

Blue Ribbon Housing Commission Agenda
January 4, 2016
Park City Library, Room 201

Meeting called to order 4:35 pm

Present: Meg Ryan, Tom Horton, Mike Stewart, Ron Hunt, Mark Sletten, Nicole Butolph, Glenn Wright

- Staff: Elizabeth Quinn Fregulia, Rhoda Stauffer and Phyllis Robinson

Guest presenters:

- Jeff Jones, Summit County Economic Development Manager
- Lisa Schneider, Habitat for Humanity of Wasatch and Summit Counties
- Scott Loomis, Executive Director, Mountainlands Community Housing Trust

Jeff Jones made a presentation which included an overview of demographic and economic changes County-wide. The slides he used can be found at:

<http://www.parkcity.org/home/showdocument?id=18163>

Notes from the questions and discussion of his presentation:

Statements of need do not seem to assuage NIMBYism regarding where units are constructed. In addition, affordable housing which keeps people close to their jobs is one of the greatest contributors to the goal of net-zero energy consumption. How has this affected the County's affordable housing message? "Growth" is the primary concern expressed to elected officials, however it appears that traffic and transportation concerns are lumped into the same concerns. Part of what is needed is a better education process.

People equate high levels of traffic with "out of control growth" when cars on the roadways does not directly equate to new construction projects. The narrative needs to be changed to clarify what increases traffic. Data shows that of all vehicle trips per household per day, 13% are to the grocery store and 10% are work related. Locating housing in close proximity to jobs would decrease traffic and vehicle trips per household.

Projected future development includes the following 696 affordable units:

- 28 rental units at Richer Place Apts. in Kimball Junction (under construction)
- 330 at Silver Creek Village
- 24 at Discovery
- 20 at Canyon Crossing
- 287 at the base of Canyons Village (Park City Ski Resort)

Jones described alternative processes to the current "development agreement" process which can take a long time. The City and County should be able to establish the most logical or fitting placement for development of affordable units. For instance in Boise, Idaho a GIS system is utilized and parcels are assigned weighted values depending on a number of factors. For instance, a parcel that is adjacent to a grocery store or an

amenity of equal value gets a certain amount of points. Value is assigned to such other factors as job centers, access to transportation, etc. and the computer then calculates the most logical parcel based on a points system. There is allowance in both County and City codes to expedite the permitting and approval processes for affordable housing projects, but in reality it doesn't happen.

Historically the County's goal was 50 new affordable units per year, however the goal has lapsed and Jones recommends that it should be re-instated. Jones also agreed with the idea to institute less subjective criteria and measurable goals that can provide the basis for incentives to the private sector to process new affordable housing plans more quickly. The point was made that both the City and County should be working more closely together to increase affordable housing development.

Education is the key to helping people understand the value of density as well as affordable units as a whole. Demonstrating how much less carbon is used if homes are built versus vehicle use for commuters would go a long way to proving the need to invest in more affordable housing.

Scott Loomis, the Executive Director of Mountainlands Community Housing Trust and Lisa Schneider of Habitat for Humanity of Wasatch and Summit Counties provided presentations about their work as nonprofit housing developers. Their presentations can be found at:

1. Scott Loomis - <http://www.parkcity.org/home/showdocument?id=18161>
2. Lisa Schneider - <http://www.parkcity.org/home/showdocument?id=18159>

The County's current 'fee-in-lieu' calculation is an undervaluation of true cost. Loomis explained that a needs assessment was completed in 2012 that demonstrated a need to increase the 'fee-in-lieu', but the Council chose not to raise it for fear to burdening developers. Some areas – such as the Canyons RVMA have ignored past housing obligations and it is time for a re-evaluation to put a new plan/goal in place since development has begun again.

The main barrier to affordable housing development is the cost of land. If the County and City were to assist in land ownership to take that out of the overall cost, it would help reduce the barrier. Suggested land-banking as a long-term strategy for ensuring that we can meet future housing needs. Perhaps a commission of sorts – an Affordable Housing Commission – would be a good idea, that can measure progress and maintain a regional score-card.

Overview of Lower Park Avenue Next Steps:

Phyllis Robinson, Public Affairs Manager

Phyllis provided the schedule for the Lower Park Avenue process. Council directed staff to move forward with conceptual studies for specific parcels of land, including the Mawhinney parking lot (skate park) both for senior center and community

spaces. The fire station lot and lots on Woodside will be looked at for affordable housing. Requested only volumetrics at this time and not an analysis of ownership/rental types. Jonathan Weidenhamer is working on an RFP process. The exact role to be played by the City has not been decided yet. The process is a continuum begun several years ago and the design salon in July was a key point in the overall development.

The next steps from the County side are several work sessions. County wants to include housing goals with the adoption of the Snyderville plan amendments. Both City and County need to identify ways to locate lands that are suited to development in order to purchase and create the right climate for both affordable mixed with market development.

Meeting Adjourned 6:48 pm

Next meeting will take place on February 1, 2016.