



**Request for Proposal**  
***Review of Affordable Housing Resolution and***  
***Inclusionary Program***  
Published on April 23, 2015

**Clarification Questions: May 13, 2015**

The following questions have been posted to the Park City Website and emailed to those that hold an RFP.

**Does the City's leadership have any discomfort with the current 15 percent affordable housing set-aside requirement for residential development? i.e. is there concern that it is too high or too low?**  
There is no specific concern regarding current percentage required.

**Is the motivation to assess "true" employee generation rates anything beyond a mere update of the 2009 employee generation factors? Or is there some dissatisfaction with the way those rates were estimated?**

The City is simply interested in an update to the 2009 calculations. Prior formulas were based on similar resort towns, but not specifically on Park City.

**How successful has the City's 2012 resolution been so far? What magnitude of residential or commercial development has occurred that has satisfied the resolution? How many developments have built units versus paid a fee in-lieu?**

Park City has had Housing Resolutions in place since the early 1990's. To date, 134 units have been built, 127 more units are obligated and will be built in the near future, and several million of in-lieu fees collected. Most units have been built on-site or within Park City's city limits. Only a small percentage of obligations were paid as in-lieu fees.

**With any collection of fees in-lieu, how has the City leveraged these funds, or how does the City intend to leverage them? i.e. purchase of land, per-unit subsidies in developments to buy down units to deeper affordability?**

The City has used the in-lieu fees in all ways you've mentioned as well as providing gap loans to local nonprofits to assist them in succeeding with their housing projects.

**Given that the resolution was only passed in 2012, what is the general motivation for reviewing it so soon?**

Only the most recent version was passed in 2012. The City's housing resolutions have been in place since the early 1990's. The formula's and assumptions that make up the basis of calculation and justification for mitigation have not been studied or reviewed thoroughly since 2009 and those numbers are all based on similar ski towns, but not specifically Park City.

**How much has the City budgeted for this project?**

At this point, we do not have a "not to exceed" budget number. We are interested in high quality proposals with clear justification for work product, cost and time.

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