

Affordable Housing
Joint Park City & Summit County
Council Meeting
December 6, 2016

Rhoda Stauffer & Anne Laurent
Patrick Putt & Peter Barnes



Problem Statement

- Cost of housing (rental or ownership) is increasing at a higher rate than affordable units are being produced
- NIMBY/BANANA
- Fear of change and density
- Lack of understanding/education about affordable housing
- Availability of land and shovel ready projects are limited and have other complexities and competing interests (i.e. zoning, mixed use design restrictions, neighborhood sentiment, etc.)



Existing Condition

County

- 412 existing deed restricted affordable housing units
- 568 affordable/employee deed restricted units planned (300 Silver Creek Village; 268 Canyons)

City

- 497 existing deed restricted affordable housing units
- 87 Affordable Housing Units under construction or approved for construction (1450/1460 Park Ave. & Park City Heights)
- 280 Affordable Housing Units planned on City owned property (Woodside Park, Yard South, & Sommer Parcel)



Need

County

- Deficit of 875 affordable units were estimated for the Snyderville Basin in 2010.¹
- An additional need of 250 affordable units were projected for the Snyderville Basin from 2010 to 2015.¹
- Over 13,000 employees (all jobs) live outside the County but work inside the County.²
- 6,046 new jobs (countywide) are projected from 2016 to 2026. A jobs to occupied housing ratio of 1.5:1 would require an additional 4,030 units (countywide).

City

- Goal of generating 800 new affordable housing units in order to maintain a 20% of workforce living locally
- Over 8,000 employees are commuting from outside of County
- Deficit of 400 rental housing units
- No inventory of for-sale units under 100% AMI

¹ Housing Market Assessment: Summit County, Bureau of Economic and Business Research, University of Utah, Dec. 2010.

² US Census Bureau/On The Map Tool, 2014

³ EMSI Analyst



Strengths

County

- Good data
- Existing obligations
- Development capacity (land)
- Redevelopment areas
- Commitment to regional cooperation and collaboration
- Professional expertise and partnerships

City

- Good data
- Dedicated funding source
- Established goal
- Housing projects in progress
- Existing obligations
- Commitment to regional cooperation and collaboration
- Professional expertise and partnerships



Weaknesses

County

- Lack of action plan
- Lack of public understanding
- Fear of difference (racial, cultural, socio-economic, etc.)
- Lack of zoning density
- Political obstacles
- Limited transportation network
- Market rate housing profitability
- Funding source

City

- Opposition to density
- Lack of public understanding
- Fear of reducing property values
- Limited zoning density
- Political obstacles
- Complex regulatory requirements
- Market rate housing profitability



Opportunities

County

- Creation/implementation of mixed use zones & MPD process
- Revisit existing neighborhood zoning density
- Update Development Code housing regulations
- Implement Development Code amendments allowing multi-family structures/accessory apartments
- Expand transportation connections
- Collaboration with major employers

City

- Review LMC for obstacles & consider affordable housing overlay zone
- Identify areas for increased housing mixed use density
- Expand transportation connections
- Collaboration with major employers



Threats

County

- NIMBY
- High Net Worth AMI
- Cost of Land
- Cost of Construction
- Increasing Jobs to Housing ratio
- Deed restrictions (open space)
- Complex Development Processing

City

- NIMBY
- High Net Worth AMI
- Cost of Land
- Cost of Construction
- Increasing Jobs to Housing ratio
- Deed restrictions/competing land uses
- Complex Development Processing



Proposed Actions - County

1. Complete the acquisition of the Cline Dahle property and commit to developing it as part of the community housing and transportation goals.
2. Actively seek public/private partnerships to complete entitlement process and initiate construction of the existing employee/affordable housing obligations.
3. Complete and annual review of Snyderville Basin General Plan. Identify further opportunities for the integration of affordable housing.
4. Adopt mixed use zones and a Master Planned Development process in the Snyderville Basin Code.
5. Upgrade and amend Snyderville Basin Development Code Affordable Housing regulations.



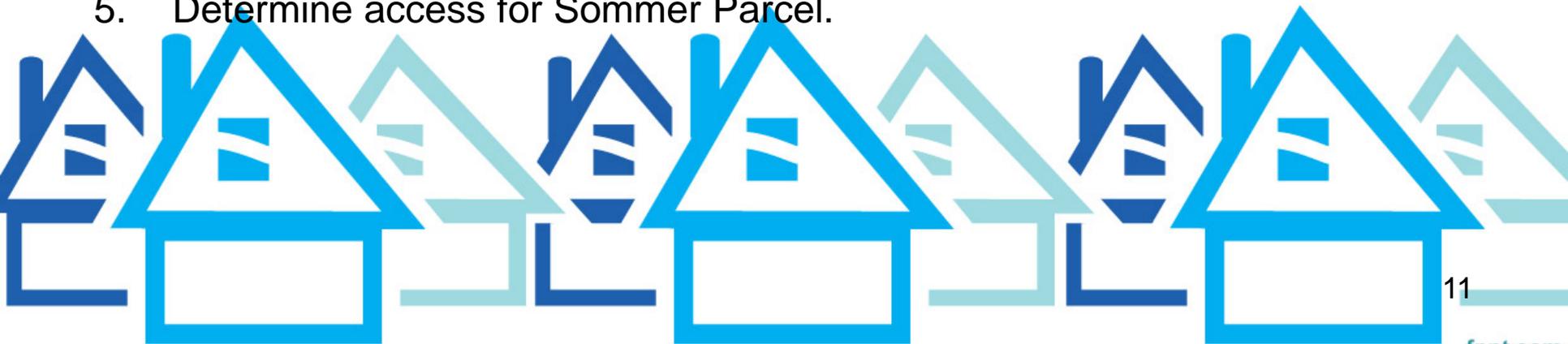
Proposed Actions - County

6. Implement Snyderville Basin Development Code amendments allowing multi-family structures in residential zones and incentivize deed-restricted accessory dwelling units for affordable housing.
7. Collaborate with resorts, local businesses, and school districts to fund and develop employee/affordable housing beyond minimum local requirements.
8. Create and implement and Active Transportation Plan to improve and increase connections between housing areas, services, employment centers, and schools.
9. Develop and implement an on-going strategy for public consultation, participation, education, and problem solving.
10. Develop and approve a joint Summit County-Park City 5 Year Affordable Housing Action Plan.



Proposed Actions - City

1. Propose a new Affordable housing Overlay Zone and integration requirements of transportation with housing development within the Land Management Code.
2. Update Housing Resolution in-lieu fee calculation, employee generation multipliers, income targets, and fee waivers based on recently updated housing needs assessment.
3. Further define the Affordable Housing Goal for specific rental versus for-sale goals and AMI mix targets.
4. Complete the acquisition of the Yard South property in Bonanza Park and begin entitlement process for housing and transportation.
5. Determine access for Sommer Parcel.



Proposed Actions - City

6. Entitle Woodside Park Project and start construction.
7. Continue to implement an on-going strategy for public consultation, participation, education, and problem solving.
8. Develop and approve a joint Summit County-Park City 5 Year Affordable Master Plan including a short term action plan.
9. Develop an RFP to make selected City owned property available for a private/public partnership to develop new affordable housing units.
10. Develop a new policy on obtaining/providing City employee housing.
- 10+.Further develop deed restrictions and future compliance programs.



Policy Questions

1. Are there locations where higher density is acceptable in order to keep pace with affordable housing needs?
2. Are there opportunities to set regional housing goals and partner on affordable housing issues for the purposes of effectiveness and efficiency?
3. What are the desired actions and priorities in support of affordable housing needs?
4. Are there other organizations we need to engage with more on addressing our community's housing needs?

