

**Blue Ribbon Housing Commission  
Meeting Minutes  
November 30, 2015  
Agenda: EPS Presentation**

Meeting Called to Order 4:33 pm

For the benefit of the EPS consulting team, Commission members introduced themselves.

*Present:*

- **Meg Ryan:** Has both a professional and personal interest in housing. She is a land use planner by trade and currently works as a planning consultant for the Utah League of Cities and Towns.
- **Tom Horton:** Local small businessperson who is new to Park City. He is interested in building a stable, viable long-term community.
- **Mike Stewart:** 20-year Park City resident and is professionally a land development builder. Has expertise in affordable housing development in multiple states.
- **Ron Hunt:** Owner of a deed-restricted affordable unit in town. Works closely with Mountainlands Community Housing Trust. High interest in a stable town and that the affordable units are in compliance with deed restrictions.
- **Nicole Butolph:** Is a former staff persons and Board member of Mountainlands Community Housing Trust. Has experience in management of transitional housing programs. Currently is raising a family in old town and would like to see 'empty' (second home) properties be filled with long-term residents creating a more vibrant community.
- **Glenn Wright:** Current Board member of Habitat for Humanity of Wasatch and Summit Counties. Feels that affordable housing is a key to developing community that is more broad-based as opposed to upper crust of PC. Also interested in the connection between affordable housing and other vital community amenities such as transportation and energy use.
- **Staff:** Elizabeth Quinn Fregulia and Rhoda Stauffer

**Excused: Mark Sletten**

Member suggestions prior to beginning the presentation:

- The BRHC should hold a public meeting and include a survey to draw feedback. (Note: after the meeting, the EPS team felt that a more productive use of meetings with the public would be after EPS is proposing findings and recommendations for future programs and/or regulatory changes which means that we would hold community engagement opportunities in February and/or March of 2016.)
- As part of the Jeff Jones discussion on December 21, involve the BRHC in a discussion of future development in the Lower Park Avenue area.

### **Consulting Team from Economic & Planning Systems (EPS):**

- **Michelle Chung**, Research Analyst
- **David Schwartz**, Vice President, Project Manager
- **Daniel Guimond**, Principal in Charge of project and in charge of Denver office, EPS.

The meeting was an interactive session with the three presenters from EPS. David Schwartz took the lead and presented the attached power point slides. High level notes from the discussion follow:

- Need a better handle on the ratio of part-time/seasonal to full-time employees in Park City
- Re-examination of the definition of “need”. For instance, the “locational substitution” rate used in prior goal-setting might be replaced with a new measurement factor yet to be determined. There is a need to establish a current definition of “core sector” jobs and/or “essential workers” and then establish the optimal percentage of those employees who should be housed within City limits – while balancing all this with the fact that it should be an achievable goal. The importance of understanding the “political” ramifications of how “need” is defined. The root issue is how many and who are we trying to house in this community? We’ve done a reasonable job of serving very-low income households with federally subsidized apartments. However, how many of the moderate to middle-income households are missing? Maybe these households can be defined as “Core.” Need to get specific buy-in to this definition.
- Need a closer examination of renovations/rebuilds that occur and how additional square footage can be captured for housing impacts. EPS related practices in other areas by way of information: Nashville processes all renovations and rebuilds on the basis of added square footage and charges for any square footage that is larger than the existing property and Miami charges a demolition fee when a smaller unit is being demolished to make room for a larger, less affordable home.
- PC’s Current code establishes the triggers for housing obligations through Master Planned Developments (MPDs = 10 residential units or 10,000 commercial) and Annexation agreements. Other communities have differing thresholds, both lower and higher and will be using a comparison to make a case for updating the PC. BRHC requested that “what-if” comparisons be done to assist in the review – for instance using actual examples in the inventory of Park City deed restricted units and conduct comparisons to how many units would have been required in a number of “what-if” scenarios.
- A closer examination is needed of profitability and who’s bottom line is the most profitable, such as: large employers; resorts; ski industry and all the tangential businesses associated; or real-estate industry. Also, have ski visits changed as much as 2<sup>nd</sup> home ownership? In other words, should investment residential be looked at harder?

- Historically, the Housing Resolution was to meet not just housing needs, but also to target essential workers and keep them in the community (teachers, firemen, police, etc.). Now, the Housing Resolution is more broadly targeted to all sectors of Park City's diverse community to ensure that a whole mix of incomes can live within City Limits. If community character remains a high priority, then the role of other players needs to be recognized (fire district, resorts, school district) as well as the need to focus regionally since our economies and essence of community are based on regional factors.
- The Housing Resolution is a "development-based" solution and it might be time to look for a "community-based" approach to meeting housing needs.
- There was a concern raised about the existing inventory of deed-restricted units and if they shouldn't be reduced some percentage by lack of enforcement/abuse? Staff reported that much of this concern is baseless since a compliance process is conducted annually and with a criminal ordinance established, any questions or concerns are referred to the Police Department for investigation. Since the compliance-tracking system was established in 2008, very few issues have been identified.

Rhoda encouraged the commission to email David and Daniel with further thoughts and suggestions.

Next meeting: December 21. Jeff Jones – Economic Development Director for Summit County will speak on the pipeline of projects they have on the books.