



# Affordable Housing in Park City



**Kirsten Whetstone, MS, AICP Senior Planner, Park City Planning Dept**



# Park City

## Summit County, UT



- 30 minutes from SLC
- 3 Winter resorts
  - Park City Mountain
  - Deer Valley Resort
  - Canyons (in Summit County adjacent to PC)







## Affordable Housing in Park City





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# Park City Tax Revenue

**Tourism**  
**67%**



**Other**  
**33%**



## Profile of Park City

- **2010 Census = 7558 year round population**
- **Daytime population is 12,581 due to commuters**
- **Infrastructure needed for 35,000 (residents/visitors)**
- **Summit County 2014 AMI is \$88,200 (Family of 3)**
- **Park City 2012 Workforce is 60% of AMI- \$52,826**



## Affordable Housing in Park City



# Profile of Park City

- In Park City- housing need ranges from households earning minimum wage to households earning \$112,000 per year
- Leisure and Service wages are more than 25 percent below the average wage for Summit County jobs.





## Affordable Housing in Park City



# Profile of Park City

## **Housing Market Assessments 2010/2012**

- 8,400 total housing units/3,000- occupied.
- 80% of new units (00-09)- second homes.
- No new apartments were built (00-09.)
- 2.5% annual growth rate in full time.  
residents generates demand for 400 new  
affordable units by 2015.



# Profile of Park City

## **Current Affordable Housing Units**

- 399 Rental Units (46 due to resolutions)
- 99 Owner Units (41 due to resolutions)

## **Pending Units**

- 174 Pending Units (69 due to resolutions)

## **Total Units- 672**

- **(7.8 % of total units and 21% of occupied)**





## Affordable Housing in Park City



# Park City's Version of Inclusionary Zoning- Affordable Housing Resolution

- **Early resolutions- voluntary/incentives**
- **1993 Resolution first with requirements**
- **Updated in 2007/Strengthened in 2012**
- **Utah State statute- IZO not required/not prohibited**
- **Utah State Code- General Plans to include a Housing element**



## Affordable Housing in Park City



# Housing Resolution 25-12

- **Obligation triggered by Annexations and Master Planned Developments(10+units/ 10k commercial)**
- **Residential projects- 15% of Residential units – does not add to density**
- **Commercial projects – 20% of calculated employee generation**



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# Housing Resolution- Employee generation



**Table 1: Employee Generation by Type of Use.**

The Overall/General Type of Use shall apply to any use not listed in the Employee Generation Table if an Independent Calculation is not performed.

Type of Use	Full Time Equivalents (2080 hours) per 1,000 net leasable square feet
Restaurant/Bar	6.5
Education	2.3
Finance/Banking	3.3
Medical Profession	2.9
Other professional services	3.7
Personal services	1.3
Real Estate/Property management	5.9
Commercial/Retail	3.3
Recreation/amusements	5.3
Utilities	2.9
Lodging/hotel	0.6/room
Condominium Hotel	Greater of lodging/hotel calculation or residential mitigation rate
Overall/General	4.4



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# Housing Resolution- elements

- **Definitions (e.g. AUE= 900 sf 2 bedroom unit)**
- **Exemptions**
- **Fee Waivers**
- **Calculation of minimum requirements**
- **Methods of compliance/minimum requirements**





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# Housing Resolution- elements

- Deed restriction requirements
- Timing of occupancy
- Applicability to prior approvals
- Housing mitigation plan (approval by Council)
- Construction timing
- Good faith marketing and Local Preference



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# Housing Resolution- elements

- **Maximum rents and sales prices**
- **Terms of Affordability (40 years)**
- **Waivers**
- **Administrative relief**



## Affordable Housing in Park City



# Use of City Resources

- ☐ Gap financing, lines of credit
- ☐ Employer-assisted housing
- ☐ Donated land
- ☐ Developer
- ☐ Loan Guarantee
- ☐ Regulatory relief
- ☐ RDA

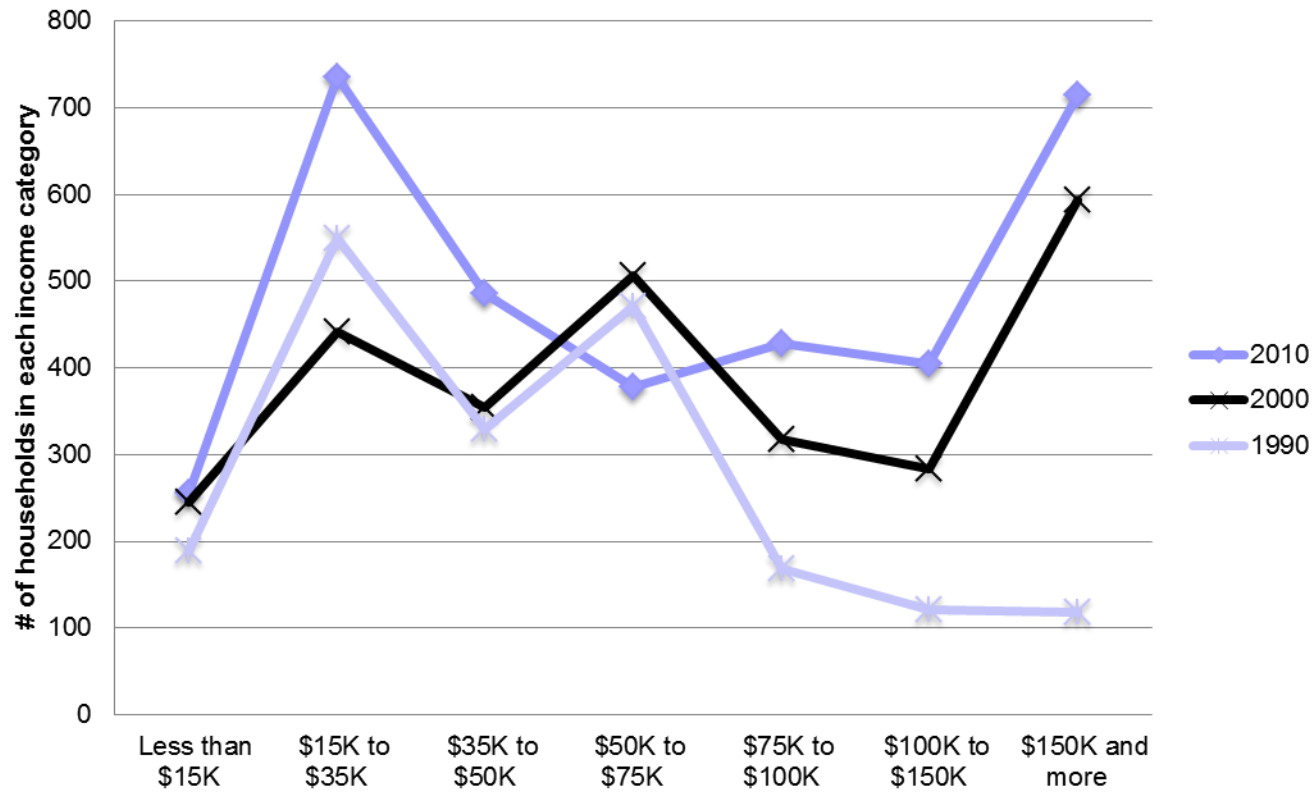


# Profile of Those Living in Affordable Housing

- Year-round Resort Employees
- Seasonal Employees
- Owner-occupied units - employees of: Summit Co. Health Dept; area nonprofits; ski & snowboard industry; School District, pharmacist; retail and restaurants; etc.
- City & County Employees



## Income Distribution in Park City

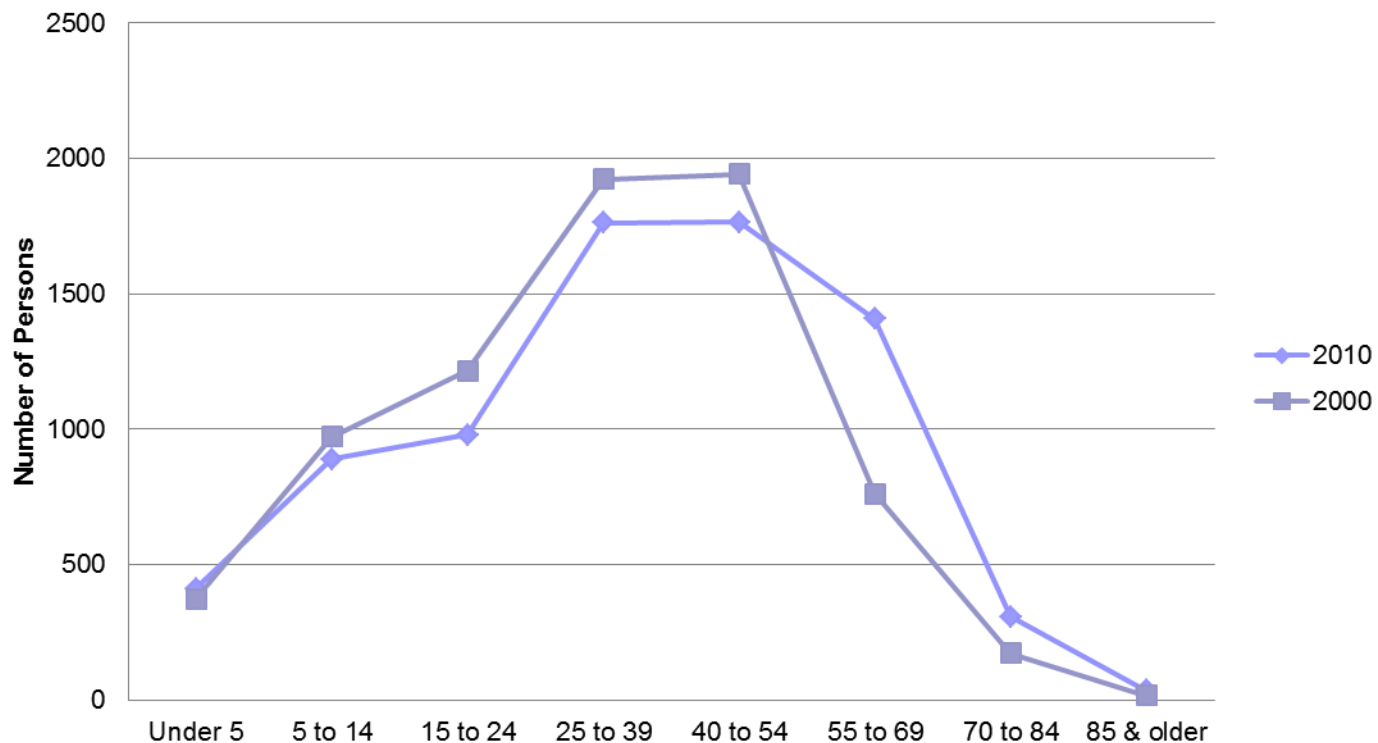




## Affordable Housing in Park City



### Age Distribution in Park City





## Affordable Housing in Park City



# The Snow Creek Cottages



- **Affordability & Environmental goals**
- **Key Partnerships**
- **Financing**
- **Awards**

# Affordable Housing in Park City

Site Diagram



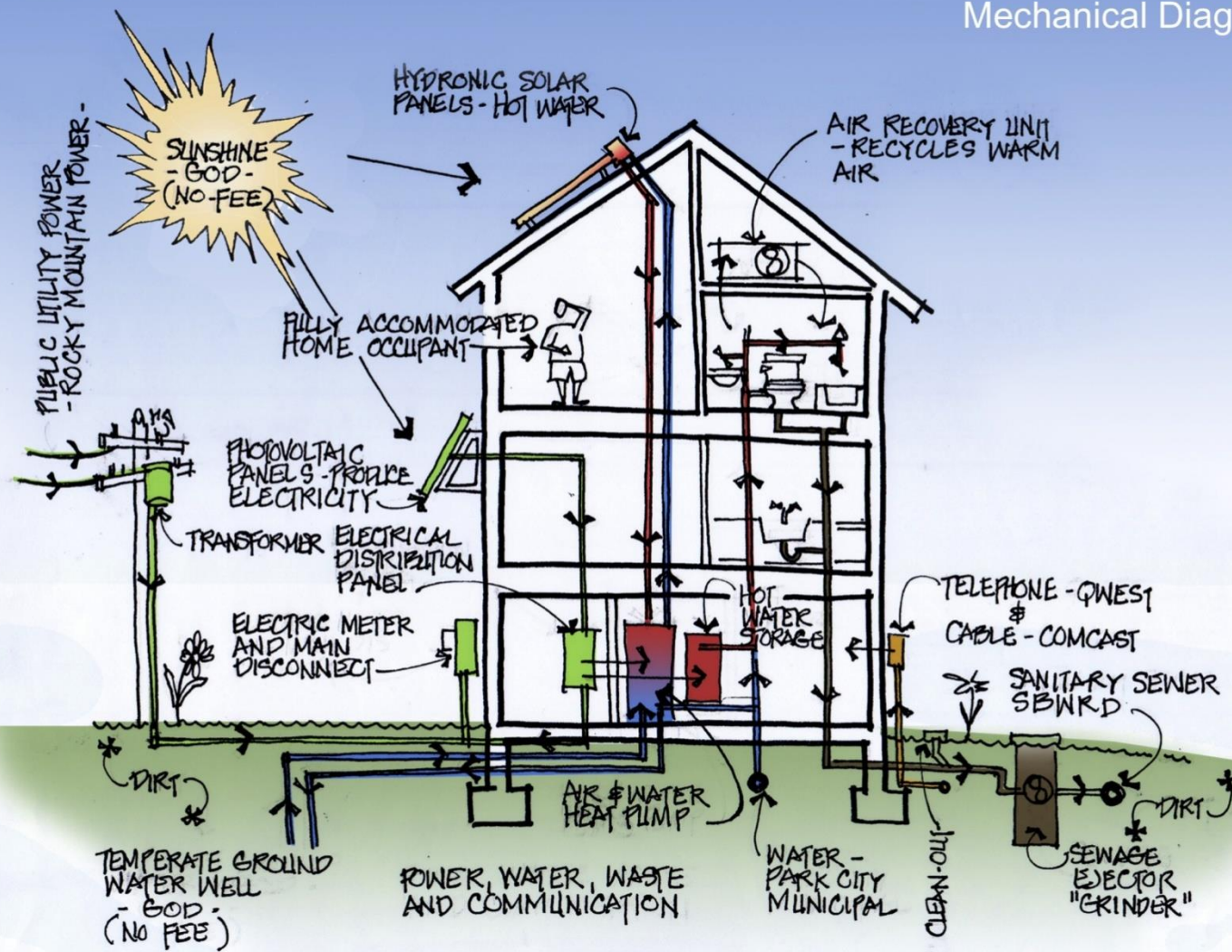
the red dot  
represents living  
room areas and  
the arrows show  
cone of views

the staggered layout allows for  
additional views and the majority of  
the spaces are located to the south  
and this increases the potential for  
passive solar heat gain



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Mechanical Diagram



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View from the East



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# Lessons Learned

- Deed Restriction Language is Key
- Financing options/challenges
- Fees in-lieu option can work
- Political will / Community opposition
- Amend on regular basis - stay current



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# For more information

Kirsten Whetstone, MS, AICP – Senior Planner

[www.parkcity.org](http://www.parkcity.org)

[kirsten@parkcity.org](mailto:kirsten@parkcity.org)