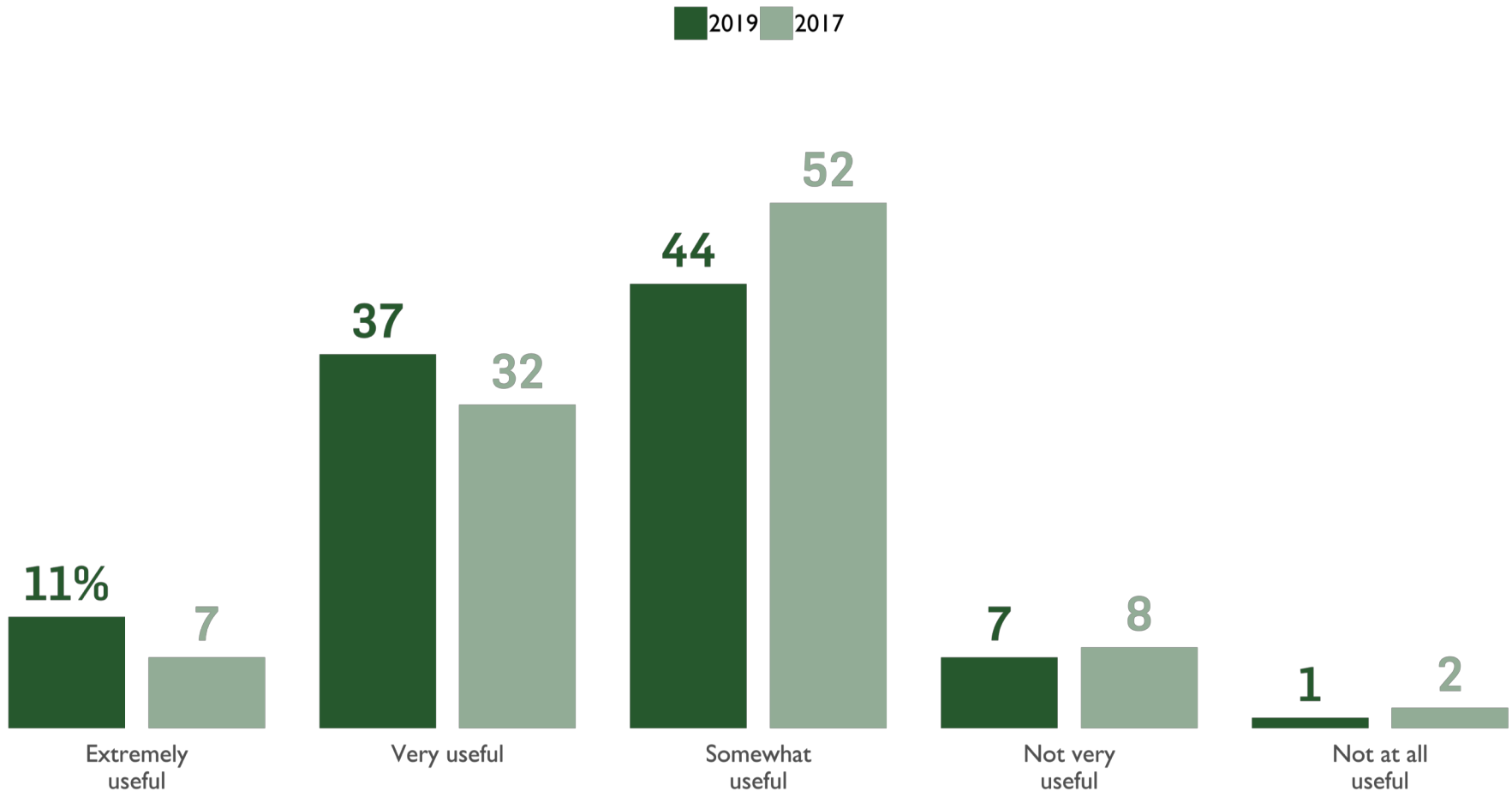
- 2** EMAILS FROM THE CITY
- 2** CITY NEWSLETTER
- 3** CITY WEBSITE
- 4** NEWSPAPER
- 4** SOCIAL MEDIA
- 5** TEXT MESSAGES

EVALUATING CITY COMMUNICATION

48% of residents say the information they get from the city now is extremely or very useful. This is 9% more than surveyed usefulness in 2017.



How useful is the communication you currently receive from South Jordan?



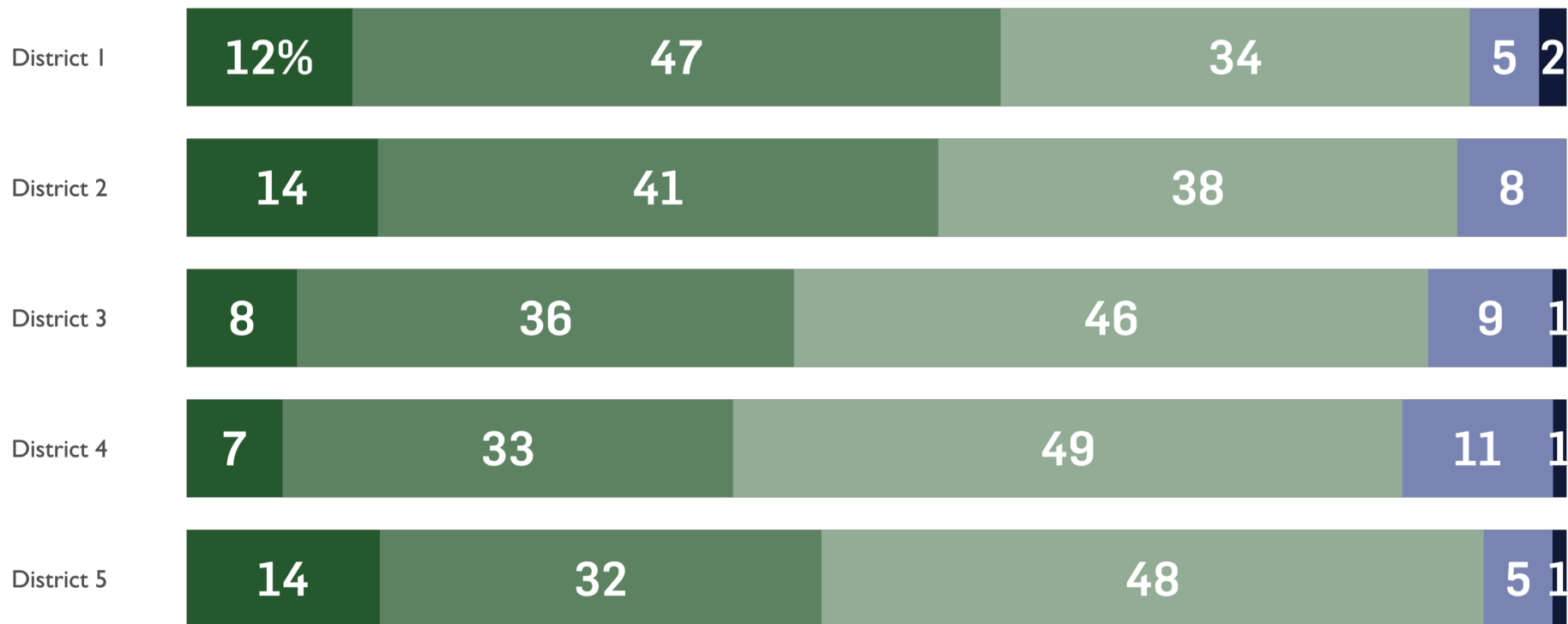
EVALUATING CITY COMMUNICATION: BY DISTRICT

Residents in District 1 feel the most strongly that the communication they receive currently is extremely or very useful. District 4 is most skeptical of communication utility.



How useful is the communication you currently receive from South Jordan?

Extremely useful Somewhat useful Not at all useful
Very useful Not very useful

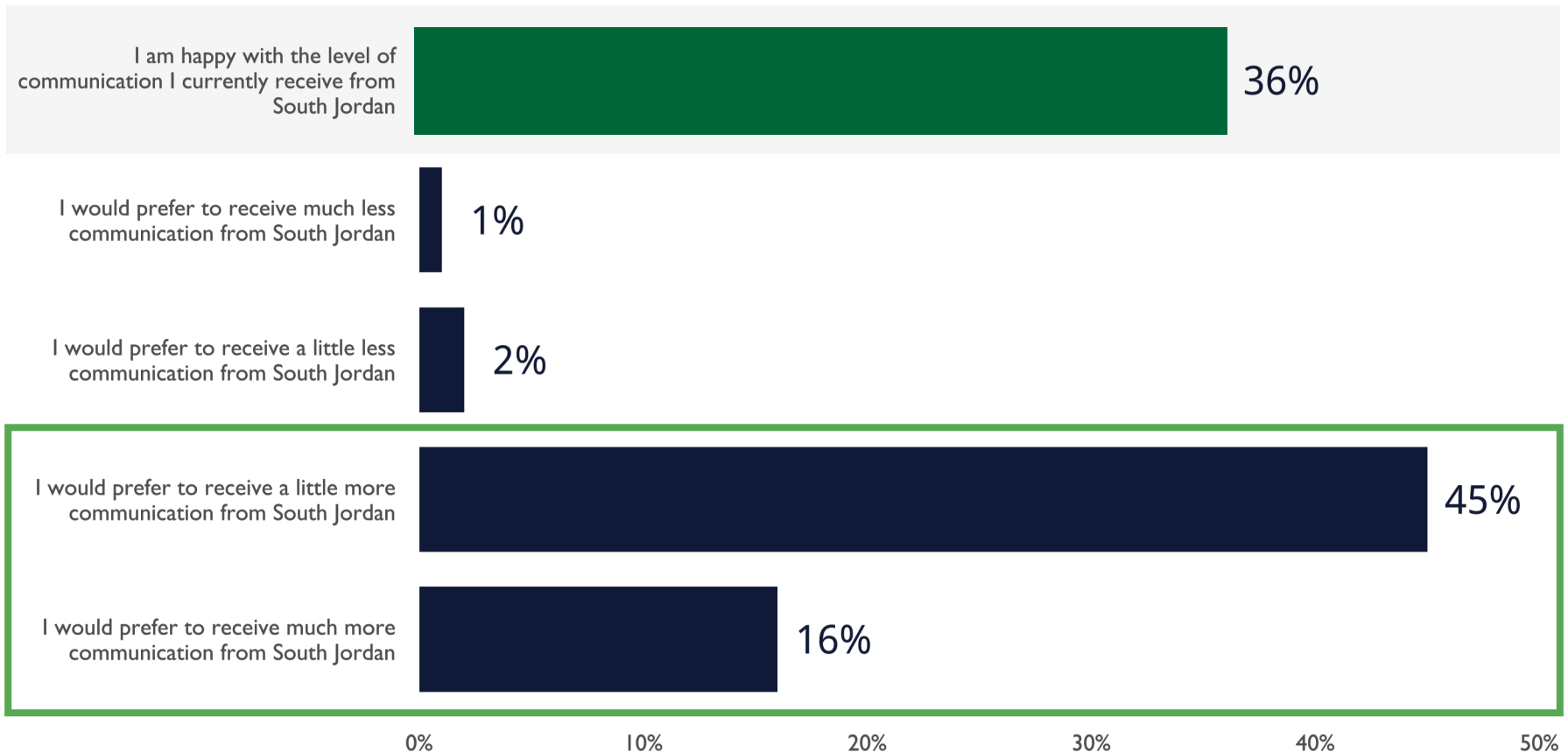


MORE OR LESS COMMUNICATION

45% of South Jordan residents would prefer to receive some degree more communication from the city than they do now.



Would you prefer to receive more communication from South Jordan, less communication, or are you happy with the level of communication you currently receive from the city?

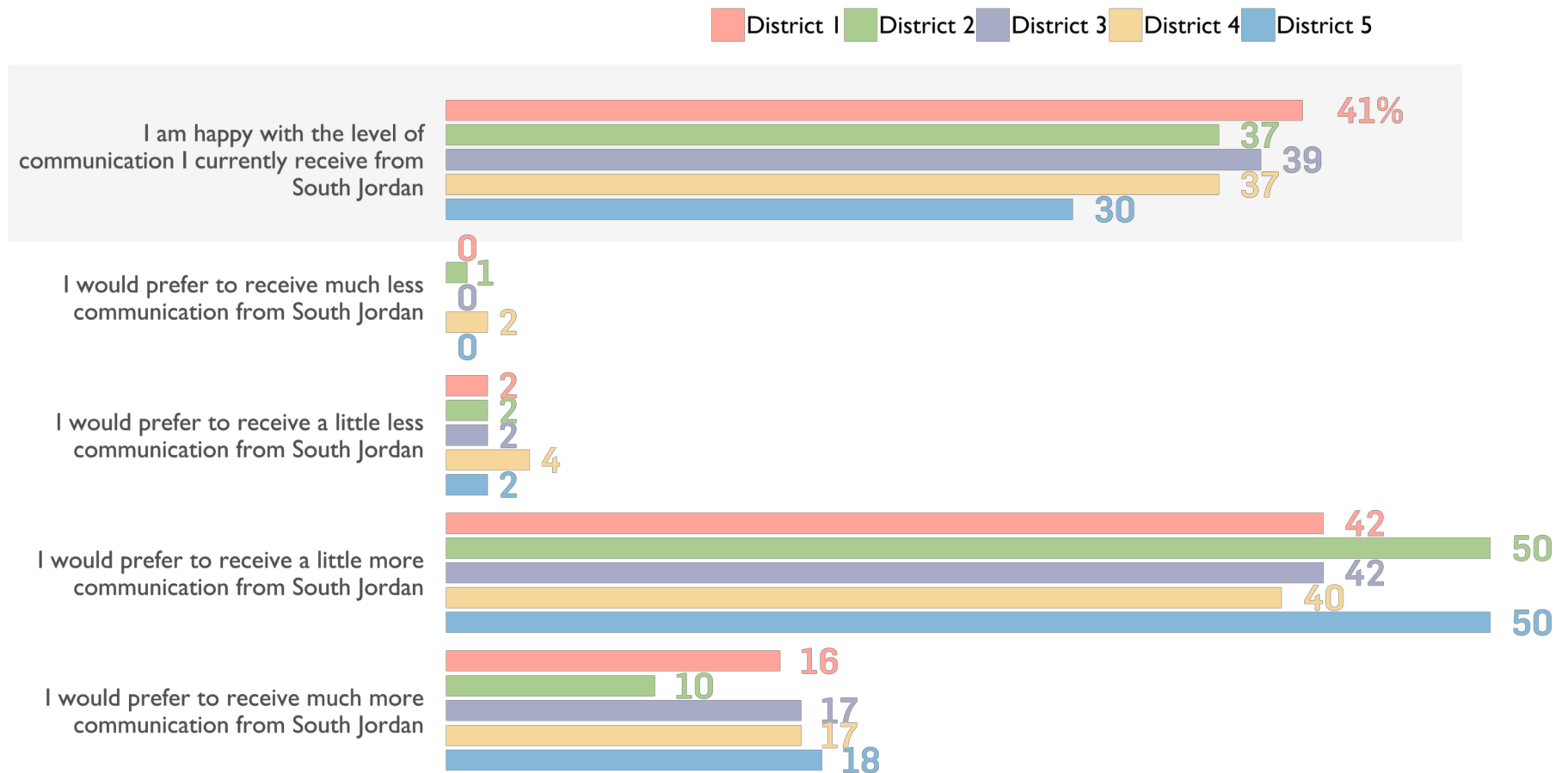


MORE OR LESS COMMUNICATION: BY DISTRICT

District 2 and District 5 residents are most interested in receiving a little more communication from the city.



Would you prefer to receive more communication from South Jordan, less communication, or are you happy with the level of communication you currently receive from the city?

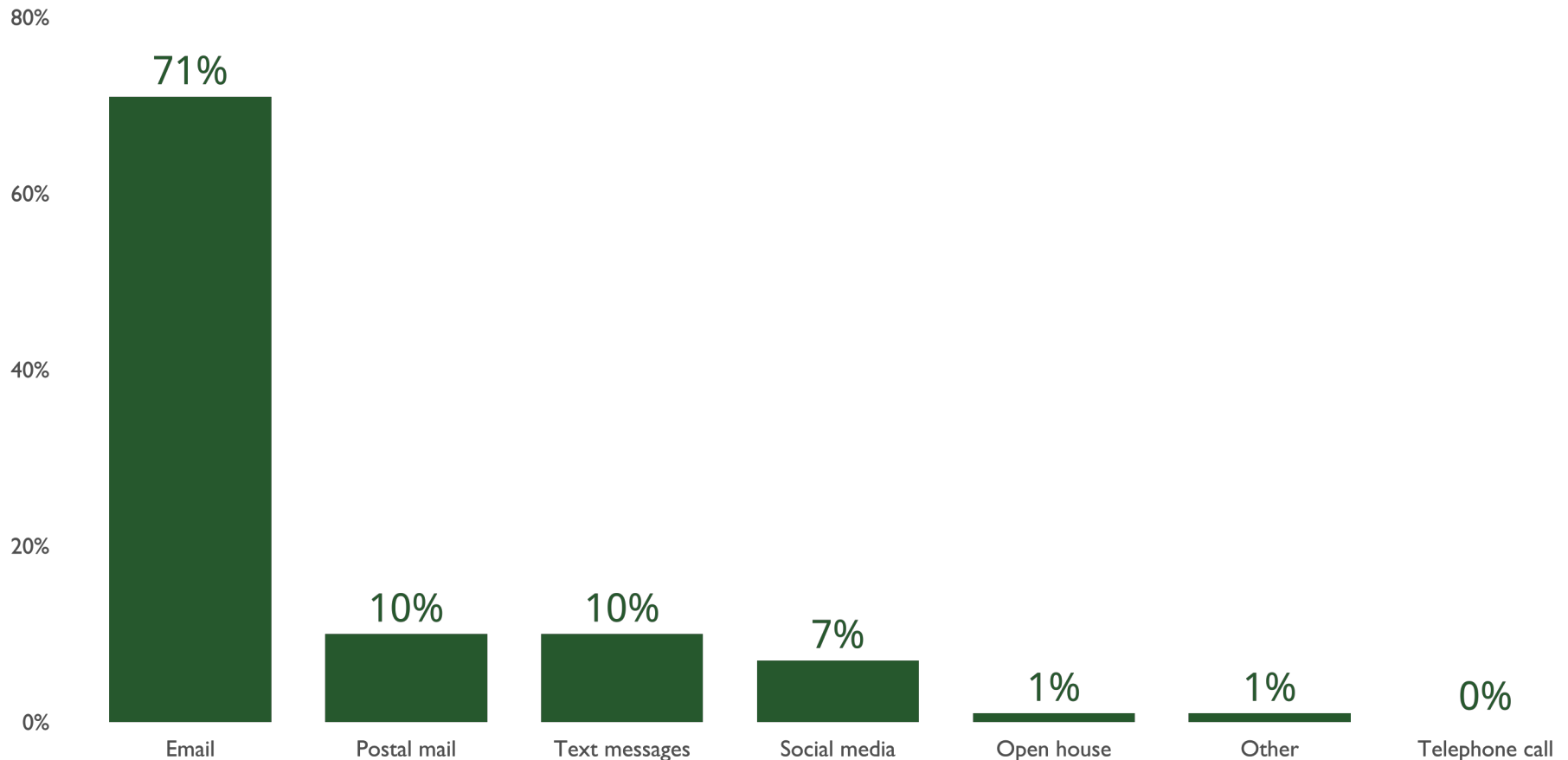


GATHERING RESIDENTS' INPUT

Email was by far the most popular medium offered for gathering feedback from city residents.



When the City of South Jordan needs to share information with residents outside of the regular City newsletter, or City officials want to gather feedback about issues or events in South Jordan, how would you prefer the City reach out to you?



VALUE OF CITY COMMUNICATIONS

Newsletters and emails were largely considered the most valuable means of communication (as opposed to social media posts). Newsletters more successfully provide residents with accurate info and help the city increase transparency.



To what extent do you agree or disagree with each of the following statements about social media posts/newsletters and other emails or updates from the City of South Jordan?

Strongly agree Somewhat agree Neither agree nor disagree Somewhat disagree Strongly disagree

Newsletters and Emails

Social Media Posts

Provide residents with accurate information about the City.

26%

50

18

4

14

26

52

5

Help the City increase transparency.

25

44

24

5

16

28

48

5

Reach more residents than other modes of communication.

20

38

32

9

11

21

50

13 6

Provide opportunities for public dialogue and interaction.

13

38

33

13

3

14

29

47

6 5

Are ineffective as a communication tool.

9

18

22

34

17

8

16

45

17

15

VALUE OF CITY COMMUNICATIONS: BY DISTRICT

District 1 feels most strongly that newsletters and emails help the city increase transparency. District 2 is most likely to think that it provides residents with accurate info about the city.



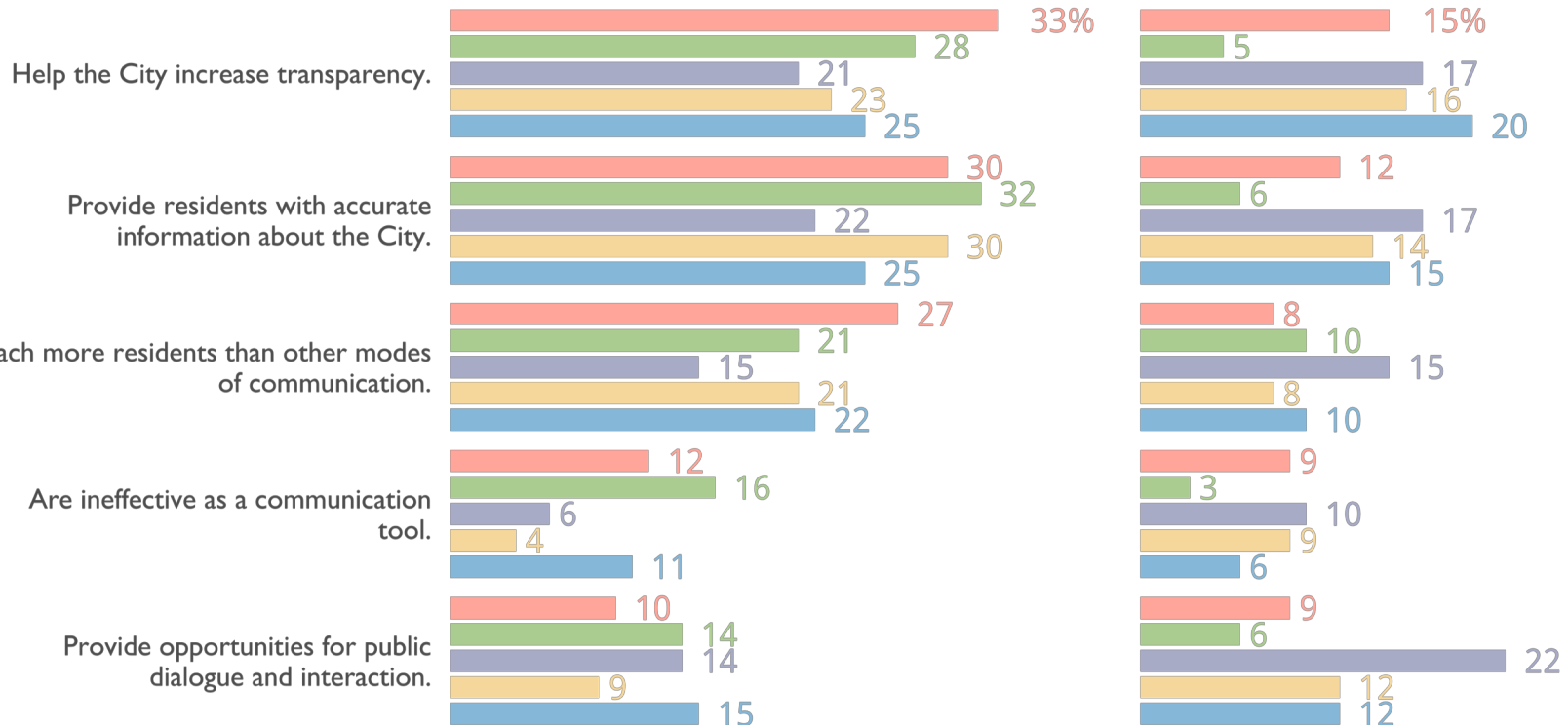
To what extent do you agree or disagree with each of the following statements about social media posts/newsletters and other emails or updates from the City of South Jordan?

District 1 District 2 District 3 District 4 District 5

Newsletters and Emails

Total Agree

Social Media Posts

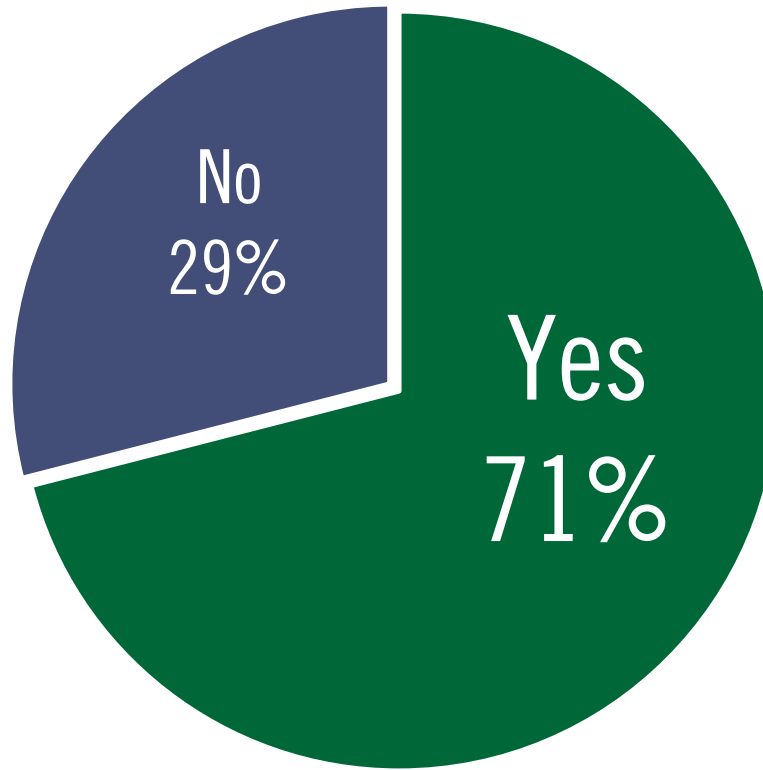


WEBSITE USE

71% of respondents say they have visited the city website in the past year.



Have you visited the South Jordan City website in the past twelve months?

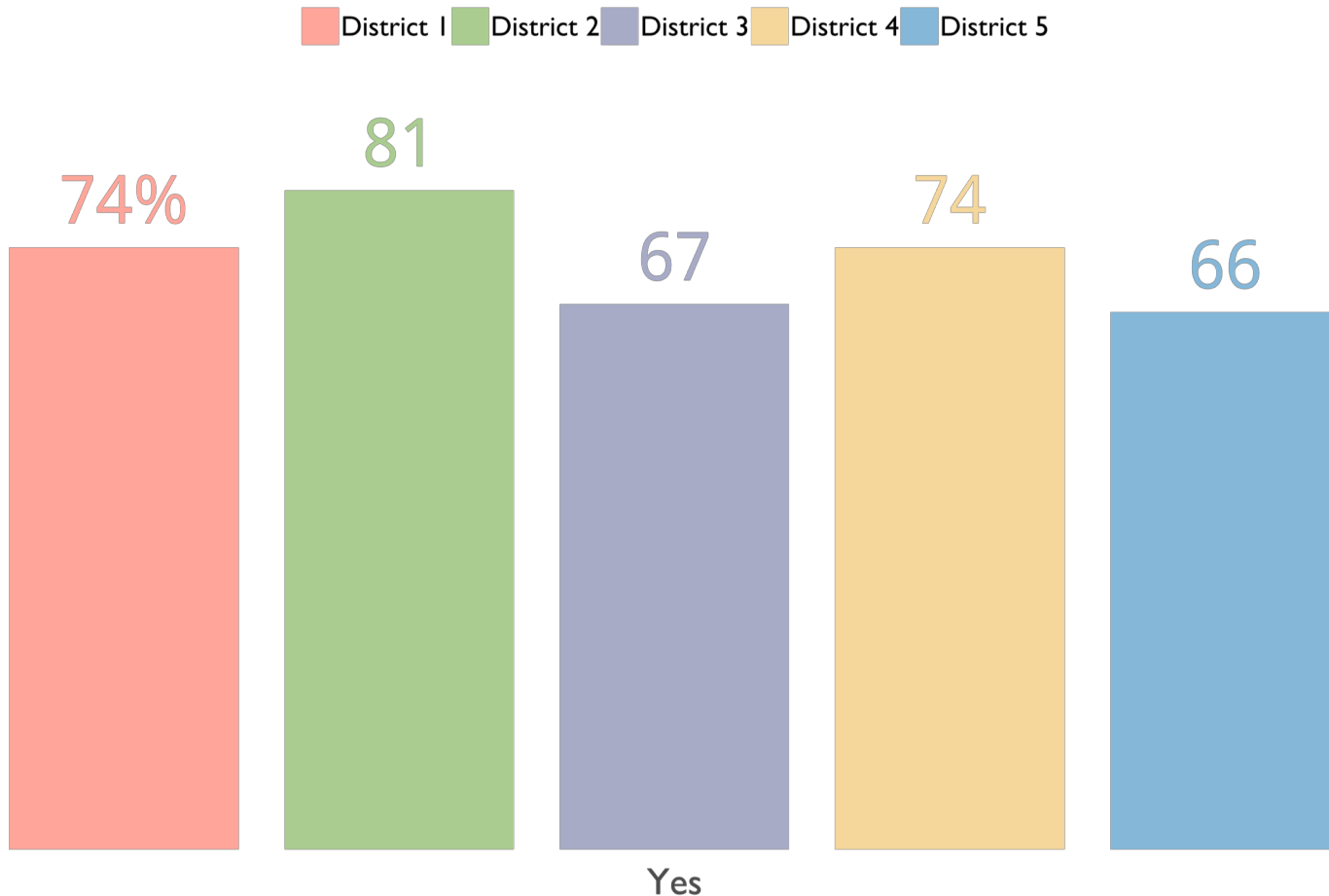


WEBSITE USE: BY DISTRICT

Residents in District 2 are most likely to have visited the website in the past year by 6%.



Have you visited the South Jordan City website in the past twelve months?



WEBSITE EVALUATIONS

Evaluations of the city website are still high overall and mostly positive.



To what extent do you agree or disagree with each of the following statements?

Strongly agree Somewhat agree Neither agree nor disagree Somewhat disagree Strongly disagree

I would recommend the City website to my friends and neighbors in South Jordan as a resource for information or city services.



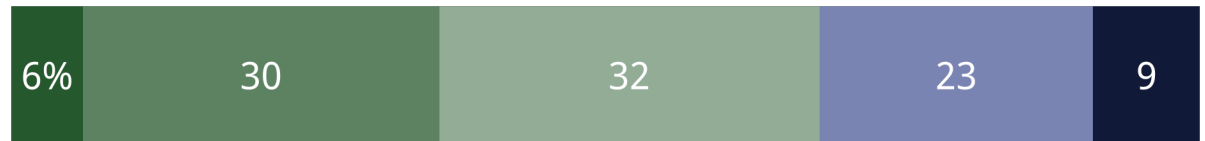
The City website is well organized.



The South Jordan City website is user friendly.



It is difficult to find the information I need on the City website.

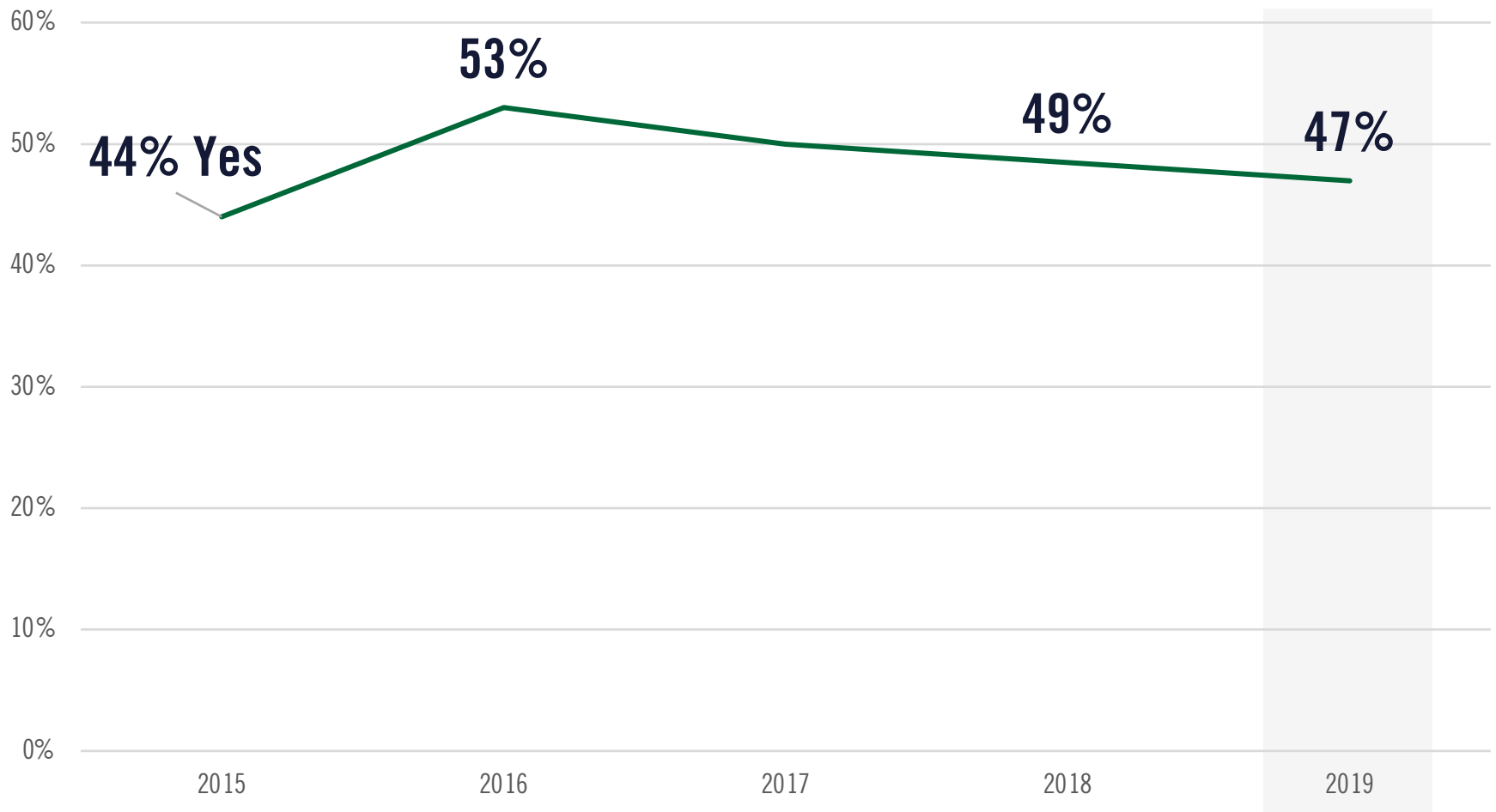


CONTACTING CITY OFFICES

Half of respondents say they have contacted a city office in the past year, but contact has decreased slightly over time.



During the past year, have you contacted any South Jordan office to seek service, information, or to file a complaint?

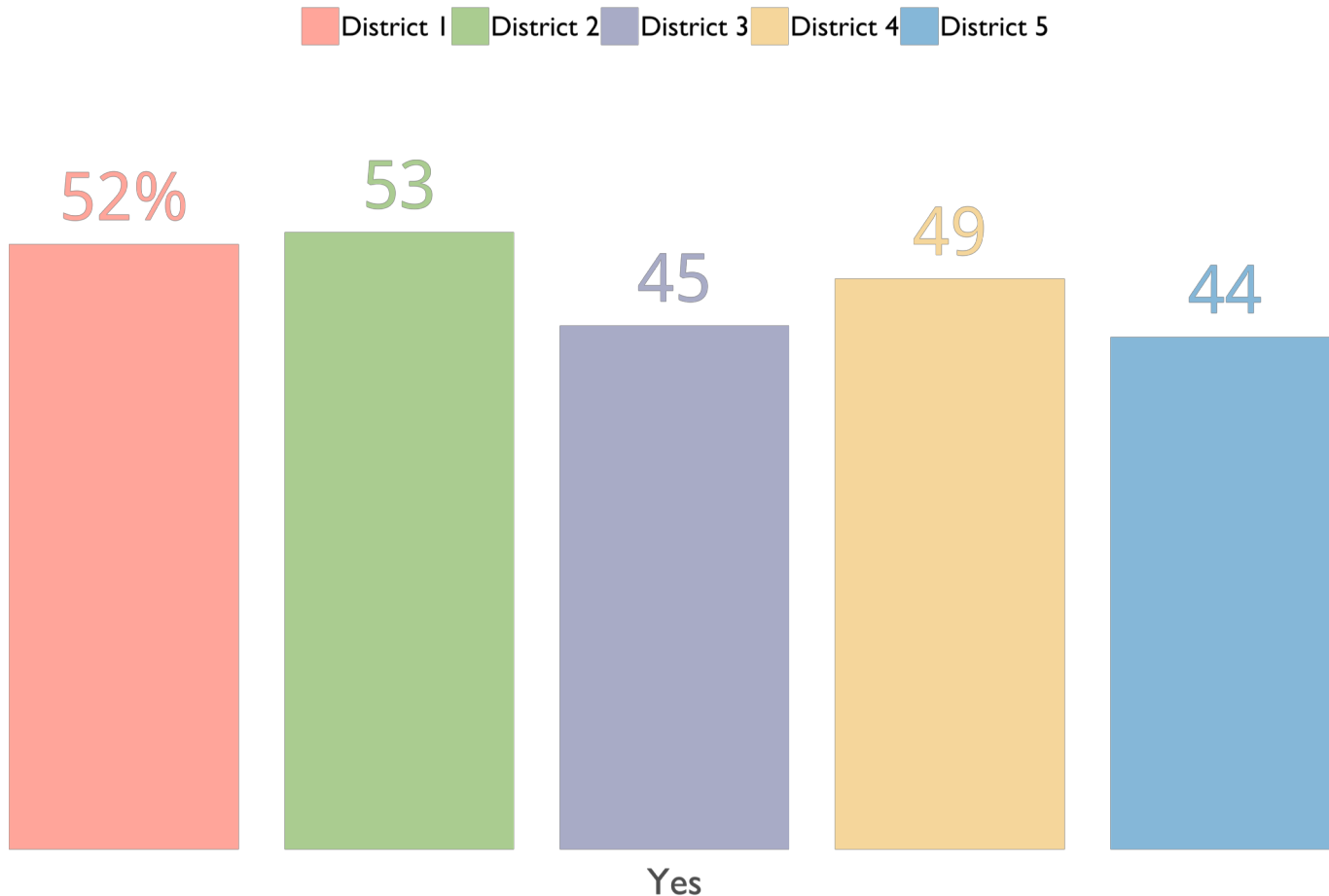


CONTACTING CITY OFFICES

Residents in District 2 and District 1 are most likely to have contacted South Jordan in the past year.



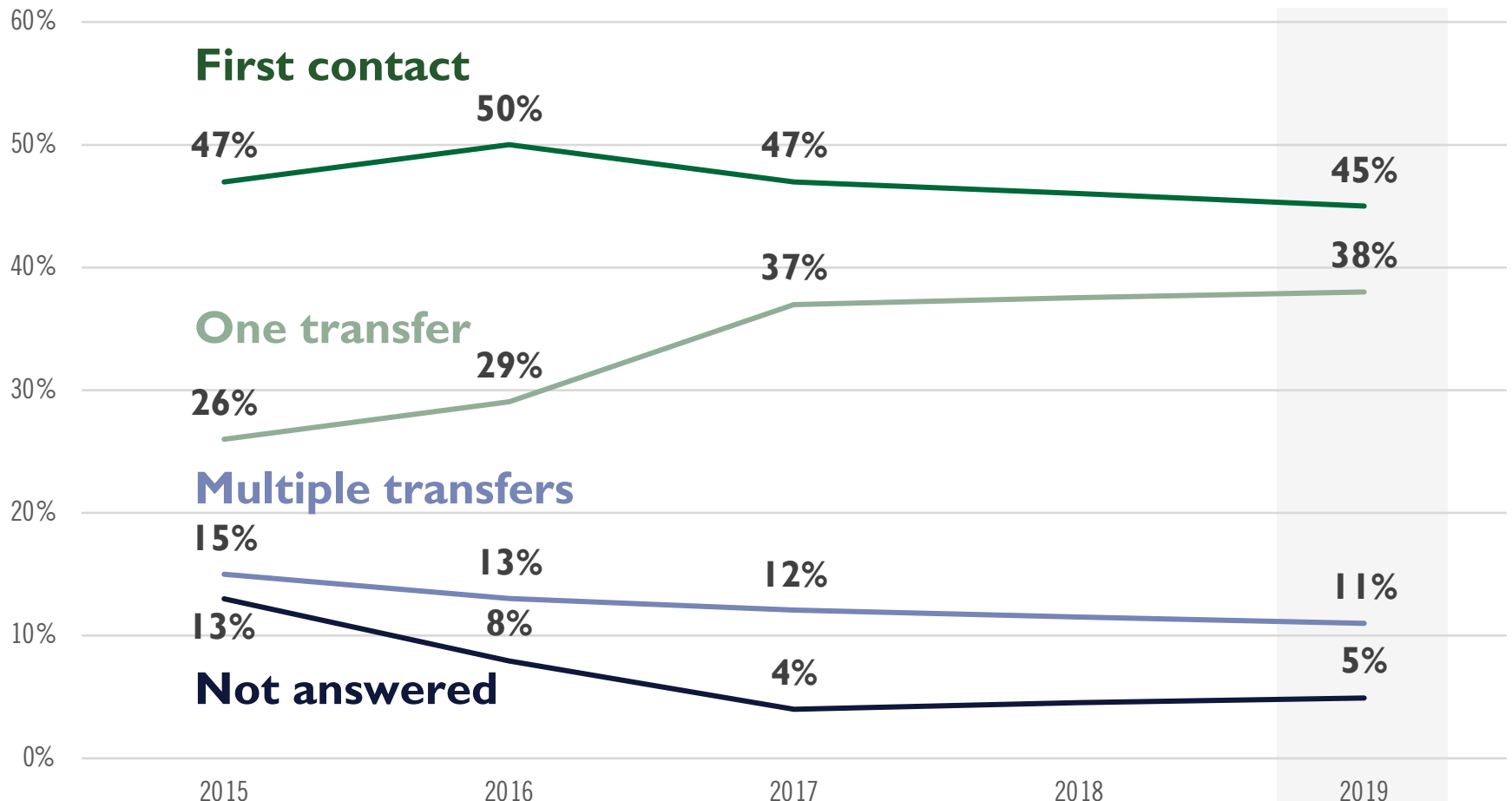
During the past year, have you contacted any South Jordan office to seek service, information, or to file a complaint?



CONTACT RESOLUTION

45% of residents say the issue or question about which they contacted the city was resolved on their first contact. This is a slight decrease from previous years.

Q When you have contacted South Jordan offices to seek service, information, or to file a complaint, were you able to have your request answered on the first contact or did it require a transfer(s)?

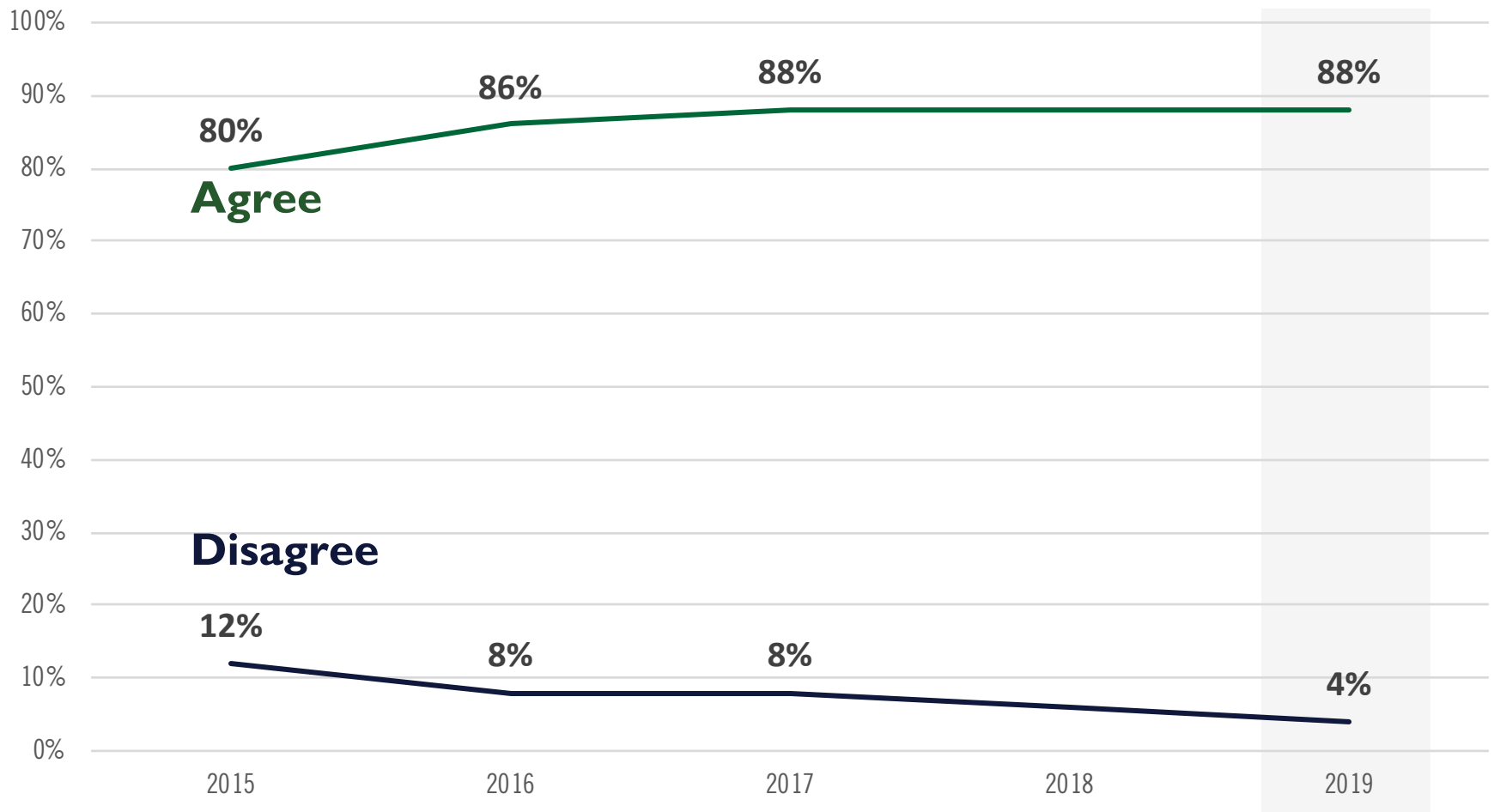


PROFESSIONALISM OF CITY OFFICIALS

88% of respondents say that they were treated with courtesy and professionalism when they contacted the city offices. This has stayed constant since 2017.



To what extent do you agree or disagree with the following statement: I was treated with courtesy and professionalism when I contacted the South Jordan City offices?



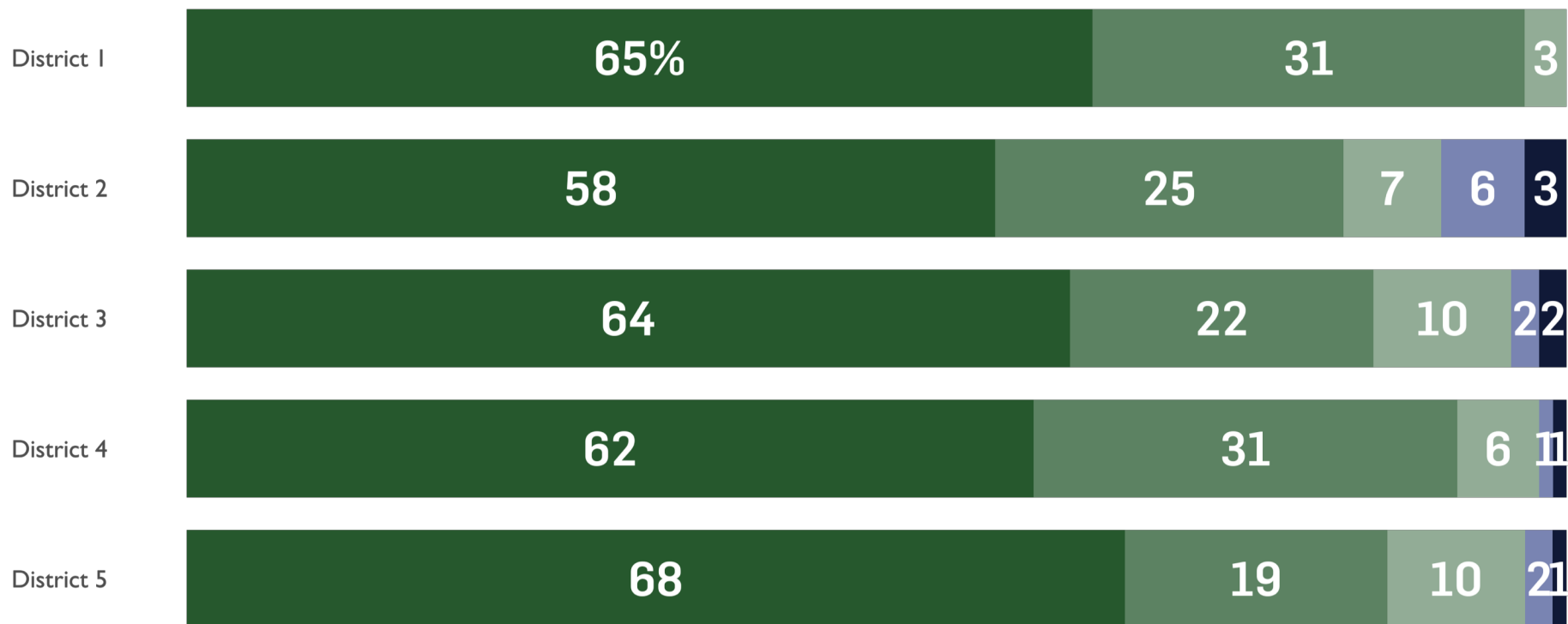
PROFESSIONALISM OF CITY OFFICIALS: BY DISTRICT

Across all districts, residents feel that they were treated with courtesy and professionalism when they contacted the city offices. District 5 feels most strongly that this is true.



To what extent do you agree or disagree with the following statement: I was treated with courtesy and professionalism when I contacted the South Jordan City offices?

Strongly agree Neither agree nor disagree Strongly disagree
Somewhat agree Somewhat disagree



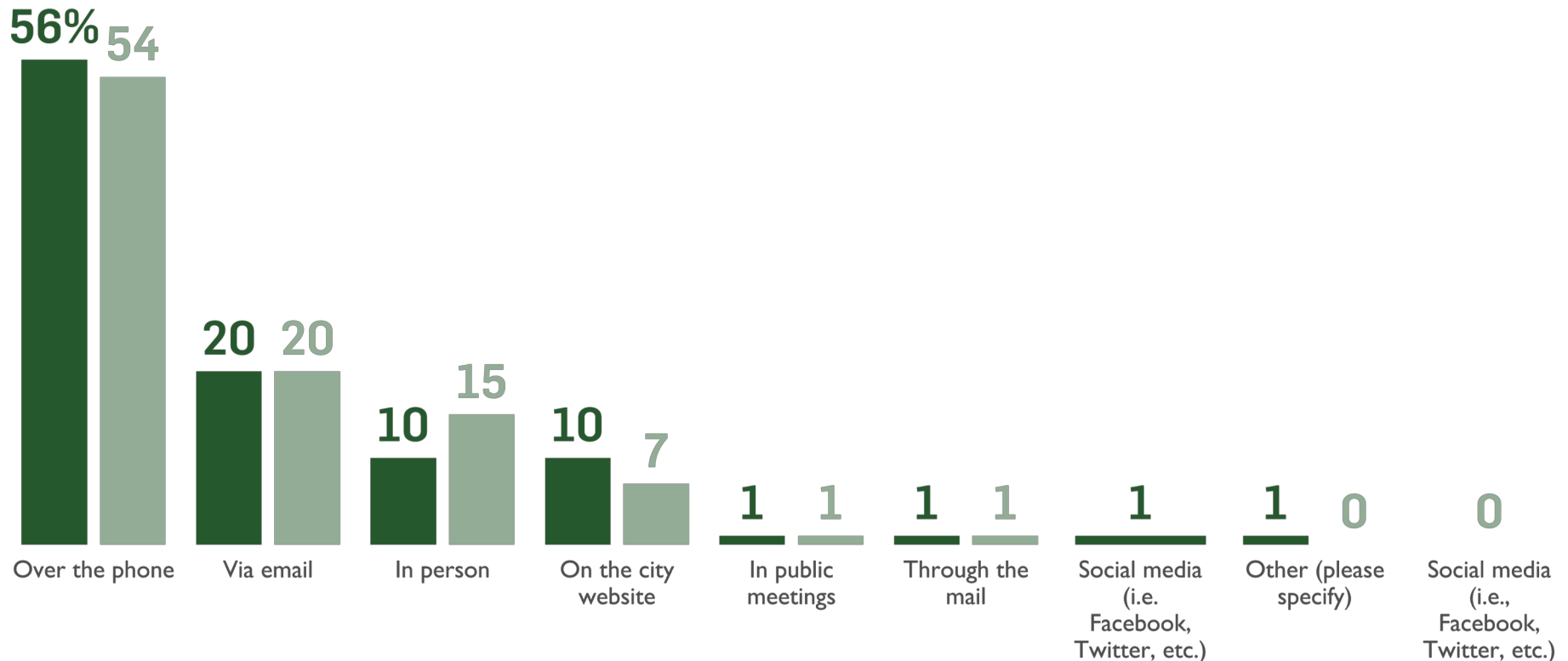
CONTACT PREFERENCES

The majority of residents (56%) prefer to contact the city offices over the phone. Contact preferences have stayed similar since 2017.



How do you generally prefer to contact the South Jordan City offices?

2019 2017

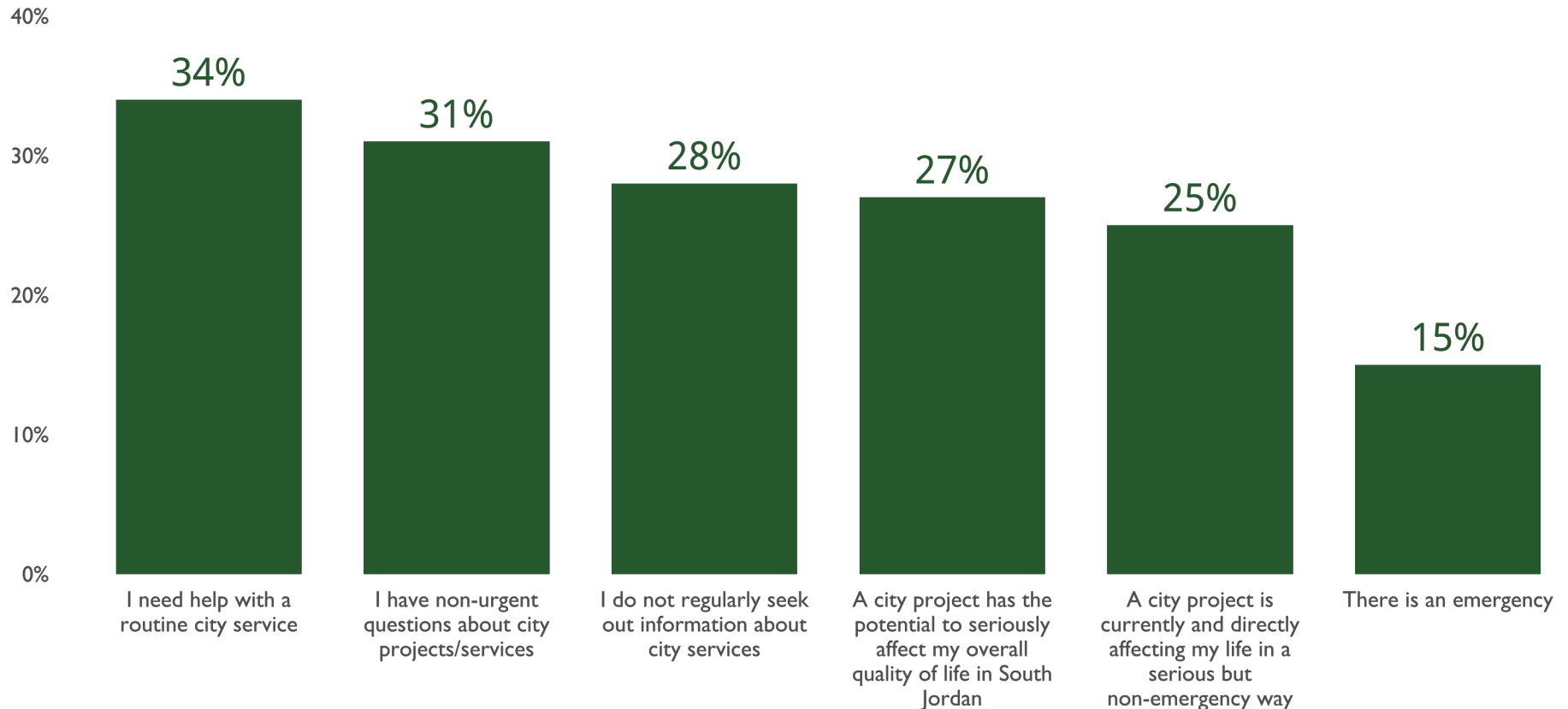


INFORMATION SEEKING

The most frequent reason for seeking out information about services was needing help with a routine city service. Over 1/4 of residents say that they do not regularly seek out information about city services.



Which of the following reasons describe why you seek out information about city projects or services in South Jordan? Please select all that apply.

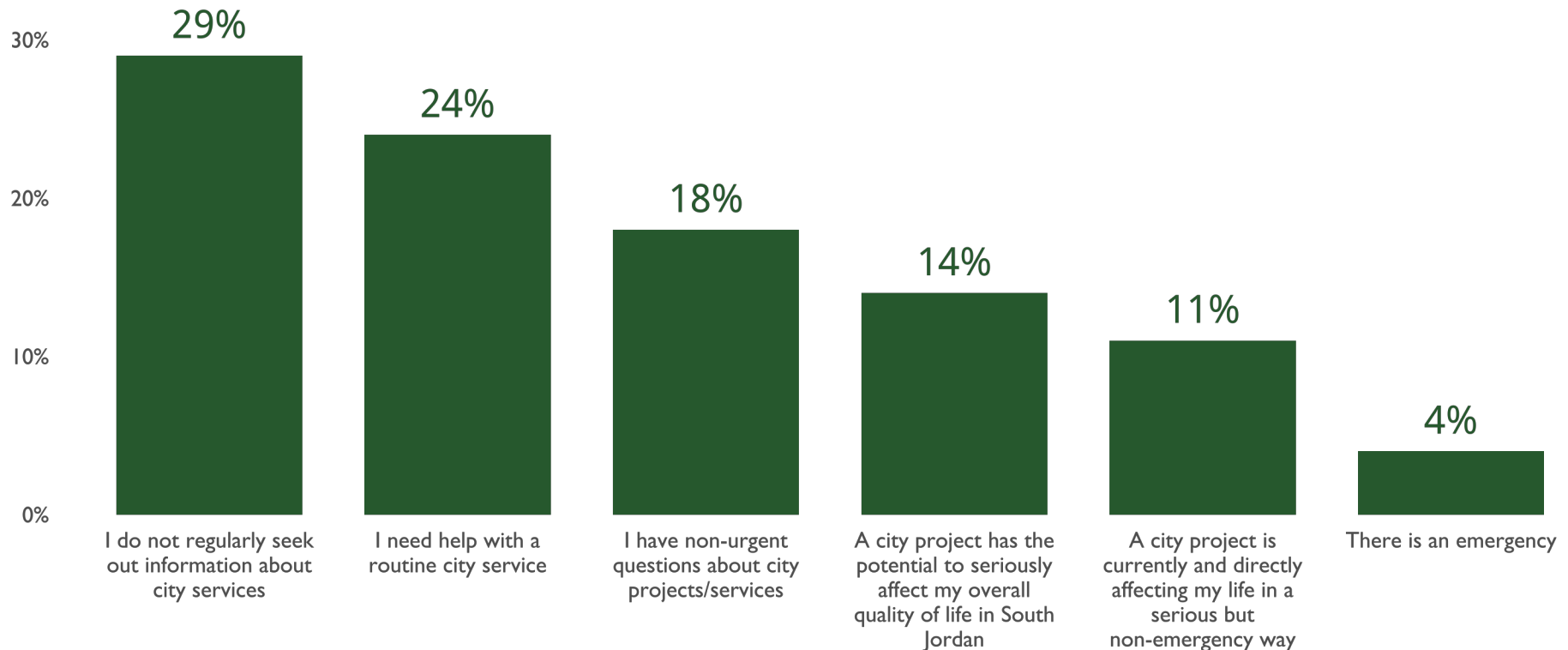


INFORMATION SEEKING: MOST COMMON REASONS

When asked to only pick the most common reason for seeking information almost 1/3 of residents stated that they do not regularly seek out information.



Which of the following reasons best describes why you most often seek out information about city projects or services in South Jordan?

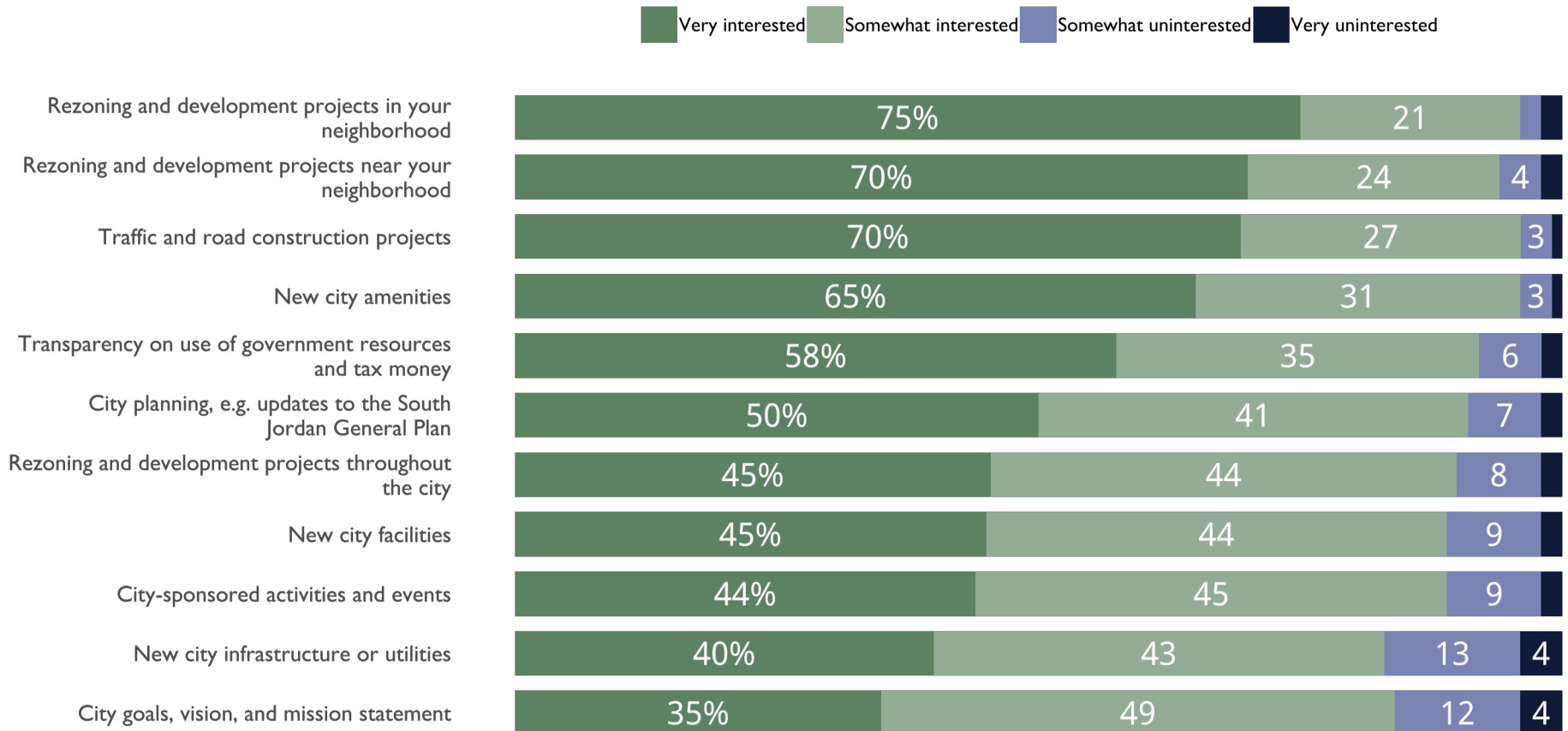


INTEREST IN CITY INFO AND UPDATES

Residents are most interested in receiving updates about rezoning and development projects in or near their neighborhood. They are least interested in information about city goals and vision.



How interested would you say you are in receiving information and updates about each of the following types of city projects or services in South Jordan?

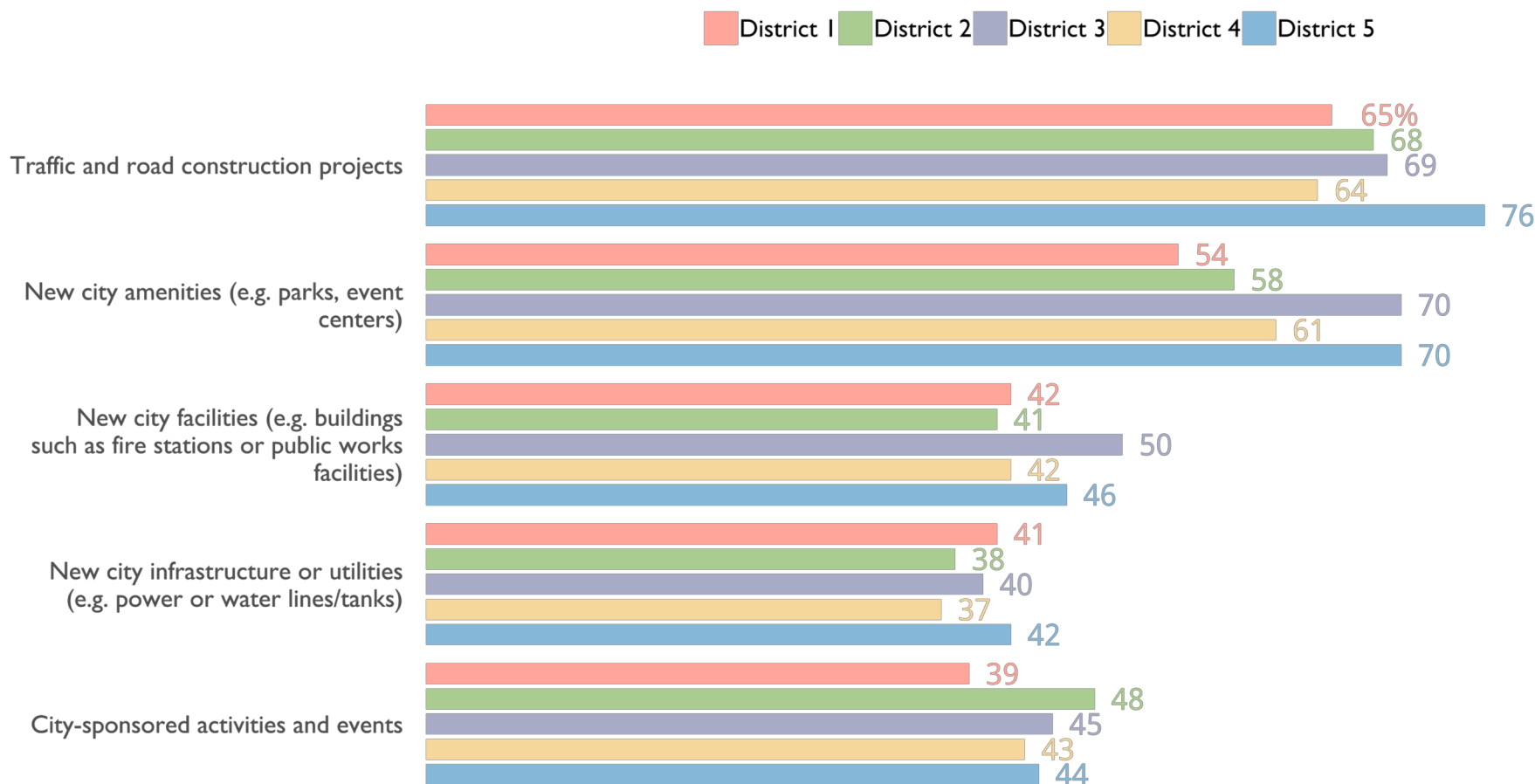


INTEREST IN CITY INFO AND UPDATES: BY DISTRICT

Residents in District 5 are more interested in receiving information about traffic and road construction projects than other districts. Districts 3 and 5 are more interested about new city amenities.



How interested would you say you are in receiving information and updates about each of the following types of city projects or services in South Jordan?

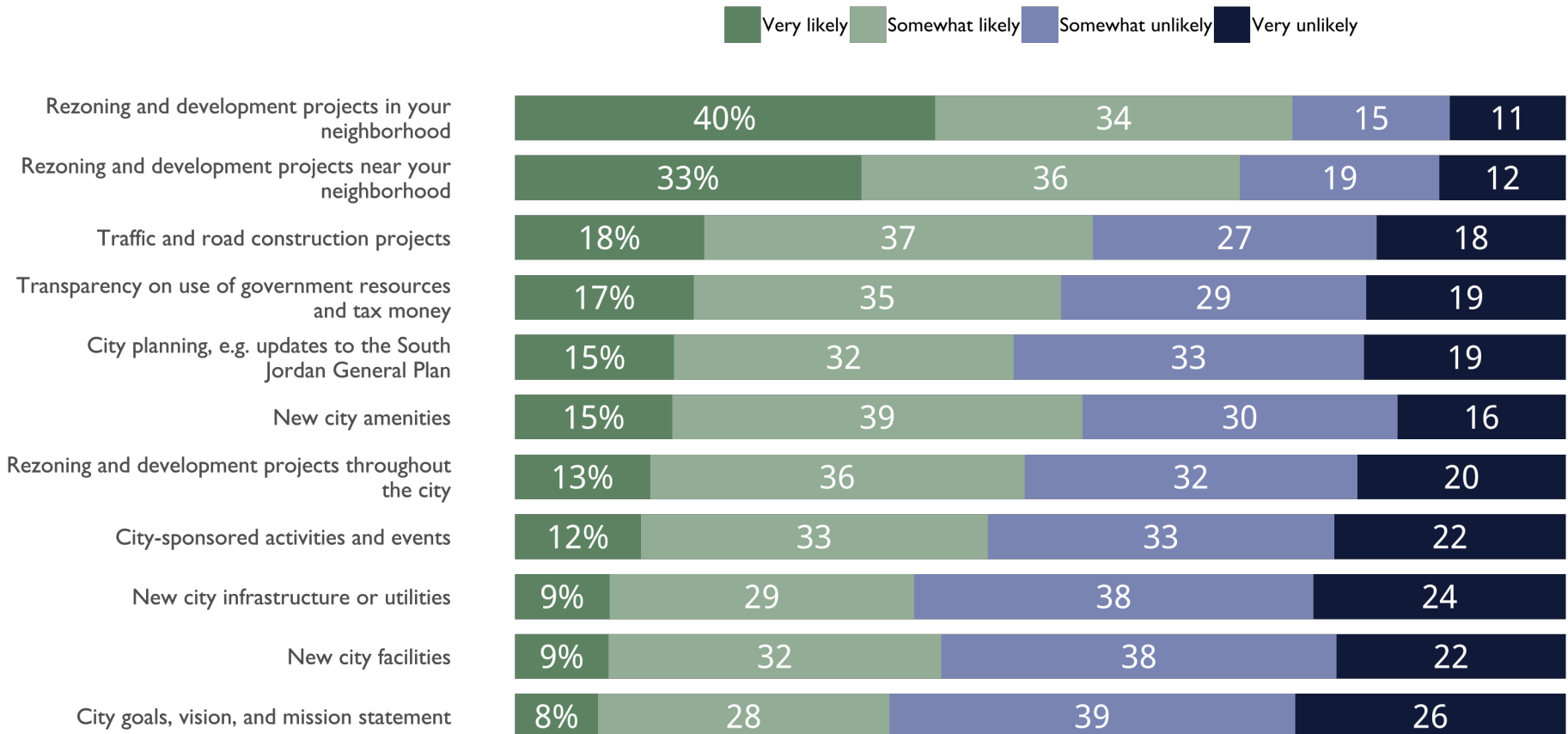


MEETING ATTENDANCE

Residents are most interested in attending city meetings when they are about rezoning and development projects in or near their neighborhood. They are least interested in attending meetings regarding city goals, vision, and mission statement.



How likely would you say you are to attend a city meeting about each of the following types of city projects or services in South Jordan?



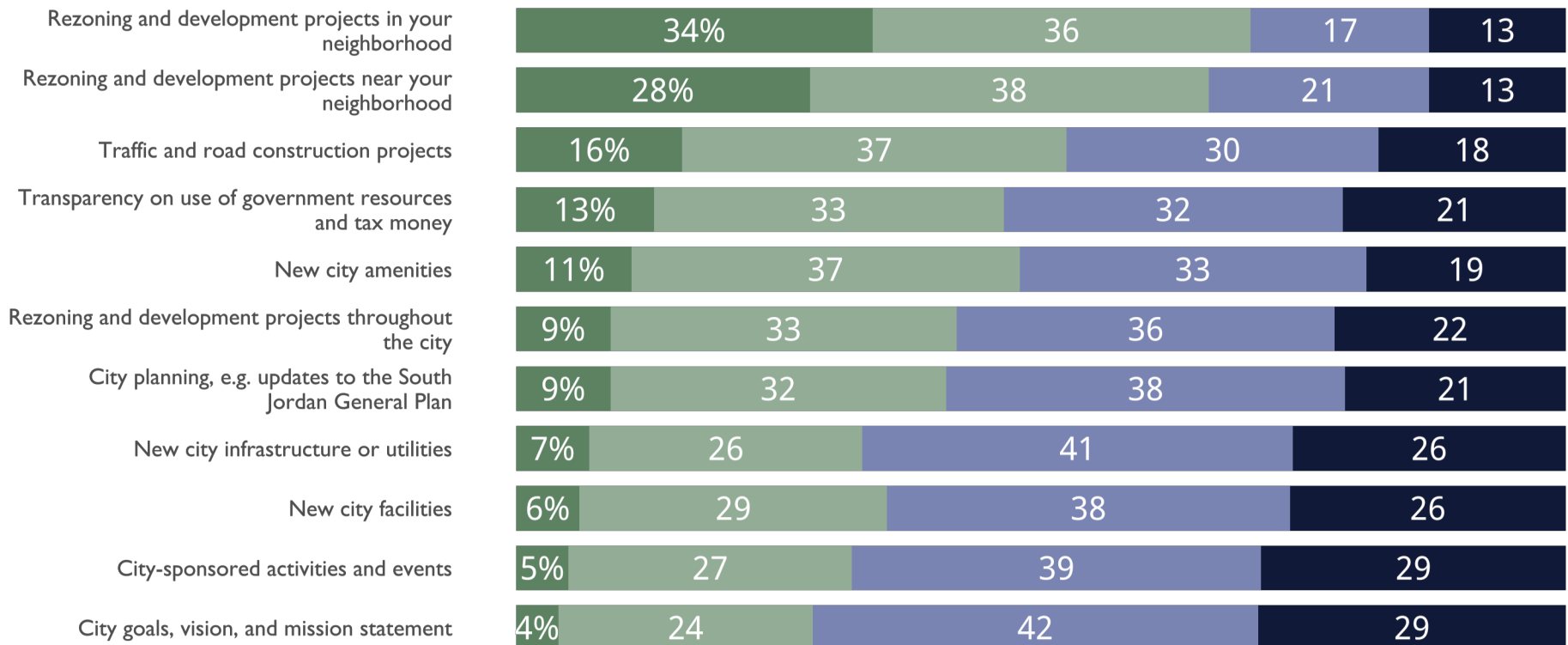
CONTACTING THE CITY – PROJECTS

Residents are most likely to contact a city office about rezoning and development projects in or near their neighborhood. They are least likely to contact a city office regarding city goals, vision, and mission statement.



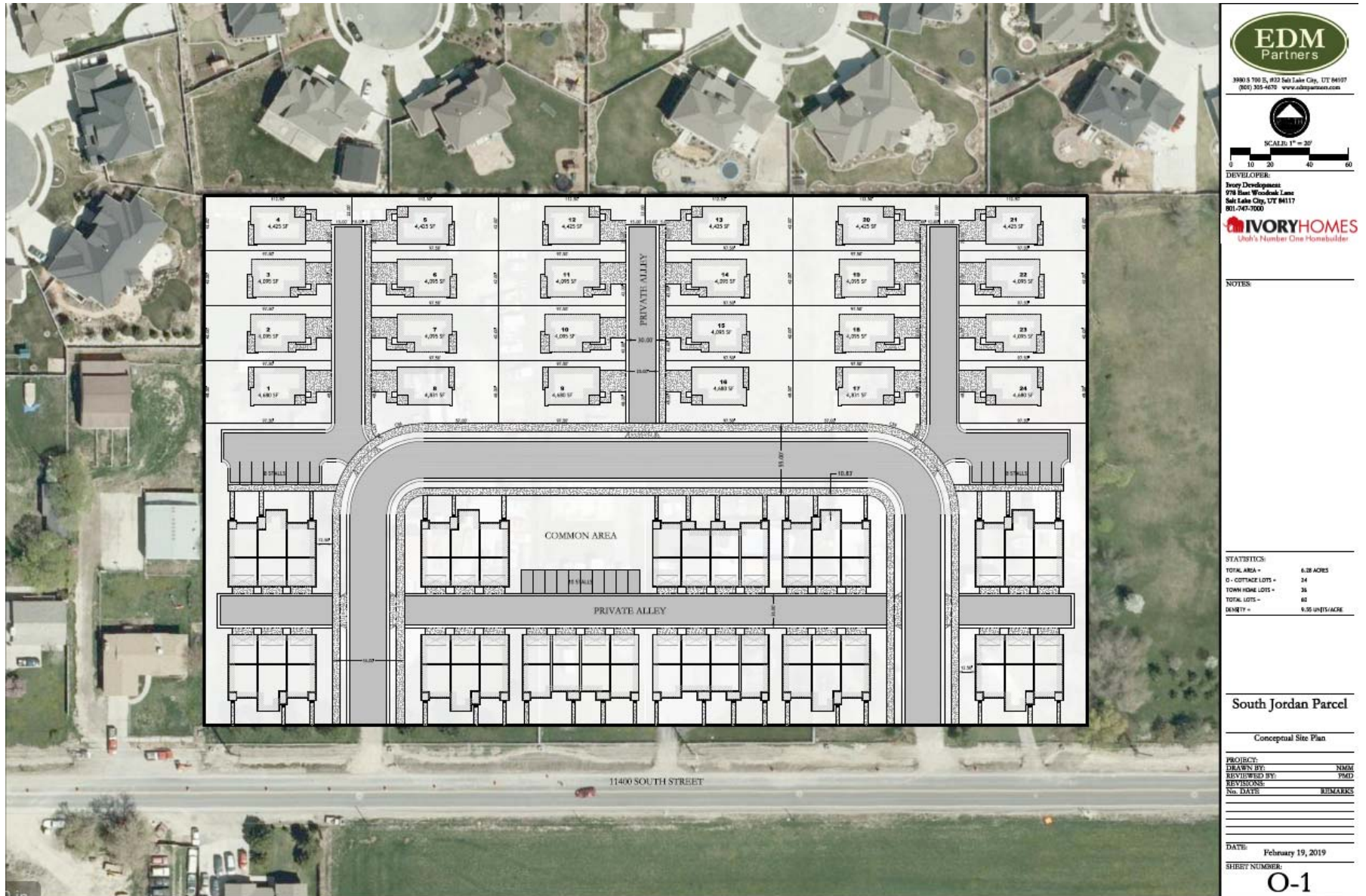
How likely would you say you are to contact a city office or your city council representative about each of the following types of city projects or services in South Jordan?

Very likely Somewhat likely Somewhat unlikely Very unlikely





Scott Riding – Managing Partner
Quin Monson, PhD – Partner & Kelly Patterson, PhD – Partner
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IVORY COTTAGES









UTAH WORKFORCE HOUSING PRIORITY



Ivory Homes is committed to ensure that Utahns can afford to call our state home. As Utah's Number One Homebuilder®, we want to make a real impact on the lives of the people who help make our community great. Ivory Homes is setting aside lots, outside of any government requirement, to provide our most affordable housing opportunities to our most vital workforce.



PRIORITY WILL BE GIVEN TO EACH OF THE FOLLOWING:

Along with First Time Homebuyers and Households earning less than \$70,000 per year.



FIRST RESPONDERS



POLICE OFFICERS



EMPLOYEES WORKING FOR
CONSTRUCTION TRADES & SUPPLIERS



MEMBERS OF THE MILITARY



NURSES



SCHOOL TEACHERS

An individual only needs to meet just one of the listed criteria to qualify. Ex: A Police Officer with an income of more than \$70,000 per year will qualify.



BUILDER

IVORY LAUNCHES WORKFORCE HOUSING INITIATIVE, ANTEING-UP LOTS FOR ESSENTIAL WORKERS

Utah's No. 1 builder will offer 150 sites in 19 markets to prioritize access for first-time buyers and state-based workers whose incomes fall below \$70,000.

By John McManus

A certain handful of places leap to mind when the words "housing's affordability crisis" are mentioned.

Utah may not be one of them.

IVORY HOMES ANNOUNCES UTAH WORKFORCE HOUSING PRIORITY INITIATIVE

by Press Release / February 12, 2019 / 575 / 0 comments

Salt Lake City—A new program to help more Utahns achieve homeownership was announced at the Utah State Capitol today. The Utah Workforce Housing Priority, an effort from Ivory Homes, Utah's Number One Homebuilder®, is focused on assisting professions that provide a public service and first-time homebuyers. The program, taking place outside any government obligation, reserves the most affordable homes for critical members of Utah's workforce.

Program aims to help Utah teachers, officers, public employees afford homes

Ivory Homes launches initiative to help more than 150 Utah families

by Katie McKellar [@KatieMcKellar1](#)
Published: February 8, 2019 6:05 pm
Updated: Feb. 8, 2019 6:09 p.m.

[Twitter](#) [Facebook](#) [Email](#) [Comments](#)

80% of the household median income

	100% Area Income	1 Person	2 People	3 People	4 People	5 People	6 People	7 People	8 People
Salt Lake County	\$ 80,000.00	\$ 44,800.00	\$ 51,200.00	\$ 57,600.00	\$ 64,000.00	\$ 69,150.00	\$ 74,250.00	\$ 70,600.00	\$ 75,150.00
<i>*Based on 80% of HUD AMI #'s 2018</i>									
	80% AMI	\$ 44,800.00	\$ 51,200.00	\$ 57,600.00	\$ 64,000.00	\$ 69,150.00	\$ 74,250.00	\$ 70,600.00	\$ 75,150.00
	Monthly	\$ 3,733.33	\$ 4,266.67	\$ 4,800.00	\$ 5,333.33	\$ 5,762.50	\$ 6,187.50	\$ 5,883.33	\$ 6,262.50
	DTI-45%	\$ 1,680.00	\$ 1,920.00	\$ 2,160.00	\$ 2,400.00	\$ 2,593.13	\$ 2,784.38	\$ 2,647.50	\$ 2,818.13
	Taxes	\$ 143.79	\$ 154.29	\$ 170.28	\$ 191.92	\$ 207.08	\$ 221.61	\$ 239.17	\$ 252.58
	Insurance	\$ 50.00	\$ 50.00	\$ 50.00	\$ 50.00	\$ 50.00	\$ 50.00	\$ 50.00	\$ 50.00
	MI	\$ 130.00	\$ 130.00	\$ 130.00	\$ 130.00	\$ 130.00	\$ 130.00	\$ 130.00	\$ 130.00
	HOA	\$ 40.00	\$ 40.00	\$ 40.00	\$ 40.00	\$ 40.00	\$ 40.00	\$ 40.00	\$ 40.00
	Debts	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	PI	\$ 1,316.21	\$ 1,545.71	\$ 1,769.73	\$ 1,988.08	\$ 2,166.04	\$ 2,342.77	\$ 2,188.33	\$ 2,345.54
Max Purchase Price	5% Rate	\$245,185.42	\$287,937.05	\$329,667.23	\$370,343.38	\$403,493.74	\$436,414.36	\$407,646.27	\$436,931.29