

# 2021 UPDATE TO 2020 HOUSING ASSESSMENT AND PLAN The Moderate Income Housing Plan, an addendum to the 2014 Park City General Plan

Approved by City Council on November 19, 2020

Park City has a history and continues to be forward-thinking and aggressive in meeting affordable housing needs. Prior to the institution of the State Moderate Income Housing statute, Park City was focused on the housing needs within the community. Beginning in the early 1990's, Park City launched programs to address affordable housing needs through a number of avenues including: regulatory, policy, financial support and direct city-sponsored unit development. A total of 647 units have been produced to date for a community of 8,500<sup>1</sup> permanent residents (3,400 households)<sup>2</sup>. Current goals continue to expand the work in those same avenues as itemized below:



## STATUS OF 2020 GOALS

The City's ultimate goal is to create 800 affordable housing units by 2026. The 800 affordable housing units will help 15% of the City's workforce live within City limits. The goals and strategies below outline the City's steps to achieve its goal.

### **GOAL 1: BUILD AFFORDABLE AND ATTAINABLE UNITS ON CITY-OWNED PROPERTY THROUGH PUBLIC-PRIVATE PARTNERSHIPS.**

In 2020, seven homes completed in 2019 were sold to qualified affordable and attainable households. In addition, four qualified workforce members are renting accessory apartment units included in the project. Work also continued on development of affordable rental units in the Arts & Culture District in Bonanza Park. Depending on final design, the project will include between 40 and 60 affordable housing units.

Units completed by private developers in fulfillment of inclusionary housing obligations included:

- 4 single family homes at Park City Heights;
- 10 Condominiums at Kings Crown (9 affordable and 1 attainable);
- Deed Restrictions were placed on the following rental units in fulfillment of a portion of IHC's housing

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<sup>1</sup> U.S. Census, 2016 ACS

<sup>2</sup> U.S Census, 2017 ACS

obligation: 24 Single-Room Occupancy rental units at Rail Central, 12 two-bedroom units at 1440 Empire Avenue, and one three-bedroom unit in the Claimjumper Condos;

- The City also received a \$794,793 fee in lieu of development to satisfy 2.04 AUEs of the IHC housing obligation; and
- 2 studio units in Phase 2 of the St. Regis development in Deer Valley for employees of the hotel.

The Woodside Park, Phase II project has experienced a delay due an appeal to the Planning Commission’s approval of the Master Planned Development application. The project slated to produce between 50 and 60 units for sale is now under re-design. The pipeline of all projects appears below.

## AFFORDABLE HOUSING PIPELINE

The following affordable housing projects have been completed since the City’s 2017 Housing Assessment and Plan or are in the works:

- Ivory Homes, under a sales agreement with the City, will build 79 affordable homes as part of their larger Park City Heights development in Quinn’s Junction. To date, 68 are completed. The final 11 homes will be completed within the next few years.
- In 2018, the City purchased 11 units in the Central Park Condominiums that were slated for market-rate sale. The units are now deed restricted and occupied by qualified buyers.
- In 2018, the City finished construction of The Retreat at the Park, eight single-family homes. These units are owner-occupied by qualified households.
- In 2018, the City purchased 23 affordable units in the Prospector Condos, renovated the units, and rents them to City transit employees.
- In 2019, the City completed Woodside Park Phase I, seven owner-occupied units, and four accessory rental units.
- The following City-sponsored projects are in development:



Arts & Culture District (40-60 units)

1875 Homestake Drive (50-60 units)  
Woodside Park Phase II (40-50 units)

- A balance of 13.225 AUEs will be built to fulfill the affordable housing obligations of private developers working in the Empire Pass area.
- A balance of 13.88 AUEs will be provided in fulfillment of the balance of the housing obligation incurred by IHC.
- Affordable housing units will be considered for all the City's future capital projects.



**GOAL 2: DEVELOP A FINANCIAL STRATEGY TO USE HOUSING AUTHORITY BONDS TO BUILD HOUSING AUTHORITY-OWNED LOW AND MODERATE INCOME RENTALS.**

The Budget Department developed a strategy to finance affordable rental units for low and moderate income individuals utilizing future rental income to bond for cost of construction. The model has been vetted through the City's bond counsel and is now ready to be utilized for future affordable housing developments. The City Council will be required to approve the use of these bond funds.

**GOAL 3: IMPLEMENT ZONING INCENTIVES FOR AFFORDABLE UNITS IN NEW DEVELOPMENTS; REDUCE PARKING FOR CERTAIN AFFORDABLE HOUSING; AMEND THE LAND MANAGEMENT CODE TO INCENTIVIZE AFFORDABLE HOUSING DEVELOPMENT.**

Work on these efforts is reflected in the following meetings with Planning Commission and City Council:

January 30, 2020 – the City Council adopted [Ordinance No. 2020-09](#), approving Land Management Code amendments to reduce open space requirements and setbacks for Affordable Master Planned Developments (AMPDs). The AMPD code required parking spaces in excess of what is required for market-rate Master Planned Developments (MPDs). The Council reduced affordable parking requirements to match the lower market-rate MPD requirement.

On June 24, 2020, the Planning Commission conducted a work session to discuss policy research completed by Sudbury Consulting, LLC outlining potential incentives for Land Management Code amendments to incentivize Accessory Apartment development (the City’s equivalent to an Affordable Dwelling Unit) ([Policy Research Report](#)). These amendments are ongoing.

On July 22, 2020, the Planning Commission conducted a work session to review and discuss the timeline of the affordable housing LMC amendments.

On October 28, 2020, the Planning Commission conducted a work session to review the Cascadia Partners, LLC memorandum, *Best Practice Research on Height and Parking Code Standards for AMPD Update* to evaluate potential further reductions in parking ([Cascadia Report](#)). These amendments are ongoing.

On November 11, 2020, the Planning Commission conducted a work session to review the Cascadia Partners, LLC memorandum, *Best Practice Research on Height and Parking Code Standards for AMPD Update* to evaluate potential further increases in height ([Cascadia Report](#)). These amendments are ongoing.

**GOAL 4: ENCOURAGE AFFORDABLE HOUSING NEAR TRANSIT. LOCATE CITY HOUSING PROJECTS WITHIN 1/4-MILE OF A FIXED ROUTE TRANSIT STOP.**

All city-sponsored housing projects are located within ¼ mile of a transit corridor and the City’s free bus system. 1875 Homestake Drive is located within a couple hundred yards of a bus stop. The Arts & Culture District will include a transit transfer hub, and Woodside Park, Phase II will be within a few hundred yards of several bus stops.

In May of 2018, the City Council approved the initiation to update the City’s Transportation Master Plan, *Park City Forward*. The Plan was slated for adoption in March of this year and the Planning Department was set to align the long-term land use plans with the expansion of fixed-route transit. However, due to COVID-19, the work was put on hold. On October 1, 2020, the City Council approved continuation to finalize the Plan and the Planning Department will continue to collaborate with the Transportation Department to align potential zoning and density bonuses for affordable housing development near fixed-route transit.



## 2021 GOALS

The Goals in 2021 will continue to work towards the City's ultimate goal of creating 800 affordable housing units by 2026.

### **GOAL 1: BUILD AFFORDABLE AND ATTAINABLE UNITS ON CITY-OWNED PROPERTY THROUGH PUBLIC-PRIVATE PARTNERSHIPS.**

Work will continue on development of affordable units in the City's Housing Pipeline which includes Arts & Culture District and at 1875 Homestake Drive.

The City will evaluate the feasibility of other City-owned properties to develop affordable housing.

Staff will also work with private developers who need to fulfill inclusionary housing obligations.

### **GOAL 2: COMPLETE THE WORK TO AMEND THE LAND MANAGEMENT CODE TO INCENTIVIZE AFFORDABLE HOUSING DEVELOPMENT**

Complete the work to amend the Land Management Code in the areas of Affordable Housing Master Planned Developments to increase the application of this section of code to include:

- Allow for density bonuses for any project that proposes that 50% or more of the development will be affordable housing.
- Allow for building height increases up to four stories
- Allow for parking reductions for affordable housing units if list of parking mitigation criteria is met.

Complete the on-going amendment work to allow Accessory Dwelling Units in appropriate neighborhoods.



### **GOAL 3: CONDUCT FEASIBILITY STUDY REGARDING USE OF HOUSING SOFTWARE**

Conduct a cost-benefit analysis of using HomeKeeper and Salesforce to accept applications and manage the Waitlist for sales of Deed Restricted units as well as tracking compliance of all rental and ownership units annually.

### **GOAL 4: ALIGN HOUSING DEVELOPMENT PLANS WITH THE TRANSPORTATION MASTER PLAN**

Participate with the Transportation Master Planning Team to ensure that housing development plans align with transportation plans.

## IMPLEMENTATION TIMELINE

### **GOAL 1: BUILD AFFORDABLE AND ATTAINABLE UNITS ON CITY-OWNED PROPERTY THROUGH PUBLIC-PRIVATE PARTNERSHIPS.**

Complete 42 ownership units and 70 rental units by 2023. Oversight: Jason Glidden, Housing Development Manager

### **GOAL 2: IMPLEMENT ZONING INCENTIVES FOR AFFORDABLE UNITS IN NEW DEVELOPMENTS; REDUCE PARKING FOR CERTAIN AFFORDABLE HOUSING; AMEND THE LAND MANAGEMENT CODE TO INCENTIVIZE AFFORDABLE HOUSING DEVELOPMENT.**

Finalize Code review and revisions of the Land Management Code by the end of 2021. Oversight: AICP; Rebecca Ward, Land Use Policy Planner; Jason Glidden, Housing Development Manager

### **GOAL 3: CONDUCT FEASIBILITY STUDY REGARDING USE OF HOUSING SOFTWARE.**

Complete cost benefit analysis by February of 2021. Oversight: Rhoda Stauffer, Housing Program Manager

### **GOAL 4: ALIGN HOUSING DEVELOPMENT PLANS WITH THE TRANSPORTATION MASTER PLAN**

Complete process by December of 2021. Oversight: Julia Collins, Senior Transportation Planner; Rebecca Ward, Land Use Policy Planner; Jason Glidden, Housing Development Manager

