

**PARK CITY HOUSING AUTHORITY  
SUMMIT COUNTY, UTAH  
NOVEMBER 8, 2012**

**I ROLL CALL**

Mayor Dana Williams called the regular meeting of the Park City Housing Authority to order at approximately 7 p.m. at the Marsac Municipal Building on Thursday, November 8, 2012. Members in attendance were Dana Williams, Andy Beerman, Alex Butwinski, Cindy Matsumoto, Dick Peek, and Liza Simpson. Staff present was Diane Foster, Interim City Manager; Mark Harrington, City Attorney; and Rhoda Stauffer, Housing Specialist.

**II PUBLIC INPUT (*Any matter of Housing Authority business not scheduled on agenda*)**

None

**III MINUTES OF MEETING OF MARCH 3, 2011**

City Attorney Mark Harrington clarified for new members that they can rely on representation of fellow members that the minutes accurately reflect the meeting.

Liza Simpson "I move approval of the Housing Authority minutes of March 3, 2011".  
Alex Butwinski seconded. Motion unanimously carried.

**IV NEW BUSINESS (*New items with presentations and/or anticipated detailed discussions*)**

**1. Consideration of an Amendment to the Silver Star Affordable Housing Plan**

Rhoda Stauffer, Housing Specialist, and Rory Murphy, Paladin Development Partners, were present to answer any questions about the staff report. Paladin has requested the ability to convert 10 seasonal units to permanent housing and sell them to qualified buyers. They have established a partnership with Zion's Bank to provide individual mortgages. In addition, Paladin will allow for up to two units to be sold on a "lease/purchase" basis if buyers have difficulty qualifying for a mortgage.

Member Liza Simpson was excited about the opportunity given the funding situation for the past few years. She asked if the lease option would help people who were cleaning up their credit, or didn't quite have a full down payment. Ms. Stauffer explained it could be any number of issues and if they are considered a qualified household and can clean up the issues in two years, they were good candidates for a lease/purchase program.

Member Andy Beerman asked if they were having problems with tenants for the seasonal housing units. Mr. Murphy explained Paladin Partners intended to use them as seasonal rentals but they ended up being used as festival housing for Sundance and were occupied for only a couple months of the year. He noted the units included up-

graded finishes and were fully furnished. They reached out to the City to see if they could be allowed to sell them.

Chairman Dana Williams requested clarification about the definition of “Qualified Individual” versus non-qualified individuals. If the Housing Authority approves the modification requested by Paladin, Ms. Stauffer explained the deed restrictions for Silver Star would be amended to define a “Qualified Individual” as persons employed by businesses within Park City School District boundaries as opposed to just within the City limits. She added the target preference of the the City’s Housing Resolution is for Park City School District boundary businesses.

Chairman Williams voiced concern about people who are not first-time homeowners, but due to circumstances needed to get into something smaller. Ms. Stauffer explained that if a seller is unable to sell within a reasonable time, typically 120 days, they are able to sell to non-qualified individuals who are not first-time homebuyers and who work in Summit County. She explained the developer initially requested the first-time homebuyer restriction and we all agreed at the time.

In response to Member Dick Peek’s inquiry, Ms. Stauffer pointed out that self-employed individuals are also considered eligible if they can provide verification that they live and work out of their home within the approved boundaries.

Member Andy Beerman asked whether there had been turnover in the other units. Mr. Murphy explained that, in part, difficulty in sales of the few that turned over led to this agreement with Zion’s Bank. The demand was there, but obtaining financing was difficult.

Ms. Stauffer summarized that the definition of “Qualified Individuals” will be revised to extend to the Park City School District boundaries. The difference for “Non-qualified Individuals” is employment is extended to all of Summit County and they do not have to be a first-time homebuyer. All other restrictions still apply and appreciation is capped at 3% a year.

Chairman Williams requested public input. There was none.

Liza Simpson “I move approval of an Amendment to the Silver Star Affordable Housing PLan”. Dick Peek seconded. Motion unanimously carried.

## **V ADJOURNMENT**

The meeting for which these minutes were prepared was noticed by posting at least 24 hours in advance and by delivery to the news media two days prior to the meeting.

Prepared by Sharon Bauman