
SUMMIT COUNTY HOUSING AFFORDABILITY ANALYSIS

An analysis of shelter cost burden for employee and resident households in three study areas that include Snyderville Basin, Park City and East County

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EXECUTIVE SUMMARY

This report is an analysis of housing cost burden¹ and potential affordable housing demand in three study areas that comprise Summit County – Snyderville Basin, East County and Park City². It is directed towards current conditions and does not address projected future conditions.

Methodology in this analysis is different from the more typical approach of aggregate analysis. This analysis is based on examination of potential housing demand characteristic of certain key affordable housing constituencies, termed “demand indicators”. Demand indicators are intended to be a representative subset of the kind and quantity of overall affordable housing demand. In the case of this analysis the demand indicators are comprehensive because the selected constituencies make up a large part of potential demand. This report also includes an aggregate analysis of demand which looks at the “economic mismatch” between the price of the housing stock and purchasing power of residents. This “mismatch” is not an affordable housing deficit. It is useful to give context to the cost burden analysis, and as another perspective to evaluate potential intervention measures and inform the policy discussion.

This analysis is intended to provide actionable intelligence for decision-makers. It looks at discrete categories of demand which are more readily quantifiable, are verifiable (focus groups, surveys, interviews, etc.) and are easier to understand and conceptualize. It provides a framework and focal point for understanding the current state of housing affordability. And it is the first step in a process of evaluation that will lead to an affordable housing policy and implementation plan – whether that plan be building units, providing financial assistance such as mortgage or down payment assistance or other forms of intervention that will provide affordable shelter for targeted beneficiaries. To remain useful, the picture of affordable housing demand presented here must be monitored and updated regularly.

The analytical approach used in this analysis stems from a different view as to the most effective way to meet affordable housing demand. In a given year only a limited number of units can be planned, funded, built, and occupied. This implies limited resources and a limited ability to impact affordable housing need. In turn, this requires a willingness to prioritize one constituency over another – an approach under which “all” demand (were that to be both static and quantifiable) will not be met, immediately. Instead the progress of the program will be guided, and clearly guided, by community priorities as to what type of housing and what type of resident will be of most benefit, now. Such an approach stands a better chance of achieving “buy-in”, which allows for the possibility that the program will be ongoing.

You will note that the component demand estimates in Figure 1 are not summed – a hypothetical total demand number is not presented. This report is not intended to provide that kind of estimate. Rather it is intended to provide an order of magnitude estimate of various categories of demand which can be separately evaluated, and as appropriate planned for further, more detailed analysis. Simply put, the thinking is to make this a working tool rather than a report formalizing an estimate of a possible affordable housing deficit in Summit County.

¹ A shelter cost burdened household is one that pays more than 30% of income for owner cost or rent.

² Snyderville Basin and East County refer to County defined a planning areas.

DEMAND INDICATORS

INTRODUCTION

Demand indicators provide a way of estimating housing cost burden³ and potential affordable housing demand, based on analysis of certain representative subsets of the population of affordable housing beneficiaries. Demand indicators in this analysis include the following:

1. Cost burdened renter households.
2. Local government essential service employees, public safety, school district and fire district employees who live out of area but prefer to live locally if affordable housing of the proper type and price were available.
3. Locally employed private-sector workers who live out of area but would to live locally if affordable housing were available (as above).
4. Local area renters with income adequate to support home purchase.
5. Cost burdened renters 65 years and older
6. Cost burdened homeowners.

Demand indicators represent an improved methodology compared to aggregate analysis because this approach looks at discrete and actionable categories of demand which are more readily quantifiable, and are verifiable (by means of focus groups, surveys, interviews, etc.). In the case of this analysis the demand indicators are comprehensive because the selected constituencies include most potential beneficiaries of an affordable housing program.

Cost burden and demand estimates developed here are intended to be followed up by further, more detailed, site and topic specific research, which includes the following:

- *Interviews with employers* to discuss the housing needs of employees in their particular business or business sector – characteristics that impact the kind of housing that should be provided such as family size, unit type, price range, tenure (rent or own) credit worthiness, down payment ability, etc.
- *Interview with multiple employers* across one sector of the local economy (retail, restaurant, recreation, etc.) to estimate aggregate demand and later at a more detailed level and perhaps accompanied by a survey, to validate that estimate if housing implementation plans are developed.
- *Focus groups* with interested community members to solicit input, discuss the implementation plan, and revise the plan so that it more closely aligns with community expectations.
- *Meetings with potential affordable housing beneficiaries* to confirm their level of interest, identify housing needs, financial challenges etc.
- *Neighborhood meetings* to discuss specific development proposals, their impact on the neighborhood, and their desirability.
- *Market studies* to evaluate specific development plans.

³ A shelter cost burdened household is one that pays more than 30% of income for owner cost or rent.

SUMMARY OF AFFORDABLE HOUSING DEMAND

FIGURE 1

AFFORDABLE HOUSING ANALYSIS							
<i>Potential Demand Presented by Selected Affordable Housing Constituencies</i>							
Category of Affordable Housing Demand	Current Residence	Household Income	Income Category	Affordable Purchase Price		Number of Households	
				Single Family	Multi Family		
Cost Burdened Renter Households (households that earn less than \$50,000 per year)	Park City	\$42,500	42% of AMI	\$163,900	\$127,600	189	
	Park City	\$27,500	27% of AMI	\$95,800	\$59,500	357	
	Park City	\$20,000	20% of AMI	\$61,800	\$25,500	238	
	Snyderville Basin	\$27,500	27% of AMI	\$95,800	\$59,500	46	
	Snyderville Basin	\$20,000	20% of AMI	\$61,800	\$25,500	210	
	East County	\$42,500	42% of AMI	\$163,900	\$127,600	190	
	East County	\$27,500	27% of AMI	\$95,800	\$59,500	172	
Public Sector Employees	East County	\$20,000	20% of AMI	\$61,800	\$25,500	84	
	Park City Municipal (Public Safety, Transit, Streets, Water)	\$60,093	60% of AMI	\$243,700	\$207,400	25	
	Summit County (Public Safety, Public Works, Health, Government Services, General Government)	Outside of Summit County	\$64,359	64% of AMI	\$42,598	\$64,359	19
	Park City Fire Service District	Outside of Summit County	\$56,305	56% of AMI	\$226,500	\$190,200	10
Park City School District		\$57,895	58% of AMI	\$233,700	\$197,400	70	
Non-Resident Private Sector Employees	Salt Lake County, Wasatch County and other	\$32,224	32% of AMI	\$117,200	\$80,900	4,099	
	Income \$15,000 or Less	\$48,355	48% of AMI	\$190,400	\$154,100	2,530	
	Income \$15,000 to \$40,000	\$61,605	61% of AMI	\$250,500	\$214,200	1,784	
Renters with Income Adequate to Support Home purchase	Income Greater than \$40,000						
	Income \$50,000 to \$75,000	Park City, Snyderville Basin, East County	\$62,500	62% of AMI	\$254,600	\$218,300	548
	Income \$75,000 to \$100,000		\$87,500	87% of AMI	\$368,000	\$331,700	439
Income Greater than \$100,000		\$100,000	100% of AMI	\$424,700	\$388,400	474	
Cost Burdened Renters 65 Years and Older	Park City, Snyderville Basin, East County					12	
Cost Burdened Home Owners	Park City					760	
	Snyderville Basin					1,678	
	East County					803	

Source – Renter cost burden from Figure 2. Public sector demand shown in Figure 5. Non-resident worker demand from Figure 6. High income renters from Figure 8. Cost burdened renters 65 years and older from Figure 9. Homeowner cost burden from Figure 10. AMI is HUD Area Median Income. 2012 AMI is \$100,300.

Figure 1 shows the components of potential affordable housing demand. For various reasons, actual demand in each category is almost certainly less than shown. The degree to which demand is overstated will be tested by further research. As written though, Figure 1 does it serve its intended purpose – to bound the affordable housing problem (it identifies relevant categories of demanders and an upside estimate for each) and to provide a focal point for discussion leading to the definition of policy, and an action plan.

The categories of demand analyzed in this report include existing residents who are cost burdened and two categories of “external demand” – public and private sector workers who are locally employed and who live out of area. External demand is a valid affordable housing constituency because resident employees are invested in the community, contribute to a stable labor force and are more readily available (especially important for essential service workers). As regards a resort area, resident employees are desirable because they are more effective in providing a continuing high level of service that will protect and enhance the reputation of the resort. A stable (resident) labor force is also most cost effective for employers.

As regards renters – cost burdened renters are a prime target of an affordable housing program. Low-end and very low end renters who are highly cost burdened (30% to 50%) live an impaired life. Whether they are in relatively more expensive Summit County or less expensive areas elsewhere, at the very low end of the scale, the degree of cost burden is so high that locale is less than significant. Some Summit County renters are at an income level that makes them capable of home purchase. Of course there are reasons why a financially able household does not purchase a home. However, given the possibility of an affordable purchase some may find it advantageous, and in so doing will contribute to the affordable housing program in that, as renters they may occupy units that are affordable to lower income households. As they move out of these units, the supply of affordable units effectively increases (at no cost to the affordable housing program).

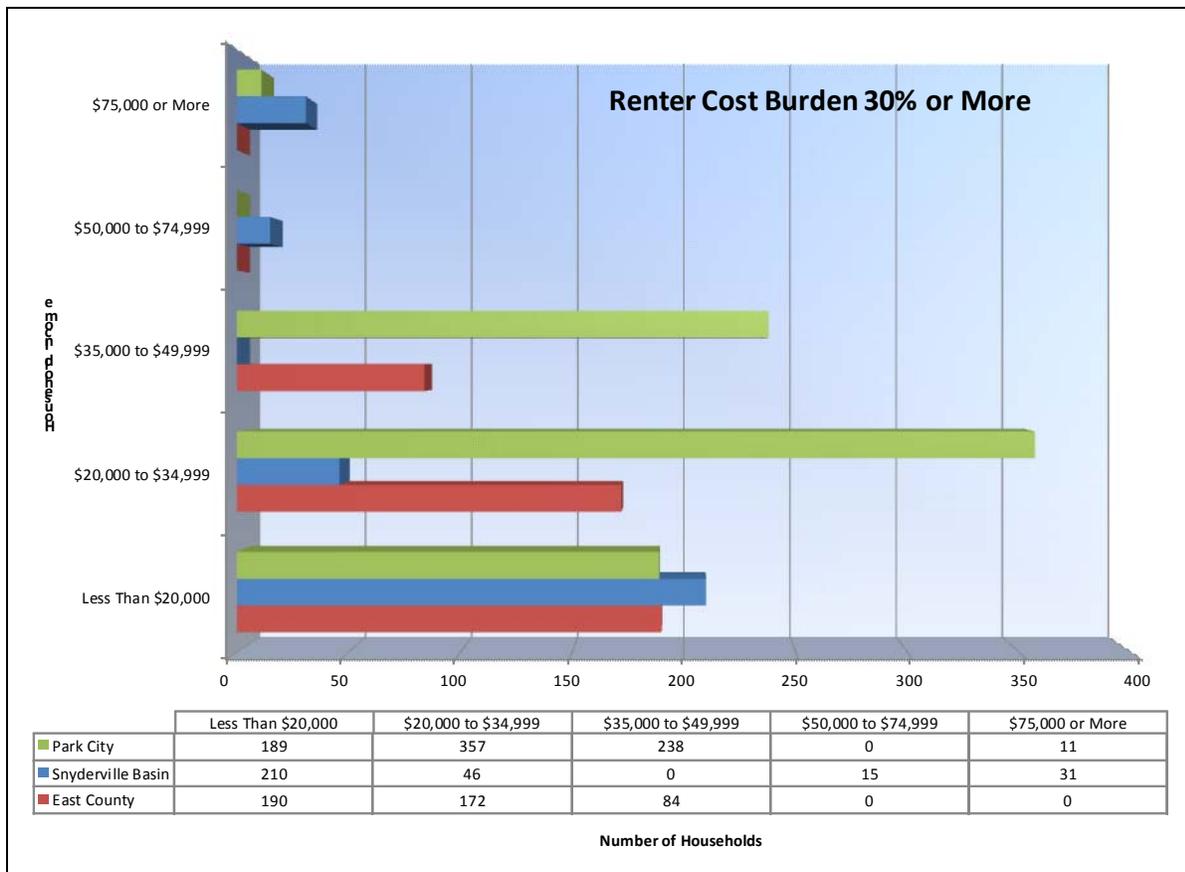
Cost burdened owners may not be addressed as a primary constituency in the affordable housing action plan. Their number is included here for reference.

RENTER COST BURDEN

Figure 2 shows cost burden and income for renter households.

- Of households that earn more than \$50,000, very few are cost burdened (11 of 468⁴ in Park City, and 46 of 677 in Snyderville Basin).
- For households that earn less than \$50,000, most are cost burdened (784 in Park City 256 in Snyderville Basin and 446 in East County).
- Some low-end renters are able to reduce their cost burden by obtaining subsidized units. However the supply is limited and as Figure 1 shows, there may be a number of these households, with income of only 22% or 27% of AMI⁵, that are in market rate units at very high cost.

FIGURE 2



Source – 2006-2010 American Community Survey 5-Year Estimates, Table B25074.

⁴ Cost burden analysis is based on the Census Bureau 2006 to 2010 American Community Survey. Cost burden tables the ACS includes a category for which cost burden is not computed. This is usually the same number as shown in complementary tables, for households that pay no cash rent. Because households that do not pay rent are not cost burdened, cost burden analysis in Figure 2 and elsewhere in this report excludes “Not Computed”.

⁵ 2012 Area Median Income.

In Figure 2 \$50,000 is selected as a cutoff point for low income renter households because at about \$50,000 renters earn too much to qualify for subsidies, and at the same time earn enough to potentially qualify for an affordable home purchase.

Figure 3 shows number of households with cost burden of 30% to 35% and greater than 35%.

FIGURE 3

RENTER COST BURDEN			
<i>Household Income \$50,000 or Less</i>			
	30% to 35%	Greater Than 35%	Total
	(cost burden)		
Park City	102	682	784
Snyderville Basin	0	256	256
East County	76	370	446

Source – 2006-2010 American Community Survey 5-Year Estimates, Table B25074.

Figure 4 shows rent affordable to various categories of employment, and rent if cost burden is 50% of income.

FIGURE 4

AFFORDABLE RENT						
<i>Household Income \$50,000 or Less</i>						
Job Description	Wages	Household Income	Affordable Shelter Cost (30% of income)	Utilities	Affordable Rent	Rent at 50% Cost Burden
			(per month)			
Minimum Wage (\$7.31 per hour)	\$15,200	\$32,224	\$806	(\$106)	\$699	\$1,236
Hospitality, Retail and service sector	\$23,144	\$43,738	\$1,093	(\$106)	\$987	\$1,716
Administrative and support services	\$33,180	\$54,376	\$1,359	(\$106)	\$1,253	\$2,159
Teacher, firefighter, PCMC public safety/streets/water/transit, county general government, health, sheriff	\$35,832	\$57,187	\$1,430	(\$106)	\$1,323	\$2,277

Source – income from Figure 12. Utilities cost from Figure 28.

LOCAL GOVERNMENT, EMERGENCY SERVICE WORKERS AND SCHOOL DISTRICT EMPLOYEES

Figure 5 shows one of the two categories of affordable housing “external demand” – demand from public sector employees. The number of these employees that have an interest in living in Summit County is as estimated by human resource and department managers. The estimates are knowledgeable but informal. There are plans, shortly, to develop an online survey for employees that have an interest in affordable housing in Summit County, to answer detailed questions about housing preference, financial capability, location, housing type, number of bedrooms, and other. By means of this survey housing planners can begin to distinguish between households with casual or unrealistic expectations, and those with a committed desire to live locally, realistic expectations and the wherewithal to purchase.

Figure 5

NONRESIDENT PUBLIC SECTOR EMPLOYEE HOUSEHOLDS								
<i>Potential Affordable Housing Demand</i>								
	Number of Staff			Average Wages	Household Income		Affordable Purchase Price	
	Total	Live Outside Summit County	Want to Live Locally		Income	% of HUD Area Median Income	Single Family	Multi Family
Park City Municipal (Public Safety, Transit, Streets, Water)	186	124	25	\$38,574	\$60,093	60%	\$243,700	\$207,400
Summit County (Public Safety, Public Works, Health, Govt. Services, General Government)	275	64	19	\$42,598	\$64,359	64%	\$263,000	\$226,700
Park City Fire Service District	92	62	10	\$35,000	\$56,305	56%	\$226,500	\$190,200
Park City School District (experienced teacher)	350	125	70	\$36,500	\$57,895	58%	\$233,700	\$197,400
Total	903	375	124					

Source – interview with department supervisors and human resource managers, January to March 2012.

Affordable purchase price in Figure 5 is calculated as shown in Figure 11 based on estimating assumptions which include down payment, current mortgage rate, closing costs, utility expense, real estate taxes, and property insurance, along with estimated household income. Surprisingly, Figure 5 shows that affordable multifamily price is less than single-family. Households can afford a higher single family price because the price of a multifamily unit is has the extra expense of a monthly condominium fee.

Household income and is calculated as shown in Figure 12. In general, the calculation assumes 1.5 workers per household; primary income corresponding average wages for the subject employee type; secondary income based on Summit County average wage as reported by the Utah Department of Workforce Services; and an estimate of additional income to recognize investments, non-cash benefits, tips, and other. Estimating assumptions are detailed in Figure 26.

NON-RESIDENT PRIVATE SECTOR WORKERS

Figure 6 shows the second category of “external demand” – that from nonresident private sector employees. Figure 6 is based on an employee home area destination analysis prepared by the Census Bureau that shows where workers live who are employed in Summit County (the report is summarized in Figure 7). Figure 6 shows that there are a number of nonresident employees – though how many have potential to live locally is not clear. Figure 6 does serve the purpose of highlighting this constituency and makes it clear that it is an appropriate subject for further, more detailed and topic-specific research.

FIGURE 6

NON-RESIDENT PRIVATE SECTOR EMPLOYEE HOUSEHOLDS									
<i>Potential Affordable Housing Demand</i>									
Employment Income	Park City	Snyderville Basin	East County	Total	Average Wages	Household Income		Affordable Purchase Price	
	(number of non-resident employees)					Income	% of HUD Area Median	Single Family	Multi Family
Income \$15,000 or Less	2,585	1,262	252	4,099	\$15,200	\$32,224	32%	\$117,200	\$80,900
Income \$15,000 to \$40,000	970	1,198	362	2,530	\$27,500	\$48,355	48%	\$190,400	\$154,100
Income Greater than \$40,000	832	702	251	1,784	\$40,000	\$61,605	61%	\$250,500	\$214,200
Total	4,387	3,161	865	8,413					

Source – wages and number of nonresident workers from US Census Bureau Local Employment Dynamics (LED), LED on the Map, Work Area Profile, Home destination and work destination reports. Calculation of the number of non-resident workers is detailed in Figure 25. Number of workers is adjusted to delete nonresident public sector employees. <http://lehd.did.census.gov/led/datatools/datatools.html>

FIGURE 7

WHERE WORKERS LIVE				
<i>Summit County Housing Affordability Analysis</i>				
	Park City	Snyderville Basin Planning Area	East County Planning Area	County Total
(number of employees)				
Total Jobs (workers) in The Study Area	9,431	5,303	2,076	16,810
Place of Residence for Study Area Workers				
Summit County, UT	4,733	2,142	1,147	8,022
Salt Lake County, UT	2,150	1,646	380	4,176
Wasatch County, UT	991	380	157	1,528
Other (Utah, Davis, Weber, Cache, Toole, Morgan and other)	1,557	1,135	392	3,084
Non-Resident Workers	4,698	3,161	929	8,788
Less - Non-Resident Public Sector Employees	(311)	0	(64)	(375)
Net Out of Area Employees	4,387	3,161	865	8,413

Source – number of employees is from Figure 23. Non-resident public-sector employees is from Figure 5 (allocation by area of residence is estimated).

The analysis in Figure 7 is based on primary jobs. It excludes secondary jobs which are thought to be primarily seasonal, resort related employees.

RENTERS WITH INCOME ADEQUATE TO SUPPORT HOME PURCHASE

A sizeable number of renter households appear to be financially able to afford home purchase (Figure 13).

In the Snyderville Basin (and similarly in Park City and East County) 695 renter households– 2/3 of the total – have income at or above \$50,000. These households could afford to purchase an affordable single family unit priced at or above \$197,900.

380 renter households – about 1/3 of the total – earn more than \$75,000. These households could afford a single family purchase of \$312,300. 22% of the housing stock is valued at or below this price which suggests that a number of these purchases could be for market rate units. These sales would not compete with lower income purchasers, for more affordable units.

There are 253 renter households – 1/4 of the total – that earn more than median income (\$100,300). Affordable price for these households is \$426,100 (the value of the median priced single-family unit in Snyderville basin). Presumably all or most of these purchases would be at market rate, again reducing competition for lesser priced and subsidized, affordable units.

FIGURE 8

INCOME OF RENTER HOUSEHOLDS				
<i>Summit County Housing Affordability Analysis</i>				
	Park City	Snyderville CDP	East County	Total
Total Renters	1,507	1,035	935	3,477
Renter households that earn 50% or more of AMI (\$50,150 per year)	468	695	298	1,461
Renter households that earn 75% or more of AMI (\$75,225 per year)	388	380	145	913
Renter households that earn 100% or more of AMI \$100,300 per year)	143	253	78	474

Source – 2006-2010 American Community Survey 5-Year Estimates, Table B250118..

COST BURDENED RENTERS 65 YEARS AND OLDER

There are very few cost burdened renter households among the population 65 years and older – 12, in Snyderville Basin as shown below in Figure 9.⁶

There are no seniors in group quarters, and based on the demographic profile, no other special housing needs are associated with this population.

FIGURE 9

DEMOGRAPHIC PROFILE OF THE POPULATION 65 YEARS AND OLDER						
<i>Summit County Housing Affordability Analysis</i>						
	Park City	Snyderville Basin	East County	Total	County	% of County
Population						
in Households	639	729	1,006	2,374	35,295	7%
In Group Quarters	0	0	0	0		
Housing Units						
Total	394	452	697	1,543	13,600	11%
Single Family Owned	343	373	661	1,377	9,269	15%
Rental Units						
With Cash Rent	0	27	4	31	3,257	1%
No Rent	22	25	0	47		
Renter Cost Burden						
More than 30%	0	12	0	12		
Less than 30%	0	15	4	19		
Household Size	1.62	1.61	1.44	1.54	2.59	
Household Type						
Married	259	335	324	918		
Male householder, no wife present:	0	14	29	43		
Female householder, no husband present:	7	27	46	80		
Living alone:	116	76	283	475		
Income						
Less than \$25,000	25%	13%	26%	22%		
\$25,000 to \$50,000	18%	15%	36%	25%		
More than \$50,000	56%	73%	38%	53%		

Source – 2006-2010 American Community Survey 5-Year Estimates, Tabs b09017, b25125, b25055, b25052, b25011, b19037..

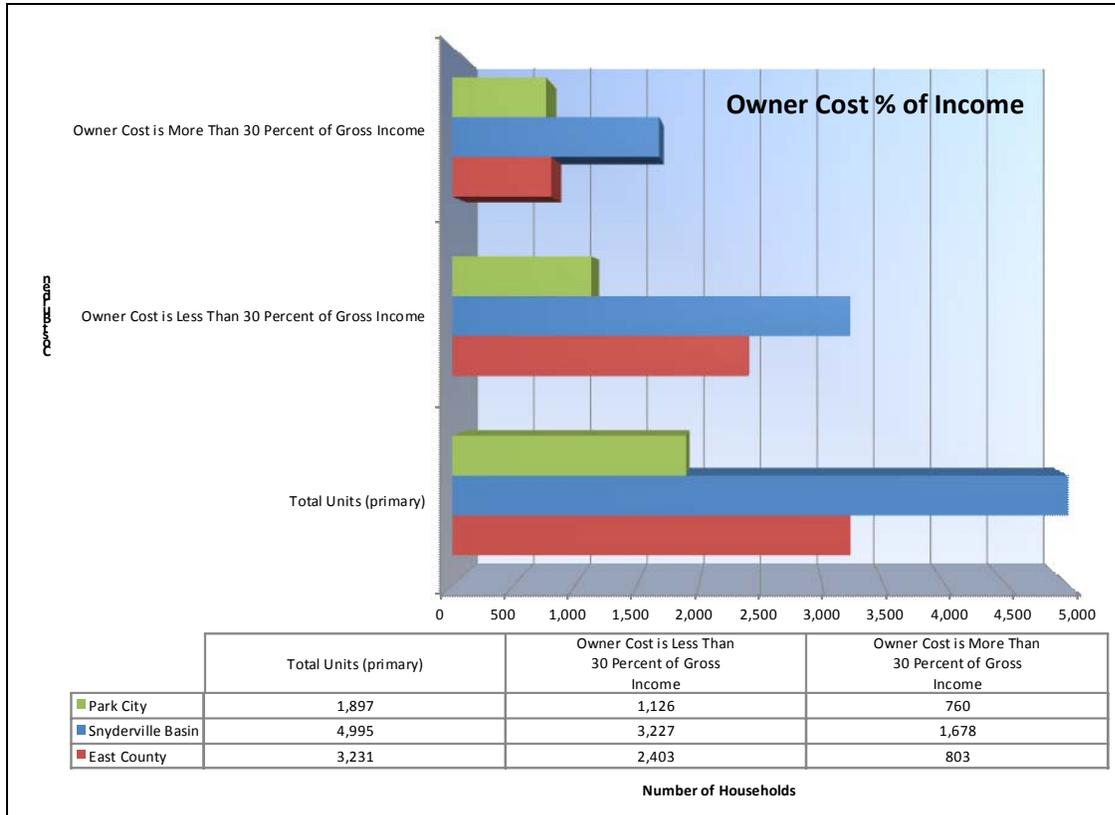
⁶ These 12 households are included in the earlier described category of renter households with cost burden in excess of 30%. They are highlighted here because this is a noteworthy segment of the population.

OWNER COST BURDEN

About one third of homeowners in the study area are cost burdened at least than 30% of income – 34% Snyderville Basin, 25% in East County, and 40% in Park City. More than 10% pay more than 50% of income for housing expense.

Cost burdened owners may not be addressed as a primary constituency, in an affordable housing action plan. Their number is included here for reference.

FIGURE 10



Source – 2006-2010 American Community Survey 5-Year Estimates, Table B25091..

HOUSING AFFORDABILITY

PRICE GAP

The housing affordability “price gap” is a comparison of affordable purchase price against home value. The magnitude of the gap is indicative of the degree to which income is outstripped by housing cost. Figure 11 shows the price gap for Park City and the Snyderville Basin, and shows that there is no price gap in the East County (meaning that in that study area, average income is adequate purchase the median priced home)..

FIGURE 11

HOUSING PRICE GAP				
<i>Market Value Compared to Affordable Purchase Price</i>				
	Estimating Assumptions	Single Family & Multi Family (Primary)		
		Park City	Snyderville CDP	East County
Household Income				
Summit County Average Monthly Wage (Utah DWS 2011	\$2,986	\$35,832		
Other Earnings (tips, bonus, overtime, incentives	3.0%	\$1,075		
Other Income (investments, non-cash benefits	3.0%	\$1,075		
Workers per Household (# FTE)	1.51	\$57,187		
Purchase Price Assumptions				
Shelter Cost % of income	30.0%			
Property Insurance				
Insured Value (value of improvements)	60.0%			
Average Cost (% of insurable value)	0.75%			
Real Estate Tax				
Estimated Average Tax Rate	0.92%			
Taxable value (primary res.) % of Market Value	55%			
Utilities (gas, elec. Telephone - per month)	\$147			
Down Payment (% of purchase price)	5.0%			
Mortgage Rate	4.33%			
Mortgage Term	30			
Condominium Fee (per month)	\$200			
Closing Cost	\$2,500			
Affordable Purchase Price				
Household Income (per month)		\$4,766	\$4,766	\$4,766
Shelter Cost % of income		30%	30%	30%
Maximum Monthly Housing Cost		\$1,430	\$1,430	\$1,430
Property Insurance		(\$86)	(\$86)	(\$86)
Real Estate Tax		(\$97)	(\$97)	(\$97)
Utilities		(\$147)	(\$147)	(\$147)
Condominium Fee		\$0	\$0	\$0
Monthly Mortgage Payment		\$1,099	\$1,099	\$1,099
Mortgage Amount		\$221,460	\$221,460	\$221,460
Down Payment		\$11,524	\$11,524	\$11,524
Closing Cost		(\$2,500)	(\$2,500)	(\$2,500)
Affordable Purchase Price (rounded)		\$230,484	\$230,484	\$230,484
Housing Unit Market Value				
2011 Average of Median Market Value 600 to 1,599 sq. ft. Units (value per sq. ft.)		\$395	\$387	\$195
Summit County Assessor's Office dataset)				
Unit Area (unit equivalent, sq. ft.)		900	900	900
Market Value (rounded)		\$355,500	\$348,500	\$175,500
Price Gap (per UE) Affordable Purchase Price				
Compared to Median Market Value		(\$125,016)	(\$118,016)	\$0

Source – estimating assumptions are detailed in Figure 26. Affordable purchase price is calculated based on average income for a Summit County employed household (\$57,187). Purchase price is calculated as the percent value of monthly Mortgage Payment.

Affordable price is calculated as shown below in Figure 12. Market value is calculated based on data provided by the Summit County Assessor’s Office. The price gap is expressed in terms of cost per U.E (“unit equivalent”). A unit equivalent is the planning definition of one residential equivalent unit of development, and is 900 square feet.

INCOME AND AFFORDABLE PURCHASE PRICE

Figure 12 illustrates affordable purchase price for typical categories of local employment. Its purpose is to give context to the earnings/price disparity that exists in the local market. It shows that most local employees that support basic Summit County businesses cannot afford local home purchase – even including emergency service workers who should live close to their place of employment. As shown below, jobs at 79% of maximum earning potential – most jobs in the County – generate annual household income of about \$57,187. This will support a purchase price of about \$230,500 which is about 1% of the housing stock in the Snyderville Basin. These potential purchasers are prime candidates for an affordable housing program.

FIGURE 12

HOUSEHOLD INCOME AND AFFORDABLE PURCHASE PRICE																																				
<i>Jobs in Summit County</i>																																				
Household Income % of HUD AMI	Wages				Other Income			Household Income	Notes																											
	Primary Job		Part-time Job		Tips, Overtime and Other Earnings	Investments, Non-Cash Benefits & Other Income																														
	Wages (annual)	FTE	FTE	Wages (annual)																																
32%	\$15,200	1.0	0.51	\$15,200	3%	3%	\$32,224	Primary jobs in this group comprise 72% of all private sector jobs in the County 14% of jobs 75% of Median Income 5% of jobs HUD Median Income (2012) 2% of jobs Income required to purchase Snyderville Basin Median Single Family																												
44%	\$23,144	1.0	0.51	\$18,118	3%	3%	\$43,738																													
54%	\$33,180	1.0	0.51	\$18,118	3%	3%	\$54,376																													
<i>Utah DWS Average for Summit County</i>	\$35,832	1.0	0.51	\$18,118	3%	3%	\$57,187																													
75%	\$52,849	1.0	0.51	\$18,118	3%	3%	\$75,225																													
100%	\$76,505	1.0	0.51	\$18,118	3%	3%	\$100,300																													
122%	\$96,911	1.0	0.51	\$18,118	3%	3%	\$121,930																													
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th colspan="3">Affordable Purchase Price</th> </tr> <tr> <th></th> <th>Single Family</th> <th>Multi Family</th> </tr> </thead> <tbody> <tr> <td>\$32,224 Minimum Wage Household</td> <td>\$117,200</td> <td>\$80,900</td> </tr> <tr> <td>\$43,738</td> <td>\$169,500</td> <td>\$133,200</td> </tr> <tr> <td>\$54,376</td> <td>\$217,700</td> <td>\$181,400</td> </tr> <tr> <td>\$57,187 <i>Summit County Average Wages</i></td> <td>\$230,500</td> <td>\$194,200</td> </tr> <tr> <td>\$75,225</td> <td>\$312,300</td> <td>\$276,000</td> </tr> <tr> <td>\$100,300</td> <td>\$426,100</td> <td>\$389,800</td> </tr> <tr> <td>\$121,930 Income required to purchase Snyderville Basin Median Single Family</td> <td>\$524,300</td> <td>\$488,000</td> </tr> </tbody> </table>										Affordable Purchase Price				Single Family	Multi Family	\$32,224 Minimum Wage Household	\$117,200	\$80,900	\$43,738	\$169,500	\$133,200	\$54,376	\$217,700	\$181,400	\$57,187 <i>Summit County Average Wages</i>	\$230,500	\$194,200	\$75,225	\$312,300	\$276,000	\$100,300	\$426,100	\$389,800	\$121,930 Income required to purchase Snyderville Basin Median Single Family	\$524,300	\$488,000
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Source – estimating assumptions are detailed in Figure 26. Utah DWS wages is the average for Summit County, 2011 Q2 and is typical of earnings for public sector employees. Hospitality and Administrative wages are from Figure 29. Median single family market value in Park City and East County is \$615,300 and \$238,300, respectively. Requisite annual primary job earnings are \$116,000 and \$38,000.

In Figure 12 income shown as a percent of HUD AMI is an analytical convention used to characterize the degree of difficulty in providing affordable shelter. Standard analytical categories are 30%, 50%, and 80% of AMI. 2012 Summit County AMI is \$100,300. As a point of reference, a fully employed minimum wage household earns about \$32,224, which is 32% of AMI. This is nearly the lowest defined income category and is the most difficult to serve. Most local employees (teachers, firefighters, local government, essential service workers, hospitality employees, etc.) earn at or below 57% of AMI. The top 7% of the highest paying jobs earn 100% of AMI.

AGGREGATE COST BURDEN ANALYSIS

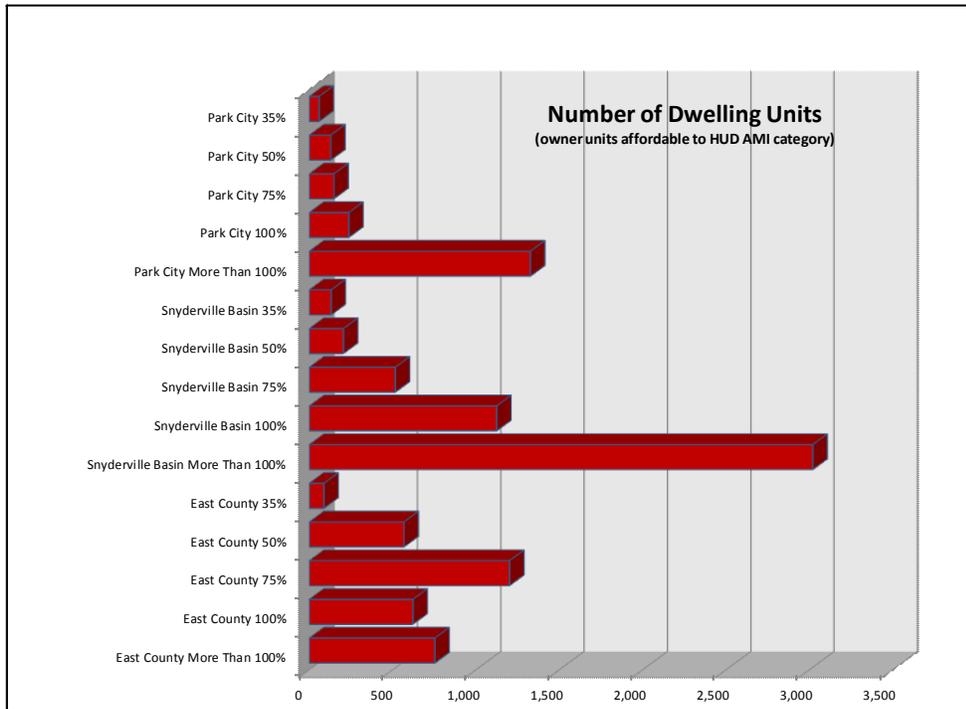
Aggregate analysis of a housing market provides a way of illustrating the “economic mismatch” that exists between income and value – i.e. the difference between the profile of market value and that of purchasing power based on income. This mismatch is often termed an affordable housing “deficit”. This is misleading because by definition every household that exists in a housing market lives in a housing unit, meaning that there is no physical shortage of units⁷ even though there may be a significant dislocation between prices and income.

Although not a measure of affordable housing deficit, aggregate analysis is useful as an indicator of the potential for physical rehab and other intervention measures such as mortgage or down payment assistance, that could be used to reduce the effective cost of housing, and in so doing reduce the cost burden and better align the market with income. Aggregate analysis is a maximum estimate of “economic mismatch”. Some of this apparent dislocation is intentional and desirable – fixed income households that occupy high value seemingly unaffordable, but paid-for units; households that occupy units that have appreciated over time (high value, but an affordable mortgage payment); households that intentionally spend more than 30% of income for shelter cost.

Figure 13 shows the price profile of the housing stock in Summit County (number of units that are affordable to households in each income category). Figure 14 shows the income profile of households (number of households in each income category). A comparison of the two in Figure 15 shows the “economic mismatch”.

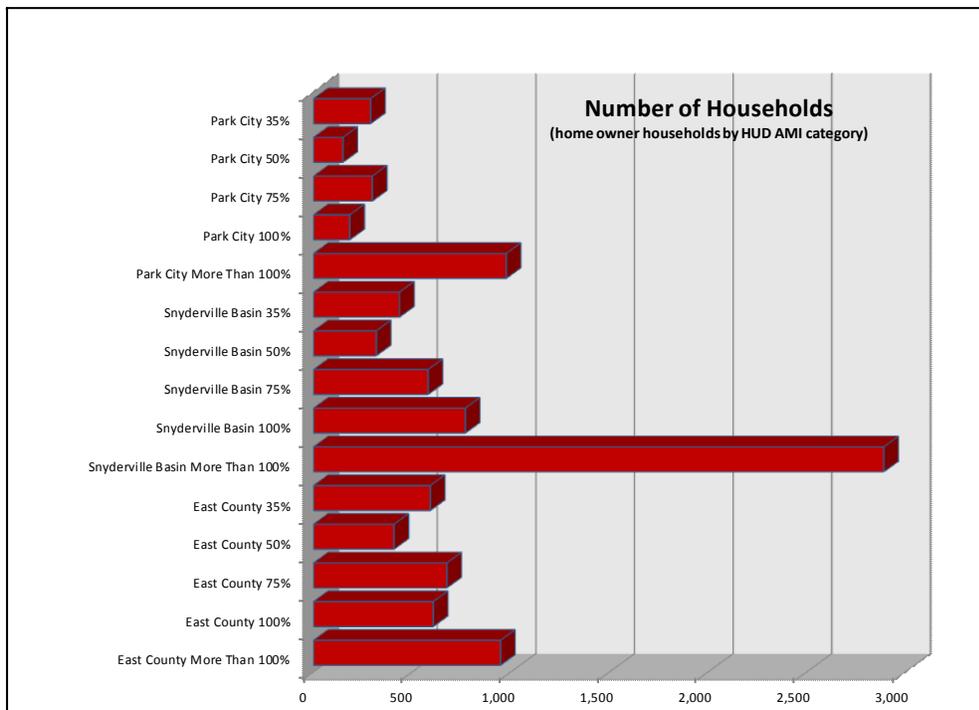
⁷ With obvious exceptions that fall outside this particular analysis.

FIGURE 13



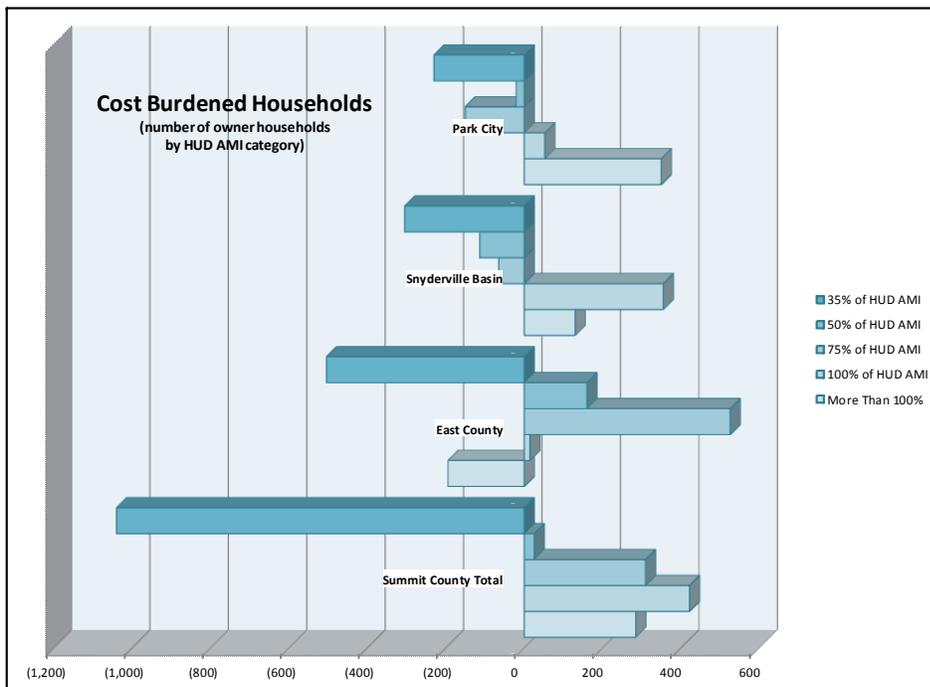
Source – analysis of 2011 market value data provided by the Summit County Assessor's Office.

FIGURE 14



Source – 2006-2010 American Community Survey 5-Year Estimates, Table 25118. 2010 dollars. Census data is provided for Summit County, Park City, and the Park City School District. The data is recast to show totals for the three affordable housing study areas – Park City, Snyderville Basin and East County.

FIGURE 15



Source – Figure 13 and Figure 14. Household income is expressed in 2010 dollars. Market Value is for 2011. Given the low-growth housing market, the difference is assumed to be negligible.

PLANNED NEW AFFORDABLE UNITS

Following is a list of affordable units that currently under construction, or are approved for construction.

FIGURE 16

POTENTIAL FUTURE AFFORDABLE UNITS		
<i>Units Provided by Private Sector Developers (uncertain timing)</i>		
Type	Approved or Under Construction	
(as of March 2012)		
Units Committed to Park City Municipal		
Flagstaff Mountain/Empire Pass Annexation		42
IHC/USSA Annexation		28
Park City Heights Annexation		16
Marsac Avenue (Habitat for Humanity)		2
Park City Heights		35
1440 Empire Avenue (Bonanza Park AUEs)		
Lower Park Avenue RDA		
Treasure Hill		
Total		123
Units Committed to Summit County		
Liberty Peak Apartments	Rental	152
Total		398

Source – Park City Sustainability Department and Summit Planning Department.

DEMOGRAPHIC PROFILE

Demographic characteristics shown here do not directly support the foregoing analysis, but are included here as a reference in service of further analysis, as policy and action plan discussions proceed.

FIGURE 17

DEMOGRAPHIC PROFILE			
<i>Summit County Housing Affordability Analysis</i>			
	Park City	Snyderville Basin	East County
Population	7,553	15,828	11,914
Housing Units	9,444	8,072	7,505
Housing Unit Occupancy Status			
Total	9,444	8,072	7,505
Occupied	3,404	6,030	4,166
Vacant	6,040	2,042	3,339
Housing Unit Vacancy Status			
Total	6,040	2,042	3,339
For rent	232	341	69
Rented, not occupied	0	9	59
For sale only	226	49	49
Sold, not occupied	68	118	165
For seasonal, recreational, or occasional use	5,465	1,525	2,926
For migrant workers	0	0	0
Other vacant	49	0	71
Population in Occupied Housing Units			
Total	7,553	15,774	11,914
Owner occupied	4,361	13,699	9,014
Renter occupied	3,192	2,075	2,900
Households			
Total	3,404	6,030	4,166
Owner Occupied	1,897	4,995	3,231
Renter Occupied	1,507	1,035	935
Household Size			
Total	2.22	2.62	2.86
Owner Occupied	2.30	2.74	2.79
Renter Occupied	2.12	2.00	3.10
Households by Family Type			
Total	3,404	6,030	4,166
Owner Households	1,897	4,995	3,231
Non family	563	973	629
Family	1,334	4,022	2,602
Renter Households	1,507	1,035	935
Non family	660	556	147
Family	847	479	788

Source – . 2006-2010 American Community Survey 5-Year Estimates, Table,,tbd

FIGURE 18

HOUSEHOLD SIZE BY NUMBER OF BEDROOMS				
<i>Summit County Housing Affordability Analysis</i>				
Census PUMA 400		PUMA 400 Extrapolated for Affordable Housing Study Areas Planning		
# Bedrooms	Household Size	Park City	Snyderville Basin	East County
Owner Units - Single Family				
1	1.74	1.34	1.60	1.63
2	2.01	1.55	1.85	1.89
3	2.70	2.08	2.48	2.53
4	3.24	2.50	2.99	3.04
5	3.87	2.99	3.57	3.63
Census Actual (average)	2.97	2.30	2.74	2.79
Rental Unit - Single Family				
1	1.36	1.00	0.94	1.46
2	2.12	1.55	1.47	2.27
3	3.09	2.26	2.14	3.31
4	3.42	2.51	2.38	3.67
5	4.49	3.29	3.11	4.81
Census Actual (average)	2.89	2.12	2.00	3.10
Rental Unit - Multi Family				
1	1.43	1.18	1.12	1.73
2	2.55	2.10	1.99	3.08
3	3.46	2.86	2.70	4.18
4	4.08	3.37	3.19	4.94
Census Actual (average)	2.56	2.12	2.00	3.10

Source – calculated based on *Public Use Microdata Sample, (PUMS)*, United States, prepared by the U.S. Census Bureau

FIGURE 19

HOUSEHOLD INCOME FOR RENTERS				
<i>Summit County Housing Affordability Analysis</i>				
Census PUMA 400		PUMA 400 Extrapolated for Affordable Housing Study Areas Planning		
Household Size (persons)	Average Income (2010)	Park City	Snyderville Basin	East County
All Renter Households				
1	\$29,780	\$32,462	\$48,596	\$28,085
2	\$47,311	\$51,572	\$77,205	\$44,619
3	\$44,515	\$48,524	\$72,643	\$41,982
4	\$61,975	\$67,556	\$101,134	\$58,448
5	\$48,431	\$52,793	\$79,033	\$45,675
Renter Households That Earn \$50,000 or Less				
1	\$19,380	\$38,669	\$57,889	\$33,455
2	\$22,684	\$45,260	\$67,756	\$39,158
3	\$29,825	\$59,508	\$89,086	\$51,485
4	\$29,448	\$58,756	\$87,960	\$50,834
5	\$33,498	\$66,837	\$100,058	\$57,826
Renter Households That Earn More Than \$50,000				
1	\$84,450	\$49,039	\$73,413	\$42,427
2	\$86,734	\$50,365	\$75,399	\$43,575
3	\$87,237	\$50,657	\$75,836	\$43,827
4	\$85,882	\$49,870	\$74,658	\$43,146
5	\$74,756	\$43,410	\$64,986	\$37,557

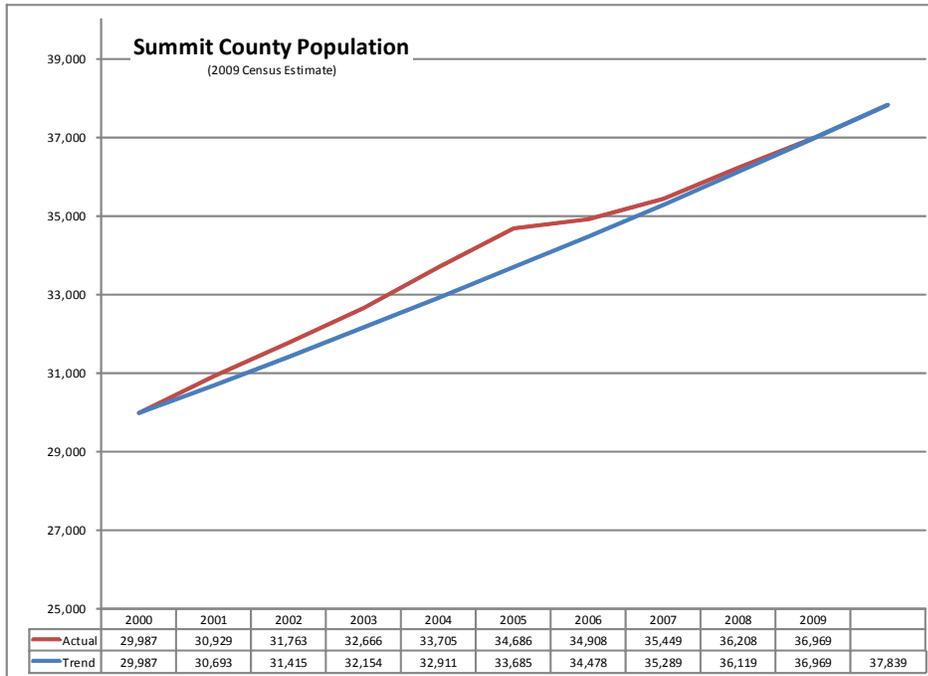
Source – calculated based on 2006-2010 American Community Survey 5-Year Estimates , *Public Use Microdata Sample*, (PUMS), United States, prepared by the. U.S. *Census Bureau*

FIGURE 20

UTAH COUNTIES IN PUMA 400	
<i>2006-2010 ACS 5-year Public Use Microdata Samples (PUMS)</i>	
	Population
Carbon County	19,989
Daggett County	941
Duchesne County	17,948
Emery County	10,629
Grand County	9,660
Morgan County	8,908
San Juan County	15,049
Summit County	36,969
Uintah County	31,536
Wasatch County	21,600
Total	173,229

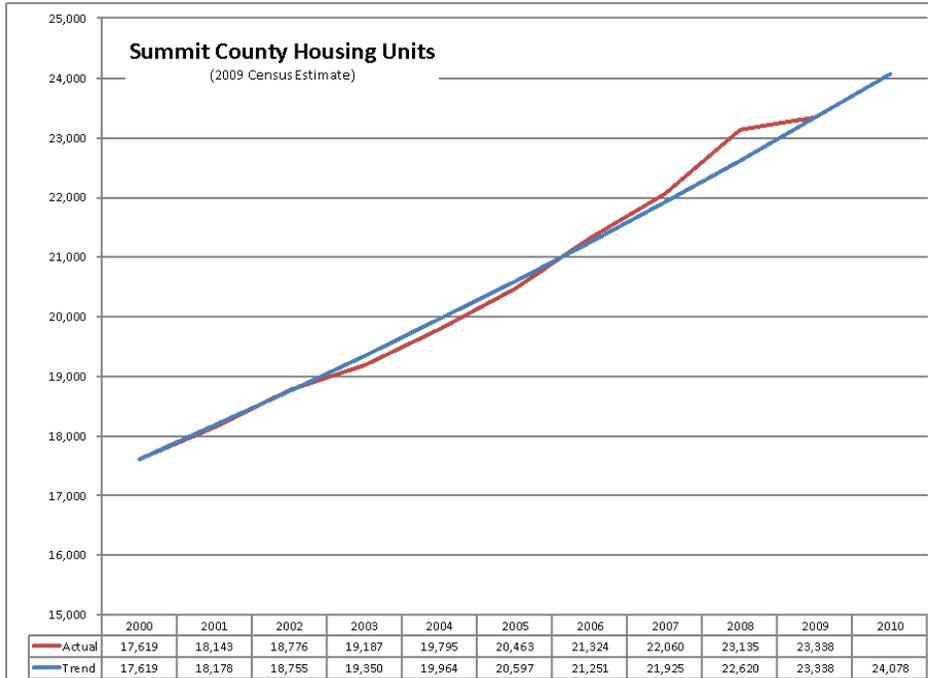
Source – 2006-2010 American Community Survey 5-Year Estimates , *Public Use Microdata Sample*, (PUMS), United States, prepared by the. U.S. *Census Bureau*

FIGURE 21



Source – .US Census Bureau Population Estimates, Intercensal Estimates for Summit County population, 2009 - <http://www.census.gov/popest/data/datasets.html>

FIGURE 22



Source – .US Census Bureau Population Estimates, Intercensal Estimates for Summit County population, 2009 - <http://www.census.gov/popest/data/datasets.html>

APPENDIX

EMPLOYEE HOME AND DESTINATION

FIGURE 23

WHERE WORKERS LIVE						
<i>Summary of LED Home Area Destination Report for Summit County</i>						
	Park City		Snyderville Basin Planning Area		East County Planning Area	
	(number of workers in each study area)					
Total Jobs (workers) in The Study Area	9,431		5,303		2,076	
Study Area Residents Who Have Jobs	3,906		7,589		3,450	
Live & Work in The Study Area	1,911		1,182		923	
Place of Residence for Study Area Workers						
Summit County, UT	4,733		2,142		1,147	
Salt Lake County, UT	2,150		1,646		380	
Wasatch County, UT	991		380		157	
Other	1,557		1,135		392	
Total	9,431		5,303		2,076	
Detailed Place of Residence for Study Area Workers						
Summit County, UT						
Park City city, UT	1,911		556		70	
Snyderville CDP, UT	908		427		56	
Summit Park CDP, UT	778		529		64	
Silver Summit CDP, UT	496		226		34	
Kamas city, UT			0		243	
Other Summit County	640		404		680	
Salt Lake County, UT						
Salt Lake City , UT	712		448		81	
Millcreek CDP, UT	325		232		51	
Sandy city, UT	197		143		35	
West Valley City , UT	111		109		26	
Other Salt Lake County	805		714		187	
Wasatch County, UT						
Heber city, UT	723		293		112	
Other Wasatch County	268		87		45	
Utah County, UT	476		352		83	
Davis County, UT	251		224		96	
Weber County, UT	104		115		92	
Cache County, UT	91		85		17	
Tooele County, UT	60		60		14	
Morgan County, UT	47		32		23	
All Other Locations	528		267		67	
Total	9,431		5,303		2,076	
Characteristics of Workers						
Male	5,273	56%	2,971	56%	1,346	65%
Female	4,158	44%	2,332	44%	730	35%
Age 29 or younger	3,427	36%	2,124	36%	609	29%
Age 30 to 54	4,563	48%	2,568	48%	1,181	57%
Age 55 or older	1,441	15%	611	15%	286	14%
Income \$15,000 or Less	5,190	55%	2,117	40%	563	27%
Income \$15,000 to \$40,000	2,571	27%	2,009	38%	810	39%
Income More than \$40,000	1,670	18%	1,177	22%	703	34%

Source – .US Census Bureau Local Employment Dynamics (LED), LED on the Map, Work Area Profile, Home destination and work destination reports. <http://lehd.did.census.gov/led/datatools/datatools.html>. The LED analysis is reported in terms of Park City, Park City School District and Summit County, and is here recast in terms of the three affordable housing study areas.

FIGURE 24

WHERE RESIDENTS ARE EMPLOYED			
<i>Summit County Housing Affordability Analysis</i>			
	Park City	Snyderville Basin Planning Area	East County Planning Area
	(number of workers in each study area)		
Total Jobs (workers) in The Study Area	9,431	5,303	2,076
Study Area Residents Who Have Jobs	3,906	7,589	3,450
Live & Work in The Study Area	1,911	687	790
Place of Work for Study Area Residents			
Summit County, UT	2,537	3,825	1,660
Salt Lake County, UT	882	2,780	876
Wasatch County, UT	25	76	107
Other	462	908	807
Total	3,906	7,589	3,450
Detailed Place of Work for Study Area Resic			
Summit County, UT			
Park City city, UT	1,911	2,362	460
Snyderville CDP, UT	329	687	157
Silver Summit CDP, UT	76	183	203
Summit Park CDP, UT	70	229	50
Kamas city, UT		0	247
Other Summit County	151	364	543
Salt Lake County, UT			
Salt Lake City city, UT	443	1,319	323
Murray city, UT	69	220	61
West Valley City city, UT	61	272	103
Sandy city, UT	60	150	60
Millcreek CDP, UT	49	170	47
Other Salt Lake County	200	649	282
Utah County, UT			
Provo city, UT			0
Other Utah County	135	257	197
Davis County, UT	91	193	124
Weber County, UT	54	147	116
Cache County, UT	37	80	52
Wasatch County, UT	25	76	107
Uintah County, UT		35	22
Uinta County, WY		0	61
Sweetwater County, WY		0	47
All Other Locations	145	196	188
Total	3,906	7,589	3,450
Characteristics of Residents			
Male	2,124		1,953
Female	1,782		1,497
Age 29 or younger	1,271		1,153
Age 30 to 54	2,053		1,775
Age 55 or older	582		522
Income \$15,000 or Less	1,839		1,179
Income \$15,000 to \$40,000	1,075		1,305
Income More than \$40,000	992		966

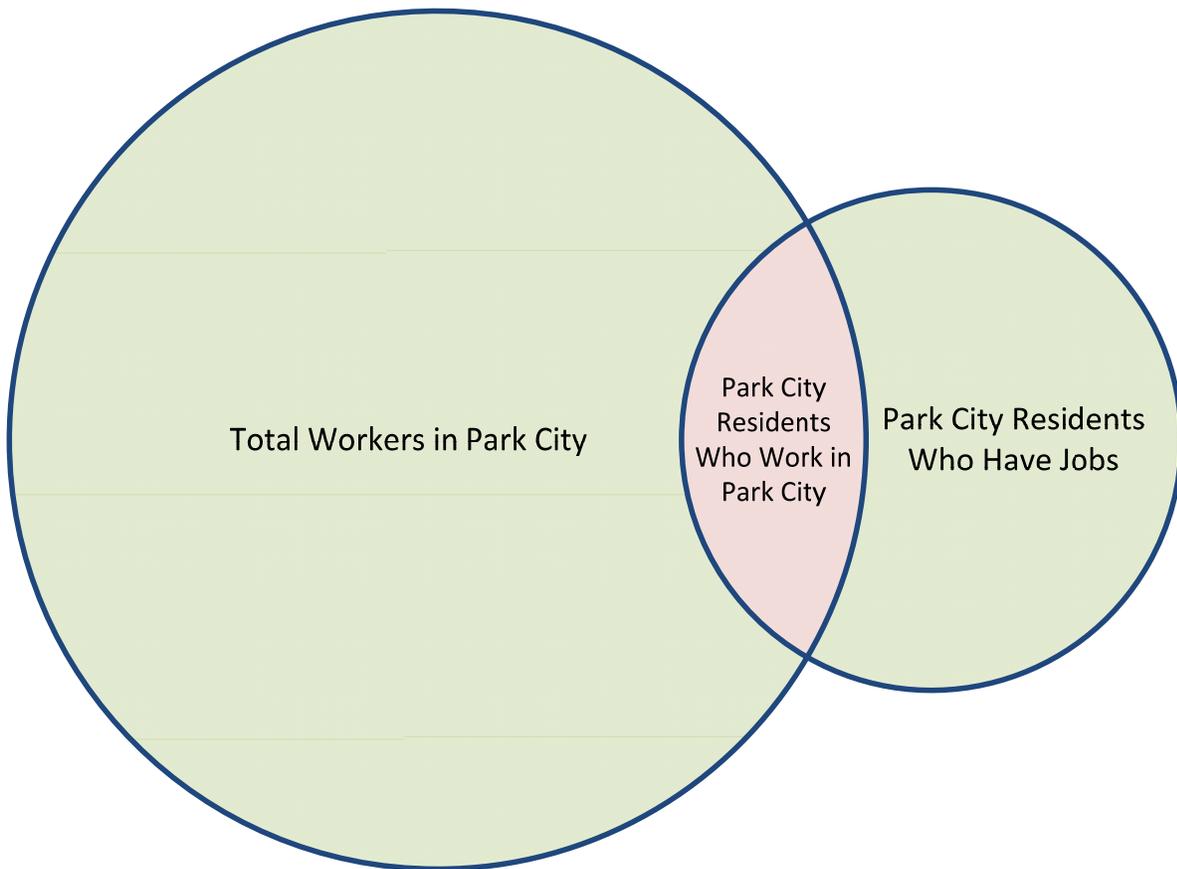
Private sector primary jobs - 2009

Source – .US Census Bureau Local Employment Dynamics (LED), LED on the Map, Work Area Profile, Home destination and work destination reports. <http://lehd.did.census.gov/led/datatools/datatools.html>

Figure 25 illustrates the concept of home area/work area destination reports.

FIGURE 25

Illustration of A Work Area Origin and Destination Profile
Using Park City as An Example



HOUSING PRICE GAP SOURCE NOTES

This section shows source notes and supporting calculations for the housing affordability “price” gap calculated in Figure 11.

FIGURE 26

HOUSING PRICE GAP SOURCE NOTES	
Summit County Housing Affordability Analysis	
Description	Estimating Assumptions Source Notes
Household Income	Income is calculated assuming employment in Summit County, and based on the average
Summit County Average Monthly Wage	Average monthly wages for Summit County - Q2 2011 - State of Utah Workforce Services. http://jobs.utah.gov/jsp/wi/utalmis/gotoCounties.do
Other Earnings (tips, bonus, overtime, incentives)	Estimate
Other Income (investments, non-cash benefits)	Estimate
Workers per Household (# FTE)	Data source is Census Transportation Planning Products - calculated value using Tables 14100 and 13100 - workers per household and number of households for Utah urban, 2009 - http://data.ctpp.transportation.org/CTPP/TableViewer/document.aspx?ReportId=1786
Part-time job earnings	Part-time wages are 50% of Summit County average wages.
Purchase Price Assumptions	
Shelter Cost % of Income	This is a commonly used measure of shelter cost burden
Estimated Property Insurance	
Insured Value (improvements % of market value)	Estimate. Assumes that homeowners insurance is calculated based on the value of improvements, not including land.
Estimated Average Rate (% of insurable value)	This is an estimate.
Estimated Real Estate Tax	
Est. Avg Tax Rate	Estimated as the average of 2011 tax rates for assessment districts 10, 13, 27, 29. Estimate is calculated as shown in the Appendix, Figure labeled "Estimated Real Estate Tax")
Taxable value (primary res.) % of Market Value	Summit County primary residential taxable value % of market value
Utilities (gas, and electricity)	The estimate is calculated as shown in the Appendix, Figure labeled "Estimated Average Utility Expense")
Down Payment (% of purchase price)	Estimate of typical down payment for affordable unit, from Mountainlands Community Housing
Mortgage Rate	MCHT estimate
Mortgage Term	MCHT estimate
Condominium Fee (per month)	MCHT estimate. This is not used in the calculation of the single family price gap.
Closing Cost	MCHT estimate
Affordable Purchase Price	
Household Income (per month)	Monthly household income (from annual income as calculated as above).
Shelter Cost % of Income	From Shelter Cost % of Income, above
Maximum Housing Payment (per month)	Calculated as the product of income and shelter cost burden.
Property Insurance	Calculated as the product of affordable purchase price, insured value, and estimated rate.
Real Estate Tax	Calculated as the product of affordable purchase price, taxable value, and estimated rate.
Utilities	From utilities cost as calculated above
Condominium Fee	Used only for the calculation of of multi family price gap.
Monthly Mortgage Payment	Calculated as Maximum Monthly Housing Cost less Property Insurance, Real Estate Tax and utilities and Condominium Fee (multi family only)
Mortgage Amount	Calculated as the present value of Monthly Mortgage Payment, Mortgage Rate and Term
Down Payment	Calculated as the product of Affordable Purchase Price and Down Payment %.
Closing Cost	From Closing Cost, above
Affordable Purchase Price (rounded)	Calculated as the sum of Mortgage Amount and Down Payment, less Closing Cost.
Housing Unit Market Value	Housing unit value is calculated using 2011 market value from the Summit County Assessor's Office.
2011 median market value per sq. ft.,	The average of median per square foot market values for single family/multi family units 600 to 1,599 square feet. Square foot value is calculated as the quotient of market value and square footage. Square footage includes basement and living area. Market value for the Snyderville Basin Planning Area is calculated based real estate assessment districts for the Park City School District (not including Park City) - assessment districts include 10,11,12,13,14,28,29,30,56,57. Market value for the East County planning area includes all Summit County assessment districts, less the Snyderville Basing Planning Area and Park City (districts 6,7,8,9,60,61,61)
Unit Area (unit equivalent, sq. ft.)	Square footage from the Planning Department for a unit equivalent residential unit.
Market Value	Calculated as the product of Market Value per Sq. Ft. and UE square footage.

FIGURE 27

ESTIMATED REAL ESTATE TAX RATE		
<i>Estimated Average Tax Rate</i>		
Tax District Number	Name	2011 Real Estate Tax
10	Canyons	0.00853800
13	Jeremy	0.00902700
27	Silver Creek	0.01003000
29	Highland Estates	0.00902700
Example Market Value		\$320,400
Taxable % OF Value		55%
Taxable Value		\$176,220
Tax Revenue		
10	Canyons	\$1,505
13	Jeremy	\$1,591
27	Silver Creek	\$1,767
29	Highland Estates	\$1,591
Average		\$1,613
Average Tax Revenue % of Taxable Value		0.92%

Source – tax rates from Summit County Assessor’s Office. Example Market Value is Snyderville Basin single family value from Figure 11.

FIGURE 28

ESTIMATED AVERAGE UTILITIES EXPENSE		
<i>Summit County Housing Affordability Analysis</i>		
	Total	Per Month
Single Family (3 and 3 bedroom)		
Electricity	\$1,132	\$94
Natural Gas	\$636	\$53
Total	\$1,768	\$147
Apartment (2 bedroom)		
Electricity	\$842	\$70
Natural Gas	\$433	\$36
Total	\$1,275	\$106

Source – U.S. Energy Information Administration microdata, 2005 (data updated to 2009). Utility expense for mountain division, 2 and 3 bedroom single family units.

<http://www.eia.gov/consumption/residential/data/2005/index.cfm#tabs-2>

SUMMIT COUNTY JOBS

FIGURE 29

SUMMIT COUNTY JOBS						
<i>Ranked by Earnings (2010 Q1, Q2, Q3 and 2011 Q1)</i>						
Salary Rank	NAICS Category and Description	Average Annual Earnings	Monthly	Hourly	Number of Jobs	% of Jobs
1	334 Computer and Electronic Product Manufacturing	\$161,040	\$13,420	\$78.63	131	1%
2	522 Credit Intermediation and Related Activities	\$87,336	\$7,278	\$42.64	167	1%
3	423 Merchant Wholesalers, Durable Goods	\$72,600	\$6,050	\$35.45	97	1%
4	524 Insurance Carriers and Related Activities	\$71,304	\$5,942	\$34.82	92	1%
5	541 Professional, Scientific, and Technical Services	\$64,920	\$5,410	\$31.70	692	4%
6	517 Telecommunications	\$63,096	\$5,258	\$30.81	86	0%
7	237 Heavy and Civil Engineering Construction	\$51,924	\$4,327	\$25.35	335	2%
8	236 Construction of Buildings	\$46,860	\$3,905	\$22.88	274	2%
9	621 Ambulatory Health Care Services	\$44,376	\$3,698	\$21.67	472	3%
10	813 Religious, Grantmaking, Civic, Professional, and Similar Organizations	\$42,276	\$3,523	\$20.64	272	1%
11	531 Real Estate	\$39,744	\$3,312	\$19.41	1,010	6%
12	454 Nonstore Retailers	\$39,432	\$3,286	\$19.25	174	1%
13	441 Motor Vehicle and Parts Dealers	\$36,516	\$3,043	\$17.83	91	0%
14	611 Educational Services	\$34,968	\$2,914	\$17.07	342	2%
15	238 Specialty Trade Contractors	\$34,068	\$2,839	\$16.63	535	3%
16	711 Performing Arts, Spectator Sports, and Related Industries	\$33,216	\$2,768	\$16.22	411	2%
17	561 Administrative and Support Services	\$33,180	\$2,765	\$16.20	604	3%
18	713 Amusement, Gambling, and Recreation Industries	\$32,868	\$2,739	\$16.05	2,794	15%
19	451 Sporting Goods, Hobby, Book, and Music Stores	\$30,144	\$2,512	\$14.72	292	2%
20	444 Building Material and Garden Equipment and Supplies Dealers	\$28,788	\$2,399	\$14.06	182	1%
21	721 Accommodation	\$28,488	\$2,374	\$13.91	2,262	12%
22	445 Food and Beverage Stores	\$25,536	\$2,128	\$12.47	594	3%
23	812 Personal and Laundry Services	\$25,404	\$2,117	\$12.40	208	1%
24	485 Transit and Ground Passenger Transportation	\$24,804	\$2,067	\$12.11	202	1%
25	442 Furniture and Home Furnishings Stores	\$24,648	\$2,054	\$12.04	95	1%
26	453 Miscellaneous Store Retailers	\$24,480	\$2,040	\$11.95	180	1%
27	452 General Merchandise Stores	\$23,088	\$1,924	\$11.27	235	1%
28	624 Social Assistance	\$22,344	\$1,862	\$10.91	178	1%
29	448 Clothing and Clothing Accessories Stores	\$20,304	\$1,692	\$9.91	862	5%
30	722 Food Services and Drinking Places	\$18,048	\$1,504	\$8.81	2,426	13%
31	447 Gasoline Stations	\$17,172	\$1,431	\$8.38	168	1%
	Not Specified			\$0.00	1,761	10%
	All NAICS subsectors	\$36,384	\$3,032	\$17.77	18,224	100%

Source – .US Census Bureau, Local Employment Dynamics, Industry Focus. High Growth Industries. All 31 eligible industries. State=Utah, County=043 Summit, Sex=Male and Female, Age=14-99. Private Firms Only. Group: NAICS 3-digit industry name. Average Quarterly Employment (2010Q2,2010Q3, 2010Q4,2011Q1).

FIGURE 30

SUMMIT COUNTY JOBS						
<i>Ranked by # Jobs (2010 Q1, Q2, Q3 and 2011 Q1)</i>						
Salary Rank	NAICS Category and Description	Average Annual Earnings	Monthly	Hourly	Number of Jobs	% of Jobs
	6 517 Telecommunications	\$63,096	\$5,258	\$30.81	86	0%
	13 441 Motor Vehicle and Parts Dealers	\$36,516	\$3,043	\$17.83	91	0%
	4 524 Insurance Carriers and Related Activities	\$71,304	\$5,942	\$34.82	92	1%
	25 442 Furniture and Home Furnishings Stores	\$24,648	\$2,054	\$12.04	95	1%
	3 423 Merchant Wholesalers, Durable Goods	\$72,600	\$6,050	\$35.45	97	1%
	1 334 Computer and Electronic Product Manufacturing	\$161,040	\$13,420	\$78.63	131	1%
	2 522 Credit Intermediation and Related Activities	\$87,336	\$7,278	\$42.64	167	1%
	31 447 Gasoline Stations	\$17,172	\$1,431	\$8.38	168	1%
	12 454 Nonstore Retailers	\$39,432	\$3,286	\$19.25	174	1%
	28 624 Social Assistance	\$22,344	\$1,862	\$10.91	178	1%
	26 453 Miscellaneous Store Retailers	\$24,480	\$2,040	\$11.95	180	1%
	20 444 Building Material and Garden Equipment and Supplies Dealers	\$28,788	\$2,399	\$14.06	182	1%
	24 485 Transit and Ground Passenger Transportation	\$24,804	\$2,067	\$12.11	202	1%
	23 812 Personal and Laundry Services	\$25,404	\$2,117	\$12.40	208	1%
	27 452 General Merchandise Stores	\$23,088	\$1,924	\$11.27	235	1%
	10 813 Religious, Grantmaking, Civic, Professional, and Similar Organizations	\$42,276	\$3,523	\$20.64	272	1%
	8 236 Construction of Buildings	\$46,860	\$3,905	\$22.88	274	2%
	19 451 Sporting Goods, Hobby, Book, and Music Stores	\$30,144	\$2,512	\$14.72	292	2%
	7 237 Heavy and Civil Engineering Construction	\$51,924	\$4,327	\$25.35	335	2%
	14 611 Educational Services	\$34,968	\$2,914	\$17.07	342	2%
	16 711 Performing Arts, Spectator Sports, and Related Industries	\$33,216	\$2,768	\$16.22	411	2%
	9 621 Ambulatory Health Care Services	\$44,376	\$3,698	\$21.67	472	3%
	15 238 Specialty Trade Contractors	\$34,068	\$2,839	\$16.63	535	3%
	22 445 Food and Beverage Stores	\$25,536	\$2,128	\$12.47	594	3%
	17 561 Administrative and Support Services	\$33,180	\$2,765	\$16.20	604	3%
	5 541 Professional, Scientific, and Technical Services	\$64,920	\$5,410	\$31.70	692	4%
	29 448 Clothing and Clothing Accessories Stores	\$20,304	\$1,692	\$9.91	862	5%
	11 531 Real Estate	\$39,744	\$3,312	\$19.41	1,010	6%
	21 721 Accommodation	\$28,488	\$2,374	\$13.91	2,262	12%
	30 722 Food Services and Drinking Places	\$18,048	\$1,504	\$8.81	2,426	13%
	18 713 Amusement, Gambling, and Recreation Industries	\$32,868	\$2,739	\$16.05	2,794	15%
	Not Specified			\$0.00	1,761	10%
	All NAICS subsectors	\$36,384	\$3,032	\$17.77	18,224	100%

Source – .see Figure 29