

Blue Ribbon Housing Commission Agenda
November 16, 2015
Park City Library, Conference Room North

Meeting Minutes

Evolution of City Housing Policies - Rhoda Stauffer, Housing Specialist

Of the close to 500 affordable units within Park City city limits, staff monitors compliance on 137 units. These are deed-restricted to benefit the City.

EPS is examining a number of facets of the affordable housing program including, but not limited to:

- Monitoring compliance on existing units;
- Affordability protection tools such as the 3% appreciation cap; and
- Other regulatory parameters.

Municipal Tools: Some additional suggestions included:

- Include rights of first refusal for HOAs in CCRs to protect affordable units in the event of foreclosures that the City doesn't cure.
- Staff up and create governance structure around the City's Housing Authority.
- Provide some incentives such as property tax discounts for affordable unit development.

Requests from Committee:

- Break out of actual numbers (or estimates) associated with each development – ie. IHC, Treasure Hill and PCMR.
- Inventory of city-owned parcels versus what's entitled.
- Perhaps include the above on a map of affordable housing. Also include transportation initiatives and planning.

County is relooking at their policy. Jeff Jones from county will be speaking to the group on Dec. 21.

Mike Stewart initiated a cost of development in Park City. Generally speaking, Council wants units not land. But the general problem in Park City—everything is just too expensive. \$150-\$200/sf is a Park City number (versus \$50/sf for Heber). The entry level for PC is just prohibitive. Vendor base is out of the valley, but this is not a real issue for a big company.

Meg Ryan asked what the impediments are for Park City: is it design, aesthetics, code, etc.? State tasks every city to look at impediments. The builder said the aesthetic between Heber and Park City are pretty similar. He attributes the changes to Park City being very insular about their resources. Ivory a good example—they've never done affordable housing, and they are used to getting their way. Regulatory environment here just not as bad as everyone makes it out. There isn't a production builder in Park City, so can't build to scale as well. The construction costs are exorbitant but not because of energy requirements or anything else. Mike Stewart said that over half of the people moving into his homes in Heber are employed in Park City. Rhoda suggested a site visit to these homes to help broaden the discussion.