



**Request for Proposal**  
***Review of Affordable Housing Resolution and***  
***Inclusionary Program***

Published on April 23, 2015

**Clarification Questions: May 15, 2015**

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

**Have specific targets for housing been established other than the desire for diversity in housing and a “reasonable opportunity for a variety of housing” expressed in the “whereas” portion of the resolution?**

Housing Assessments and Plans are completed every five years which establish projected goals for meeting housing needs. The 2012 Housing Assessment and Plan can be found at the following webpage: <http://www.parkcity.org/index.aspx?page=235>. City Council is currently focused on a combination of affordable rentals and homeownership opportunities (60-80% of AMI), attainable homeownership opportunities (80 to 120% of AMI) and middle income home-buyer assistance (120-175% of AMI).

**Is information readily available on the results on the current requirements contained in your resolution (number, type, location and pricing of units produced) and utilization of other means to satisfy requirement (payment in lieu, land, etc)?**

Yes, this information is readily available in the list of documents found in the RFP. Staff will also assist in providing additional information that may not be included in the listed documents.

**What types of problems have been encountered when applying the requirements in your resolution?**

Developers have skirted the Housing Obligation by developing without use of Master Planned Development or Annexations. Therefore, study regarding an alternate trigger mechanism is needed. The employee generation formula is based on a potentially outdated assumption and needs to be updated or the current basis re-affirmed especially in light of studies that indicate that larger square footage homes increase the number of employees needed to manage the property and the needs of the residence after construction.

**Why is information on residential employment generation needed? Your current resolution is based on an inclusionary approach – 15% of new units. Residential employment mitigation (often called linkage) would result in fewer workforce units being produced under many circumstances but could be of benefit to Park City if applied to all new residential construction, remodels and additions. Is this the intent?**

We simply need a comparison of the method you mention and our current method to ensure that the most balanced, equitable and defensible method is being utilized.

**Have any employer, homeowner or employee surveys been conducted recently or are any planned for the future other than those we might propose?**

We've done some scattered surveying, however it is not at all thorough. It is also more than four years old and major employers have undergone large changes in recent years.

**To determine the “best approach”, will staff, a committee or City Council want to review considerations and provide guidance relative to Park City’s unique conditions and vision for the future?**

Yes, as mentioned in the RFP, the selected Applicant will present findings and recommendations to Staff and City Council in order to discuss and come to conclusion on best approach for Park City.

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