

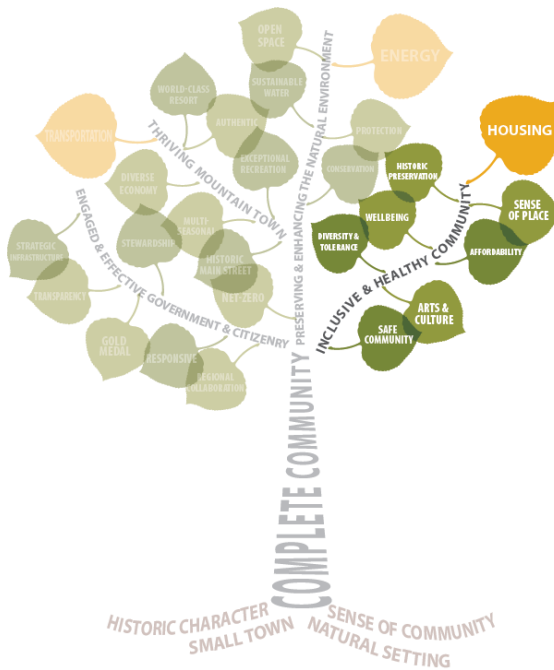
MIDDLE INCOME, ATTAINABLE & AFFORDABLE HOUSING

Our Value Statement:

Facilitate a range of affordable, quality housing opportunities that meet the life-cycle needs of persons at all economic levels

Progress Report: Q1.FY18

LONG-TERM STRATEGIC PLAN



Goals:

- Evaluate and update affordable and attainable housing price point and product needs annually
- Demonstrate progress on Housing Pipeline funded projects
- Utilize regulatory avenues to provide incentives to private developers
- Maintain ongoing communications with local stakeholders to identify partnerships & process improvements

Accomplishments:

- Completed revisions to Deed Restriction template and Housing Resolutions
- Completed "target household" profile
- Updated Housing Resolution to match current issues
- Instituted fee waivers for affordable housing projects
- Created internal Core Working Group and external with Summit County

Next Steps:

- Complete development and sell of eight new homes at 1450-1460 Park Avenue
- Complete the design for higher density units at Woodside Park
- Create a housing development/compliance tracking report
- Code updates in support of affordable housing development
- Update the City's housing page to make sure info is up-to-date & user-friendly
- Clarify parking policy and codes

Key Performance Indicators

	Percent rating positively			Comparison to other communities
	2013	2015	2017	2017
<b>(National Citizen Survey Data)</b>				
Affordable quality housing	23%	22%	15%	Much lower
Housing options	42%	30%	19%	Much lower
Performance of City on Housing	n/a	n/a	24%	n/a
<b>(Internal Performance Measures)</b>				
Number of units built to achieve Council's goal of 800 units by 2026 (starting in 2016)	n/a	n/a	n/a	TBD
Percentage of Park City workforce living within Park City School District boundaries	n/a	n/a	n/a	TBD
Number of deed restricted affordable housing units in Park City	n/a	n/a	n/a	TBD

## Council **Critical** Priority: Housing Middle-Income, Attainable, and Affordable Housing

Action Step	Dept.	Deliverable/ Description	Status	Deadline	Priority	Responsible Party	Comments/ Update	
<b>Goal: Housing</b>								
Facilitate a range of affordable, quality housing opportunities that meet the life-cycle needs of persons at all economic levels								
<b>Strategic Objective: Evaluate and update affordable and attainable housing price point and product needs annually</b>								
<b>0465 Complete revisions to Deed Restriction template and Housing Resolution</b>	COMM DEVELOP ADMIN	Complete revisions to Deed Restriction template and Housing Resolution by October	Complete	3	12/31/2017	Critical	Rhoda Stauffer	Deed Restriction Template completed in January of 2015. Timeline for Resolution revisions amended to allow for hiring a consultant to conduct a thorough analysis and recommend complete overall of the current Housing Resolution as well as potential LMC changes and new housing policy. Presentation to CC scheduled for April of 2016.
<b>0812 Complete Surveys of major Employers to supplement market assessment</b>	COMM DEVELOP ADMIN	Utilize results to supplement Market Needs Assessment to complete a "target household" profile	Complete	3	6/30/2017	Critical	Rhoda Stauffer	
<b>0813 Complete Housing Plan Update</b>	COMM DEVELOP ADMIN	Complete Housing Plan Update - Include implementation plan, project prioritization, and strategy	On Track	2	12/31/2017	Critical	Jason Glidden	
<b>0814 Income qualification strategy</b>	COMM DEVELOP ADMIN	New selection and deed restriction criteria for future rental and sales of affordable units to ensure long term affordability and in support of Park City's workforce. 7-31-17 UPDATE: Deed restriction new language will address this item.	Complete	3	12/31/2017	Critical	Rhoda Stauffer	
<b>1035 Update Deed Restrictions</b>	COMM DEVELOP ADMIN	re-do outdated deed restrictions as properties become available	On Track	2	6/30/2018	Critical	Jason Glidden, Rhoda Stauffer	

Action Step	Dept.	Deliverable/ Description	Status		Deadline	Priority	Responsible Party	Comments/ Update
<b>1036 Update Employee Generation Rates</b>	COMM DEVELOP ADMIN	Procure consultant services to make recommendations to update employee generation rates in Affordable Housing Resolution	On Track	2	12/31/2017	Critical	Jason Glidden, Rhoda Stauffer	
<b>1037 Housing Lottery</b>	COMM DEVELOP ADMIN	Develop written process for Housing Lottery as well as update application qualifications	On Track	2	12/31/2017	Critical	Jason Glidden, Rhoda Stauffer	
<b>Strategic Objective: Demonstrate progress on Housing Pipeline funded projects</b>								
<b>0448 City Housing Plan Implementation</b>	COMM DEVELOP ADMIN	Implementing the goals of the city housing plan including developing funding options to foster homeownership opportunities in Park City. 7-31-17 UPDATE: City Council has set a goal of 800 housing units by the year 2026 and interim goal of 220 by 2020.	On Track	2	10/31/2014	Critical	Rhoda Stauffer (Affordable Housing)	Deed Restriction template completed in January 2015. Resolution revisions still in process - reviewing additional research and studies by outside experts to present to Council in Spring of 2015. Mortgage program tool still in consideration as part of new program. Council Priority: Affordable, attainable, middle-income housing
<b>0815 Analysis of City Housing Project Priorities</b>	COMM DEVELOP ADMIN	Discussion with Council on City Housing priorities including development of city owned land	On Track	2	12/31/2017	Critical	Rhoda Stauffer	
<b>1040 Housing Development/ Compliance Tracking Report</b>	COMM DEVELOP ADMIN	Create a housing development and compliance tracking report	On Track	2	11/1/2017	Critical	Jason Glidden, Rhoda Stauffer	
<b>1041 City Council updates on housing</b>	COMM DEVELOP ADMIN	Update City Council monthly on progress made on housing plan including development and compliance achievements and challenges	On Track	2	6/30/2017	Critical	Jason Glidden, Rhoda Stauffer	

Action Step	Dept.	Deliverable/ Description	Status		Deadline	Priority	Responsible Party	Comments/ Update
<b>1046 Adequate progress of affordable housing development goal</b>	COMM DEVELOP ADMIN	Parking-clarify the policy and codes; implement, track, and report progress monthly	On Track	2	12/31/2017	Top	Bruce, Jason	
<b>Strategic Objective: Utilize regulatory avenues to provide incentives to private developers to add to the inventory of affordable units</b>								
<b>0819 Amend Housing Resolution</b>	COMM DEVELOP ADMIN	Housing Resolution updated to match current issues and conditions.	Complete	3	3/31/2017	Critical	Rhoda Stauffer	
<b>0820 Code Updates in Support of Affordable Housing Development</b>	COMM DEVELOP ADMIN	Adoption of code changes by planning commission and City Council	On Track	2	6/20/2018	Critical	Jason Glidden, Bruce Erickson	
<b>0821 Institute Fee Waivers for affordable housing projects</b>	COMM DEVELOP ADMIN	Fee Waivers approved	Complete	3	5/1/2017	Critical	Rhoda Stauffer	
<b>Goal: RDA</b>								
Create a Distinctive Sense of Place through Strategic Development								
<b>Strategic Objective: Create and maintain RDA plan consistent with City's principles</b>								
<b>0004 Lower Park Redevelopment</b>	PLANNIN G	Woodside Park plan completed. Remainder MPD in process	On Track	2	11/30/2017	Critical	Bruce Erickson (Planning Director)	In process w/housing and sustainability
<b>0816 Development of 1450-1460 Park Avenue</b>	COMM DEVELOP ADMIN	Complete the development of eight new homes at 1450-1460 Park Avenue 7-31-17 UPDATE: Scheduled to be completed in Fall of 2017	Delayed	1	12/15/2017	Critical	Rhoda Stauffer	
<b>0817 Break Ground on Woodside Park Phase 1 Units</b>	COMM DEVELOP ADMIN	Break ground for 13 units at the old Fire Station	Delayed	1	10/1/2017	Critical	Jason Glidden	

Action Step	Dept.	Deliverable/ Description	Status		Deadline	Priority	Responsible Party	Comments/ Update
<b>0818 Complete design RFP for Woodside Park Phase 2 and 1875 Homestake Units</b>	COMM DEVELOP ADMIN	Complete the design for higher density units at Woodside Park and Homestake; complete RFP process to identify a partner to complete the development of up to 52 units	On Track	2	10/1/2017	Critical	Jason Glidden	
<b>0873 Woodside/Empire Housing</b>	COMM DEVELOP ADMIN	Replace existing senior building	On Track	2	6/1/2019	Critical	Jon	
<b>0874 Community Center</b>	ECON	Complete schematic design	On Track	2	2/1/2019	Critical	Jon Weidenhammer, Matt Twombly	
<b>1038 Sale of 1450-1460 Park Avenue/Central Park Condos</b>	COMM DEVELOP ADMIN	Sell 1450-1460 Park Ave and Central Park Condos units	Delayed	1	12/31/2017	Critical	Rhoda Stauffer	
<b>0595 Community Center-Level of Service/Funding</b>	PC MARC	Determination of level of service (LOS)/funding	On Track	2	1/1/2018	High	Ken Fisher, Jon Weidenhammer, Matt Twombly	
<b>Strategic Objective: Account for major City capital projects in the RDA</b>								
<b>0938 Affordable Housing Park Avenue</b>	FINANCE	Park Avenue - Completion and sale of housing units	On Track	2	6/30/2018	Critical	Lori/Rebecca	
<b>0939 Affordable Housing Central Park Condos</b>	FINANCE	Central Park Condos - Completion and sale of housing units	On Track	2	6/30/2018	Critical	Lori/Rebecca	
<b>Goal: Regional Collaboration</b>								
Enhance strong working relationships with strategic stakeholders								
<b>Strategic Objective: Maintain ongoing communications with local stakeholders to identify partnership/coordination and process improvement opportunities</b>								

Action Step	Dept.	Deliverable/ Description	Status		Deadline	Priority	Responsible Party	Comments/ Update
<b>0822 Create Core Working Group w/ Summit County and Internally</b>	COMM DEVELOP ADMIN	Work in partnership with Summit County to jointly establish regional affordable housing goals linked to transportation planning	Complete	3	6/30/2018	Critical	Anne Laurent	
<b>1043 Housing Page</b>	COMM DEVELOP ADMIN	Update the City's Housing page to make sure information is current and easy for users to find the information	On Track	2	12/31/2017	Critical	Jason Glidden	
<b>1044 Create Core Internal Working Group</b>	COMM DEVELOP ADMIN	Create internal group of various departments to discuss housing issues and opportunities	Complete	3	6/30/2018	Critical	Jason Glidden	Group will meet once a month