
Council Joint Meeting

Housing Discussion

June 28, 2022

An aerial photograph of a town covered in snow. The houses are densely packed, and the roofs are white. The overall tone is cool and blue, suggesting a winter or early morning setting. The text is overlaid in the upper half of the image.

Summit County Affordable Housing Production

1970s	0 Units
1980s	0 Units
1990s	92 Units
2000s	120 Units
2010s	875 Units
2020s	8 Units
Total	1,095



Park City Affordable Housing Production

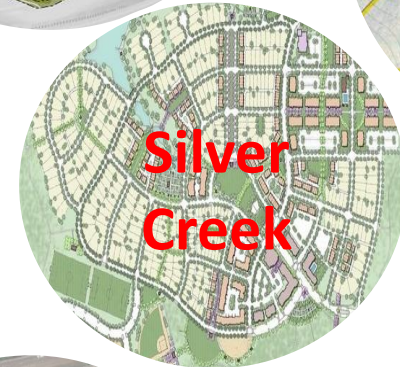
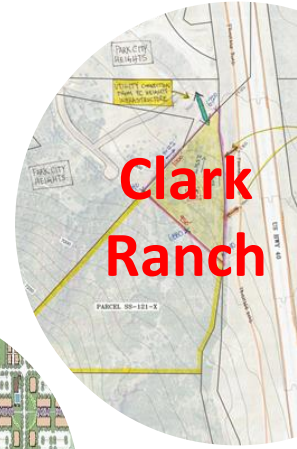
1970s	80 Units
1980s	40 Units
1990s	247 Units
2000s	71 Units
2010s	131 Units
2020s	69 Units
Total	638 Units

Looking Back

- **Housing Development**
 - Led by inclusionary housing requirements (Development Agreements)
 - Early versions of Public-Private (& Non-profit) Partnerships
 - City as a developer (Focus on in-fill projects)
- **Policy**
 - Housing Resolutions
 - Land Management Code

Looking Ahead

- **Needs**
 - PCMC, 800 – 1000 units over next five years
 - SC, annual demand = 297 units per year. New assessment to be completed in 2023.
- **Programs**
 - Lite Deed Program
 - Buy Down
 - Bear Hollow Buy Back Program
- **Development**
 - Public-Private Partnerships
- **Policy**
 - Housing Policies
 - Land Management Code
 - Regional Collaboration



Policy Questions

- To what level is affordable housing a priority? (Low, Medium, High, Critical)
- Together, who should we be developing housing for?
 - Essential/Critical Personnel?
- Should the City/County jointly facilitate a workforce housing plan that supports the ongoing function of our local governments?
 - If so, what strategies are we going to use?



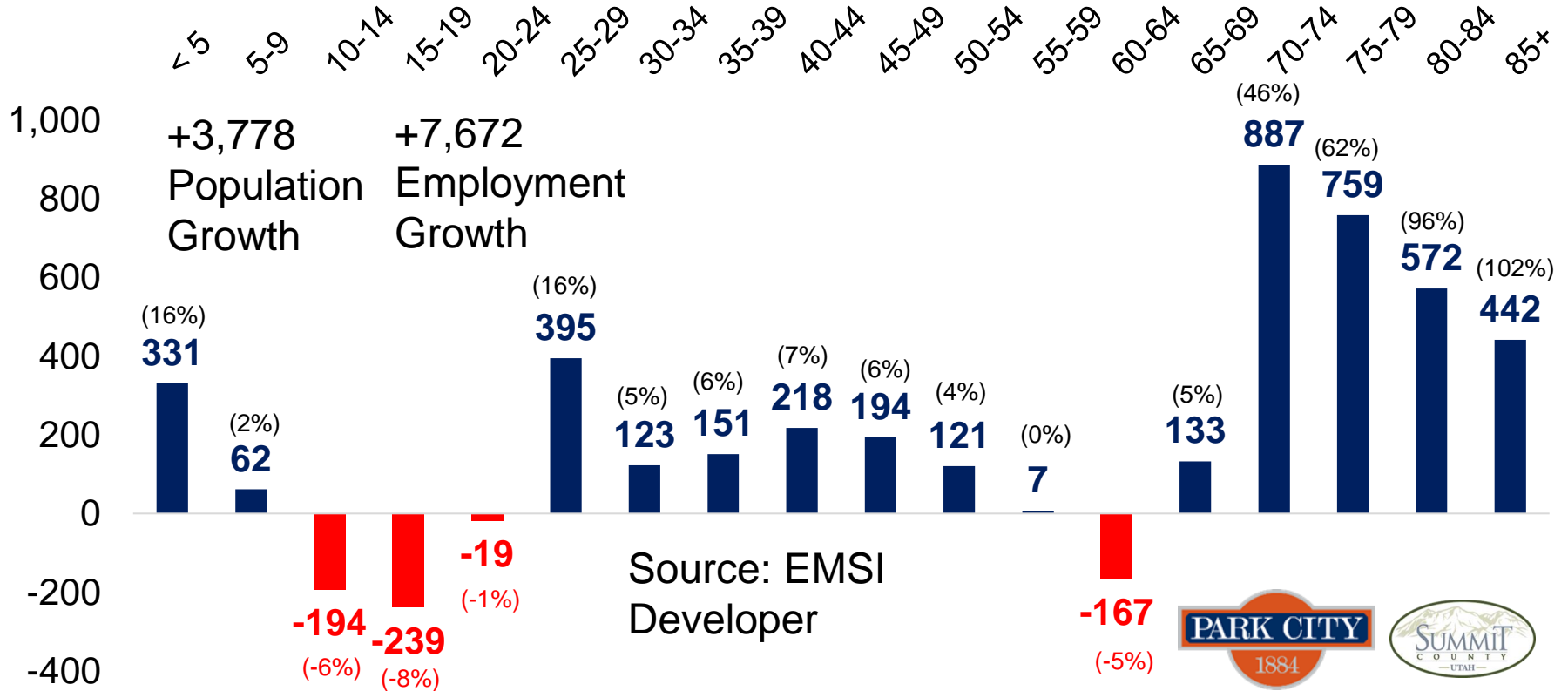
RED <=50%

Government Unit Service Providers (Sample)

Jurisdiction	Total Employees	Resident Employees	% Resident Employees	Open Positions
Summit County	394	243	62%	19
S.C. Public Safety	114	38	33%	12
Snyderville Basin Recreation District	35	13	37%	3
PCMC	892	413	46%	50 (150 P/T)
PCMC Police Dept.	58	17	29%	3
PC Fire District	141	53	38%	5
PC School District	655	332	51%	30
Mtn. Reg Water	31	26	84%	0
SBWRD	42	8	19%	0

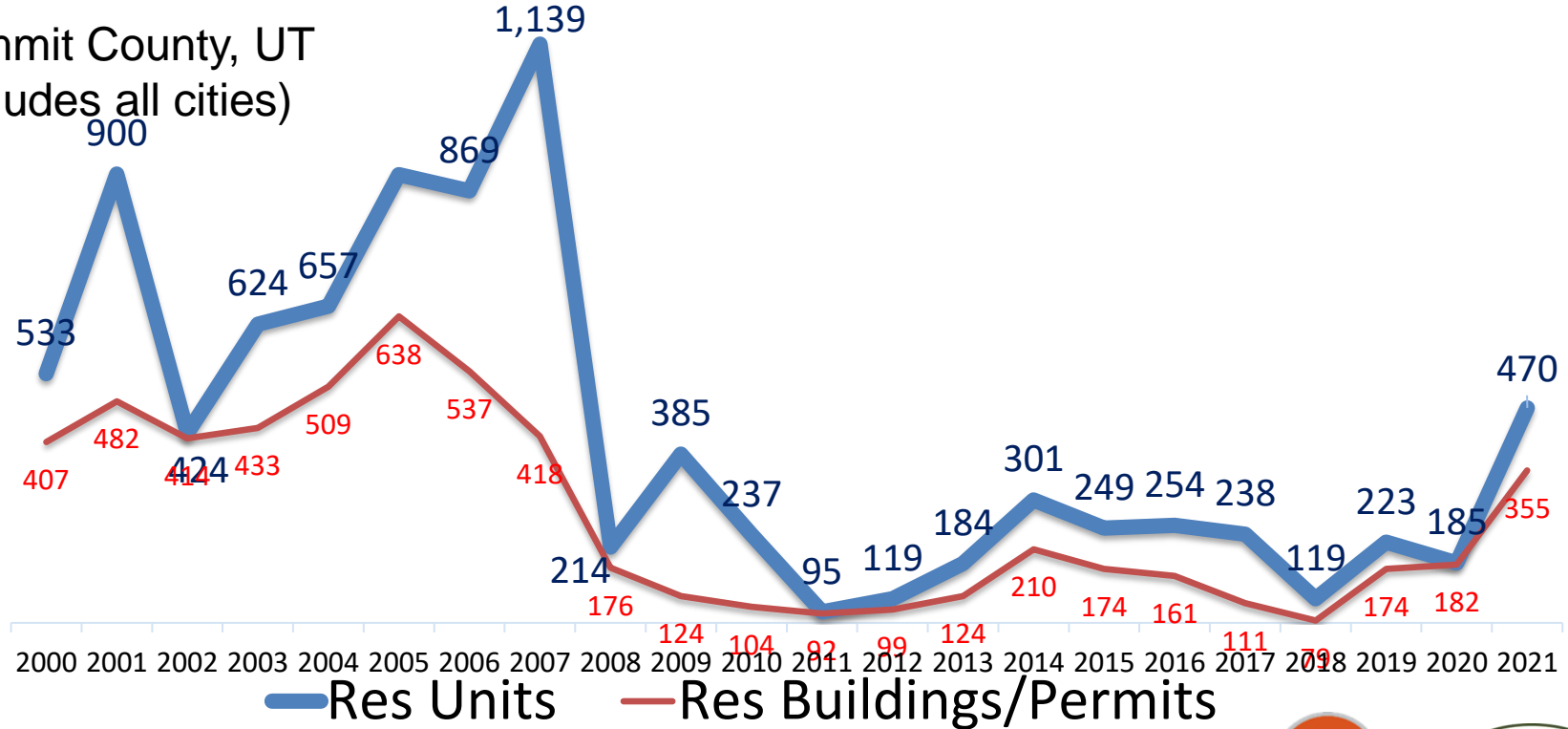


SUMMIT COUNTY: AGE COHORT CHANGES, 2022-2032



Residential Units & Res. Buildings/Permits

Summit County, UT
(includes all cities)



Source: Ivory-Boyer Construction Report and Database

https://tableau.dashboard.utah.edu/t/Business/views/2018_v2_IB_Database_DetailPages/Month?iframeSizedToWindow=true&.embed=y&.showAppBanner=false&.display_count=no&.showVizHome=no



ZIP 84060	Inbound Commuters	Outbound Commuters	Net Commuters
84098 Snyderville	1,996	484	1,512
84032 Wasatch	1,257	88	1,169
84036 Kamas, Francis	461	32	429
84068 Park City	311	13	299
84017 Coalville	260	18	243

Top “5” Inbound Commuters (2021)

ZIP 84098	Inbound Commuters	Outbound Commuters	Net Commuters
84032 Wasatch	896	164	732
84017 Coalville	619	192	427
84060 Park City	484	1,996	(1,512)
84036 Kamas, Francis	454	116	338
84106 Salt Lake	220	157	63

Source: EMSI Developer



Source: CONSOLIDATED PLANNING/CHAS DATA

Cost Burden Households

PCMC

Housing Cost Burden Overview ³	Owner	Renter	Total
Cost Burden <=30%	1,440	770	2,210
Cost Burden >30% to <=50%	195	255	450
Cost Burden >50%	230	250	480
Cost Burden not available	55	15	70
Total	1,920	1,295	3,215

Summit County

Housing Cost Burden Overview ³	Owner	Renter	Total
Cost Burden <=30%	8,600	2,130	10,730
Cost Burden >30% to <=50%	1,325	645	1,970
Cost Burden >50%	1,050	600	1,650
Cost Burden not available	110	95	205
Total	11,095	3,470	14,565

<https://www.huduser.gov/portal/datasets/cp.html>



Year	Project	Units < = 80% AMI
2020	Woodward	8 Units
2019	Commons at NewPark	38 Units (Average 80% AMI)
2019	UOP	27 Units
2019	Lincoln Station	31 Units
2001, 2019	Promontory	37 Units*
2018	Discovery Ridge	45 Units*
2018	Canyons CVMA	169 Units*
2016	Richer Place Apartments	28 Units
2016	Canyon Corners	20 Units
2015	Silver Creek Village	330 Units* 202 Platted 12/2023
2010	Liberty Peak Apartments	150 Units
2007	Newpark Studios	38 Units
2000-2002	Bear Hollow	82 Units
1992	El Meadows	92 Units
* Under Construction	Total	1,095

Summit County Project Data

