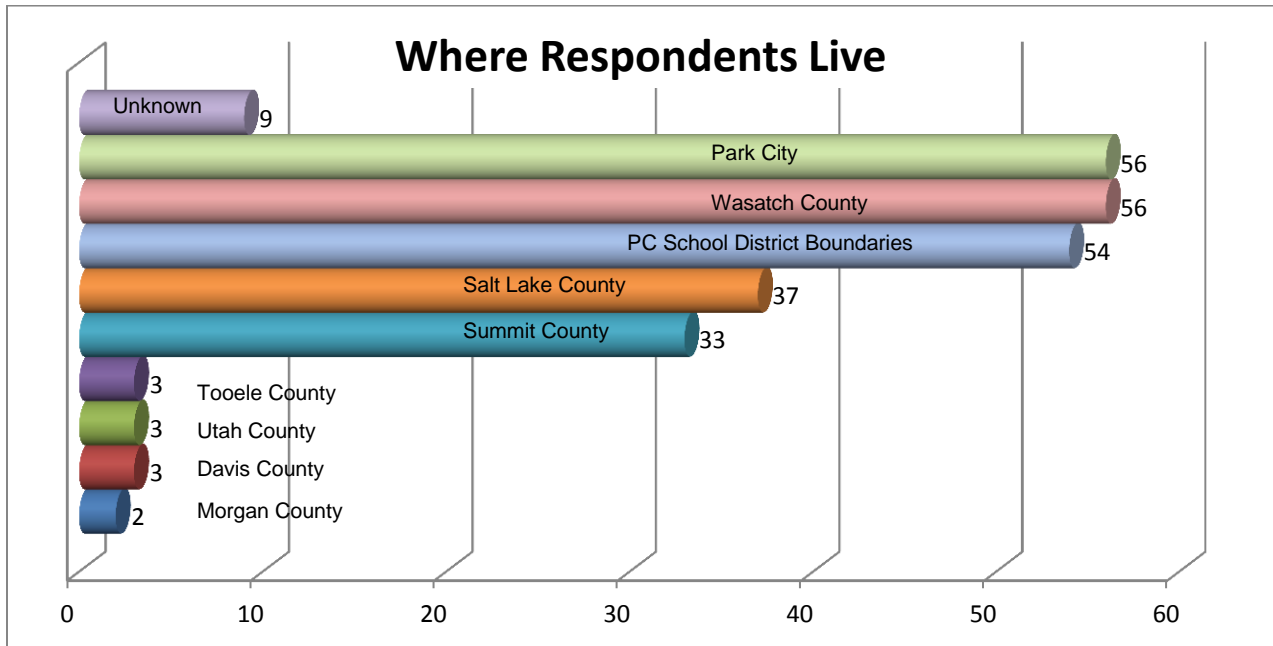




**Park City Municipal Corporation
Employee Housing Survey
Summary of Comments and Results**
February, 2017

Input was solicited from City employees through a survey and meetings with a number of departmental teams. A total of 256 surveys were completed and nine meetings held involving 80 employees. Surveys were also sent to private email addresses via department heads to part-time and seasonal staff that don't have a City email account. The responses came from full-time, part-time, contract and seasonal employees and the response rate is high (35% of total employees). Although not conducted in a highly scientific manner as to be statistically relevant, the information is valuable.

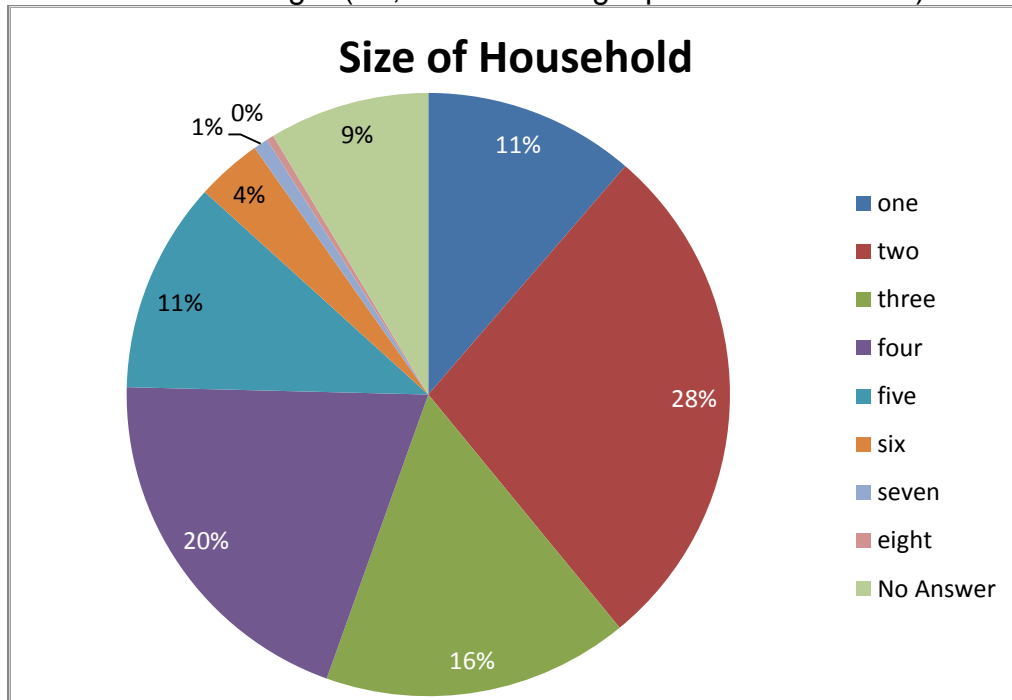
Current Residency: Respondents live in seven different Counties with the majority, or 56% living in Summit County (22% within City Limits, 21% within the rest of the PC School District Boundaries and 13% in the rest of the County). The next highest County was Wasatch County at 22% followed by Salt Lake County at 14%.



A total of 70% of the respondents own their homes and 30% are renting. Comments were received from 54 respondents who rent responding to why they rent with the following:

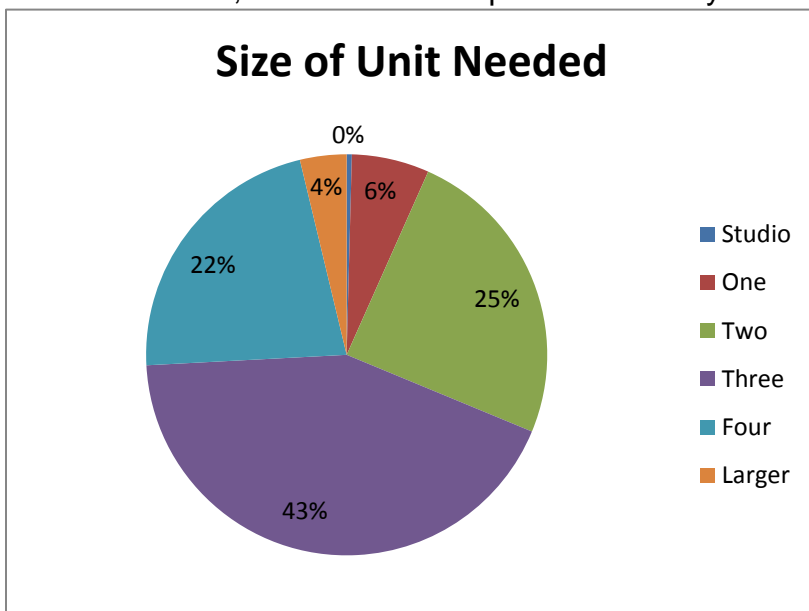
- a) Most common response: "can't afford the Park City market": 27 responses;
- b) I'm saving to buy: 17 responses;
- c) I can't afford the down-payment and/or have bad credit: 6 responses; and
- d) I'm not ready to settle down: 5 responses.

Household sizes varied from one to eight persons with the highest percentage of respondents being two to four person households. Of the 256 respondents, households of two, three and four persons made up 64 percent (164). The balance included 11 percent one person households, 11 percent five person households and five percent represented a number of larger (six, seven and eight person households).



Profile of units wanted:

When asked what size home was needed, 90 percent stated two, three and four bedroom units, a total of 215 respondents. Only 16 respondents indicated a studio or one bedroom.



I believe there is a difference between the response to the “need” question on the survey and the reality of what has been occurring over the past eight years for transit employees. The provision of affordable housing for seasonal transit employees has been critical to their ability to recruit bus drivers. Since 2008, seasonal employees have been living in a variety of configurations: shared houses; dorms; and studio units built with the help

of a Federal Transportation Administration grant. Some have even doubled up in the studios.

Most respondents prefer living near transit with 70 percent indicating that they would think about or are likely to reduce their vehicle trips if able to live close to transit. A percentage of 55 indicated they might think about or are likely to reduce household vehicles by one if they are able to live close to transit.

With money being no object, respondents still prefer detached houses and the preferred housing types were ranked as follows:

1. Own a Detached Single Family home
2. Own a Townhome, duplex or triplex
3. Own a Condo
4. Rent a Detached single family home
5. Rent a Townhome, duplex or triplex
6. Rent a Condo

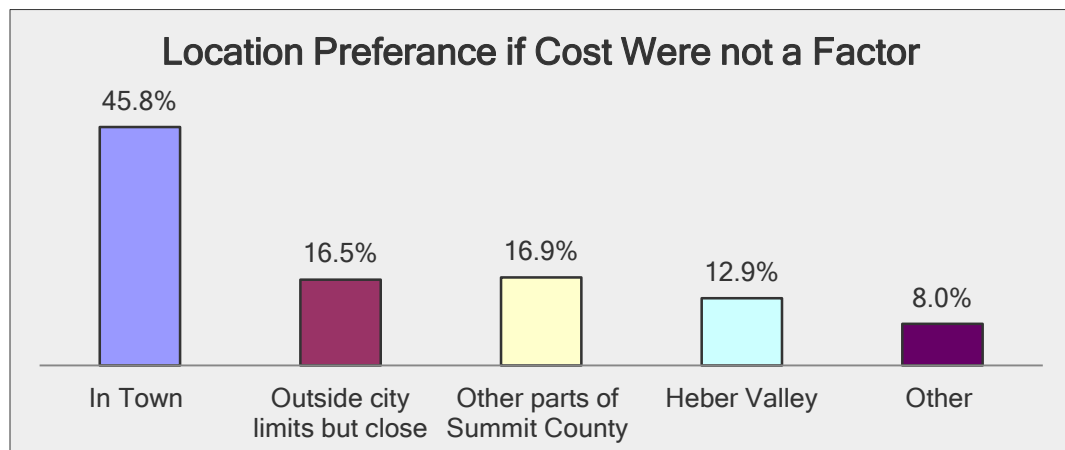
Respondents care more about having property (detached house with yard) than living near their job:

- 56% care more about having a detached house and yard or larger property
- 32% care more about living near work
- 12% neither and a wide range of comments

Of the respondents who don't currently live within the city limits, 41 percent want to and 58 percent don't. Following is a summary of comments regarding why they don't want to live in town:

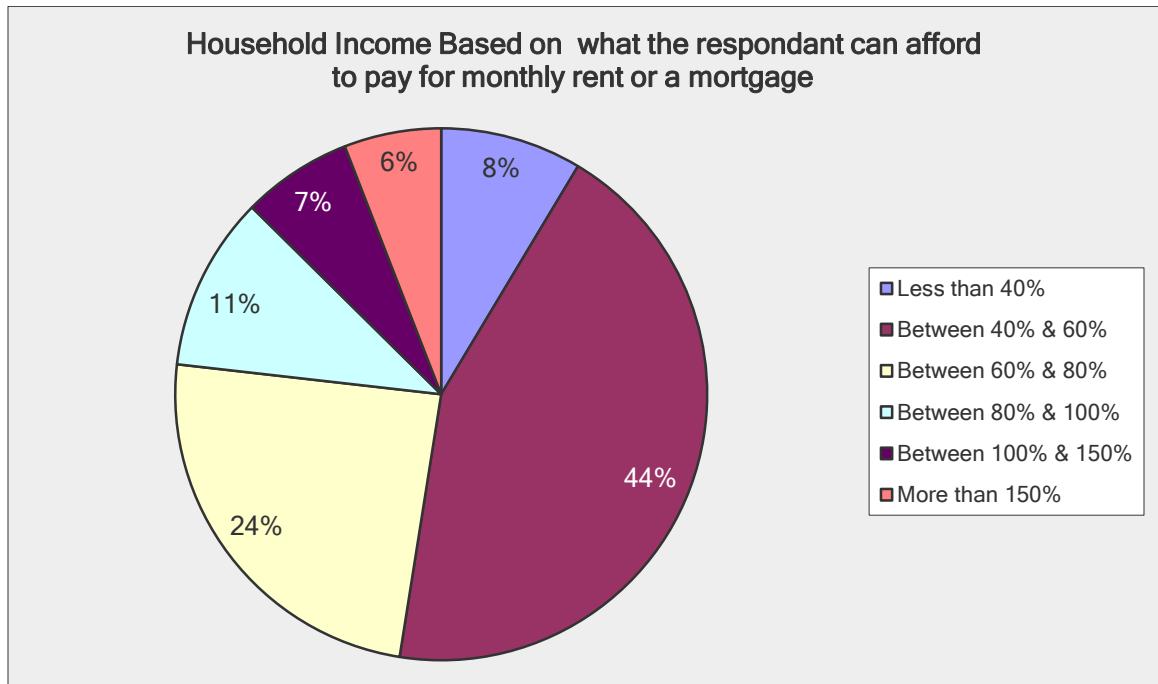
- a) Park City is crowded and too busy (21 comments);
- b) The lifestyle in Park City is too expensive (20 comments);
- c) I like where I live and it is the preference of my family (13 comments); and
- d) I like rural life (8 comments).

Asked in another way about preference for where they live, respondents indicated the following:



Other included the following comments: no preference as long as I had land; I want to be in a gated community; I prefer the Salt Lake Valley (3 comments); and we are headed out of state (Montana, Arizona or any other state).

The majority of respondents (68%) stated that their household income was in the range of 40% to 80% of AMI based on what they could afford to pay in monthly rent or mortgage payment (\$700 to \$1,800).



Final comments included:

city needs to step up problem is getting worse
Employee's should not be financially penalized for driving to work
HOA fees should be considered in this. I have fees and they are too high. It makes it harder to manage living up here.
I appreciate PCMC' s willingness to assist their employees with finding housing solutions.
I live in the Basin and would ideally love to purchase an ebike to commute to work. I'm also looking forward to having the bus routes increase in frequency and duration of service so that I could take it in to work (an express BRT up and down 224 will be awesome).
I love park city but we can't afford to live here even rent is getting too high.
I own a summer home in the country and a condo in Park City for the winter
I personally don't want to live in Park City. I like having space and will sacrifice having to drive. I would love to have a bus closer to the freeway at Quinn's Junction though.
I want to live outside of park city because you can get a lot more for less.
I will be excited to see what you are able to build to make it affordable for employees. Thank you.
In addition to having a small yard, would also like to be able to park one car in a garage that is attached to the house.

It would be a dream come true to have my own house

It's great to know that you are already working on and providing affordable housing. In my opinion though \$400k house is not affordable on city salary especially a comparable and even bigger houses are less than half the price on neighboring cities.

More enforcement of green built housing, more solar power, less vehicle idling.

Please provide a bus system from Quinn's Junction into Park City. I love living where I do and do not plan on living in Park City. It is not necessarily building houses for people it is providing transportation options that are feasible, practical, and frequent.

self sufficient is very helpful, garden, chickens fruit trees

Still hoping for Senior housing (independent living) within the City Limits.

Thank you for considering those that are in need of attainable (not affordable) housing!

Thank you for putting together this survey to better understand the housing needs of City employees. I firmly believe that it is important to provide housing for all life stages as the type of housing I desired 10 years ago is very different from what I need now. The other concern which I know is challenging is please balance want with need. If the housing is localized downtown and near transit, are multiple parking spaces needed?

The city should also consider buying homes in town and having shared equity in existing homes.

The housing allowance is a great program I wish I could take advantage of. With the high \$ value of property in 84060, I don't see how it will ever be possible for the majority of city employees to afford.

I'm ok with it, and knew that when I was hired. I appreciate the city's efforts to accommodate its people.

Thank you

What is the plan for the multitude of minimum wage and lower wage workers, many of whom do not own a car?

Where ever Housing is built it must be put along the Bus Routes, the reduction of cars driving around town would never decrease if you don't plan for that. Only 2 major Roads coming into town, so all employee housing should be in town. The work force can't afford more than \$300 to \$500 a month Realistically, until their wages are increased, and that should include Utilities.

Would love to see more options to use transit or carpool into Park City from other parts of Summit County & Morgan County.