

Summit County Council

Date: November 25, 2019



Jeffrey B. Jones, AICP
jjones@summitcounty.org
Phone: 435-336-3221

Moderate Income Housing Plan/Presentation

Issue/Action

Shall the Summit County Council review the Moderate-Income Housing Plan/Presentation, 2019 Moderate Income Housing Report, Staff Report and Attachments and approve amendments to the Snyderville Basin Summit County General Plan (Chapter 6) and the Eastern Summit County General Plans (Chapter 7), and adopt the 2019 Moderate Income Housing Report?

Senate Bill 34

SB 34 passed in 2019

- HB 259 (Moderate-Income Housing Amendments), 2018
- SB 136 (Transportation Governance Amendments), 2018

Impact of SB 34

- 1) Adds elements that reinforce transportation-efficient land use into the general plans of both cities and counties; and
- 2) Providing specific strategies cities and counties must consider adopting in their MIH plans.

Impacted Cities, Towns and Counties

Cities and Towns

- A city of the first, second, third, or fourth class;
- A city of the fifth class with a population of 5,000 or more, if the city is located within a county of the first, second, **or third class**; and a metro township with a population of 5,000 or more.

Counties

- On or before December 1, 2019, a county with a general plan that does not comply with Subsection (3)(a)(i) shall amend the general plan to comply with Subsection (3)(a)(i).
- (3)(a)(i) The general plan shall: allow and plan for moderate income housing growth (**<80% AMI**).

Major Transit Investment Corridor

- Means public transit service that uses or occupies:
 - Public transit rail right-of-way;
 - **Dedicated road right-of-way for the use of public transit, such as bus rapid transit; or**
 - **Fixed-route bus corridors subject to an interlocal agreement or contract between a municipality or county and:**
 - A public transit district as defined in Section 17B-2a-802; or an eligible political subdivision as defined in Section 59-12-2219.

“Sticks & Carrots”

- SB 34 requires cities and counties to include at least four (4) of the 20+ strategies in their general plan and submit to workforce services by December 1, 2019.
- Cities and counties must be up-to-date on the MIH plan and reporting requirements in order to be eligible for Transportation Investment Fund (TIF) and Transit Transportation Investment Fund (TTIF) money. The TIF was \$702 million last year, and 65 out of 81 (80%) of cities that are subject to the MIH requirements either have funds currently programmed or are in phase 1 of the TIF process.

Senate Bill 34

Tonight's Action

- The updates to the Snyderville Basin Summit County General Plan and the Eastern Summit County General Plan are necessary to meet the Utah Code requirements relating to SB 34 and are required to be submitted to Utah Department of Workforce Services by December 1, 2019.

Future Assessments/Reports

- Reporting will be due annually on December 1st going forward.
- As part of the annual review, staff will need to demonstrate that the Planning Commission and County Council reviewed the goals and demonstrate what works and what does not work in Summit County (**Target Month: August**).

Housing Needs

Utah Code requires a plan for the development of additional moderate-income housing within the unincorporated area of the county or the mountainous planning district, and a plan to provide a **realistic opportunity** to meet the need for additional moderate-income housing.

Plan Preparation

In drafting the moderate-income housing element, the planning commission:

- Shall consider the Legislature's determination that counties should facilitate a reasonable opportunity for a variety of housing, including moderate income housing:
 - To meet the needs of people of various income levels living, working, or desiring to live or work in the community; and
 - To allow people with various incomes to benefit from and fully participate in all aspects of neighborhood and community life.

Why Is the State so Involved?

- Statewide home values climbed 14 percent over the past year, nearly double the growth rate of U.S. home rates at 8 percent
- Utah's household income is rising at 0.4 percent annually, while housing prices are increasing much faster at 3.3 percent, according to the University of Utah's Kem C. Gardner Policy Institute.
- For the first time in four decades, Utah is facing a housing shortage — of 50,000+ units.

The Moderate- Income Housing Plan

MIH Plan Obligations



State Goals

Reporting Matrix

<p>A) rezone for densities necessary to assure the production of moderate income housing;</p>	<p>The Lincoln Station project was rezoned: 78 multi-family residential units, 47 market units, 31 deed restricted affordable units (<=80% <u>AMI</u>) 5,000 <u>sf</u> commercial building.</p>
<p>B) facilitate the rehabilitation or expansion of infrastructure that will encourage the construction of moderate income housing;</p>	<p>Canyons Village Assessment District adopted on March 28, 2018 (\$26,136,364), will result in 169 units and 1,158 pillows.</p>
<p>(C) facilitate the rehabilitation of existing uninhabitable housing stock into moderate income housing;</p>	
<p>(D) consider county general fund subsidies or other sources of revenue to waive construction related fees that are otherwise generally imposed by the county;</p>	<p>Community Development Fees were contributed to <u>Mountainlands</u> Community Housing Trust Silver Creek Village Condo project (64 units) and the Utah Olympic Park projects (30 units)</p>
<p>(E) create or allow for, and reduce regulations related to, accessory dwelling units in residential zones;</p>	<p>10-8-5: Snyderville Basin Development Code 11-6-5: Eastern Summit County Development Code.</p>
<p>(F) allow for higher density or moderate income residential development in commercial and mixed-use zones, commercial centers, or employment centers;</p>	<p>New Mixed Use Zone recommended for approval by the Snyderville Basin Planning Commission for consideration by the Summit County Council. The new Village Overlay District could also allow for the development of increased densities in historic townships if served by infrastructure.</p>

State Goals

Reporting Matrix

<p>(G) encourage higher density or moderate income residential development near major transit investment corridors;</p>	<p>Policy 6.1: Identify and implement a wide range of strategies to increase housing density and diversity in appropriate locations. Such strategies may include: a. Increasing allowed densities for affordable housing projects where appropriate and where adequate levels of services and amenities and transit can be provided, or the impact otherwise mitigated. (<u>SBGP</u>)</p>
<p>(H) eliminate or reduce parking requirements for residential development where a resident is less likely to rely on the resident's own vehicle, such as residential development near major transit investment corridors or senior living facilities;</p>	
<p>(I) allow for single room occupancy developments;</p>	<p>10-5-4: Snyderville Basin Development Code</p>
<p>(J) implement zoning incentives for low to moderate income units in new developments;</p>	
<p>(K) utilize strategies that preserve subsidized low to moderate income units on a long-term basis;</p>	<p>Bear Hollow Village "Buy Back" program. County and partners purchase previously deed restricted units, rewrite deed restrictions and put the units back out for sale.</p>

State Goals

Reporting Matrix

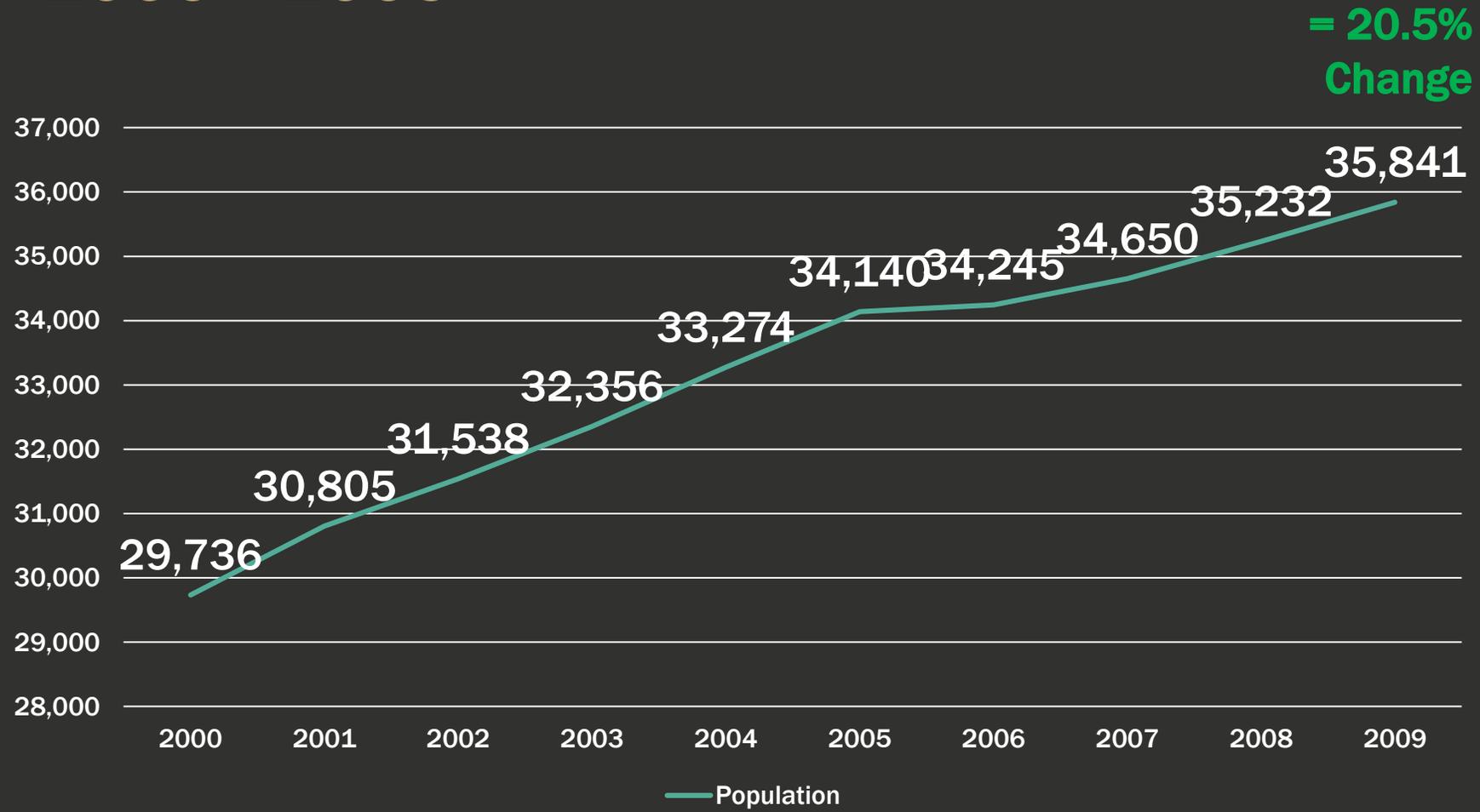
(L) preserve existing moderate income housing;	Bear Hollow Village "Buy Back" program. County and partners purchase previously deed restricted units, rewrite deed restrictions and put the units back out for sale.
(M) reduce impact fees, as defined in Section 11-36a-102, related to low and moderate income housing;	
(N) participate in a community land trust program for low or moderate income housing;	Summit County budgets for an annual contract with <u>Mountainlands Community Housing Trust</u> . The budget for <u>FY2020</u> is <u>\$55K</u> .
(O) implement a mortgage assistance program for employees of the county or of an employer that provides contracted services for the county;	
(P) apply for or partner with an entity that applies for state or federal funds or tax incentives to promote the construction of moderate income housing;	Summit County has supported applications from <u>Mountainlands Community Housing Trust</u> and Habitat for Humanity in support of moderate income housing.
(Q) apply for or partner with an entity that applies for programs offered by the Utah Housing Corporation within that agency's funding capacity;	

State Goals

Reporting Matrix

<p>(R) apply for or partner with an entity that applies for affordable housing programs administered by the Department of Workforce Services;</p>	
<p>(S) apply for or partner with an entity that applies for services provided by a public housing authority to preserve and create moderate income housing;</p>	
<p>(T) apply for or partner with an entity that applies for programs administered by a metropolitan planning organization or other transportation agency that provides technical planning assistance;</p>	
<p>(U) utilize a moderate income housing set aside from a community reinvestment agency, redevelopment agency, or community development and renewal agency; and</p>	
<p>(V) consider any other program or strategy implemented by the county to address the housing needs of residents of the county who earn less than 80% of the area median income.</p>	<p>Inclusionary Zoning. 10-5-1, Snyderville Basin Development Code.</p>

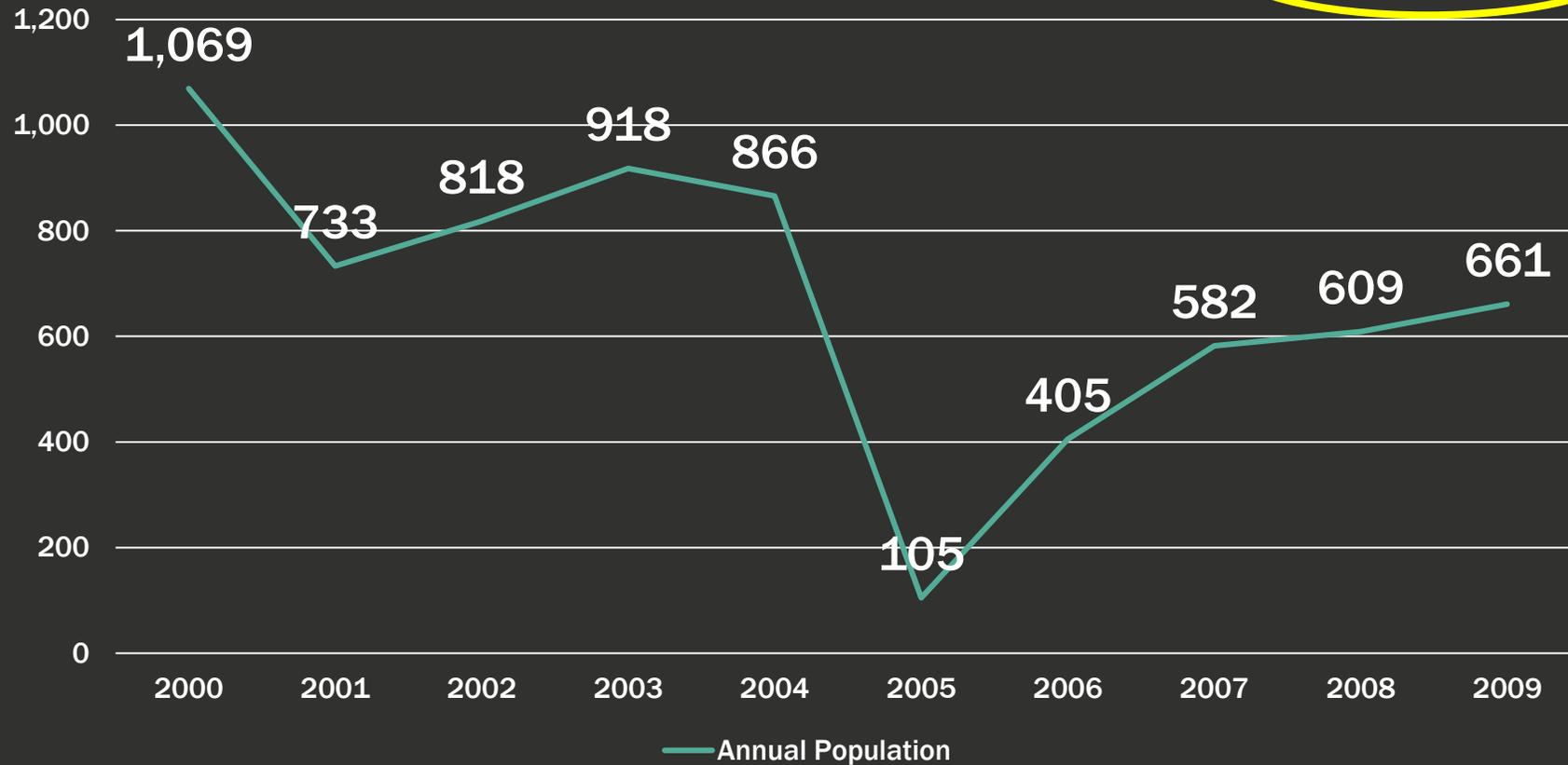
Total Population Growth 2000 - 2009



Source: EMSI
Developer

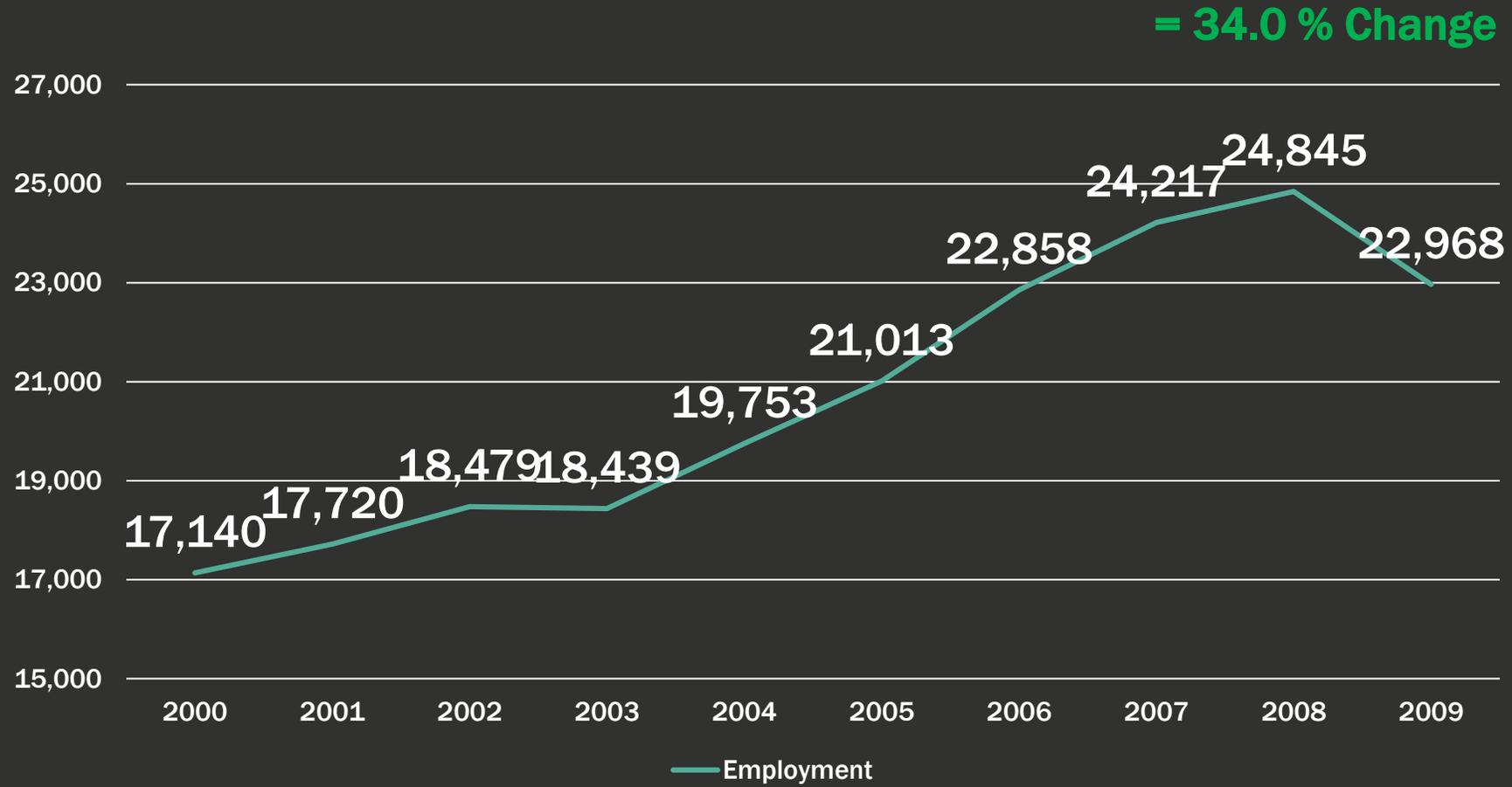
Annual Population Growth 2000 - 2009

= 667 Mean
= 697 Median



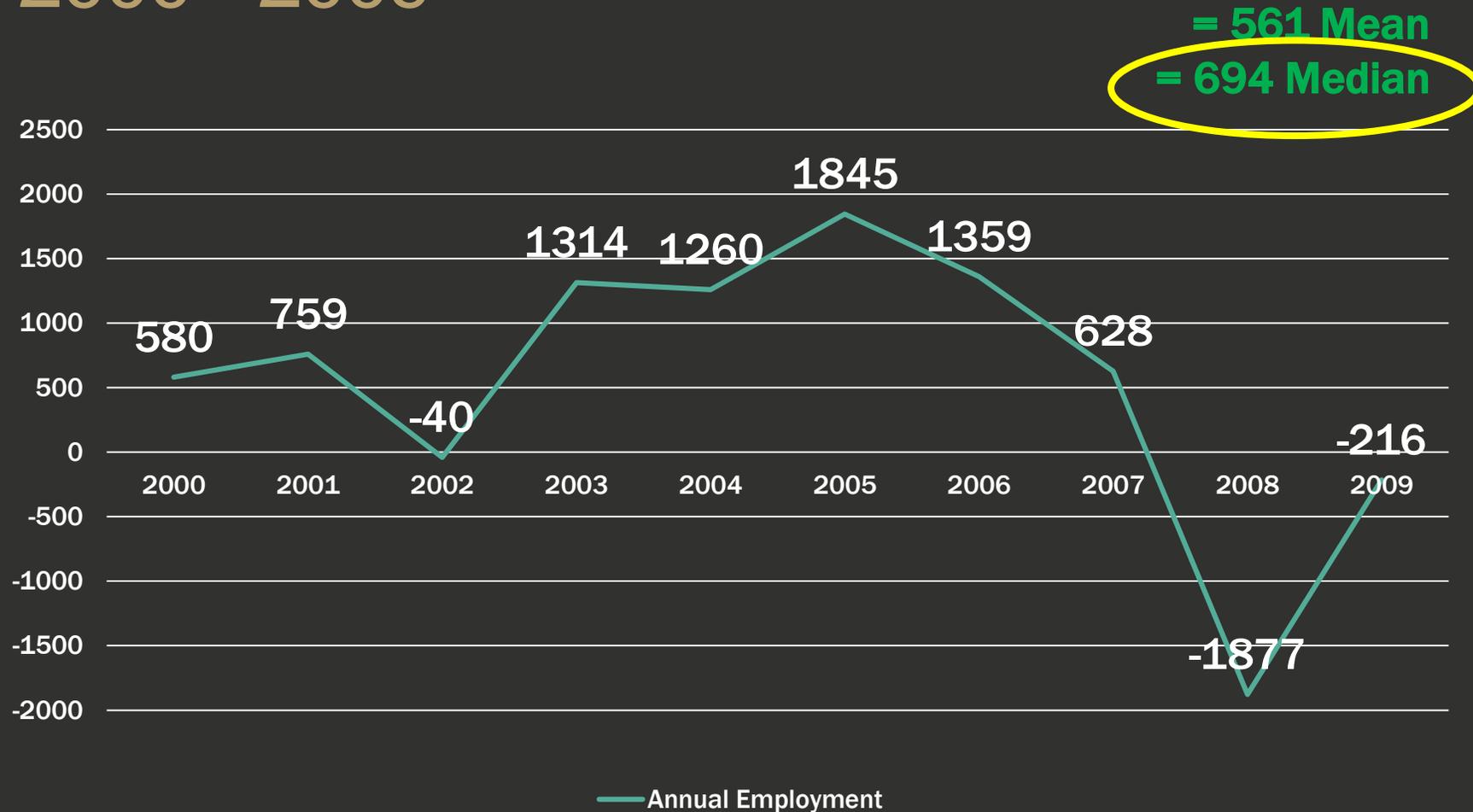
Source: EMSI
Developer

Total Employment Growth 2000 - 2009



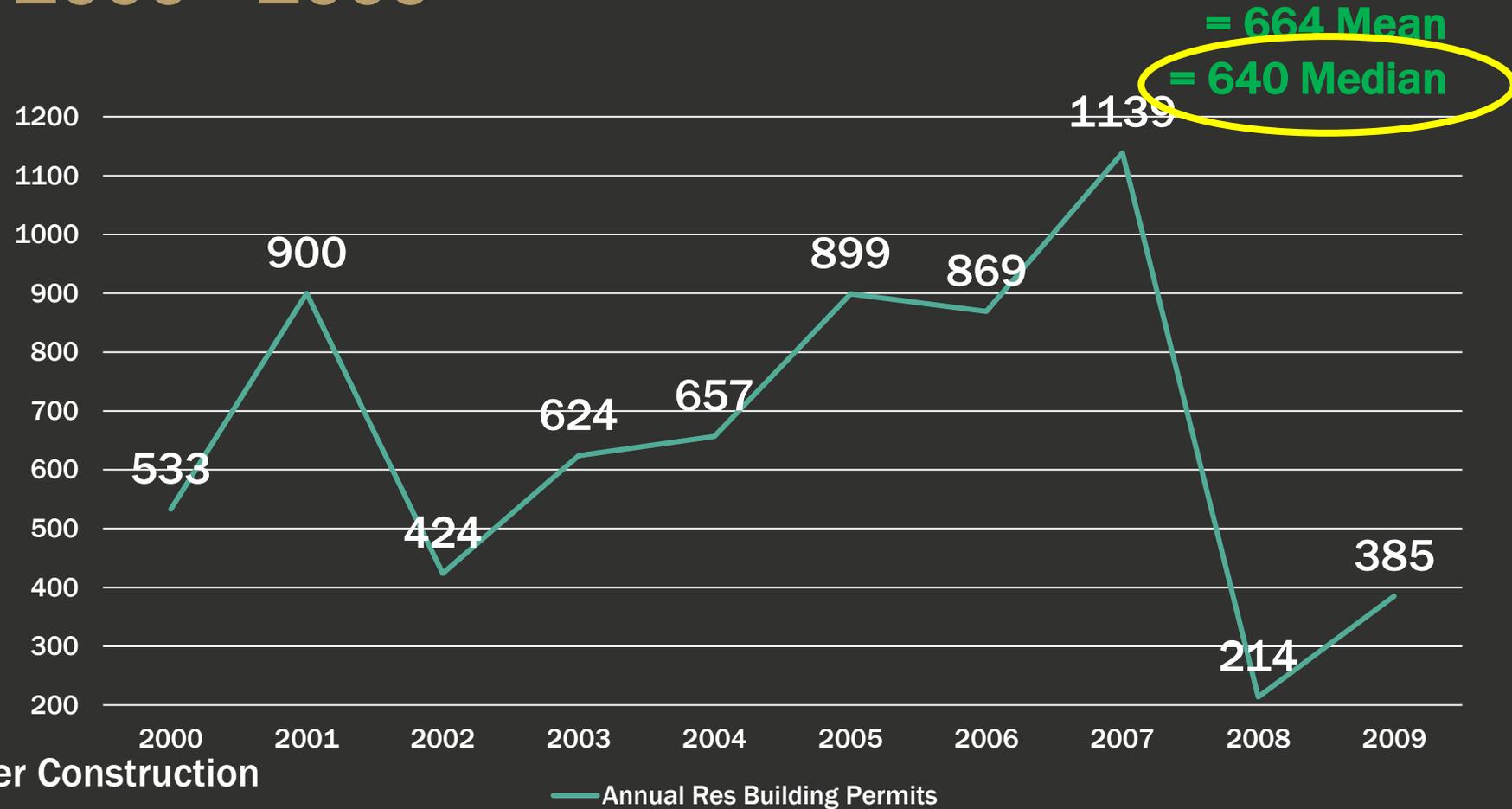
Source: EMSI
Developer

Annual Employment Growth 2000 - 2009



Source: EMSI
Developer

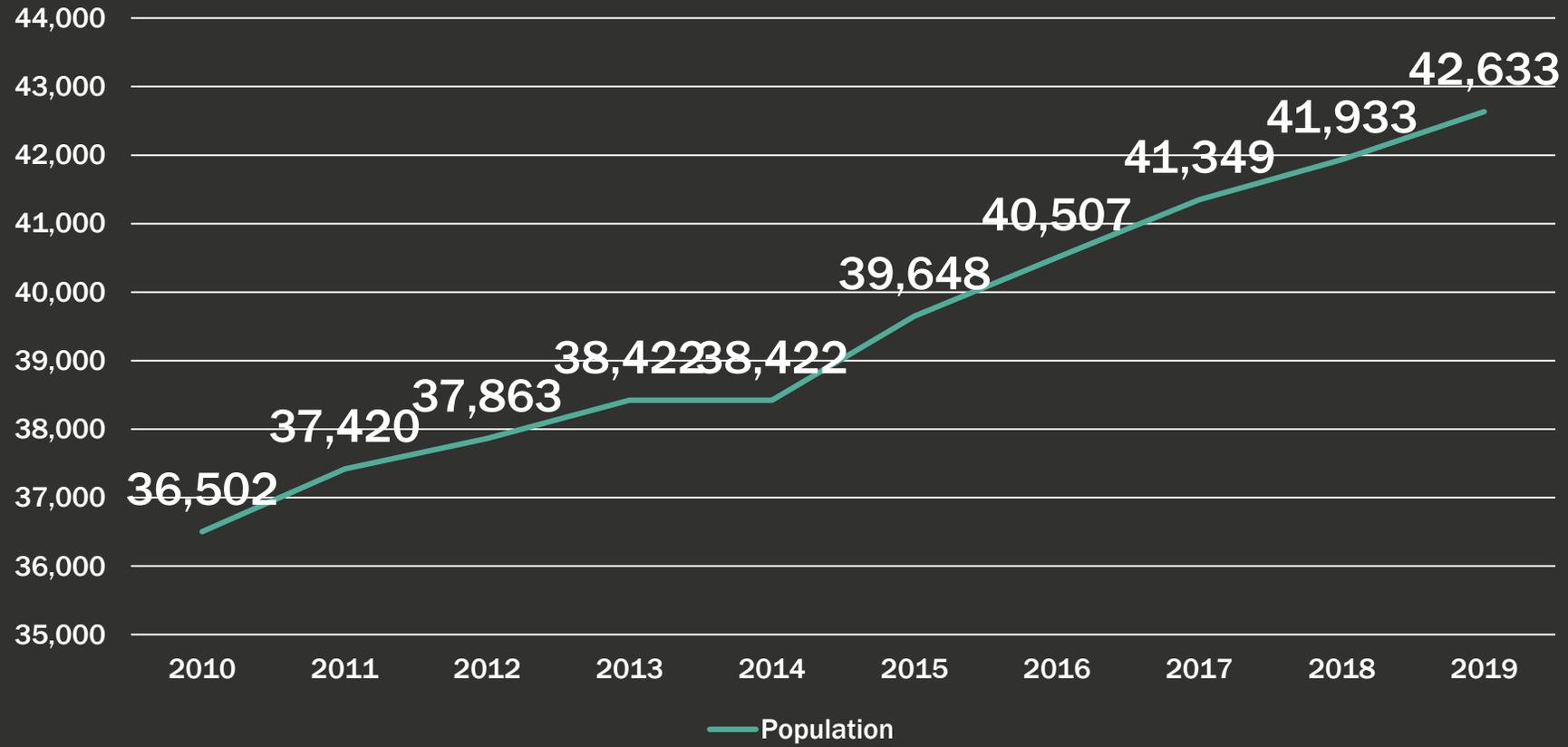
Annual Residential Building Permits 2000 - 2009



Source: Ivory Boyer Construction
Report

Total Population Growth 2010 - 2019

**= 16.8%
Change**



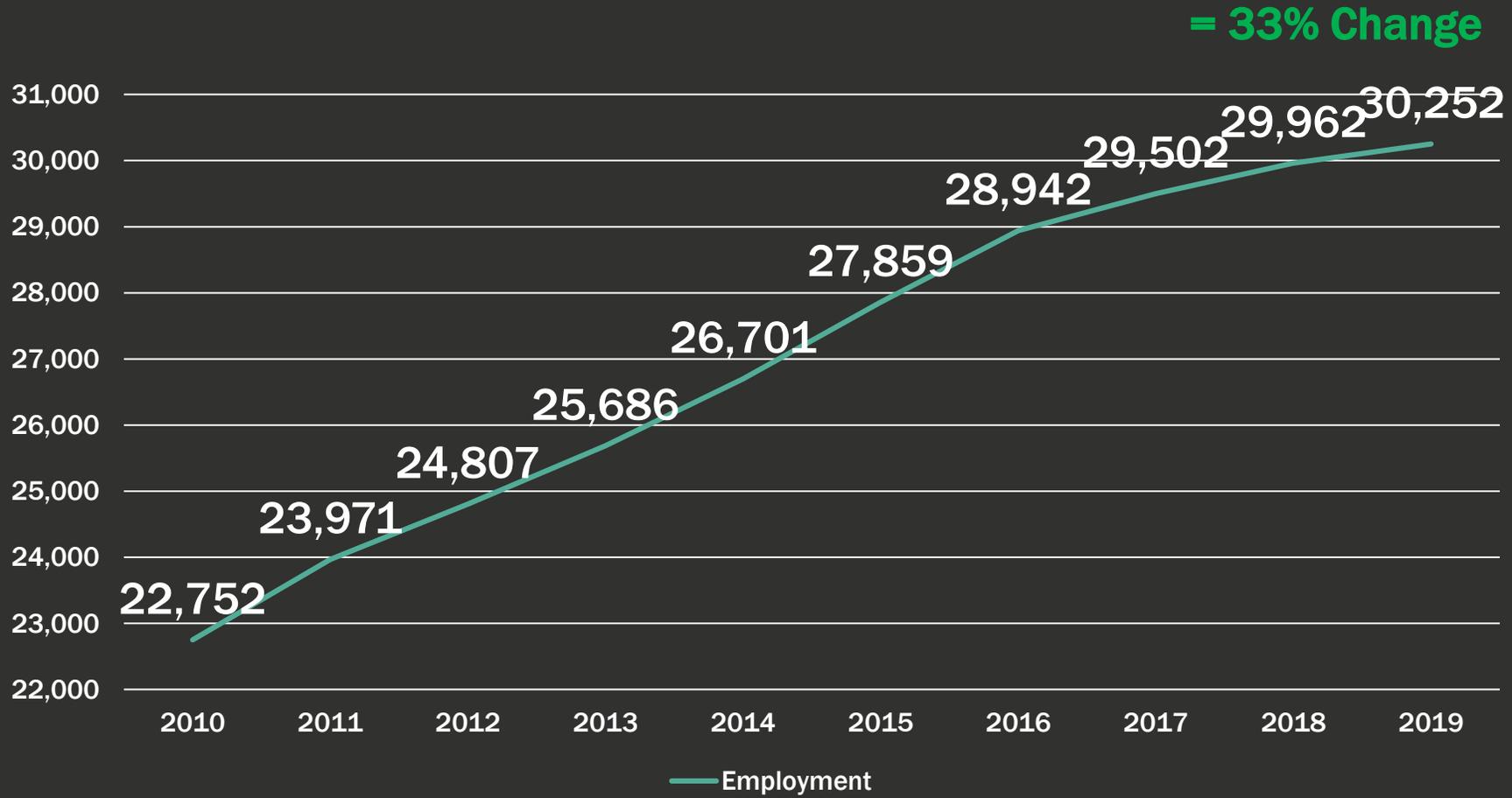
Source: EMSI
Developer

Annual Population Growth 2010 - 2019



Source: EMSI
Developer

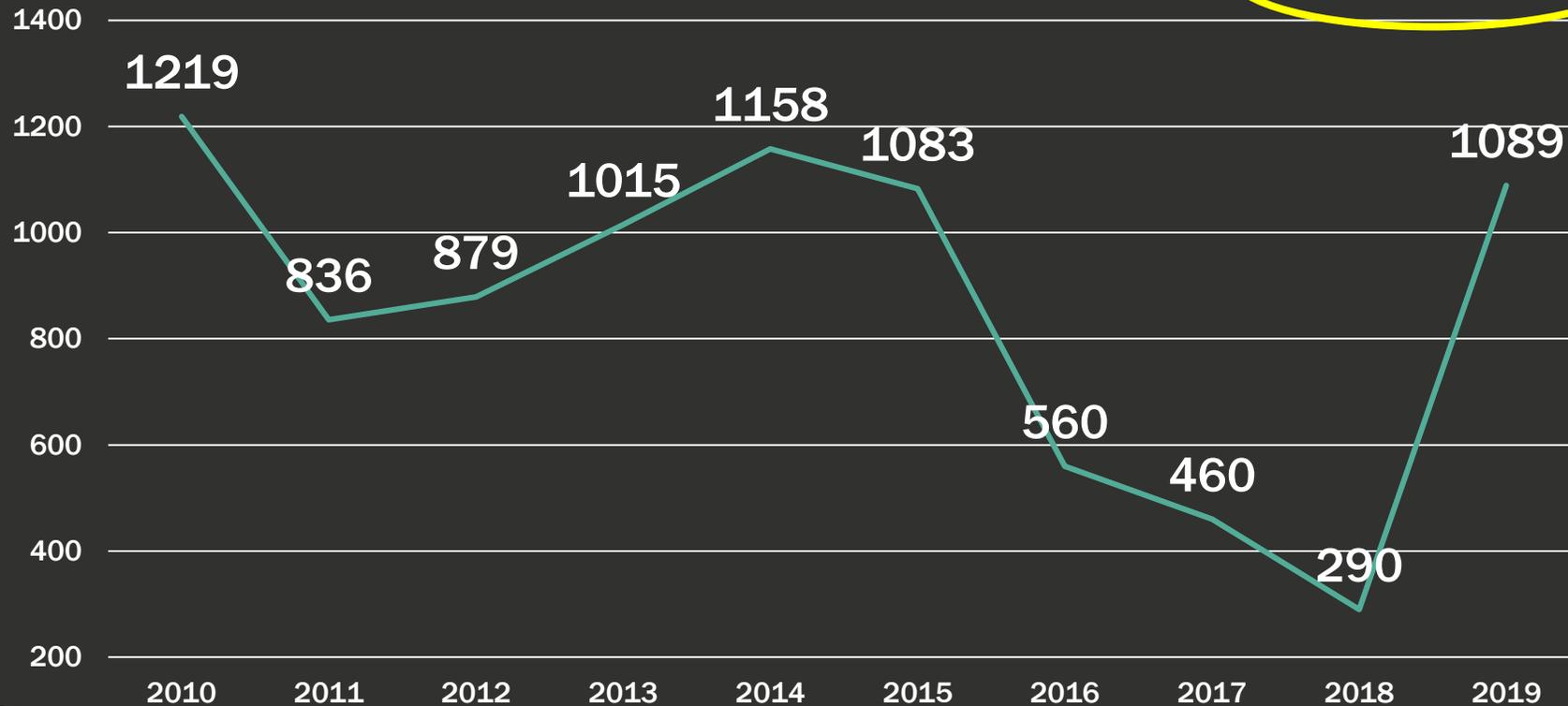
Total Employment Growth 2010 - 2019



Source: EMSI
Developer

Annual Employment Growth 2000 - 2009

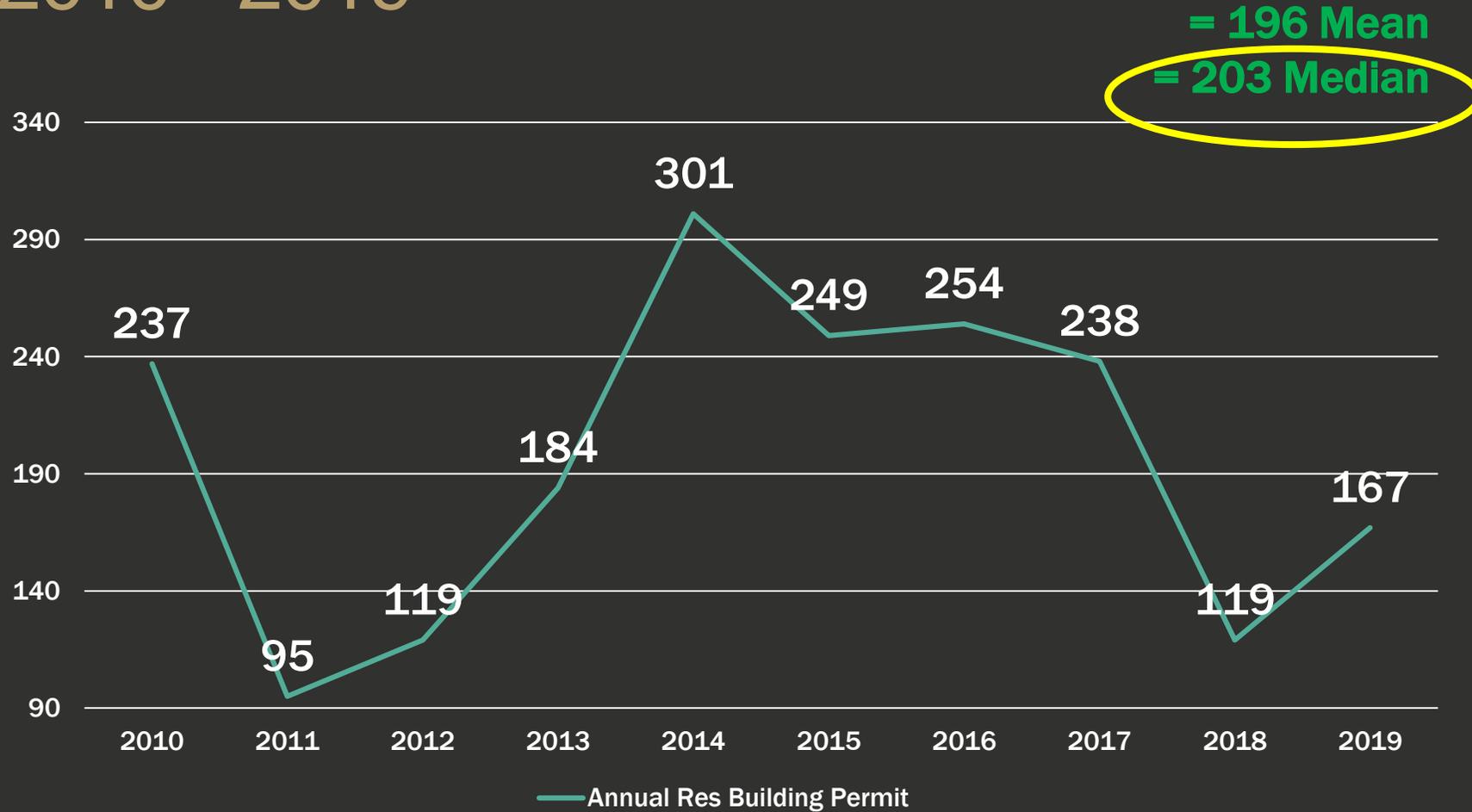
= 859 Mean
= 947 Median



Source: EMSI
Developer

— Annual Employment

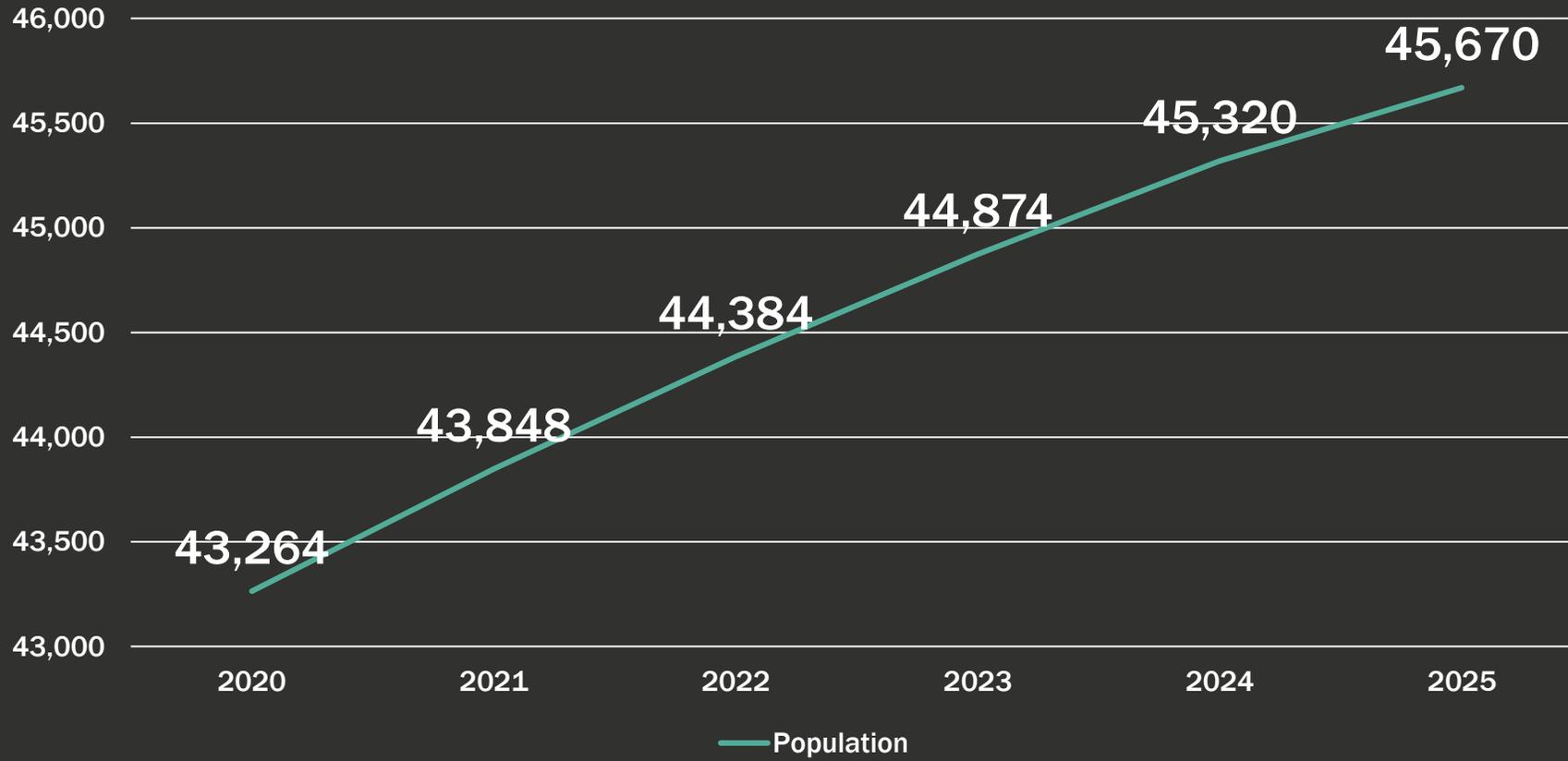
Annual Residential Building Permits 2010 - 2019



Source: EMSI
Developer

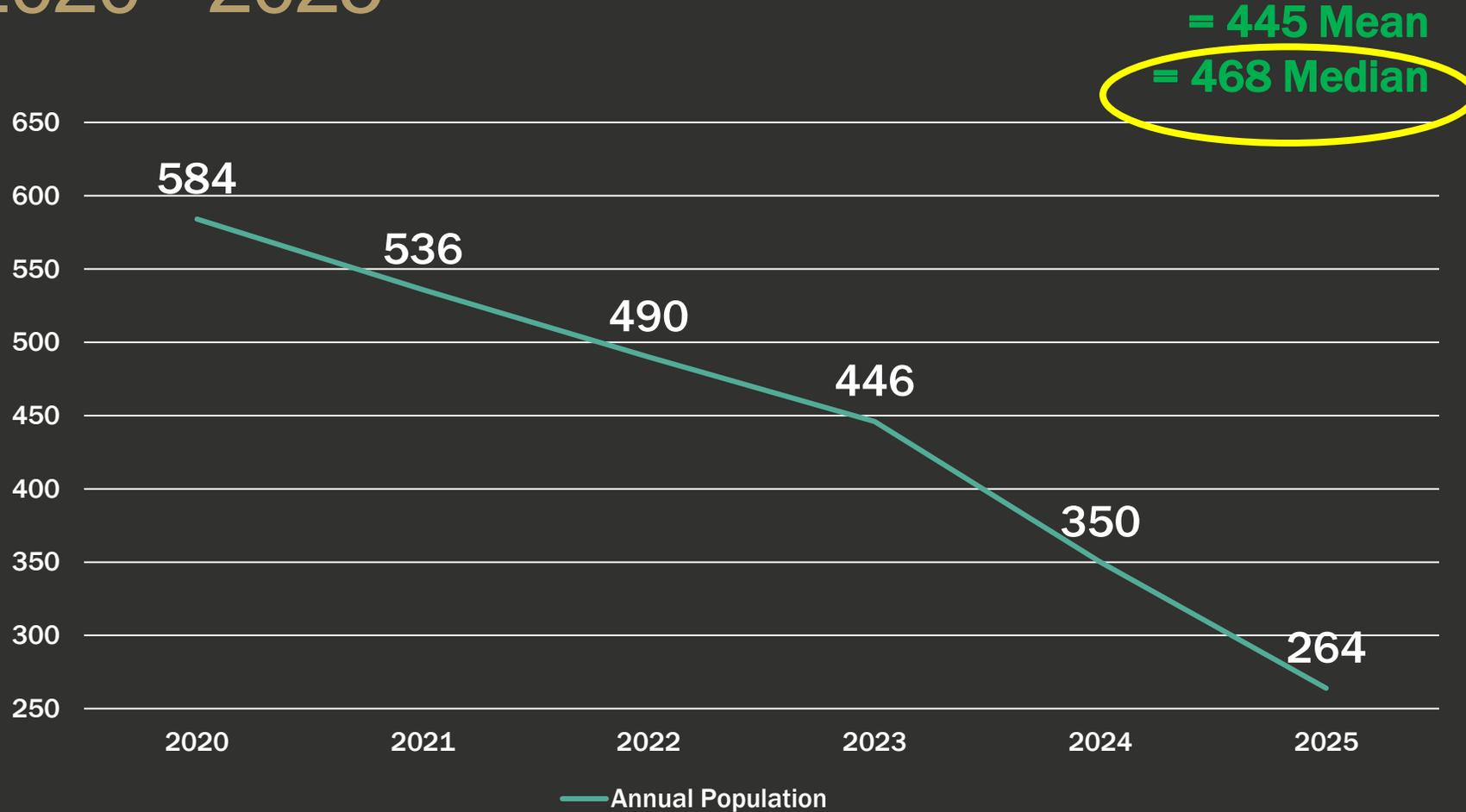
5-Year Population Projection 2020 - 2025

= 2,406 Numeric Change
= 5.6% Change



Source: EMSI
Developer

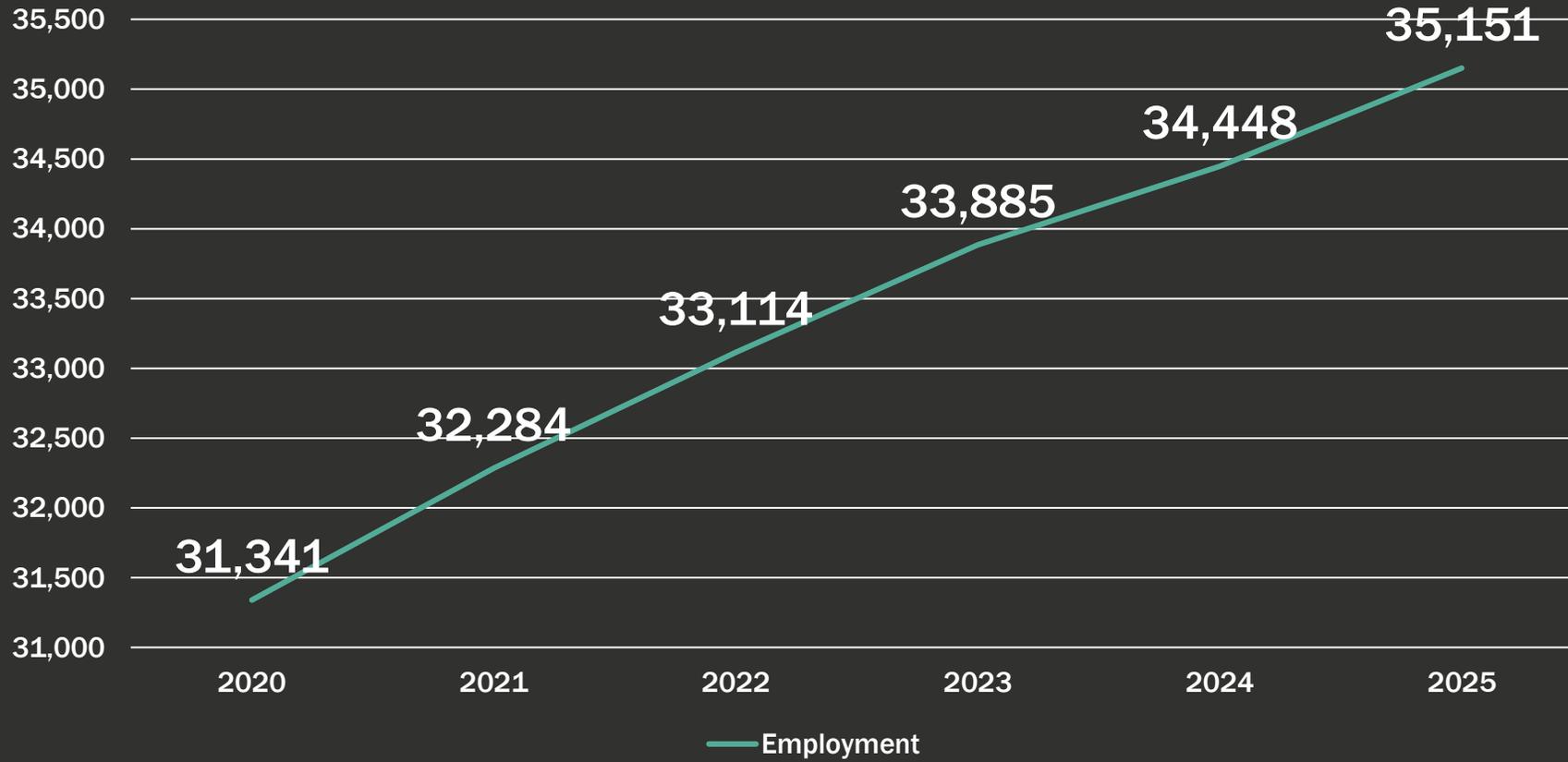
Annual 5-Year Population Projection 2020 - 2025



Source: EMSI
Developer

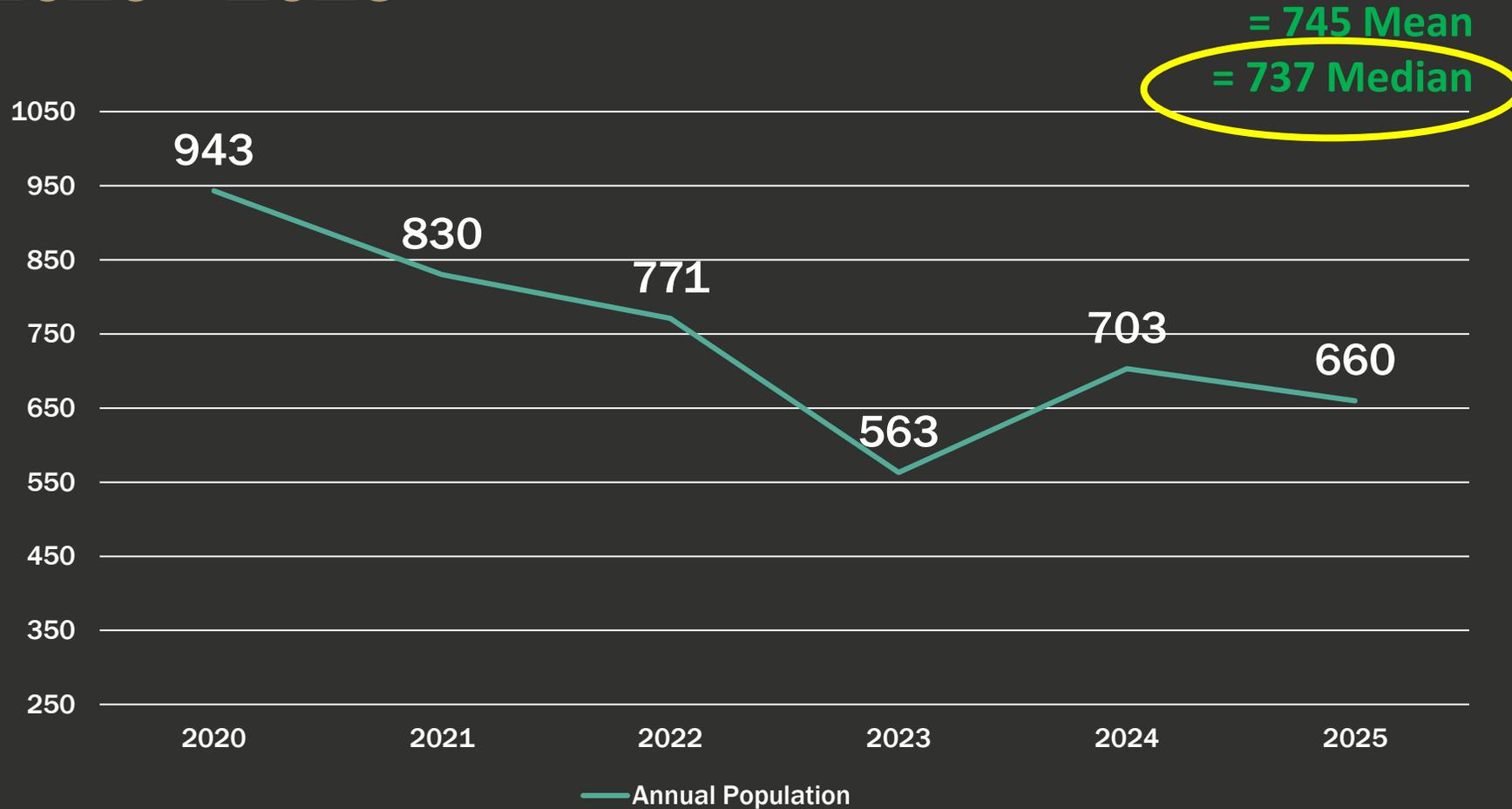
5-Year Employment Projection 2020 - 2025

= 3,810 Numeric Change
= 12.2% Change



Source: EMSI
Developer

Annual 5-Year Employment Projection 2020 - 2025



Source: EMSI
Developer

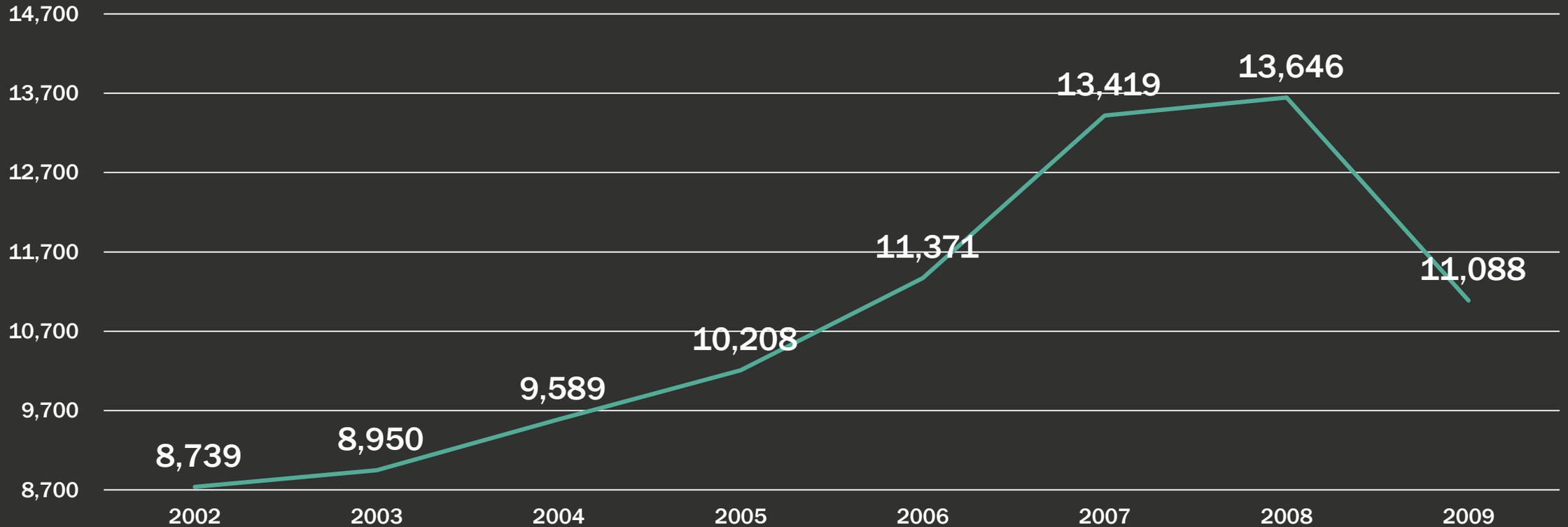
Imported Labor 2002 - 2009

= 2,349 Numeric Change

= 26.9 % Change

= 3.8% Annual % Change

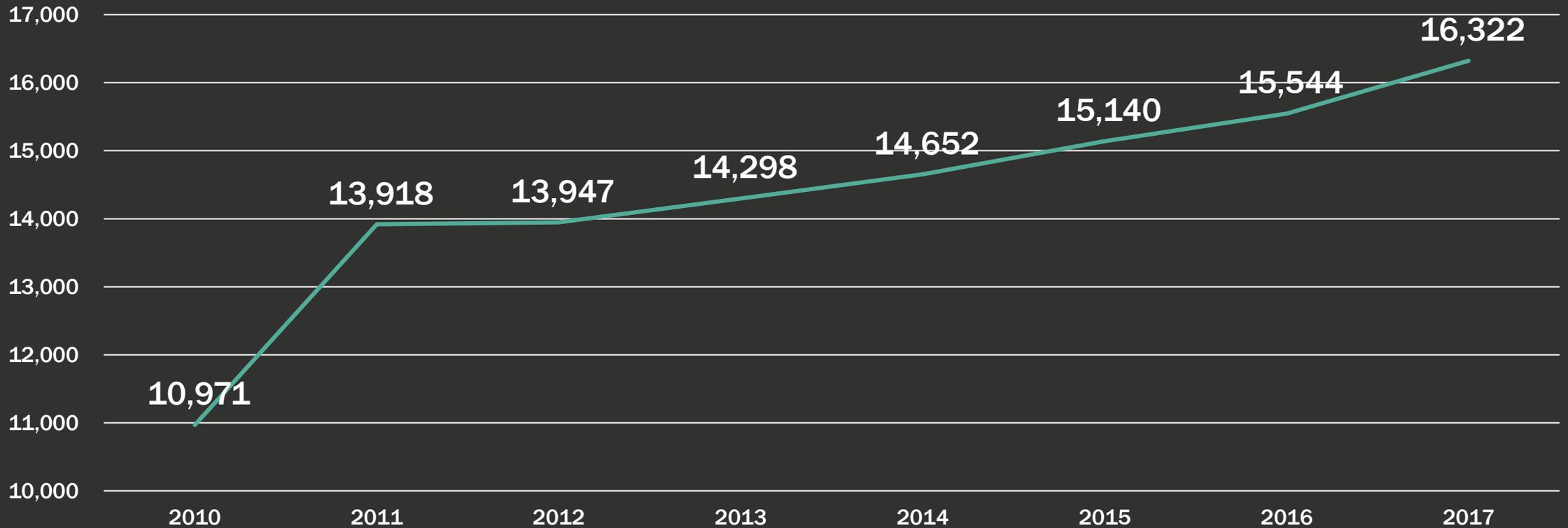
Mean Annual Numeric Change =279



Source: US Census, On the Map Tool

Imported Labor 2010 - 2017

= 5,351 Numeric Change
= 48.8 % Change
= 7% Annual % Change
Mean Annual Numeric Change = 764



Source: US Census, On the Map Tool

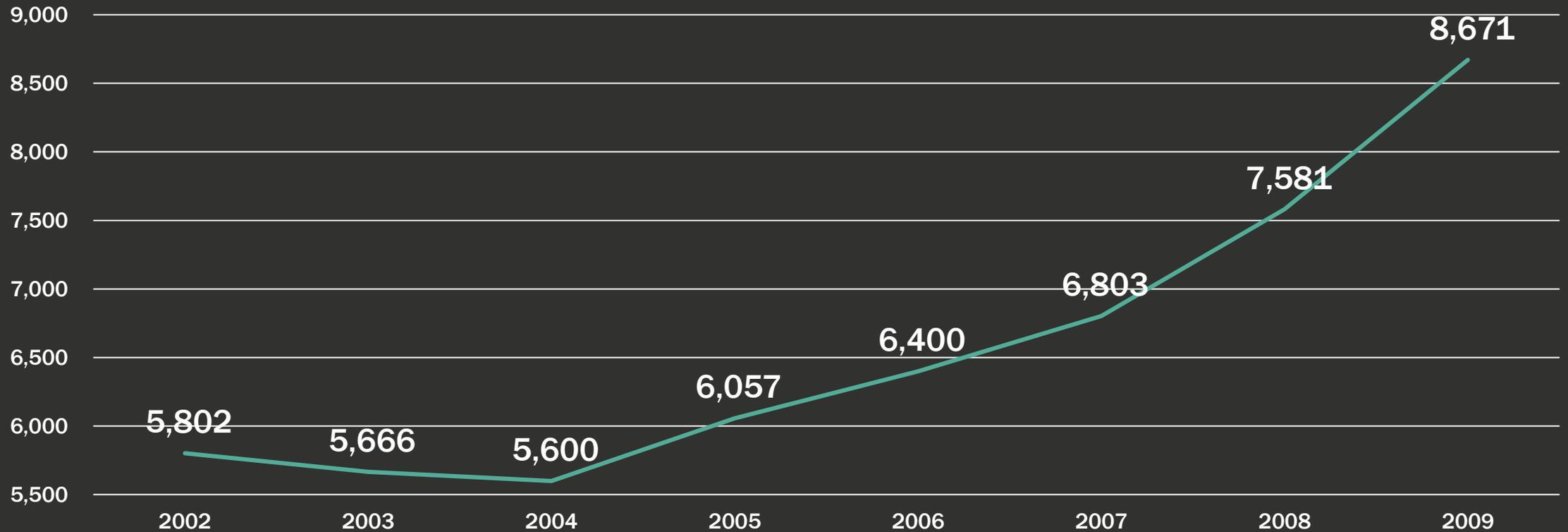
Exported Labor 2002 - 2009

= 2,861 Numeric Change

= 49.4% Change

= 7.1% Annual % Change

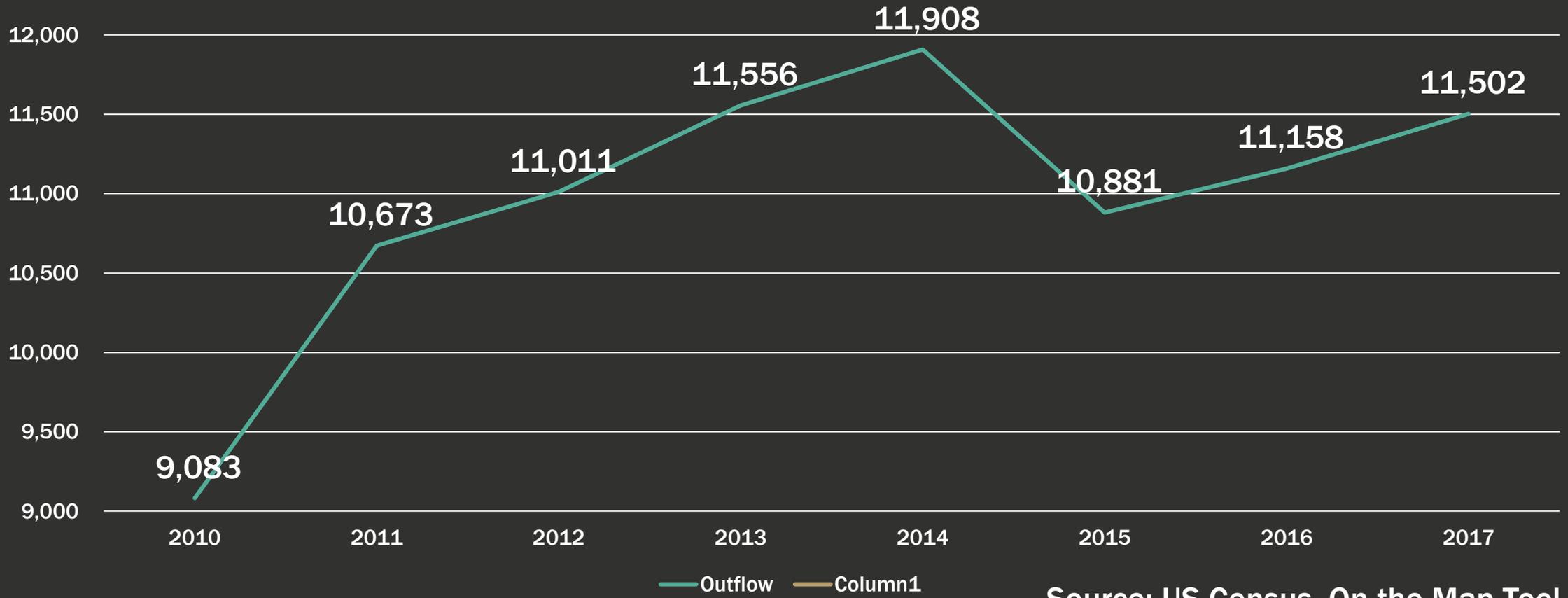
Mean Annual Numeric Change = 408



Source: US Census, On the Map Tool

Exported Labor 2002 - 2017

= 2,419 Numeric Change
= 27% Change
= 3.8% Annual % Change
Mean Annual Numeric Change = 538



Source: US Census, On the Map Tool

Live and Work in Summit County 2002 - 2009

= 2,372 Numeric Change
= 27.1% Change
= 3.9% Annual % Change
Mean Annual Numeric Change = 339



Source: US Census, On the Map Tool

Live and Work in Summit County 2010 - 2017

= 111 Numeric Change
= 1.1 % Change
= .16% Annual % Change
Mean Annual Numeric Change: -22

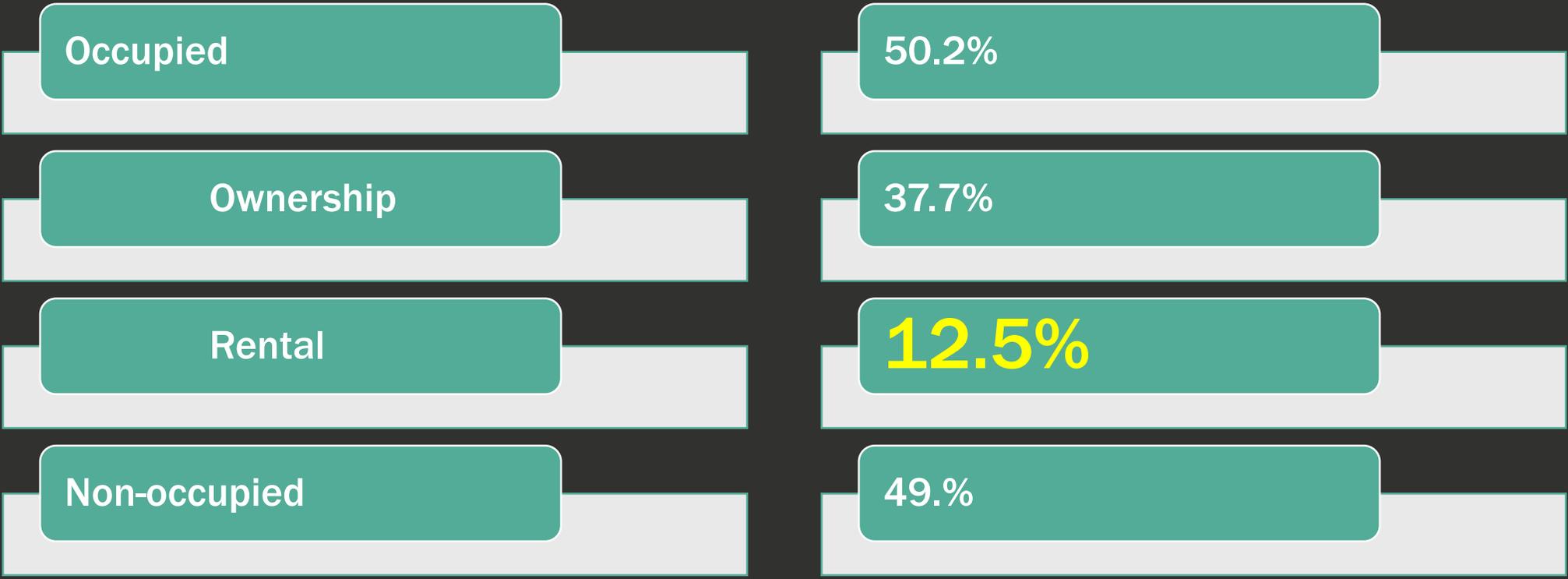


Source: US Census, On the Map Tool

Housing Status by Ownership/Rental

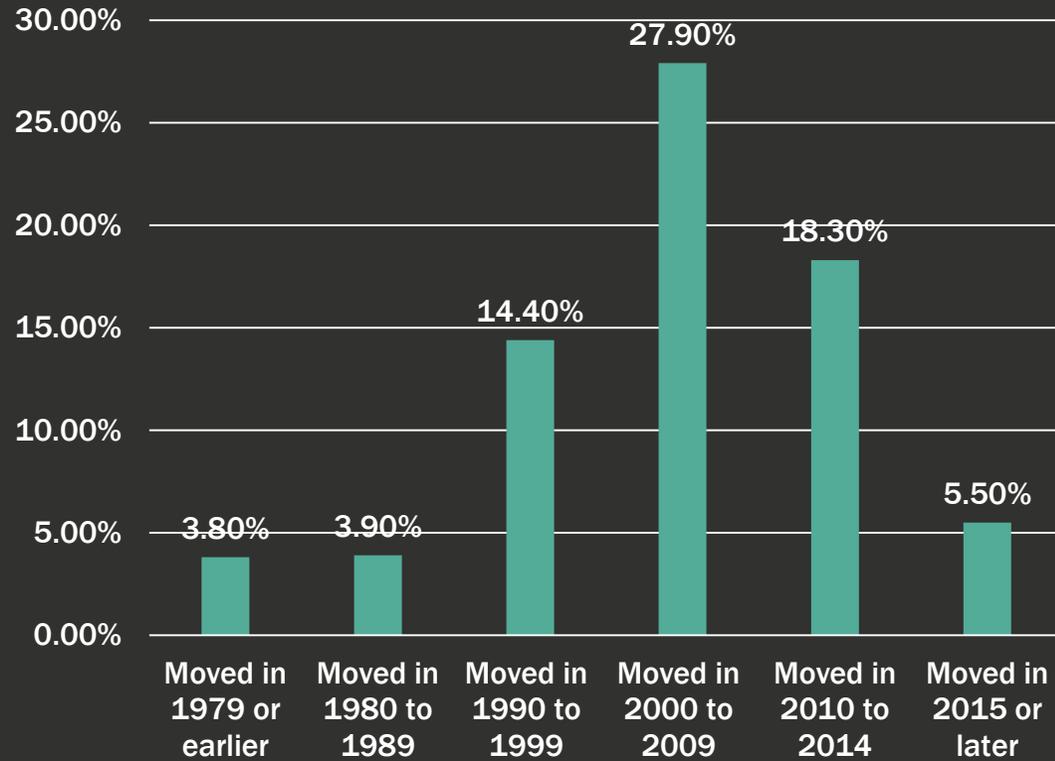
Housing Units by Status

Percentage

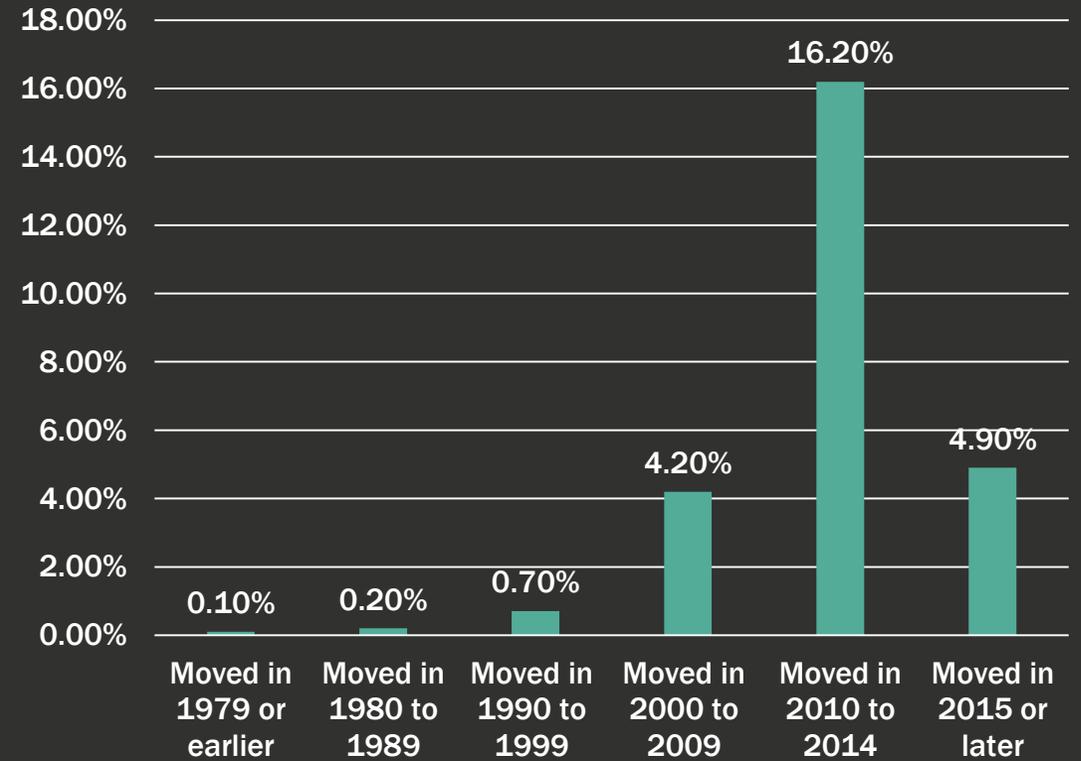


OCCUPIED HOUSING UNITS BY YEAR HOUSEHOLDER MOVED INTO UNIT

Owner Occupied



Renter Occupied



Source: ESRI, American Community Survey

Age Characteristics

2010, 2019 and 2024. Like many communities nationwide, Summit County's population is aging. The only age groups that grew as a percentage of the total between 2010 and 2019 were the College Age, 18-24 age group and the 65 and older aged population. All other age groups declined as a percentage of the total population.

Additionally, Summit County has a higher median age than the Utah statewide average. The median age of Summit County residents was 37 in 2010 and increased to 38.4 years by 2019. This is in contrast to the lower statewide median age of 30.7 in 2019.

Summit County

2000-2024

	2010		2019		2024	
	Persons	%	Persons	%	Persons	%
Pre-School, 0-4	2,468	6.9%	2,596	6.1%	2,861	6.2%
School Age, 5-17	7,602	20.9%	7,918	18.6%	8,161	17.7%
College Age, 18-24	2,626	7.2%	3,322	7.8%	3,262	7.0%
Young Adults, 25-44	9,882	27.2%	11,082	26.1%	12,539	27.0%
Middle Age, 45-64	10,978	30.2%	12,383	29.2%	12,360	26.7%
Senior Adults, 65+	2,768	7.6%	5,164	12.3%	7,107	15.3%
Total	36,324	100%		100.0%		100.0%

Source: ESRI Business Analyst, US Census Bureau

The need for specialized senior housing, such as active adult communities and assisted living facilities, will increase with the continued growth in the county's senior and "frail elderly" population (age 75 and older). And if the County wants to ensure new young families can move into the community, additional affordable housing opportunities for families will be critical.

Households

- **The Census defines a “household” as any group of people occupying a housing unit, which may include single persons living alone, families related through marriage or blood, or unrelated persons who share living quarters. Persons living in retirement or convalescent homes, dormitories, or other group living situations are not considered households.**
- **Household characteristics are important indicators of the type and size of housing needed in a community. According to the American Community Survey (2013-2017), there are 14,781 households in Summit County, of which 73.9% percent are families. Families, defined as persons related through marriage or blood, are comprised of families with or without related children as well as other family types, such as female-headed households with children.**

Households (cont'd)

- Non-families, including singles, and other households, make up 26.1% percent of households in Summit County. **Since 2000 the number of non-family households increased from 27.4% percent in 2000 to 28.6% percent in 2010.** For 2019, it is estimated that Summit County is home to 15,054 Households.
- Household type and size, income levels, the presence of special needs populations, and other household characteristics determine the type of housing needed by residents.

Household Income

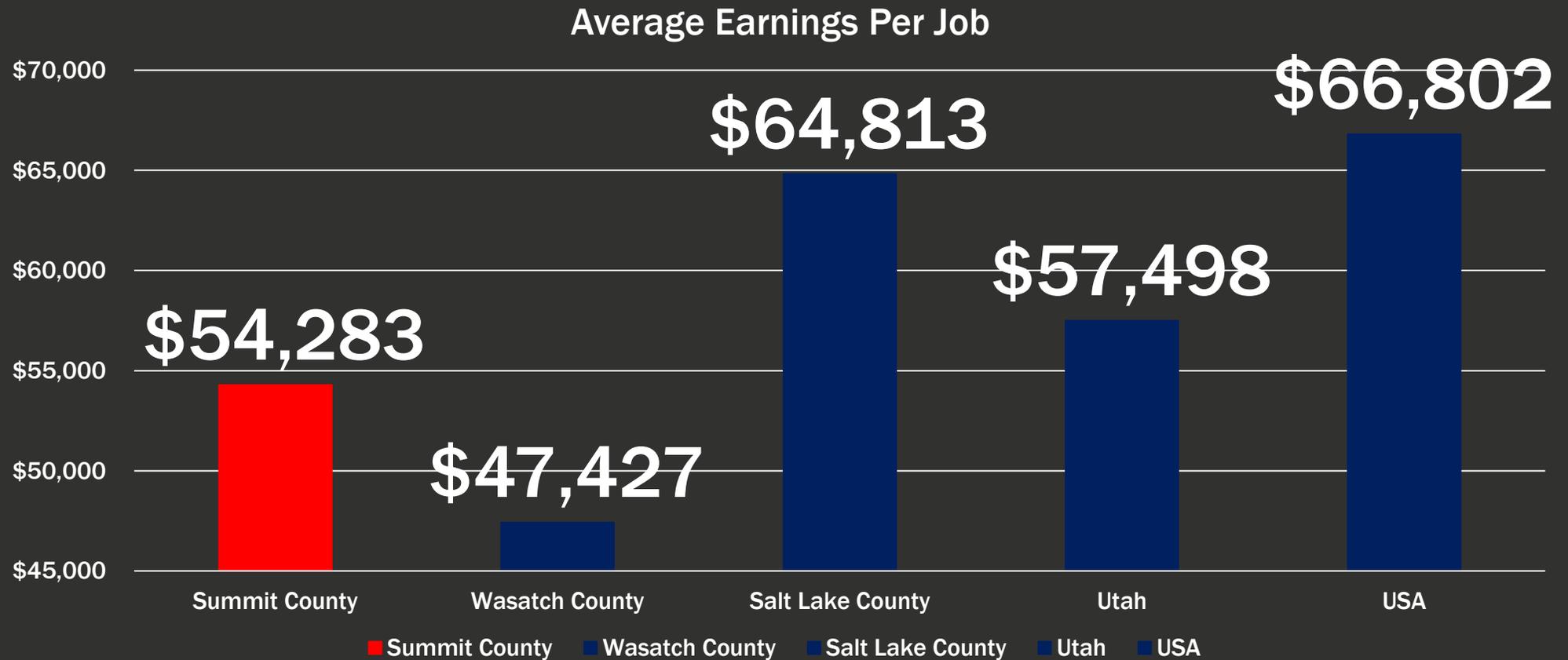
- Household income is a key factor affecting housing opportunity, determining a household's ability to balance housing costs with other basic-necessities. Income levels can vary considerably among households based upon tenure, household type, location of residence, and race/ethnicity, among other factors.
- Definitions regarding income become important as they relate to housing policy.

Income Definitions

- **Average Earnings Per Job:** Also called “Current Total Earnings”, this is the total pre-tax industry earnings for a region divided by number of jobs. Includes wages, salaries, supplements (additional employee benefits), and proprietor income.
- **Area Median Income (AMI):** The midpoint of a region’s income distribution – half of families in a region earn more than the median and half earn less than the median. For housing policy, income thresholds set relative to the area median income—such as <80% of the area median income—identify Moderate Income households. The Area Median Income for Summit County is \$109,800 for a family of four (4).

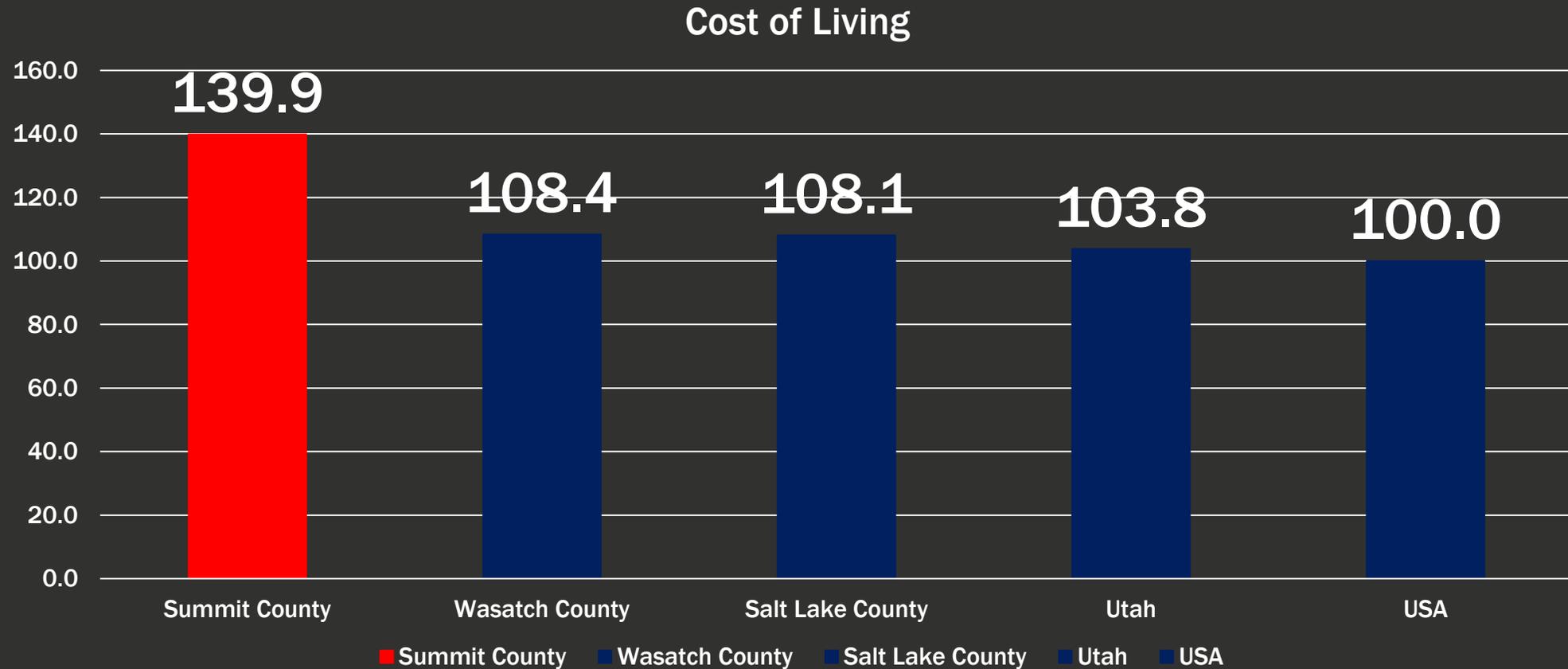
Source: EMSI, Developer

Average Earnings Per Job



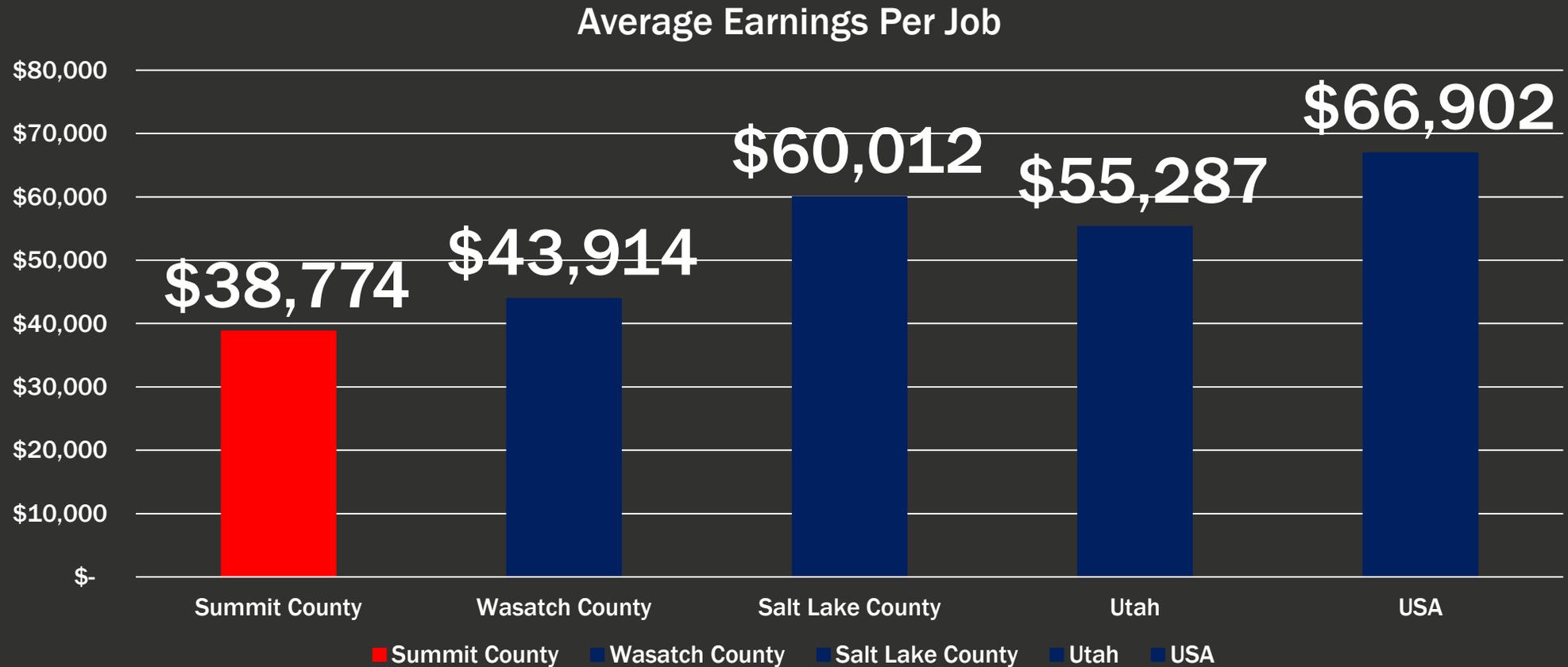
Source: EMSI, Developer

Cost of Living



Source: EMSI, Developer

Average Earnings Per Job Adjusted by COL



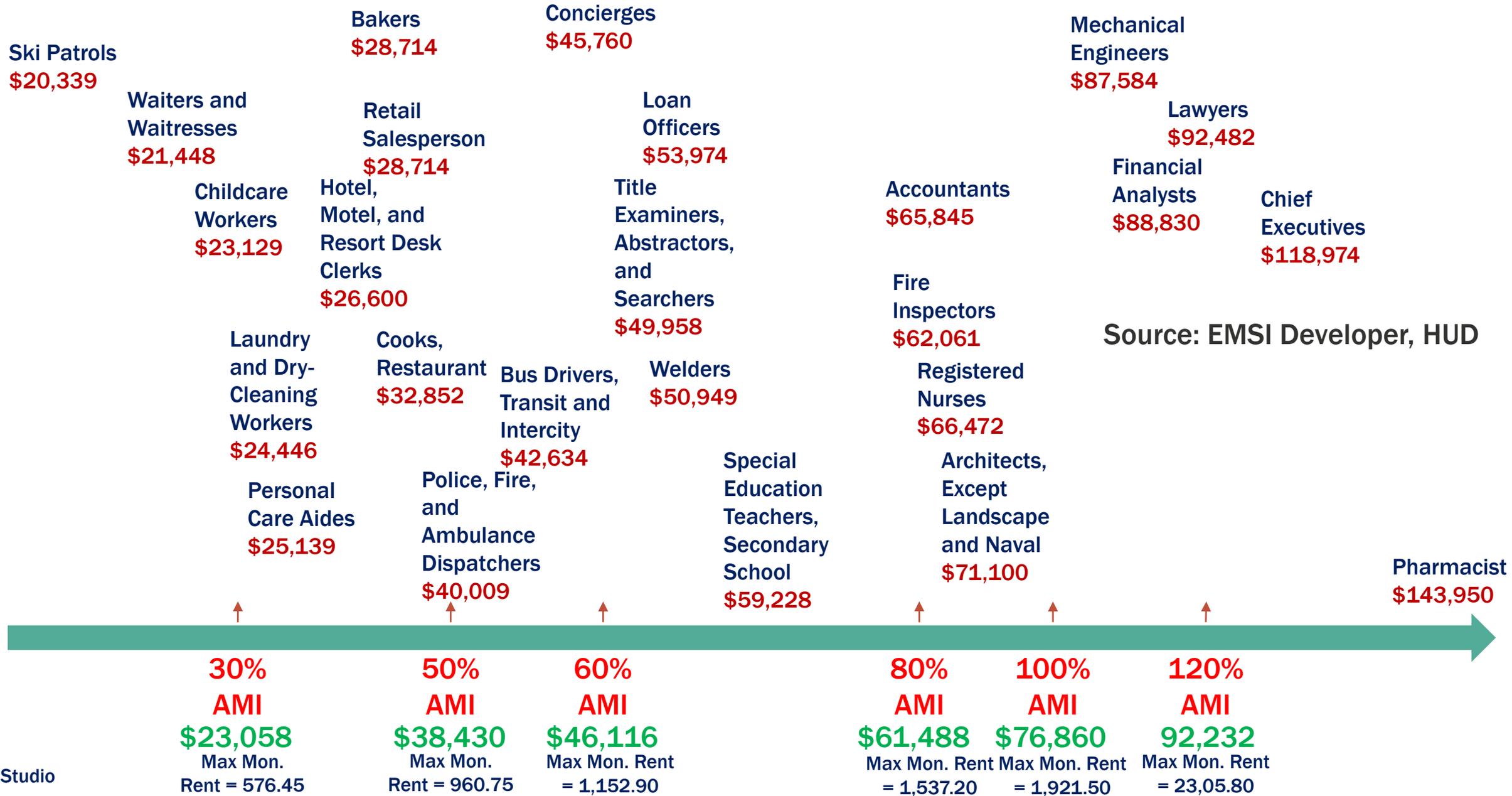
Area Median Income

A **cost-burdened household is one that spends more than 30%** of its income on housing.

	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
50% AMI	\$38,430	\$43,920	\$49,410	\$54,900	\$59,292	\$63,684	\$68,076	\$72,468
60% AMI	\$46,116	\$52,704	\$59,292	\$65,880	\$71,150	\$76,421	\$81,691	\$86,962
80% AMI	\$61,488	\$70,272	\$79,056	\$87,840	\$94,867	\$101,894	\$108,922	\$115,949
100% AMI	\$76,860	\$87,840	\$98,820	\$109,800	\$118,584	\$127,368	\$136,152	\$144,936

Example: Single person HH earning \$46,116 (60% AMI)
 $46,116 \times .30 = 13,834.80 / 12 = \$1,152.90$ (maximum rent/mortgage)

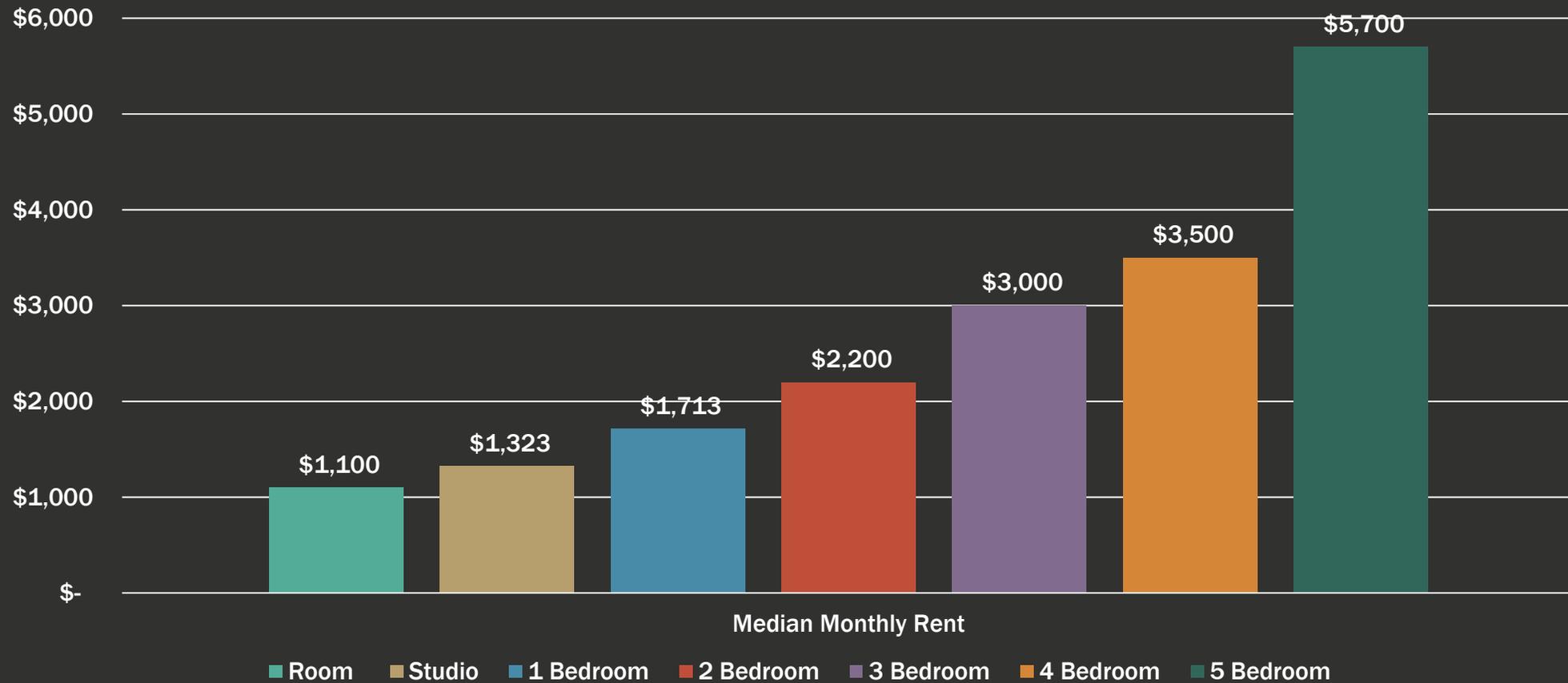
Source: HUD/Summit County



Source: EMSI Developer, HUD

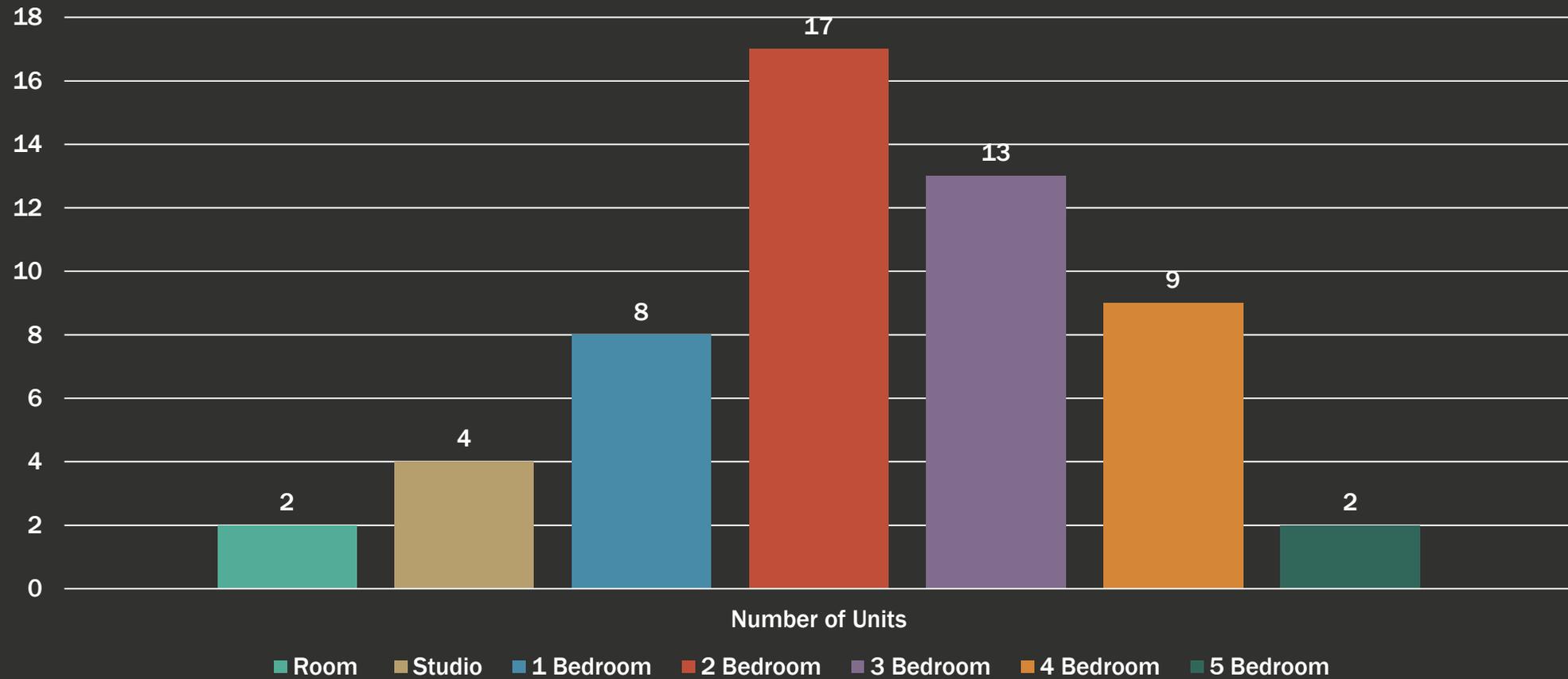
Source: EMSI, Developer

Rent Survey (KSL Rentler) October 2019



Rent Survey (KSL Rentler)

October 2019



Ownership Units

60% AMI Single Person HH
Earning \$46,116.

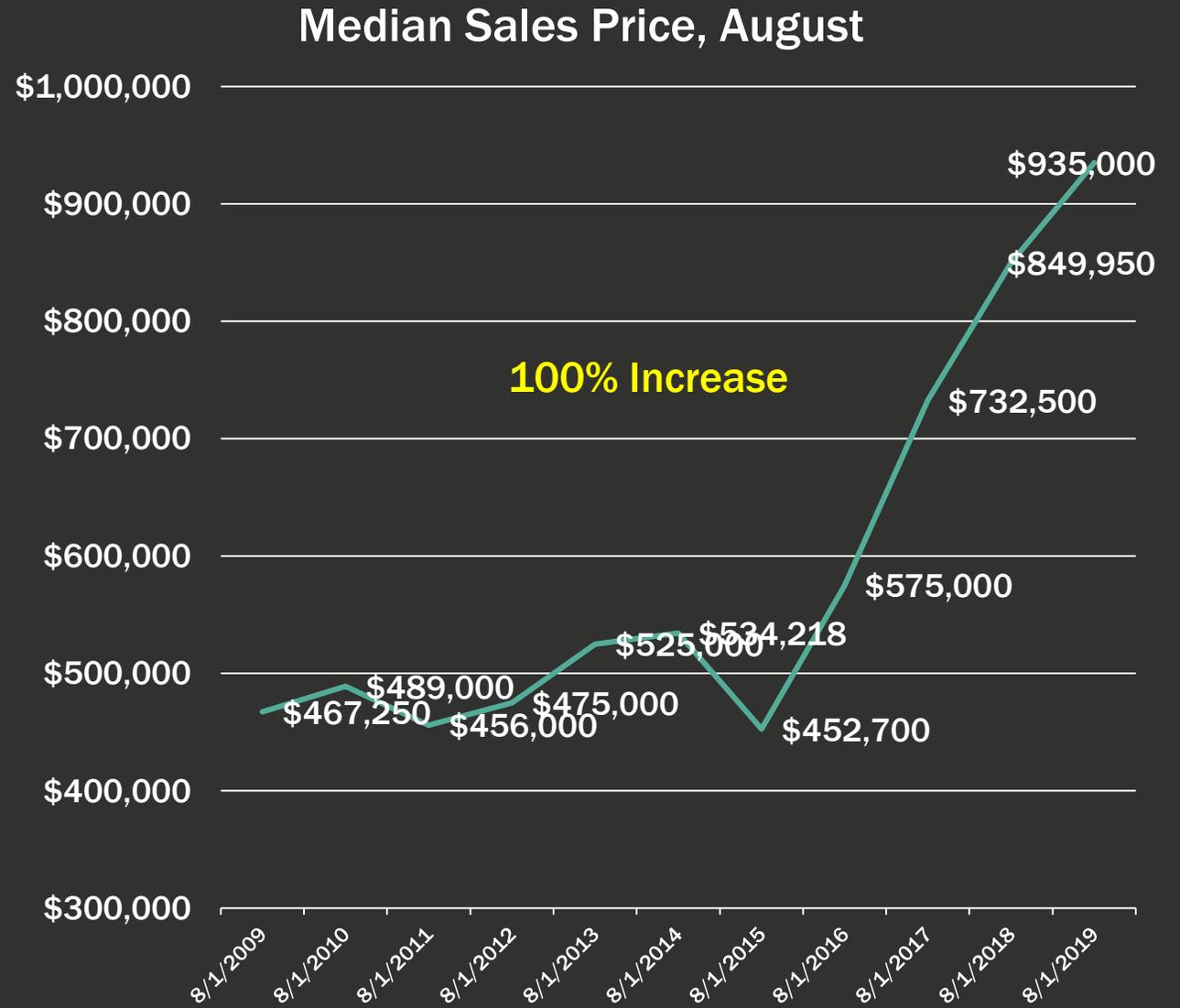
The unit would need to be
priced at **\$152,500**.

Assumptions: Studio Unit

- 5% Down Payment
- 4% Interest Rate
- Property Tax = Sale Price x .01 x .55
- Annual Insurance = \$400
- Annual PMI = Mortgage x .0056
- HOA Fees = \$300
- Estimated Family Size = 1

Median Sales Price

Source: Utah Association of Realtors



Salt Lake Tribune, November 19, 2019

11/19/2019

Home prices in Salt Lake County reach an all-time high - The Salt Lake Tribune

The Salt Lake Tribune

Home prices in Salt Lake County reach an all-time high



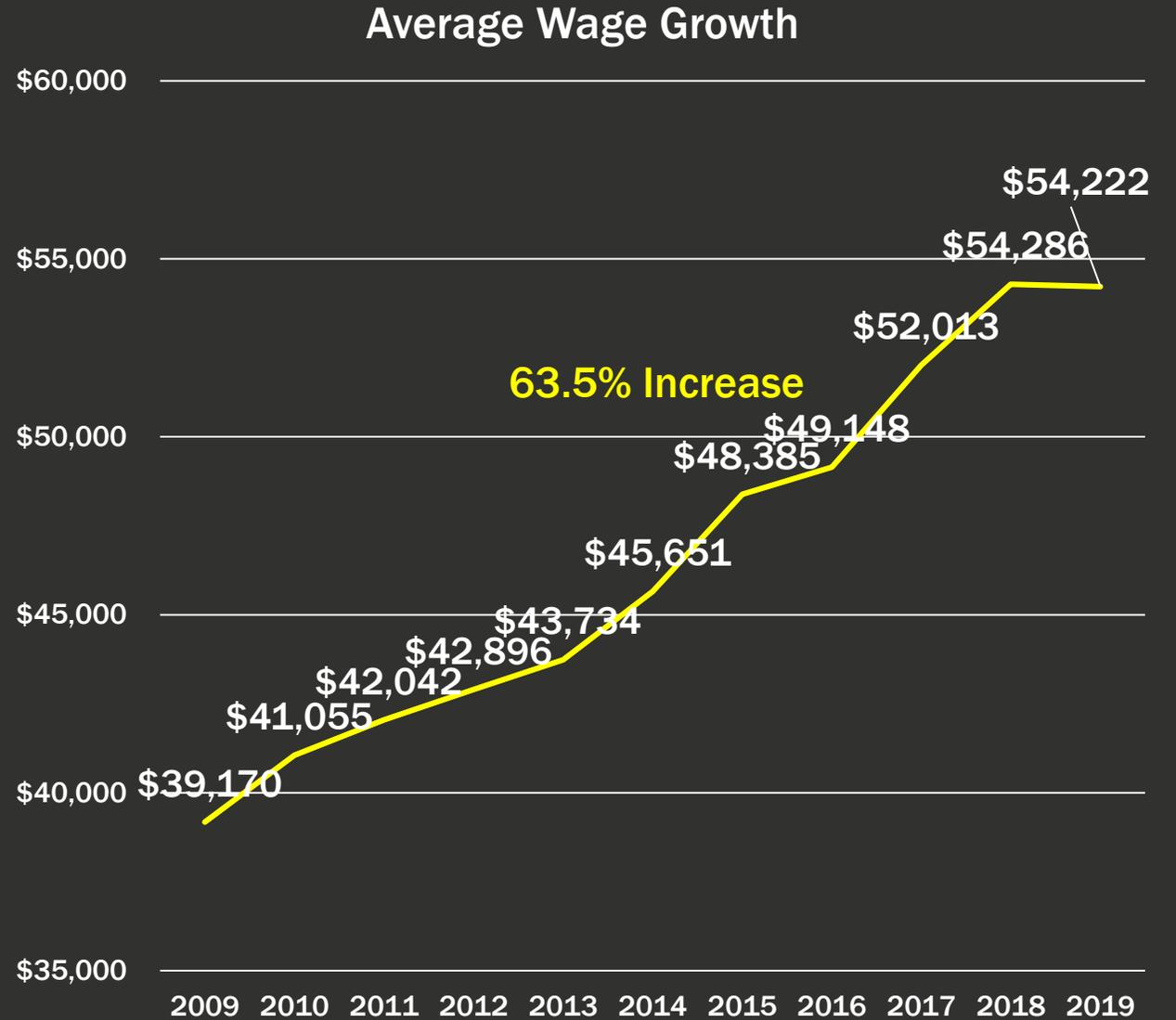
“Public policy debates about affordable housing, spurring a historic spate of investments in new apartment buildings and boosting the chances that younger people will more likely rent than buy.”

11/19/2019

(AP file photo) Single-family home sales in Salt Lake County remained essentially flat for the third quarter of 2019, as median prices climbed to all-time highs.

Growth in Average Wage Growth

Source: EMSI, Developer



Units Completed (Stewardship)

Tax Credit Projects

- Richer Place, 28 Units
- Liberty Peak, 150 Units
- Elk Meadows, 96 Units
- Newpark Studios, 38 Units

Others

- Canyon Corners, 20 Units
- Utah Olympic Park, 30 Units (8 Workforce Units, 7-Year Around Athlete, 15 – Seasonal Athlete)/Opened in 2019.
- Bear Hollow Village, 65 Units
- Fox Point, 15 Units

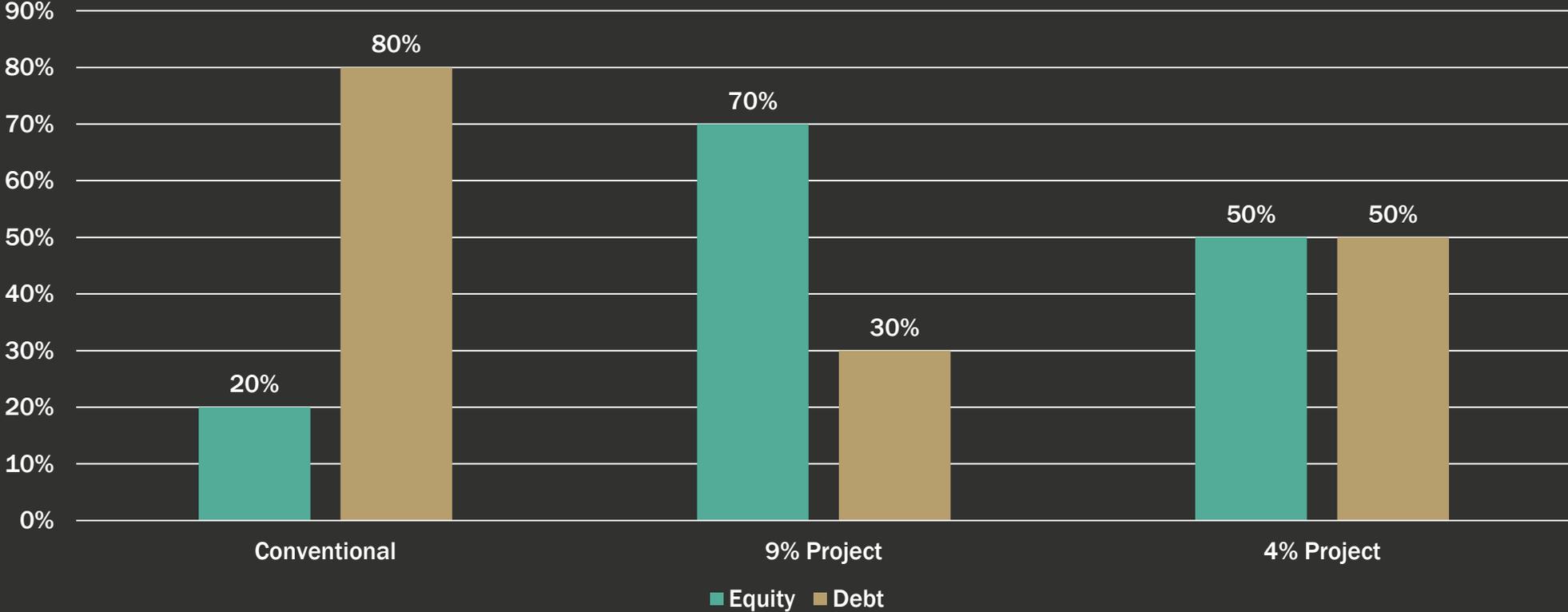
164 Ownership Units (self help) Summit County, MCHT

The Impact of Tax Credit Projects

- Tax Credits provide equity to rental housing development.
- Equity is similar to the developer's down payment.
- Advantage: The large amount of tax credit equity (down payment) requires a small mortgage loan to finance the project.
- A small mortgage loan requires **small monthly mortgage payments**.
- **Rents are lower** than a development with large mortgage payments.
- Rents are low enough to be **affordable to lower income tenants**.

Debt and Equity Comparison

Low Income Housing Tax Credits



ACN, Department of Workforce Services GAP

UCA 10-9a-408(2)(c)(i)

Calculate the municipality's housing gap for the current biennium by entering the number of moderate-income renter households, affordable and available rental units from TABLE 1 below:

2018 Shortage	Renter Households	Affordable Rental Units	Available Rental Units	Affordable Units - Renter Households	Available Units - Renter Households
≤ 80% HAMFI	1,790	3,400	2,280	1,610	490
≤ 50% HAMFI	1,275	2,360	1,535	1,085	260
≤ 30% HAMFI	700	740	345	40	-355

Calculate the municipality's housing gap for the previous biennium by entering the number of moderate-income renter households, affordable and available rental units from TABLE 2 below:

2016 Shortage	Renter Households	Affordable Rental Units	Available Rental Units	Affordable Units - Renter Households	Available Units - Renter Households
≤ 80% HAMFI	1,885	3,215	2,400	1,330	515
≤ 50% HAMFI	1,350	2,185	1,505	835	155
≤ 30% HAMFI	850	705	410	-145	-440

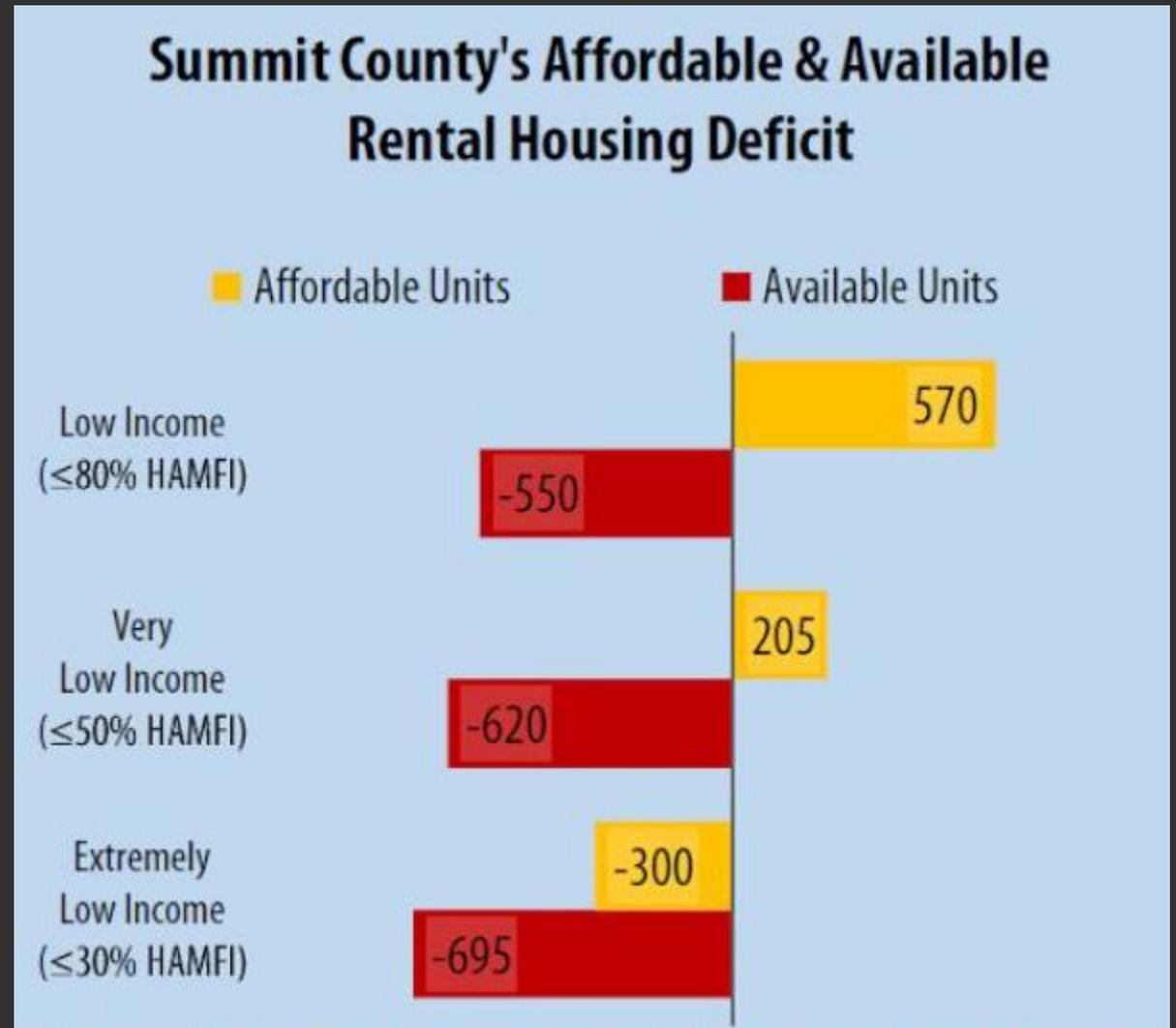
Subtract Table 2 from Table 1 to estimate progress in providing moderate-income housing

PROGRESS	Renter Households	Affordable Rental Units	Available Rental Units	Affordable Units - Renter Households	Available Units - Renter Households
≤ 80% HAMFI	-95	185	-120	280	-25
≤ 50% HAMFI	-75	175	30	250	105
≤ 30% HAMFI	-150	35	-65	185	85

Department of Workforce Services, HUD, CHAS Data GAP

1. Summit County has an existing gap of 2,165 (affordable and available) units for those earning less than 80% AMI, with 995 units of that total in the <30% AMI category. If you subtract the <30% AMI units from the total (because it is impossible to build <30% AMI units without enormous subsidy), we have an existing gap of **1,170 units** based on data from 2016.

Source: HUD 2019, CHAS 2012-2016



Future Moderate-Income Housing Needs, SB

Rentals

Table 1
Annual Housing Needs Projections for Renter Households 2019-2023
Selected Jurisdiction in Summit/Wasatch Region
(Excludes Renters at <30% AMI)

Moderate = 70 Units

Middle = 53 Units

	Total	31%-50%	>50%-60%	>60%-80%	>80%-100%	>100%-120%
Summit County	231	63	23	48	49	48
Snyderville	123	30	13	27	27	26
Eastern Summit	44	12	4	9	9	10
Park City	64	21	6	12	13	12
Wasatch County	102	33	12	19	23	15
Heber City	50	16	11	13	3	7
Wasatch County	52	17	1	6	20	8
Total	333	96	35	67	72	63

Source: James Wood.

Source: Regional Housing Needs Assessment: Summit and Wasatch Counties, Jim Wood

Future Moderate-Income Housing Needs, ESC

Rentals

Table 1
Annual Housing Needs Projections for Renter Households 2019-2023
Selected Jurisdiction in Summit/Wasatch Region
(Excludes Renters at <30% AMI)

Moderate = 25 Units

Middle = 19 Units

	Total	31%-50%	>50%-60%	>60%-80%	>80%-100%	>100%-120%
Summit County	231	63	23	48	49	48
Snyderville	123	30	13	27	27	26
Eastern Summit	44	12	4	9	9	10
Park City	64	21	6	12	13	12
Wasatch County	102	33	12	19	23	15
Heber City	50	16	11	13	3	7
Wasatch County	52	17	1	6	20	8
Total	333	96	35	67	72	63

Source: James Wood.

Source: Regional Housing Needs Assessment: Summit and Wasatch Counties, Jim Wood

Future Moderate-Income Housing Needs, SB

Ownership

Moderate = 41 Units

Middle = 31 Units

Table 2
Annual Housing Needs Projections for Owner Households 2019-2023
Selected Jurisdiction in Summit/Wasatch Region

	Total	>50%-60%	>60%-80%	>80%-100% AMI	>100%-120%
Summit County	198	36	49	49	39
Snyderville	97	21	20	20	11
Eastern Summit	33	5	9	10	9
Park City	68	10	20	19	19
Wasatch County	141	26	52	42	21
Wasatch County (excl. Heber)	71	12	23	22	14
Heber City	70	14	29	20	7
Region Total	339	62	101	91	60

Source: Regional Housing Needs Assessment: Summit and Wasatch Counties, Jim Wood

Future Moderate-Income Housing Needs, ESC

Ownership

Moderate = 14 Units

Middle = 19 Units

Table 2
Annual Housing Needs Projections for Owner Households 2019-2023
Selected Jurisdiction in Summit/Wasatch Region

	Total	>50%-60%	>60%-80%	>80%-100% AMI	>100%-120%
Summit County	198	36	49	49	39
Snyderville	97	21	20	20	11
Eastern Summit	33	5	9	10	9
Park City	68	10	20	19	19
Wasatch County	141	26	52	42	21
Wasatch County (excl. Heber)	71	12	23	22	14
Heber City	70	14	29	20	7
Region Total	339	62	101	91	60

Source: Regional Housing Needs Assessment: Summit and Wasatch Counties, Jim Wood

Moderate Income Housing Report (Rental)

Snyderville Basin Planning Area, 2020-2025

- 40 Rental Units at <80% AMI per year
- 30 Rental Units at <50% AMI per year
- 53 Units at <30% AMI per year

Eastern Summit County Planning Area, 2020-2025

- 9 Rental Units at <80% AMI per year
- 13 Rental Units at <50% AMI per year
- 24 Units at <30% AMI per year

Source: Regional Housing Needs Assessment: Summit and Wasatch Counties, Jim Wood

In the “Pipeline”

662 Units

- Discovery Ridge, 30 units/ownership
- Silver Creek Village, 330 units/ownership & rental
- Lincoln Station, 52 units/rental
- CVMA, 169 units (1,153 pillows)/rental
- Woodward, 8 units/rental
- Newpark Commons, 38 units (Average 80% AMI)/rentals
- Promontory, 35 Units (80 bedrooms)/Rentals



Recommended General Plan Amendments – Snyderville Basin General Plan

Snyderville Basin General Plan, Chapter 6

Existing Language	Recommended Amendment
<p>Chapter 6 Housing Element</p>	<p>Chapter 6 Housing and Moderate-Income Housing Element</p>
<p>GOAL: Provide equal housing opportunities for all residents of the Basin by facilitating reasonable opportunities for a variety of housing, including low and moderate income housing.</p>	<p>GOAL: Provide equal housing opportunities to meet the needs of people of various income levels living, working, or desiring to live or work in the Basin by facilitating reasonable opportunities for a variety of housing, including low and moderate-income housing.</p>
<p>OBJECTIVE A: Develop strategies to ensure that an adequate supply of housing is provided that meets the needs of various moderate and low income groups in the Basin identified in the Housing Needs Assessment, as updated.</p>	<p>OBJECTIVE A: Develop strategies to ensure that an adequate supply of housing is provided that meet the needs of various moderate and low-income groups living, working, or desiring to live or work in the Basin identified in the Housing Needs Assessment and/or Department of Workforce Services database, as updated</p>

Snyderville Basin General Plan, Chapter 6 (Cont'd)

Existing Language	Recommended Amendment
Chapter 6 Policy 6.1: Identify and implement a wide range of strategies to increase housing density and diversity in appropriate locations. Such strategies may include:	
	f. Explore the creation of a Summit County Housing Authority and/or regional housing authority.
	g. Potentially provide land as a public subsidy and build development partnerships.
	h. Incorporate the definition of “Middle Income Housing” in the Development Code and other policy documents.
	i. Beginning in 2020, conduct a biennial review of Chapter 5, Affordable Housing, Snyderville Basin Development Code and update the County’s inclusionary housing ordinance as necessary.

Snyderville Basin General Plan, Chapter 6 (Cont'd)

Existing Language	Recommended Amendment
<p>Chapter 6 OBJECTIVE B: Support strategies that allow persons with moderate and low incomes to benefit from and fully participate in all aspects of neighborhood and community life.</p>	<p>Policy 6.10: Encourage and incentivize the distribution of workforce housing throughout the Snyderville Basin. The County will use financing strategies and land use tools to encourage and incentivize the geographic distribution and neighborhood integration of new affordable housing units. Program guidelines that support the development of new workforce housing will include zoning mechanisms to incentivize the geographic distribution and neighborhood integration of workforce housing to achieve the objectives of the MIHP.</p>

Planning Commission Discussion

Directed staff to include Policy 6:10 under Chapter 6, Objective B:

“Encourage and incentivize the distribution of workforce housing throughout the Snyderville Basin. The County will use financing strategies and land use tools to encourage and incentivize the geographic distribution and neighborhood integration of new affordable housing units. Program guidelines that support the development of new workforce housing will include zoning mechanisms to incentivize the geographic distribution and neighborhood integration of workforce housing to achieve the objectives of the MIHP.”

The intended purpose of Policy 6:10 was to discourage the over-concentration of low & moderate-income housing to a single geographic location and to encourage neighborhood integration.

On November 12, 2019, the Planning Commission reviewed the Moderate-Income Housing Plan/Presentation, Staff Report, and recommended the Amendments for Council’s consideration.

Recommended General Plan Amendments – Eastern Summit County General Plan

Eastern Summit County General Plan, Chapter 7

Existing Language	Recommended Amendment
Chapter 7.1 Moderate Income Housing	
	<p>g. Incorporate the definition of “Middle Income Housing” in the Development Code and other policy documents.</p>
	<p>h. Explore a Fee Deferral Program and/or other incentives for Deed-Restricted ADUs.</p>
	<p>i. Examine any potential programs or partnerships with the Mountainlands Association of Governments (MAG) for the creation of moderate-income housing opportunities.</p>

Planning Commission Discussion

- Directed staff to add additional language to proposed General Plan Amendment 7 (h) More specifically, that in addition to exploring a fee deferral program for deed-restricted ADUs, that staff would also explore **other incentives** to generate ADUs.
- On November 7, 2019, the Planning Commission reviewed the Moderate-Income Housing Plan/Presentation, Staff Report, and recommended the Amendments for Council's consideration.

**Update/Amend the MIHP Provisions within the County's
General Plans**



**Process: PC required to hold 1 public hearing, make a recommendation to the County
Council, CC then considers adoption.**

**Prepare the Annual Moderate-Income Housing Report & Adopt by
Resolution**



Submit the updated Chapter to State by December 1, 2019

Public Input

Snyderville Basin

- Staff received an email from Ms. Stephanie Gramann (General Inquiry), “Can you tell me in layman’s terms about the potential amendments to Chapter 6 in regards to moderate income housing?”
- No public testimony was offered during the Planning Commission Public Hearing. held November 12, 2019.

Eastern Summit County

- During the Planning Commission Public Hearing held on November 7, 2019, Mr. Chris Ure offered testimony regarding the negative impact that rising property taxes have on affordable and moderate-income housing.
- Also recommended that “self help” single family homes be deed restricted in addition to owners being income qualified.

Workforce Housing: Strategic Effect #2

“The County will facilitate efforts to significantly decrease the deficit in workforce/affordable housing in order to have more community members who work and live in our County.”

–Summit County Council

MOTION: Staff recommends that the County Council review the Moderate-Income Housing Plan/Presentation, Moderate Income Housing Report, Attachments, conduct a public hearing, accept the findings, and approve Ordinance Number 904 ; Ordinance Number 905 and Resolution Number 2019-31.