

**SUMMIT COUNTY COUNCIL RESOLUTION
ADOPTING THE 2019 MODERATE INCOME HOUSING REPORT
FOR SUMMIT COUNTY, UTAH**

RESOLUTION NO. 2019-31

IT IS HEREBY RESOLVED BY THE SUMMIT COUNTY COUNCIL THAT:

WHEREAS, the current Snyderville Basin General Plan was adopted on June 17, 2015 by Ordinance 839; and

WHEREAS, the Snyderville Basin General Plan, as required by Utah law, includes Chapter 6, "Housing Element," the purpose of which is to "[p]rovide equal housing opportunities for all residents of the [Snyderville] Basin by facilitating reasonable opportunities for a variety of housing, including low and moderate income housing"; and

WHEREAS, the current Eastern Summit County General Plan was adopted on August 14, 2013 by Ordinance 813; and

WHEREAS, the Eastern Summit County General Plan, as required by Utah law, includes Chapter 7, "Moderate Income Housing," the goal of which is to "[p]romote a mix of housing types and availability"; and

WHEREAS, the Utah State legislature adopted Senate Bill 34 during the 2019 legislative session, which requires counties and municipalities to include specific moderate-income housing strategies, as outlined in the bill, that must be included in a jurisdiction's general plan in order to be considered for certain state transportation funding; and

WHEREAS, on November 7, 2019 the Eastern Summit County Planning Commission reviewed the Moderate Income Housing Plan/Presentation and proposed Eastern Summit County General Plan Amendments, conducted a public hearing and forwarded a positive recommendation for the Summit County Council's consideration; and

WHEREAS, on November 12, 2019 the Snyderville Basin Planning Commission reviewed the Moderate Income Housing Plan/Presentation and proposed Snyderville Basin General Plan Amendments, conducted a public hearing and forwarded a positive recommendation for the Summit County Council's consideration; and

WHEREAS, on November 25, 2019, the Summit County Council held public hearings on amendments to the moderate income housing elements of both the Snyderville Basin General Plan and the Eastern Summit County General Plan and adopted Ordinances 904 and 905, and

WHEREAS, on November 25, 2019, the Summit County Council held a public hearing on adoption of the 2019 Moderate Income Housing Report for Summit County; and

WHEREAS, Summit County must submit a copy of the 2019 Moderate Income Housing Report to the Utah Department of Workforce Services and Mountainland Association of Governments by December 1, 2019; and

WHEREAS, Summit County must publish the 2019 Moderate Income Housing Report on Summit County's official website by December 1, 2019.

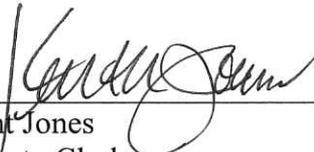
NOW, THEREFORE, the SUMMIT COUNTY COUNCIL resolves as follows:

- 1) The 2019 Moderate Income Housing Report for Summit County attached as Exhibit A is hereby approved and adopted.
- 2) The 2019 Moderate Income Housing Report for Summit County attached as Exhibit A shall be filed with the Utah Department of Workforce Services and Mountainland Association of Governments by December 1, 2019.
- 3) The 2019 Moderate Income Housing Report for Summit County attached as Exhibit A shall be posted on the official Summit County website by December 1, 2019.

APPROVED and ADOPTED this 25th day of November, 2019.

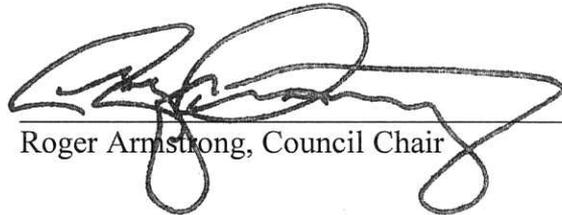


ATTEST:



Kent Jones
County Clerk

SUMMIT COUNTY COUNCIL



Roger Armstrong, Council Chair

APPROVED AS TO FORM:



Helen Strachan
Deputy County Attorney

EXHIBIT A

Attachment 6

State of Utah, Department of Workforce Services Annual Moderate Income Housing Report & 5 Year Needs Assessment

ANNUAL MODERATE-INCOME HOUSING REPORTING FORM

Under the Utah Code, Municipal legislative bodies must annually:

- Update 5-year estimates of moderate-income housing needs UCA 10-9a-408 and 17-27a-408
- Conduct a review of the moderate-income housing element and its implementation; and
- Report the findings of the annual review to the Housing and Community Development Division (HCDD) of the Utah Department of Workforce Services and their Association of Government or Metropolitan Planning Organization no later than December 1st; and
- Post the report on their municipality's website.

In accordance with UCA 10-9a-401 and 17-27a-401 municipalities that must report regularly are:

- Cities of the first, second, third, and fourth class (or have 10,000 or more residents).
- Cities of the fifth class:
 - Having an estimated population greater than or equal to 5,000 residents; AND
 - That are located in a county with a population greater than or equal to 31,000 residents.
- Metro Townships:
 - Having an estimated population greater than or equal to 5,000 residents;
 - Having an estimated population less than 5,000 BUT is located in a county with a population greater than or equal to 31,000 residents.
- Not a town with fewer than 1,000 residents.

To find out if your municipality must report annually, please visit:

<https://jobs.utah.gov/housing/affordable/moderate/reporting/>

For additional moderate-income housing planning resources:

<https://jobs.utah.gov/housing/affordable/moderate/index.html>

MUNICIPAL GOVERNMENT INFORMATION:

Municipal Government: Summit County

Reporting Date: November 20, 2019

MUNICIPAL GOVERNMENT CONTACT INFORMATION:

Address: 60 North Main, PO Box 128, Coalville, UT 84017

Mayor's First and Last Name: Roger Armstrong, Chair, County Council

Mayor's Email Address: 60 North Main, PO Box 128, Coalville, UT 84017

Tom Fisher, County Manager

PREPARER CONTACT INFORMATION:

Preparer's First and Last Name: Jeffrey B. Jones, AICP

Preparer's Title: Economic Development Director

Preparer's Email Address: jjones@summitcounty.org

Preparer's Telephone: 435-336-3221

Extension: _____



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Summit County
60 N. Main Street, Coalville UT 84017
435-336-3200

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Snyderville Basin General Plan

When did the municipality last adopt moderate-income housing element of their general plan?

Snyderville Basin General Plan, June 2015, Amended November 25, 2019

Link to moderate-income housing element on municipality website: <https://www.summitcounty.org/DocumentCenter/View/481/General-Plan-PDF?BidId=>

UCA 10-9a-403 (2)(b)(iii) and 17-27a-403 (2)(b)(ii) requires municipalities to include three or more strategies in their moderate income housing element of their general plan. In addition to the recommendations required under 10-9a-403 (2)(b)(iii) and 17-27a-403 (2)(b)(ii), for a municipality that has a fixed guideway public transit station, shall include a recommendation to implement the strategies described in 10-9a-403 (2)(b)(iii)(G) or (H) and 17-27a-403 (2)(b)(ii)(G) or (H). Municipalities shall annually progress on implementing these recommendations.

STRATEGIES

** Repeat questions 3 or more times

1. State strategy municipality included in the moderate-income housing element of its general plan below.

A) rezone for densities necessary to assure the production of moderate income housing;

2. Please state the municipality's goal(s) associated with the strategy

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.

3. What are the specific outcomes that the strategy intends to accomplish?

The County rezoned property in support of the Lincoln Station project that will result in 78 multi-family residential units 47 market units, 31 deed restricted affordable units (<=80% AMI) 5,000 sf commercial building. The County also negotiated an Affordable Housing Agreement with the Applicant and will record specific deed restrictions for the subject property to preserve long-term affordability.

4. Please describe how the municipality has monitored its annual progress toward achieving the goal(s).

The Applicant, through the County's CUP process is considering revising the project to develop 76 multi-family residential units 24 market units, 31 deed restricted affordable units (<=80% AMI), 21 deed restricted attainable (middle income) units (81%-120% AMI) and a 5,144 sf commercial building. The Affordable Housing Agreement will need to be augmented as per the CUP and new Deed Restrictions recorded for the subject property.

5. In the boxes below, outline the following objectives associated with the goal(s) stated in item 2.

a. Please identify the key tasks of each stage needed to accomplish the goal(s) stated in item 2.

Applicant: Finalize the project design and unit configuration and income targets.
Summit County Community Development Department: Review Construction Drawings and CUP
Summit County Housing Director and Office of County Attorney: prepare and record Affordable Housing Agreement and associated Deed Restrictions.

b. Please identify the parties that are responsible for completing the key tasks of each stage identified in item 5a.

Applicant: Finalize the project design and unit configuration and income targets.
Summit County Community Development Department: Review Construction Drawings and CUP
Summit County Housing Director and Office of County Attorney: prepare and record Affordable Housing Agreement and associated Deed Restrictions.

- c. Please describe the resources that the municipality must allocate to complete the key task of each stage identified in item 5a.

Summit County has extended resources from the County's Legal, Community Development, Economic Development and Public Works Department in support of the project. On-going project monitoring will be provided by the Economic Development and Legal Department with regards to the recorded Affordable Housing Agreement and associated Deed Restrictions.

- d. Please state specific deadlines for completing the key tasks of each stage identified in item 5a.

Applicant: Finalize the project design and unit configuration and income targets. (Subject to project financing & market conditions, YR 2020)
Summit County Community Development Department: Review Construction Drawings and CUP (Timing is based on a complete application)
Summit County Housing Director and Office of County Attorney: prepare and record Affordable Housing Agreement and associated Deed Restrictions. (Will be amended and/or completed within 6 weeks of a fully entitled project.)

- e. Which of the tasks stated in item 5a have been completed so far, and what have been their results?

A rezone and CUP has been approved for the project. However, the project may be amended/augmented as per the Applicant.

- f. How is the municipality addressing results described in 5e that deviate from the desired outcomes specified in item 3? What barriers has the municipality encountered during the course of implementation of said goals?

The density of the planned project is difficult to accommodate while trying to comply with the various height, parking and setback requirements required by the Snyderville Basin Development Code. Also, project financing is also challenging for all affordable projects.

- g. (Optional) Have you considered efforts to use a moderate income housing set aside from a community reinvestment agency, redevelopment agency, or community development and renewal agency within your community.

In the Snyderville Basin, the County incorporates inclusionary zoning as part of its Development Code, which requires a 20% set aside for affordable/workforce housing. The County has used the assessment district process in support of the Canyon's Village Master Plan update.

PLEASE SUBMIT DOCUMENTATION FROM THE EVALUATION PERIOD THAT SUPPORTS PROGRESS AS OUTLINED ABOVE.

Municipal legislative bodies are also required to review and submit the following:

It should be noted that the Gap Analysis tool created by the Department of Workforce Services using the American Community Survey Data, showed a need of 355 units at the <30% AMI with surpluses at the 50% and 80% AMI. This is not consistent with the CHAS Data Gap Analysis or the Assessment **UCA 10-9a-408(2)(c)(i):** prepared by Jim Wood in May of 2019. Summit County concurs with the Wood study as it is the most current.

- A current estimate of the city's rental housing needs for the following income limits:
 - 80% of the county's adjusted median family income 40 Units Annually from 2020-2024¹
 - 50% of the county's adjusted median family income 30 Units Annually from 2020-2024¹
 - 30% of the county's adjusted median family income 53 Units Annually from 2020-2024¹

The high cost of development, particularly land costs, renders projects targeted for this income group <30% AMI unfeasible; the project would not "pencil out." If the County creates a new Housing Authority and is able to qualify applicants who might obtain potential "housing choice" vouchers, they would be used to assist this income target group. A few <30% AMI units may also be created as part of a potential tax credit project.

UCA 10-9a-103(41)(b):

- An updated projection of 5-year affordable housing needs, which includes:

¹ Regional Housing Needs Assessment: Summit and Wasatch Counties, James Wood, May 2019

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Snyderville Basin General Plan

When did the municipality last adopt moderate-income housing element of their general plan?

Snyderville Basin General Plan, June 2015, Amended November 25, 2019

Link to moderate-income housing element on municipality website: <https://www.summitcounty.org/DocumentCenter/View/481/General-Plan-PDF?BidId=>

UCA 10-9a-403 (2)(b)(iii) and 17-27a-403 (2)(b)(ii) requires municipalities to include three or more strategies in their moderate income housing element of their general plan. In addition to the recommendations required under 10-9a-403 (2)(b)(iii) and 17-27a-403 (2)(b)(ii), for a municipality that has a fixed guideway public transit station, shall include a recommendation to implement the strategies described in 10-9a-403 (2)(b)(iii)(G) or (H) and 17-27a-403 (2)(b)(ii)(G) or (H). Municipalities shall annually progress on implementing these recommendations.

STRATEGIES

** Repeat questions 3 or more times

1. State strategy municipality included in the moderate-income housing element of its general plan below.

B) Facilitate the rehabilitation or expansion of infrastructure that will encourage the construction of moderate income housing.

2. Please state the municipality's goal(s) associated with the strategy

Policy 6.8: Support the use of private, local, state, and federal assistance for housing development or preservation. Summit County in concert with TCFC and the Canyons Village Master Association created an Assessment District as part of the new Canyons Village Master Plan.

3. What are the specific outcomes that the strategy intends to accomplish?

The Assessment District will result in the development of 169 Units (1158 pillows) of workforce housing. Tenants will be income qualified at < 80% AMI. The County also acquired a park and ride lot in support of the County's transit system. Canyon's Village Assessment District (Resolution 2017-28) . Notice of Assessment Interest and Notice of Proposed Assessment recorded on February 22, 2018 (\$26,136,364). Assessment Bond: • Canyons Resort Drive (\$3,107,995) • LV6 Purchase (\$14,392,005) • Ecker Hill Park & Ride Lot and associated Kilby Road improvements (\$5,500,000). The LV6 purchase was used to acquire the land for the development of 1,107 pillows of workforce housing.

4. Please describe how the municipality has monitored its annual progress toward achieving the goal(s).

Workforce housing agreement provisions were included as a requirement of the Development Agreement amendment process. Additionally, associated project timelines, tenant income qualification requirements and progress plan milestones were included in the development agreement amendment. The plans for the 169 unit project were submitted by the CVMA in 2019. The construction is to be completed by 2023.

5. In the boxes below, outline the following objectives associated with the goal(s) stated in item 2.

a. Please identify the key tasks of each stage needed to accomplish the goal(s) stated in item 2.

The Assessment District will finance the the redesign of Canyons Resort Drive, acquire parcel LV6 for the development of Workforce Housing (169 units) and the development of the Ecker Hill Park & Ride Lot and associated Kilby Road improvements. The Park and Ride project is complete, development plans have been submitted for the workforce housing project (2019) and the redesign of Canyon's Resort Drive is under design.

b. Please identify the parties that are responsible for completing the key tasks of each stage identified in item 5a.

The Canyon's Village Master Association (CVMA), are the developers of the 169 unit, 1,158 pillow project. They are responsible for the required project entitlements and submittals. To date, everything is on schedule to be completed by 2023. Summit County Community Development will review the plans/drawings for project compliance. The Economic Development and Legal Department will enforce the income qualification requirements.

- c. Please describe the resources that the municipality must allocate to complete the key task of each stage identified in item 5a.

Summit County extended resources from the County's Legal, Community Development, Finance, Economic Development and Public Works Department in support of the project. On-going project monitoring will be provided by the Economic Development and Legal Department with regards to the 169 unit rental project. The Public Works Department will also continue to support the project as required by the Development Agreement.

- d. Please state specific deadlines for completing the key tasks of each stage identified in item 5a.

The CVMA submitted the development plans for the 169 unit workforce housing project in 2019. They are required to construction the project by 2023. Although the obligation is be completed by 2023, the CVMA plans to complete 50% percent by 2022.

- e. Which of the tasks stated in item 5a have been completed so far, and what have been their results?

The CVMA have submitted plans in accordance with the Canyons Village Development Agreement Amendment. The County's Community Development Department are now engaged in reviewing the project plans. The Park and Ride lot is now complete.

- f. How is the municipality addressing results described in 5e that deviate from the desired outcomes specified in item 3? What barriers has the municipality encountered during the course of implementation of said goals?

The Park and Ride and Kilby Road improvements are now complete. The Park and Ride utilization was high during special events like Sundance Film Festival. As the Jeremy Ranch roundabouts are completed, increased use of the Park and Ridge is expected. No unexpected outcomes are associated with the Workforce Housing Project to date.

- g. (Optional) Have you considered efforts to use a moderate income housing set aside from a community reinvestment agency, redevelopment agency, or community development and renewal agency within your community.

In the Snyderville Basin, the County incorporates inclusionary zoning as part of its Development Code, which requires a 20% set aside for affordable/workforce housing. The County has used the assessment district process in support of the Canyon's Village Master Plan update.

PLEASE SUBMIT DOCUMENTATION FROM THE EVALUATION PERIOD THAT SUPPORTS PROGRESS AS OUTLINED ABOVE.

Municipal legislative bodies are also required to review and submit the following:

It should be noted that the Gap Analysis tool created by the Department of Workforce Services using the American Community Survey Data, showed a need of 355 units at the <30% AMI with surpluses at the 50% and 80% AMI. This is not consistent with the CHAS Data Gap Analysis or the Assessment **UCA 10-9a-408(2)(c)(i)**; prepared by Jim Wood in May of 2019. Summit County concurs with the Wood study as it is the most current.

- A current estimate of the city's rental housing needs for the following income limits:
 - 80% of the county's adjusted median family income 40 Units Annually from 2020-2024¹
 - 50% of the county's adjusted median family income 30 Units Annually from 2020-2024¹
 - 30% of the county's adjusted median family income 53 Units Annually from 2020-2024¹

The high cost of development, particularly land costs, renders projects targeted for this income group <30% AMI unfeasible; the project would not "pencil out." If the County creates a new Housing Authority and is able to qualify applicants who might

UCA 10-9a-103(41)(b): obtain potential "housing choice" vouchers, they would be used to assist this income target group. A few <30% AMI units may also be created as part of a potential tax credit project.

- An updated projection of 5-year affordable housing needs, which includes:

1 Regional Housing Needs Assessment: Summit and Wasatch Counties, James Wood, May 2019

3

Snyderville Basin General Plan

When did the municipality last adopt moderate-income housing element of their general plan?

Snyderville Basin General Plan, June 2015, Amended November 25, 2019

Link to moderate-income housing element on municipality website: <https://www.summitcounty.org/DocumentCenter/View/481/General-Plan-PDF?BidId=>

UCA 10-9a-403 (2)(b)(iii) and 17-27a-403 (2)(b)(ii) requires municipalities to include three or more strategies in their moderate income housing element of their general plan. In addition to the recommendations required under 10-9a-403 (2)(b)(iii) and 17-27a-403 (2)(b)(ii), for a municipality that has a fixed guideway public transit station, shall include a recommendation to implement the strategies described in 10-9a-403 (2)(b)(iii)(G) or (H) and 17-27a-403 (2)(b)(ii)(G) or (H). Municipalities shall annually progress on implementing these recommendations.

STRATEGIES

** Repeat questions 3 or more times

1. State strategy municipality included in the moderate-income housing element of its general plan below.

D) Consider County general fund subsidies or other sources of revenue to waive construction related fees that are otherwise generally imposed by the county; The County Manager has the ability to waive fees associated with the Community Development Department. In 2019, the County Manager waived fees in support of Mountainlands Community Housing Trust project in Silvercreek Village and the Utah Olympic Park Workforce Athlete Housing Project.

2. Please state the municipality's goal(s) associated with the strategy

Policy 6.7: Support nonprofit agencies and organizations that provide shelter, housing, and related services to low and moderate income households.

3. What are the specific outcomes that the strategy intends to accomplish?

The fee waivers to Mountainlands Community Housing Trust will aid in the development of 64 workforce units. 50% of the affordable housing projects in Silver Creek Village will be <80% AMI and 50% <60% AMI. :Phase I of the UOP will result in 30 units (8 Workforce Units, 7-Year Around Athlete, 15 – Seasonal Athlete).

4. Please describe how the municipality has monitored its annual progress toward achieving the goal(s).

The majority of workforce/affordable housing developments in Summit County require the execution of a workforce housing agreement and the recordation of associated deed restrictions. Summit County requests a copy of the monthly rent roll for rental projects that are developed using these tools.

5. In the boxes below, outline the following objectives associated with the goal(s) stated in item 2.

a. Please identify the key tasks of each stage needed to accomplish the goal(s) stated in item 2.

Key tasks include the applicant's obtaining the necessary development entitlements. The execution of the housing agreement is part of this process as well as the recordation of the associated deed restrictions. The fee waivers are requested /granted based upon the public benefit of the proposed project.

b. Please identify the parties that are responsible for completing the key tasks of each stage identified in item 5a.

The County's Community Development Department, Economic Development Department, Legal Department, County Manager and various applicants and their staff are responsible for completing the key tasks of each stage of the project.

- c. Please describe the resources that the municipality must allocate to complete the key task of each stage identified in item 5a.

Staff resources include representatives from the Community Development, Economic Development, Legal, and County Manager. Financial resources require that a budget line item for fees that are (reimbursed or uncollected) be made available to support the project.

- d. Please state specific deadlines for completing the key tasks of each stage identified in item 5a.

Both the Mountainlands Community Housing Trust and the Utah Olympic Park (UOP) project have obtained their required development entitlements. And, both have executed an affordable housing agreement with the County. Deed restrictions have been developed for the Silver Creek Condominium project and deed restrictions are in the process of development for the UOP project. Monthly rent rolls have also been requested from the UOP.

- e. Which of the tasks stated in item 5a have been completed so far, and what have been their results?

The UOP project has received its certificate of occupancy and soliciting tenants. MCHT's 64 condos are now under construction. Because these are early stage projects, the results and project impacts on housing affordability will be evaluated upon completion and after the UOP has had an opportunity to acquire tenants.

- f. How is the municipality addressing results described in 5e that deviate from the desired outcomes specified in item 3? What barriers has the municipality encountered during the course of implementation of said goals?

Affordable/workforce projects always take more time than both parties anticipate. Project entitlements, public hearings, associated housing agreements and deed restrictions all take time to negotiate. During this time, markets can also change which might mean a given project will need to augment its project.

- g. (Optional) Have you considered efforts to use a moderate income housing set aside from a community reinvestment agency, redevelopment agency, or community development and renewal agency within your community.

The County incorporates inclusionary zoning as part of its Development Code (Snyderville Basin), which requires a 20% set aside for affordable/workforce housing. The Silver Creek Village project requirements for affordable/workforce housing were negotiated as part of Development Agreement which requires a total of 330 affordable/workforce units to be constructed.

PLEASE SUBMIT DOCUMENTATION FROM THE EVALUATION PERIOD THAT SUPPORTS PROGRESS AS OUTLINED ABOVE.

Municipal legislative bodies are also required to review and submit the following:

It should be noted that the Gap Analysis tool created by the Department of Workforce Services using the American Community Survey Data, showed a need of 355 units at the <30% AMI with surpluses at the 50% and 80% AMI. This is not consistent with the CHAS Data Gap Analysis or the Assessment **UCA 10-9a-408(2)(c)(i)**: prepared by Jim Wood in May of 2019. Summit County concurs with the Wood study as it is the most current.

- A current estimate of the city's rental housing needs for the following income limits:
 - 80% of the county's adjusted median family income 40 Units Annually from 2020-2024¹
 - 50% of the county's adjusted median family income 30 Units Annually from 2020-2024¹
 - 30% of the county's adjusted median family income 53 Units Annually from 2020-2024¹

The high cost of development, particularly land costs, renders projects targeted for this income group <30% AMI unfeasible; the project would not "pencil out." If the County creates a new Housing Authority and is able to qualify applicants who might obtain potential "housing choice" vouchers, they would be used to assist this income target group. A few <30% AMI units may also be created as part of a potential tax credit project.

- An updated projection of 5-year affordable housing needs, which includes:

¹ Regional Housing Needs Assessment: Summit and Wasatch Counties, James Wood, May 2019

4

Snyderville Basin General Plan

When did the municipality last adopt moderate-income housing element of their general plan?

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Link to moderate-income housing element on municipality website: <https://www.summitcounty.org/DocumentCenter/View/481/General-Plan-PDF?BidId=>

UCA 10-9a-403 (2)(b)(iii) and 17-27a-403 (2)(b)(ii) requires municipalities to include three or more strategies in their moderate income housing element of their general plan. In addition to the recommendations required under 10-9a-403 (2)(b)(iii) and 17-27a-403 (2)(b)(ii), for a municipality that has a fixed guideway public transit station, shall include a recommendation to implement the strategies described in 10-9a-403 (2)(b)(iii)(G) or (H) and 17-27a-403 (2)(b)(ii)(G) or (H). Municipalities shall annually progress on implementing these recommendations.

STRATEGIES

** Repeat questions 3 or more times

1. State strategy municipality included in the moderate-income housing element of its general plan below.

E) Create or allow for, and reduce regulations related to, accessory dwelling units in residential zones.

2. Please state the municipality's goal(s) associated with the strategy

Policy 6.2: Encourage the private sector to build affordable housing.

3. What are the specific outcomes that the strategy intends to accomplish?

Both the County's Development Codes allow for the development of ADUs. Summit County sees ADUs as a tool for increasing housing affordability in Summit County. The Silver Creek Village project is the first project where ADUs will be deed restricted and serve <60% AMI. Internal, attached, and detached ADUs all have the potential to increase housing affordability (both for homeowners and tenants), create a wider range of housing options within the community, enable seniors to stay near family as they age, and facilitate better use of the existing housing fabric in established neighborhoods.

4. Please describe how the municipality has monitored its annual progress toward achieving the goal(s).

Summit County tracks building permits by type. However, the Silver Creek Village project will be the first project where ADUs are being deed restricted for tenants earning <80% ADU in combination with a market rate home on the same property. Staff will execute both a housing agreement and associated deed restriction to ensure long term affordability. The first units in Silver Creek on going through the County's entitlement process.

5. In the boxes below, outline the following objectives associated with the goal(s) stated in item 2.

a. Please identify the key tasks of each stage needed to accomplish the goal(s) stated in item 2.

Each unit needs to obtain the required building permits and record the required deed restrictions for each targeted property. This requires both staff and the applicants to work together—especially with regards to the process involved to income qualify tenants. New home owners will be required to income qualify (or contract for the service) another individual/family who desires to rent the ADU. Most home buyers have limited experience regarding Area Median Income (AMI) income qualifications.

b. Please identify the parties that are responsible for completing the key tasks of each stage identified in item 5a.

The project developer, home buyer, County and prospective tenants need to all be in the same page with regards to using ADUs as deed/income restricted housing. Because of the State of Utah's protections regarding short-term rentals, these units are often offered as STR as the ROI may be greater than renting to a long-term tenant.

- c. Please describe the resources that the municipality must allocate to complete the key task of each stage identified in item 5a.

The County's Community Development, Economic Development and Legal Departments will be involved throughout the entitlement and on-going monitoring of the project. Additionally, home buyers may need assistance with income qualification and finding tenants.

- d. Please state specific deadlines for completing the key tasks of each stage identified in item 5a.

The primary key deadlines are created as each unit is submitted to the County for review and approval. The various merchant developers will bring these units forward as infrastructure and their own internal project plans are finalized. County staff will respond as required.

- e. Which of the tasks stated in item 5a have been completed so far, and what have been their results?

The County is currently reviewing specific lots in Silver Creek Village for the development of ADUs on the same lot as a market rate unit. Once these units are approved by the Community Development Department, the Economic Development and Legal Department will prepare a specific deed restriction for the subject property. We should have some of these units completely entitled by the end of December 2019 or the first quarter of 2020.

- f. How is the municipality addressing results described in 5e that deviate from the desired outcomes specified in item 3? What barriers has the municipality encountered during the course of implementation of said goals?

No results are yet available to evaluate the current approach. We expect to have some results by mid 2020. However, (non deed restricted) ADUs are being used in Summit County for a variety of housing purposes.

- g. (Optional) Have you considered efforts to use a moderate income housing set aside from a community reinvestment agency, redevelopment agency, or community development and renewal agency within your community.

The County incorporates inclusionary zoning as part of its Development Code (Snyderville Basin), which requires a 20% set aside for affordable/workforce housing. The Silver Creek Village project requirements for affordable/workforce housing were negotiated as part of Development Agreement which requires a total of 330 affordable/workforce units to be constructed.

PLEASE SUBMIT DOCUMENTATION FROM THE EVALUATION PERIOD THAT SUPPORTS PROGRESS AS OUTLINED ABOVE.

Municipal legislative bodies are also required to review and submit the following:

It should be noted that the Gap Analysis tool created by the Department of Workforce Services using the American Community Survey Data, showed a need of 355 units at the <30% AMI with surpluses at the 50% and 80% AMI. This is not consistent with the CHAS Data Gap Analysis or the Assessment **UCA 10-9a-408(2)(c)(i)**: prepared by Jim Wood in May of 2019. Summit County concurs with the Wood study as it is the most current. ¹¹

- A current estimate of the city's rental housing needs for the following income limits:
 - 80% of the county's adjusted median family income 40 Units Annually from 2020-2024¹
 - 50% of the county's adjusted median family income 30 Units Annually from 2020-2024¹
 - 30% of the county's adjusted median family income 53 Units Annually from 2020-2024¹

The high cost of development, particularly land costs, renders projects targeted for this income group <30% AMI unfeasible; the project would not "pencil out." If the County creates a new Housing Authority and is able to qualify applicants who might also be created as part of a potential tax credit project.

- An updated projection of **5-year affordable housing needs, which includes:**

¹ Regional Housing Needs Assessment: Summit and Wasatch Counties, James Wood, May 2019

1

Eastern Summit County General Plan

When did the municipality last adopt moderate-income housing element of their general plan?

Eastern Summit County General Plan, August 2013, Amended November 25, 2019

Link to moderate-income housing element on municipality website: <https://www.summitcounty.org/DocumentCenter/View/429/Eastern-General-Plan-PDF?BidId=>

UCA 10-9a-403 (2)(b)(iii) and 17-27a-403 (2)(b)(ii) requires municipalities to include three or more strategies in their moderate income housing element of their general plan. In addition to the recommendations required under 10-9a-403 (2)(b)(iii) and 17-27a-403 (2)(b)(ii), for a municipality that has a fixed guideway public transit station, shall include a recommendation to implement the strategies described in 10-9a-403 (2)(b)(iii)(G) or (H) and 17-27a-403 (2)(b)(ii)(G) or (H). Municipalities shall annually progress on implementing these recommendations.

STRATEGIES

** Repeat questions 3 or more times

1. State strategy municipality included in the moderate-income housing element of its general plan below.

E) Create or allow for, and reduce regulations related to, accessory dwelling units in residential zones.

2. Please state the municipality's goal(s) associated with the strategy

Policy 7.1 (h): Explore a Fee Deferral Program and/or other incentives for Deed-Restricted ADUs.

3. What are the specific outcomes that the strategy intends to accomplish?

Both the County's Development Codes allow for the development of ADUs. Summit County sees ADUs as a tool for increasing housing affordability in Summit County. Internal, attached, and detached ADUs all have the potential to increase housing affordability (both for homeowners and tenants), create a wider range of housing options within the community, enable seniors to stay near family as they age, and facilitate better use of the existing housing fabric in established neighborhoods. Because Eastern Summit County has limited infrastructure, ADUs offer the best prospect for increasing affordable units.

4. Please describe how the municipality has monitored its annual progress toward achieving the goal(s).

Summit County tracks building permits by type. Staff will execute both a housing agreement and associated deed restriction to ensure long term affordability for ADUs that are deed restricted at <80% AMI. Because ADUs are often used as Short-term rentals (STRs), homeowners may be willing to lease long-term to <80% AMI populations if planning/building permit fees or other incentives are integrated into the County's Development Code.

5. In the boxes below, outline the following objectives associated with the goal(s) stated in item 2.

a. Please identify the key tasks of each stage needed to accomplish the goal(s) stated in item 2.

Each unit needs to obtain the required building permits and record the required deed restrictions for each targeted property. This requires both staff and the applicants to work together—especially with regards to the process involved to income qualify tenants. New home owners will be required to income qualify (or contract for the service) another individual/family who desires to rent the ADU. Most home buyers have limited experience regarding Area Median Income (AMI) income qualifications.

b. Please identify the parties that are responsible for completing the key tasks of each stage identified in item 5a.

The project developer, home buyer, County and prospective tenants need to all be in the same page with regards to using ADUs as deed/income restricted housing. Because of the State of Utah's protections regarding short-term rentals, these units are often offered as STR as the ROI may be greater than renting to a long-term tenant.

- c. Please describe the resources that the municipality must allocate to complete the key task of each stage identified in item 5a.

The County's Community Development, Economic Development and Legal Departments will be involved throughout the entitlement and on-going monitoring of deed restricted ADUs.. Additionally, home buyers may need assistance with income qualification and finding tenants.

- d. Please state specific deadlines for completing the key tasks of each stage identified in item 5a.

The primary key deadlines are created as each unit is submitted to the County for review and approval. Homeowners and various merchant developers will bring these units forward as infrastructure and their own internal project plans are finalized. County staff will respond as required.

- e. Which of the tasks stated in item 5a have been completed so far, and what have been their results?

If any units are approved by the Community Development Department, the Economic Development and Legal Department will prepare a specific affordable housing agreement and deed restriction for the subject property.

- f. How is the municipality addressing results described in 5e that deviate from the desired outcomes specified in item 3? What barriers has the municipality encountered during the course of implementation of said goals?

Deed restricted ADUs would be a new product for Eastern Summit County. However, (non deed restricted) ADUs are being used in Summit County for a variety of housing purposes.

- g. (Optional) Have you considered efforts to use a moderate income housing set aside from a community reinvestment agency, redevelopment agency, or community development and renewal agency within your community.

The County incorporates inclusionary zoning as part of its Development Code (Snyderville Basin), which requires a 20% set aside for affordable/workforce housing.

PLEASE SUBMIT DOCUMENTATION FROM THE EVALUATION PERIOD THAT SUPPORTS PROGRESS AS OUTLINED ABOVE.

Municipal legislative bodies are also required to review and submit the following:

It should be noted that the Gap Analysis tool created by the Department of Workforce Services using the American Community Survey Data, showed a need of 355 units at the <30% AMI with surpluses at the 50% and 80% AMI. This is not consistent with the CHAS Data Gap Analysis or the Assessment **UCA 10-9a-408(2)(c)(i)**; prepared by Jim Wood in May of 2019. Summit County concurs with the Wood study as it is the most current. ¹

- A current estimate of the city's rental housing needs for the following income limits:
 - 80% of the county's adjusted median family income 9 Units Annually from 2020-2024¹
 - 50% of the county's adjusted median family income 13 Units Annually from 2020-2024¹
 - 30% of the county's adjusted median family income 24 Units Annually from 2020-2024¹

The high cost of development, particularly land costs, renders projects targeted for this income group <30% AMI unfeasible; the project would not "pencil out." If the County creates a new Housing Authority and is able to qualify applicants who might obtain potential "housing choice" vouchers, they would be used to assist this income target group. A few <30% AMI units may also be created as part of a potential tax credit project.

- **UCA 10-9a-103(41)(b)**: obtain potential "housing choice" vouchers, they would be used to assist this income target group. A few <30% AMI units may also be created as part of a potential tax credit project.
- An updated projection of 5-year affordable housing needs, which includes:

¹ Regional Housing Needs Assessment: Summit and Wasatch Counties, James Wood, May 2019

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UCA 10-9a-403 (2)(b)(iii) and 17-27a-403 (2)(b)(ii) requires municipalities to include three or more strategies in their moderate income housing element of their general plan. In addition to the recommendations required under **10-9a-403 (2)(b)(iii) and 17-27a-403 (2)(b)(ii)**, for a municipality that has a fixed guideway public transit station, shall include a recommendation to implement the strategies described in **10-9a-403 (2)(b)(iii)(G) or (H) and 17-27a-403 (2)(b)(ii)(G) or (H)**. Municipalities shall annually progress on implementing these recommendations.

STRATEGIES

** Repeat questions 3 or more times

1. State strategy municipality included in the moderate-income housing element of its general plan below.

(N) participate in a community land trust program for low or moderate income housing;

2. Please state the municipality's goal(s) associated with the strategy

Policy 7.1 (b.): Consider mechanisms to provide a realistic opportunity to meet estimated housing needs within Eastern Summit County, including a variety of housing types and affordability.

3. What are the specific outcomes that the strategy intends to accomplish?

Mountainlands Community Housing Trust (MCHT) has administered "self help" programs in Eastern Summit County that have facilitated the development of 160+ single family homes. Applicants must income qualify to participate in the program. Summit County maintains a contract with MCHT.

4. Please describe how the municipality has monitored its annual progress toward achieving the goal(s).

Summit County maintains a contract with MCHT. The budget contract amount for YR2020 is \$55K. As part of the contract, MCHT agrees to maintain a list of potential purchasers of affordable housing units and contact such persons as appropriate (for itself and/or on behalf of the County) regarding re-sale and other housing opportunities.

5. In the boxes below, outline the following objectives associated with the goal(s) stated in item 2.

a. Please identify the key tasks of each stage needed to accomplish the goal(s) stated in item 2.

This program is on-going. The greatest challenge to MCHT are acquiring lots at a price point where the "self-help" program can be implemented. Also, income qualifying individuals/families who are willing to commit to the required sweat equity requirements requires time and patience to close transactions. The majority of these developments occur in partnership cities where infrastructure is available.

b. Please identify the parties that are responsible for completing the key tasks of each stage identified in item 5a.

MCHT and potential buyers. Sweat equity reduces the amount of paid labor needed for a house, which in turn helps reduce cost. Additionally, time spent building their own homes instills a sense of pride and ownership, teaching the basic building and house-maintenance skills that are necessary for homeownership.

- c. Please describe the resources that the municipality must allocate to complete the key task of each stage identified in item 5a.

The County's Economic Development and Legal Departments prepare and manage the contract with Mountainlands Community Housing Trust.

- d. Please state specific deadlines for completing the key tasks of each stage identified in item 5a.

Summit County will issue a new contract to MCHT in December 2019. The contract has five (5) areas of focus: (1) Database Management (2) Monitoring (3) Resource, Communication and Educations Programs (4) Condo/Townhome Purchase/Resell Program and (5) Special Projects. The contract requires that payments be made twice a year in June and October.

- e. Which of the tasks stated in item 5a have been completed so far, and what have been their results?

Summit County has maintained a contract with Mountainlands Community Housing Trust (MCHT) for 5+ years. Mountainlands has provided services as outlined in d. above and has also acted in the capacity as a developer of Moderate Income Housing.

- f. How is the municipality addressing results described in 5e that deviate from the desired outcomes specified in item 3? What barriers has the municipality encountered during the course of implementation of said goals?

Organizational capacity and perceived conflicts of interest (developer vs. advisor) may present a barrier. However, the County's contract should create the necessary separation to mitigate any perceived conflict to a level of insignificance.

- g. (Optional) Have you considered efforts to use a moderate income housing set aside from a community reinvestment agency, redevelopment agency, or community development and renewal agency within your community.

The County incorporates inclusionary zoning as part of its Development Code (Snyderville Basin), which requires a 20% set aside for affordable/workforce housing.

PLEASE SUBMIT DOCUMENTATION FROM THE EVALUATION PERIOD THAT SUPPORTS PROGRESS AS OUTLINED ABOVE.

Municipal legislative bodies are also required to review and submit the following:

It should be noted that the Gap Analysis tool created by the Department of Workforce Services using the American Community Survey Data, showed a need of 355 units at the <30% AMI with surpluses at the 50% and 80% AMI. This is not consistent with the CHAS Data Gap Analysis or the Assessment **UCA 10-9a-408(2)(c)(i)**: prepared by Jim Wood in May of 2019. Summit County concurs with the Wood study as it is the most current. ¹¹

- A current estimate of the city's rental housing needs for the following income limits:
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 - 50% of the county's adjusted median family income 13 Units Annually from 2020-2024¹
 - 30% of the county's adjusted median family income 24 Units Annually from 2020-2024¹

The high cost of development, particularly land costs, renders projects targeted for this income group <30% AMI unfeasible; the project would not "pencil out." If the County creates a new Housing Authority and is able to qualify applicants who might also be created as part of a potential tax credit project.

- **UCA 10-9a-103(41)(b)**: obtain potential "housing choice" vouchers, they would be used to assist this income target group. A few <30% AMI units may
- An updated projection of 5-year affordable housing needs, which includes:

¹ Regional Housing Needs Assessment: Summit and Wasatch Counties, James Wood, May 2019

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STRATEGIES

** Repeat questions 3 or more times

1. State strategy municipality included in the moderate-income housing element of its general plan below.

(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;

2. Please state the municipality's goal(s) associated with the strategy

Policy 7.1 (i): Examine any potential programs or partnerships with the Mountainland Association of Governments (MAG) for the creation of moderate-income housing opportunities.

3. What are the specific outcomes that the strategy intends to accomplish?

Mountainland Association of Governments prepares the 5-year Consolidated Housing Plan. The last plan was adopted in 2015. As such, a new plan will be under development in 2020. Mountainland also administers Federal CDBG funds for the Summit County region. As such, there may be opportunities to locate potential infrastructure funding for the proposed Cedar Crest Village Overlay Area in Hoytsville. The Cedar Crest project should consider deed restricted workforce housing as part of its development.

4. Please describe how the municipality has monitored its annual progress toward achieving the goal(s).

This is a newly adopted goal (Nov 2019). However, the Community Development and Public Works team working on the Cedar Crest project should meet with Mountainland Association of Governments in the first quarter of 2020 to discuss potential infrastructure funding.

5. In the boxes below, outline the following objectives associated with the goal(s) stated in item 2.

a. Please identify the key tasks of each stage needed to accomplish the goal(s) stated in item 2.

Mountainland Association of Governments (MAG) - Responds to Inquiries from the Summit County and Cedar Crest Village Overlay Committee as requested. **Summit County** should meet with MAG the first quarter of 2020 regarding potential CDBG funding for infrastructure in support of the Cedar Crest Village Overlay Zone project.

b. Please identify the parties that are responsible for completing the key tasks of each stage identified in item 5a.

Summit County Community Development, Economic Development, Public Works and Legal should initiate contact with MAG once the preferred design alternative has been developed and the infrastructure loading has been calculated.

- c. Please describe the resources that the municipality must allocate to complete the key task of each stage identified in item 5a.

The County's Community Development, Economic Development, Public Works and Legal Departments would be involved if the County were successful in securing a CDBG grant in support of infrastructure for the Cedar Crest project.

- d. Please state specific deadlines for completing the key tasks of each stage identified in item 5a.

The Cedar Crest project is currently being developed via Committee. Once the agreed upon design elements and planned infrastructure have been identified, Summit County (and Committee Members) should meet with Mountainland Association of Governments (MAG), to discuss the opportunity to apply for CDBG funding in support of infrastructure development for the Cedar Crest project. This should occur during the first quarter of 2020.

- e. Which of the tasks stated in item 5a have been completed so far, and what have been their results?

The Cedar Crest project is currently in the concept design phase. Summit County also has an infrastructure study underway. Once these studies are complete, Summit County and the Committee will meet with Mountainland Association of Governments (MAG) to discuss potential funding opportunities.

- f. How is the municipality addressing results described in 5e that deviate from the desired outcomes specified in item 3? What barriers has the municipality encountered during the course of implementation of said goals?

No data is available for this project goal as it was just recently adopted in November 2019. Staff will report on the direction of the project in the 2020 Annual Moderate Income Report.

- g. (Optional) Have you considered efforts to use a moderate income housing set aside from a community reinvestment agency, redevelopment agency, or community development and renewal agency within your community.

The County incorporates inclusionary zoning as part of its Development Code (Snyderville Basin), which requires a 20% set aside for affordable/workforce housing.

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Municipal legislative bodies are also required to review and submit the following:

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- **UCA 10-9a-103(41)(b)**: obtain potential "housing choice" vouchers, they would be used to assist this income target group. A few <30% AMI units may also be created as part of a potential tax credit project.
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STRATEGIES

** Repeat questions 3 or more times

1. State strategy municipality included in the moderate-income housing element of its general plan below.

(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.

2. Please state the municipality's goal(s) associated with the strategy

Policy 7.1 (c.): Consider incentives such as fee-waivers and density increases to encourage private sector development of moderate income housing.

3. What are the specific outcomes that the strategy intends to accomplish?

The Summit County Manager has the ability to waive community development fees. If projects are proposed in Eastern Summit County that serve Moderate Income households <80% AMI, a fee waiver program should be evaluated based on the level of public benefit. Potential infrastructure funding should also be evaluated in concert with partnership communities in Eastern Summit County.

4. Please describe how the municipality has monitored its annual progress toward achieving the goal(s).

Most unincorporated lands within Eastern Summit County have limited development potential because of the lack of available infrastructure. However, there may be future opportunities to partner with cities/towns in Eastern Summit County if potential development would be income restricted to populations <80% AMI.

5. In the boxes below, outline the following objectives associated with the goal(s) stated in item 2.

a. Please identify the key tasks of each stage needed to accomplish the goal(s) stated in item 2.

Once the Eastern Summit County Infrastructure study is complete, Summit County should meet with the Council of Governments to see if there is an opportunity for partnership. Summit County could potentially contribute funding towards infrastructure in exchange for partnership cities/towns increasing the supply of income/deed restricted Moderate-Income housing. The Council of Governments meets quarterly.

b. Please identify the parties that are responsible for completing the key tasks of each stage identified in item 5a.

Summit County Council of Governments, Summit County Public Works, Economic Development, Community Development, Legal and the Office of the County Manager will all be involved in evaluating potential Moderate-Income opportunities.

- c. Please describe the resources that the municipality must allocate to complete the key task of each stage identified in item 5a.

The County's Community Development, Economic Development, Public Works, Legal Departments and Office of the County Manager could potentially be involved with the Council of Governments once the Eastern Summit County Infrastructure Study is complete.

- d. Please state specific deadlines for completing the key tasks of each stage identified in item 5a.

The next Council of Governments meeting will occur in the first quarter of 2020. The County's infrastructure study should also be complete by the first quarter of 2020.

- e. Which of the tasks stated in item 5a have been completed so far, and what have been their results?

The Eastern Summit County Infrastructure Study is underway. It should be complete by the first quarter of 2020. No results can be gathered until the study is complete and a plan developed in concert with Eastern Summit County partnership communities. The Cedar Crest Village Overlay project also represents an opportunity site.

- f. How is the municipality addressing results described in 5e that deviate from the desired outcomes specified in item 3? What barriers has the municipality encountered during the course of implementation of said goals?

No data is available for this project goal as the Eastern Summit County Infrastructure Study is not yet complete.

- g. (Optional) Have you considered efforts to use a moderate income housing set aside from a community reinvestment agency, redevelopment agency, or community development and renewal agency within your community.

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- An updated projection of 5-year affordable housing needs, which includes:

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