

2020 Moderate Income Housing Plan & Annual Report

Prepared for

Summit County Council

Nov 16, 2020

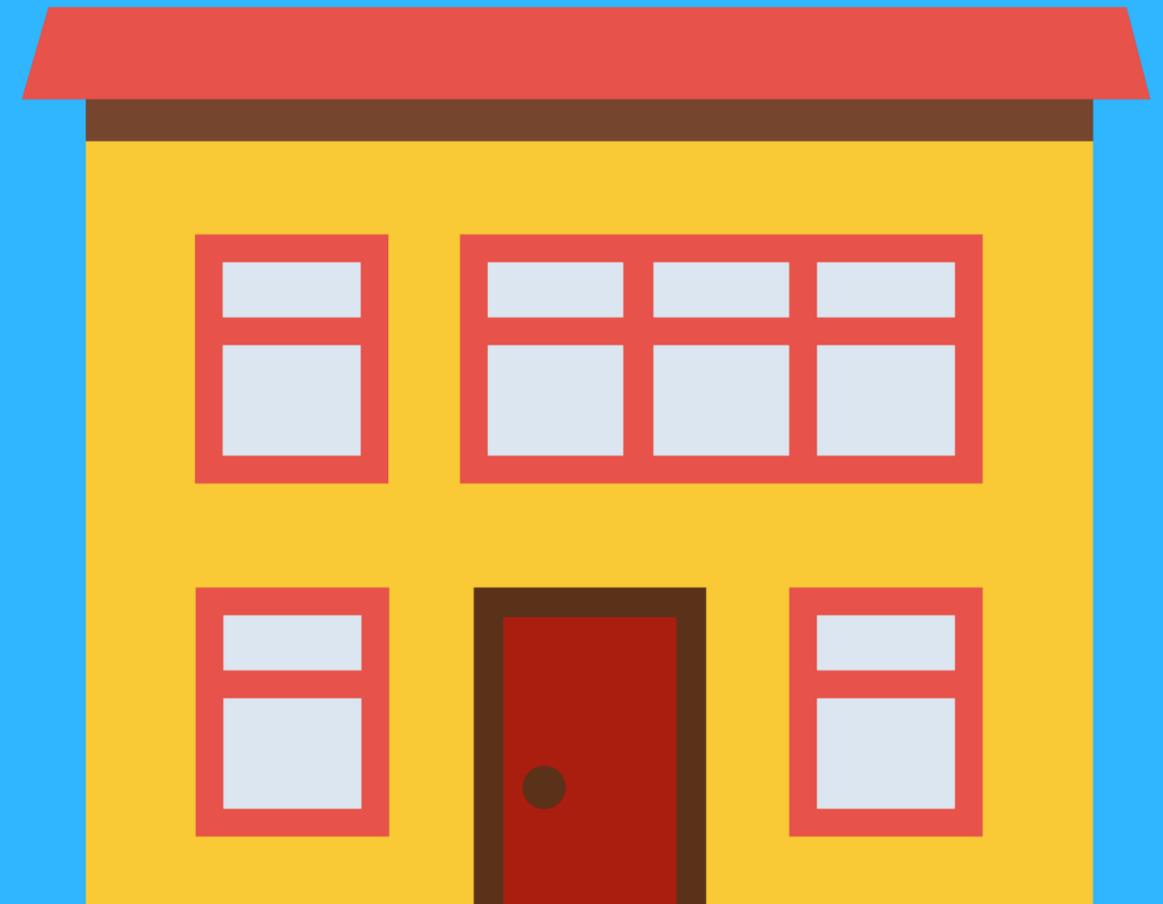
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Agenda

1. Requested Action
2. Senate Bill 34
3. Demographic and Economic Conditions
4. The Cost of Housing
5. Housing Need
6. YR 2020 Response
7. Issue Summary
8. Planning Commission Recommendations

Part 1

Requested Action

Requested Action

1

Review the 2020 Moderate-Income Housing Plan/Report

2

Open and Conduct a Public Hearing

3

Staff recommends that the County Council adopt Resolution No. 2020-22, the 2020 Moderate Income Housing Report.

Part 2

Senate Bill 34

HB 259 (Moderate-Income Housing Amendments)
2018

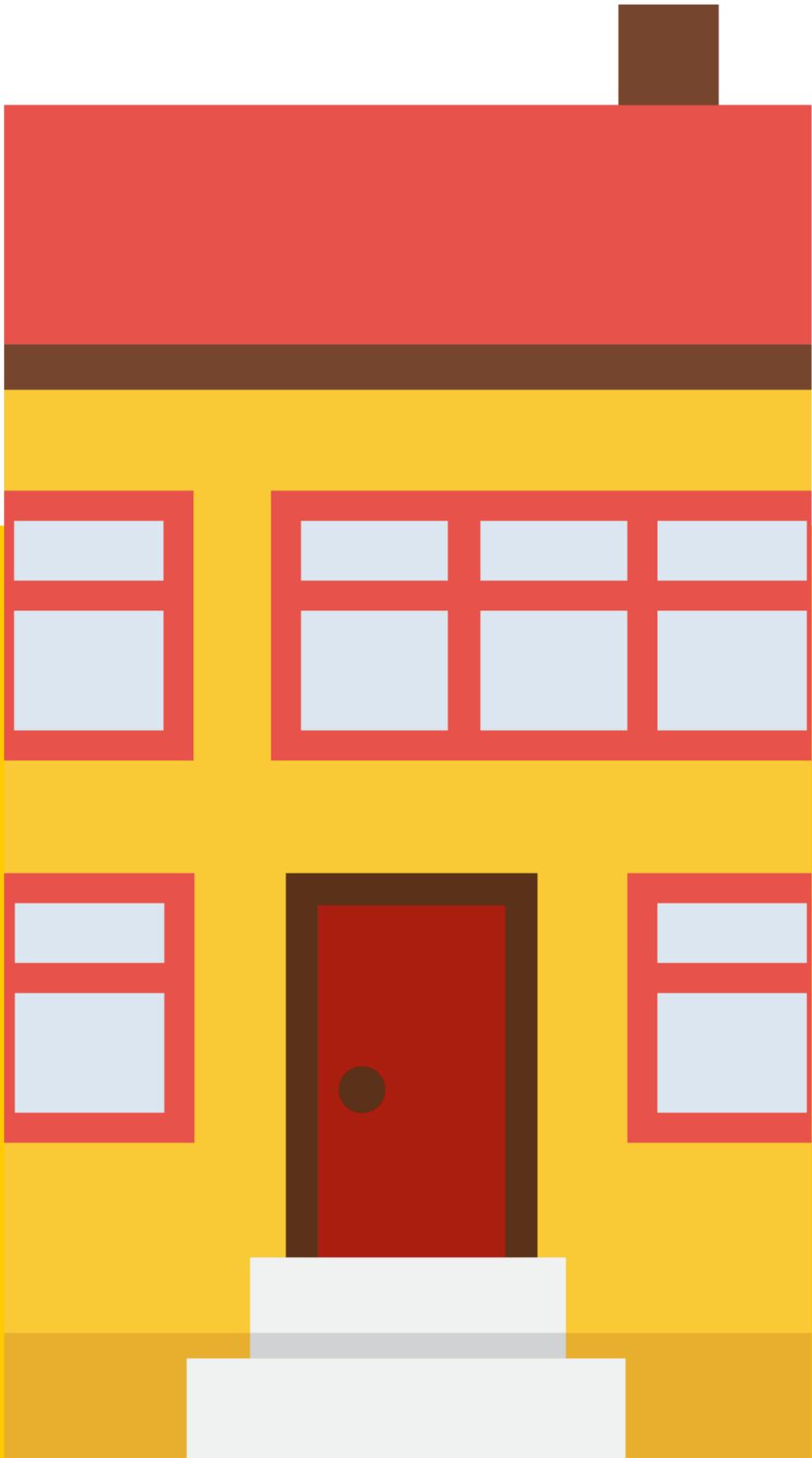
SB 136
(Transportation Governance Amendments), 2018

Senate Bill 34

Signed into
Law 2019

Impact of Senate Bill 34

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



Impacted Cities, Towns and Counties

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.

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).

Sticks



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. (Completed in 2019)

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.

- **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 in 2018, 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.**

Carrots



17-27a-403. Plan preparation

(ii) a transportation and traffic circulation element [consisting of the general location and extent of existing and proposed freeways, arterial and collector streets, mass transit, and any other modes of transportation that the planning commission considers appropriate, all correlated with the population projections and the proposed land use element of the general plan;] that:

(A) provides the general location and extent of existing and proposed freeways, arterial and collector streets, public transit, active transportation facilities, and other modes of transportation that the planning commission considers appropriate;

(B) addresses the county's plan for residential and commercial development around major transit investment corridors to maintain and improve the connections between housing, employment, education, recreation, and commerce; and

(C) correlates with the population projections, the employment projections, and the proposed land use element of the general plan;

Needs
Attention!



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



Realistic Opportunities

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.



What's
Realistic?

County General Plans

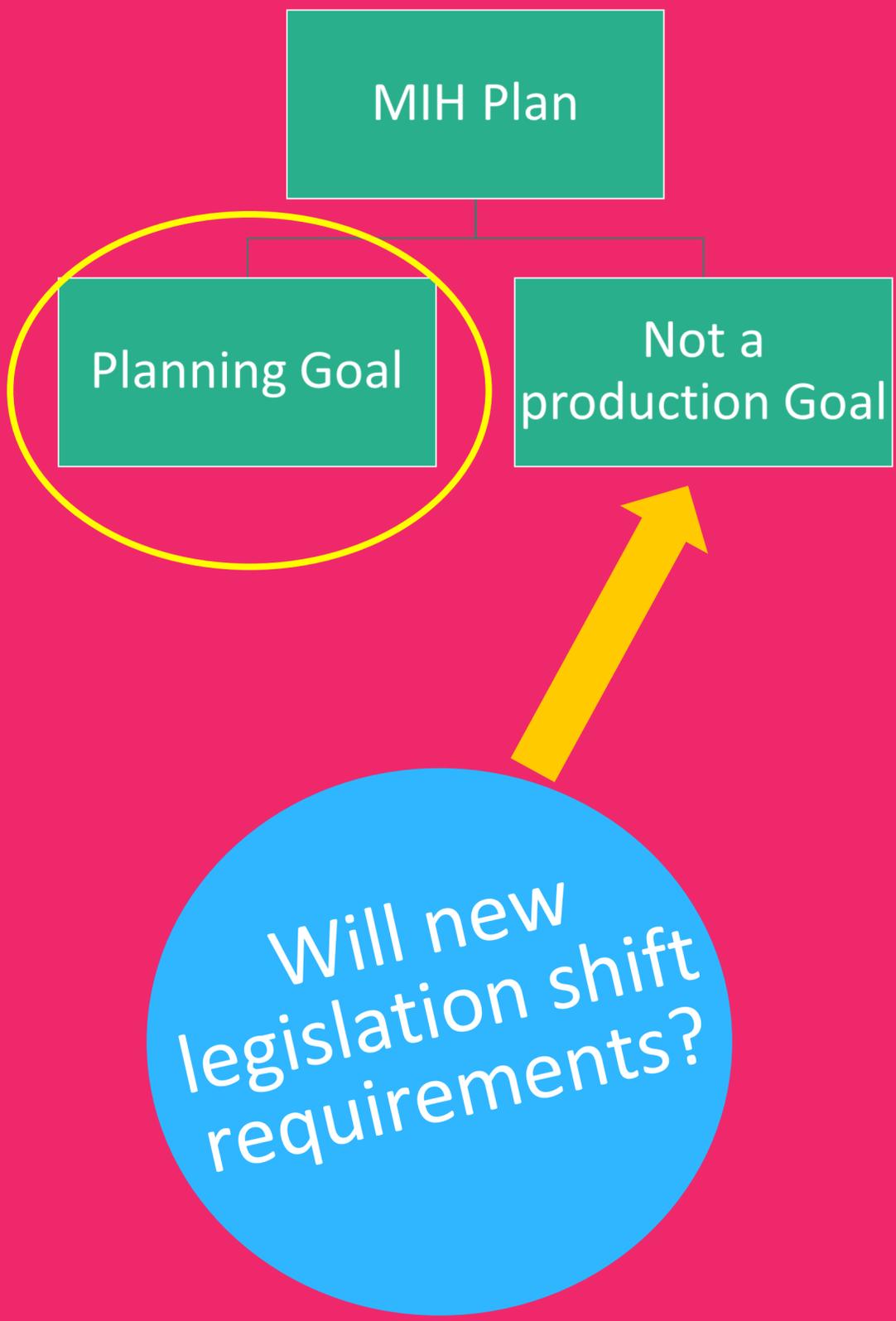
In drafting the moderate-income housing element, the planning commission:

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.

Are the County’s General Plan Policies Internally Consistent?

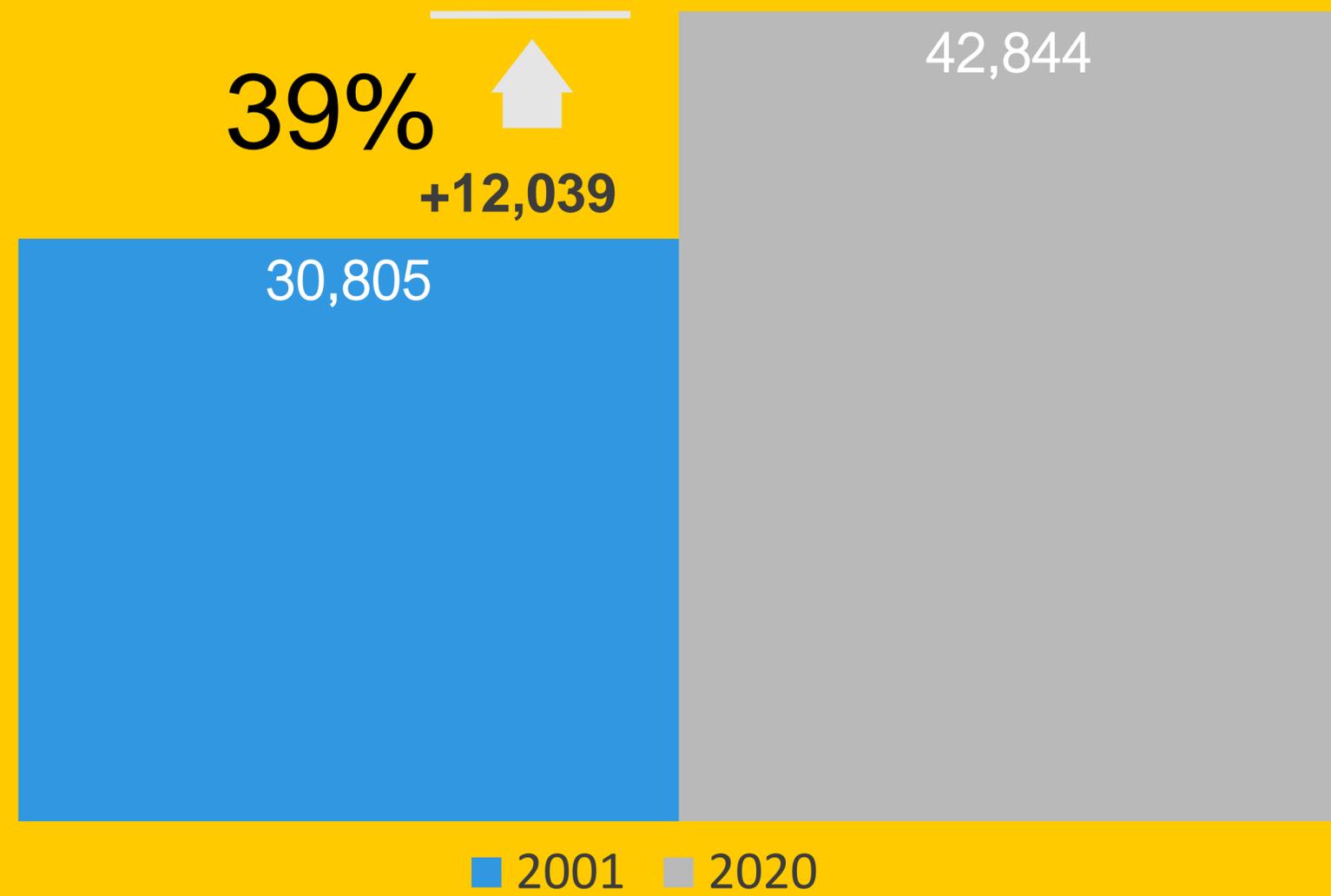


Part 3

Demographic and Economic Conditions

Population Growth: 2001 - 2020

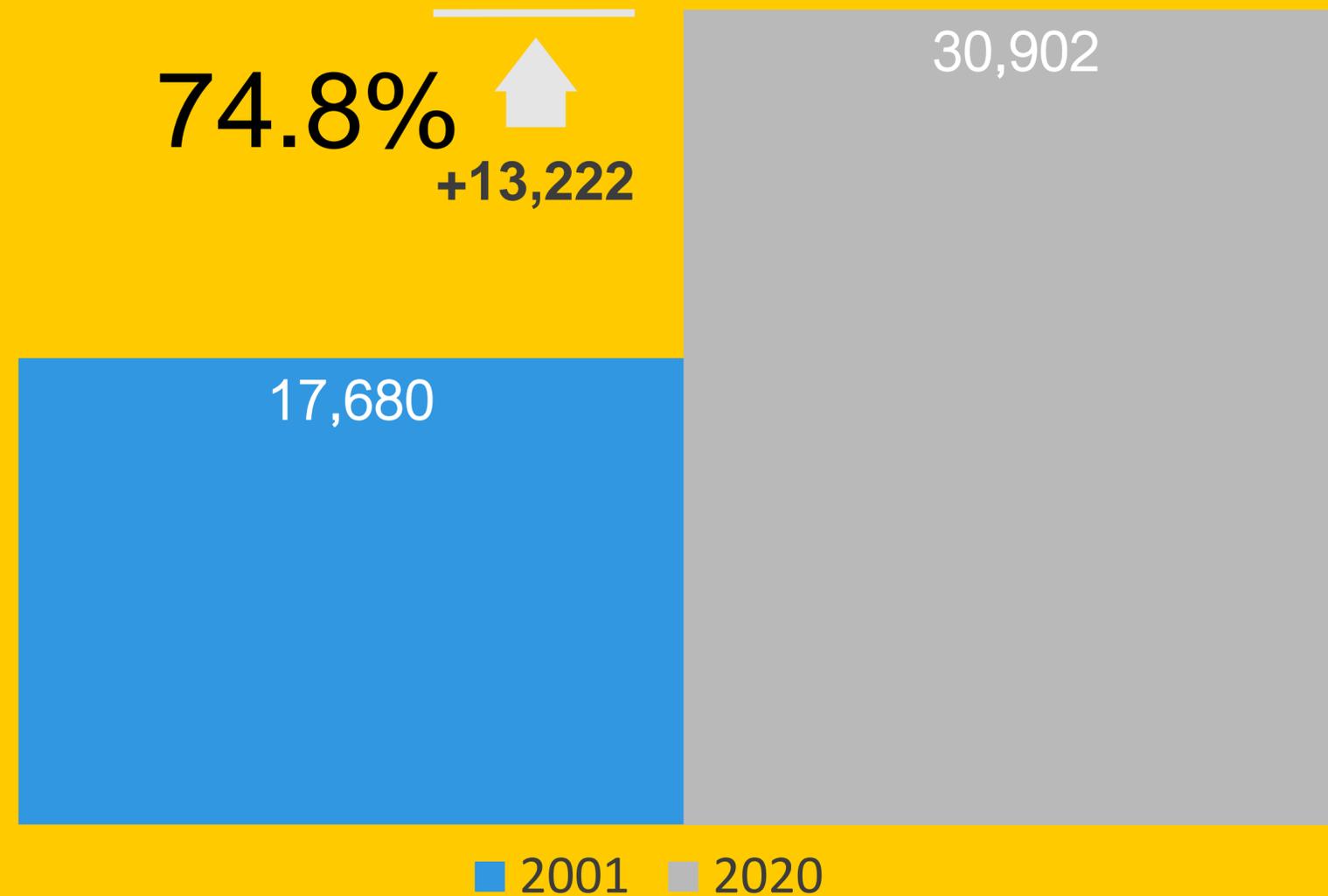
- 633 Persons Per Year
- 234 Households
- 2.7 Persons Per HH



2.05% Per Year

Employment Growth: 2001 - 2020

- 695 Jobs Per Year

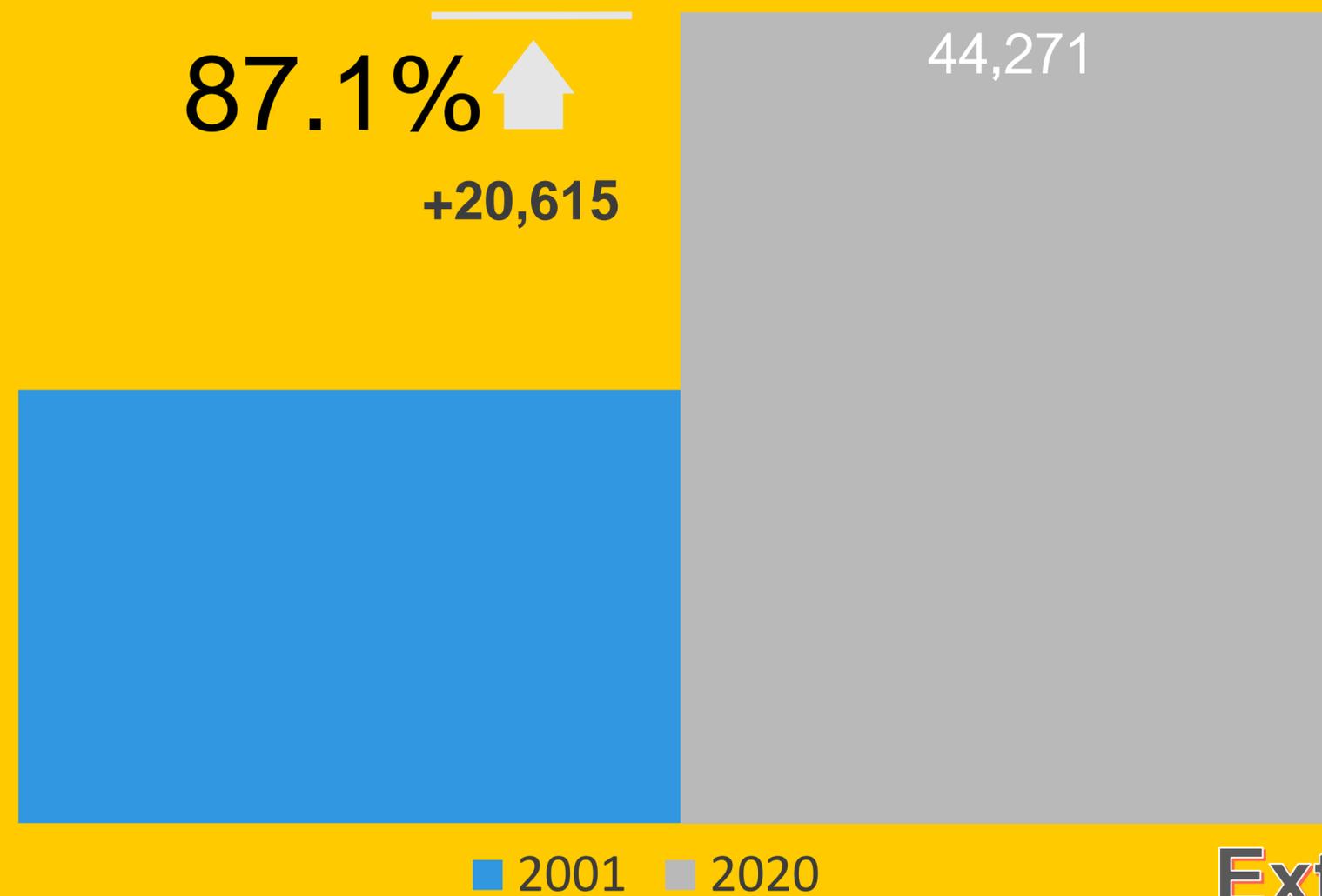


3.93% Per Year

QCEW
Non QCEW
Self Employed

Employment Growth: 2001 - 2020

- 1,085 Jobs Per Year



4.61% Per Year

QCEW

Non QCEW

Self Employed

+

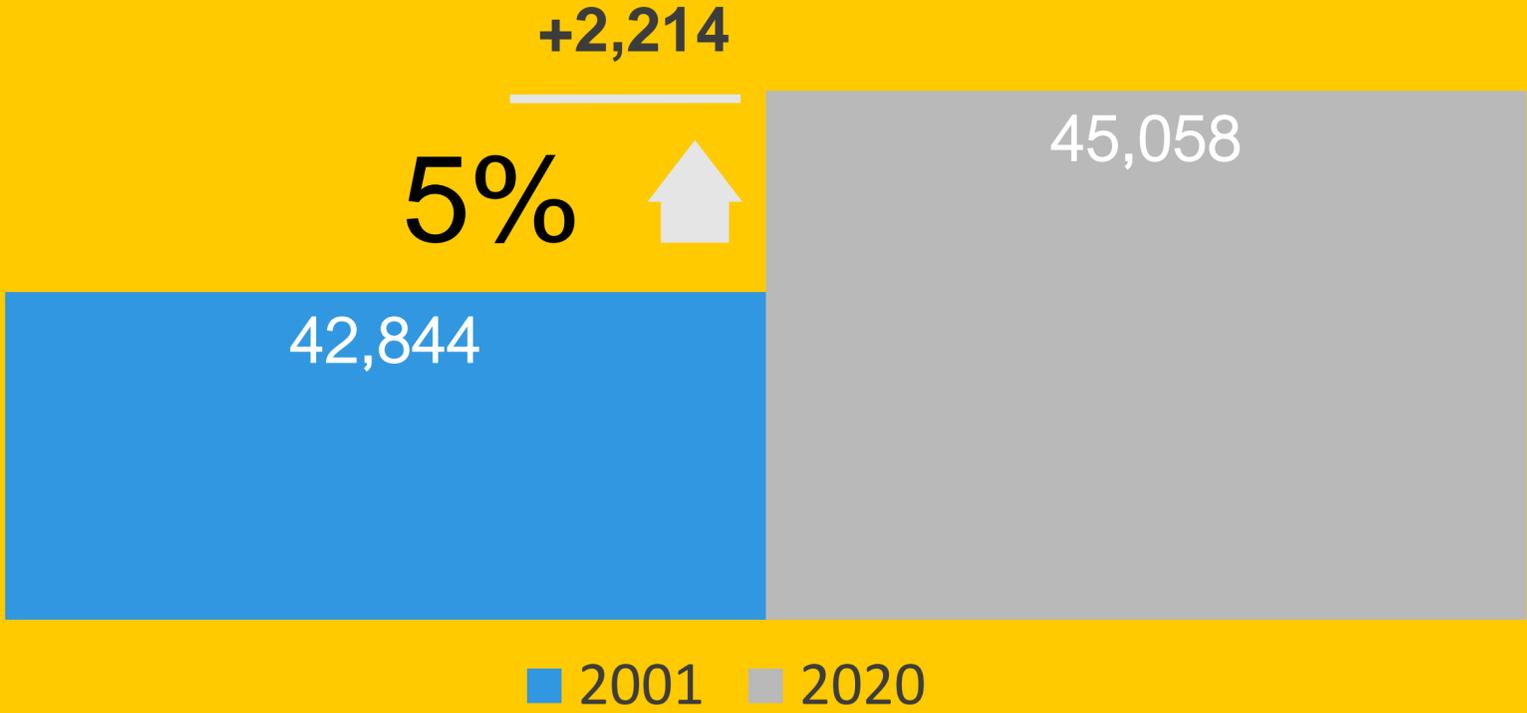
Extended Proprietors

Population Growth: 2020 – 2025

Projected, 2,214 Pop Growth

- 443 Persons Per Year
- 164 Households

1.0% Per Year

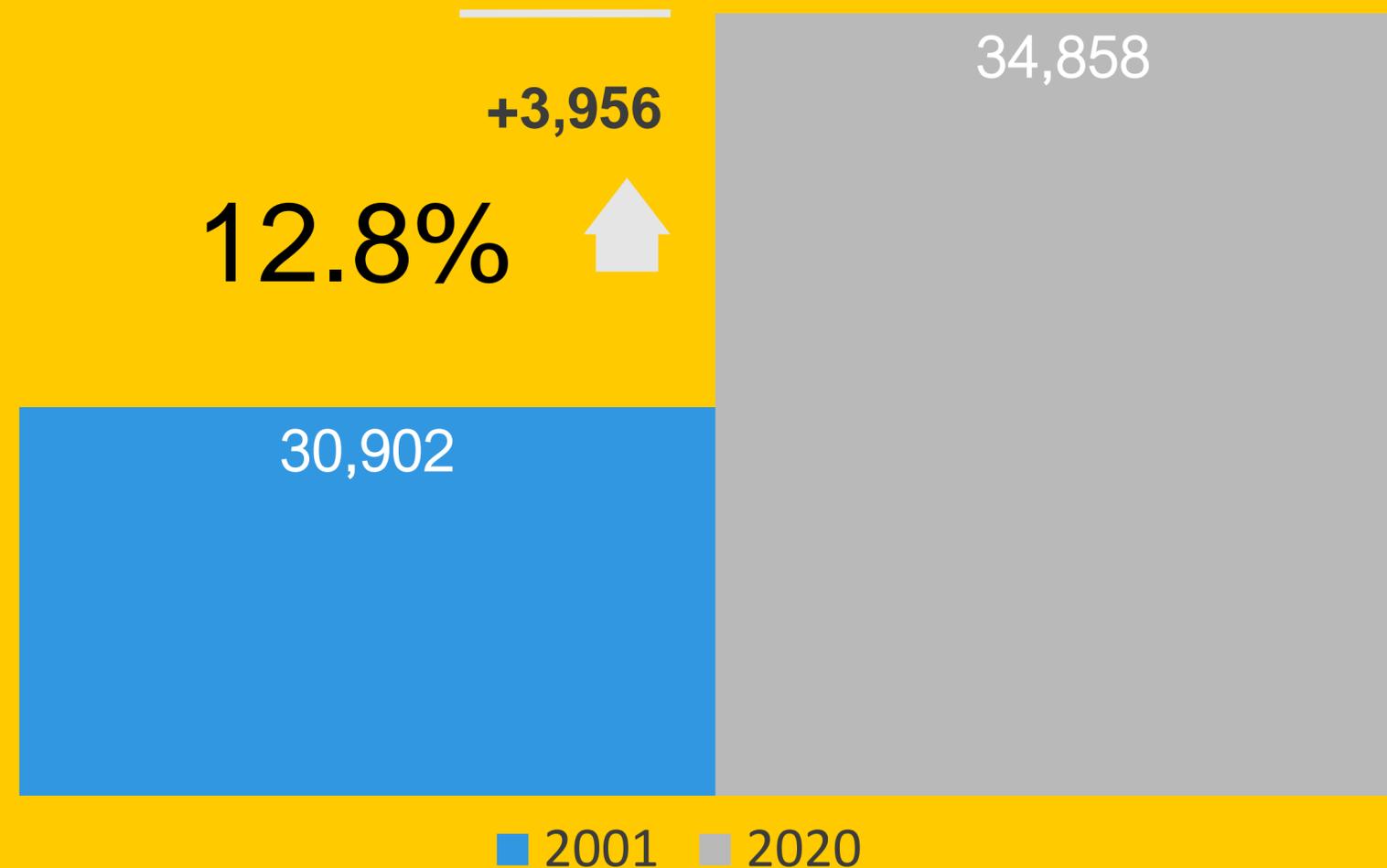


Source: EMSI Developer

Employment Growth: 2020 - 2025

Projected, 3,956 Jobs

- 791 Jobs Per Year



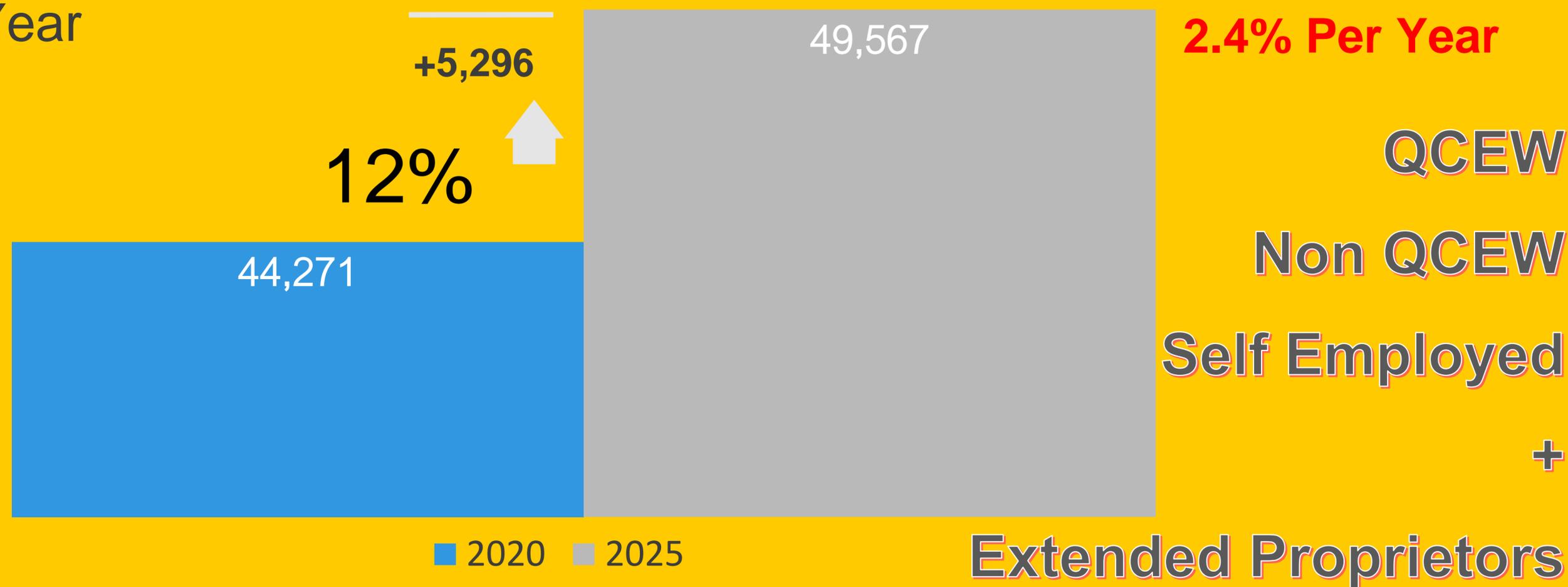
2.56% Per Year

QCEW
Non QCEW
Self Employed

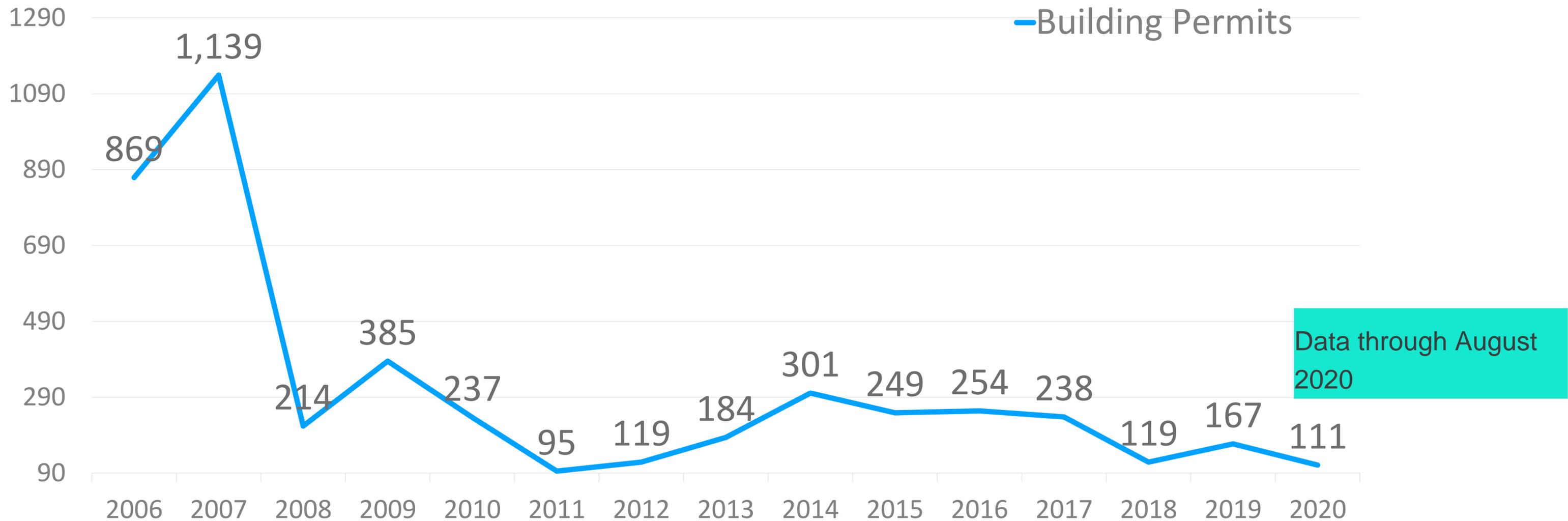
Employment Growth: 2020 - 2025

Projected, 5,296 Jobs

- 1,059 Jobs Per Year



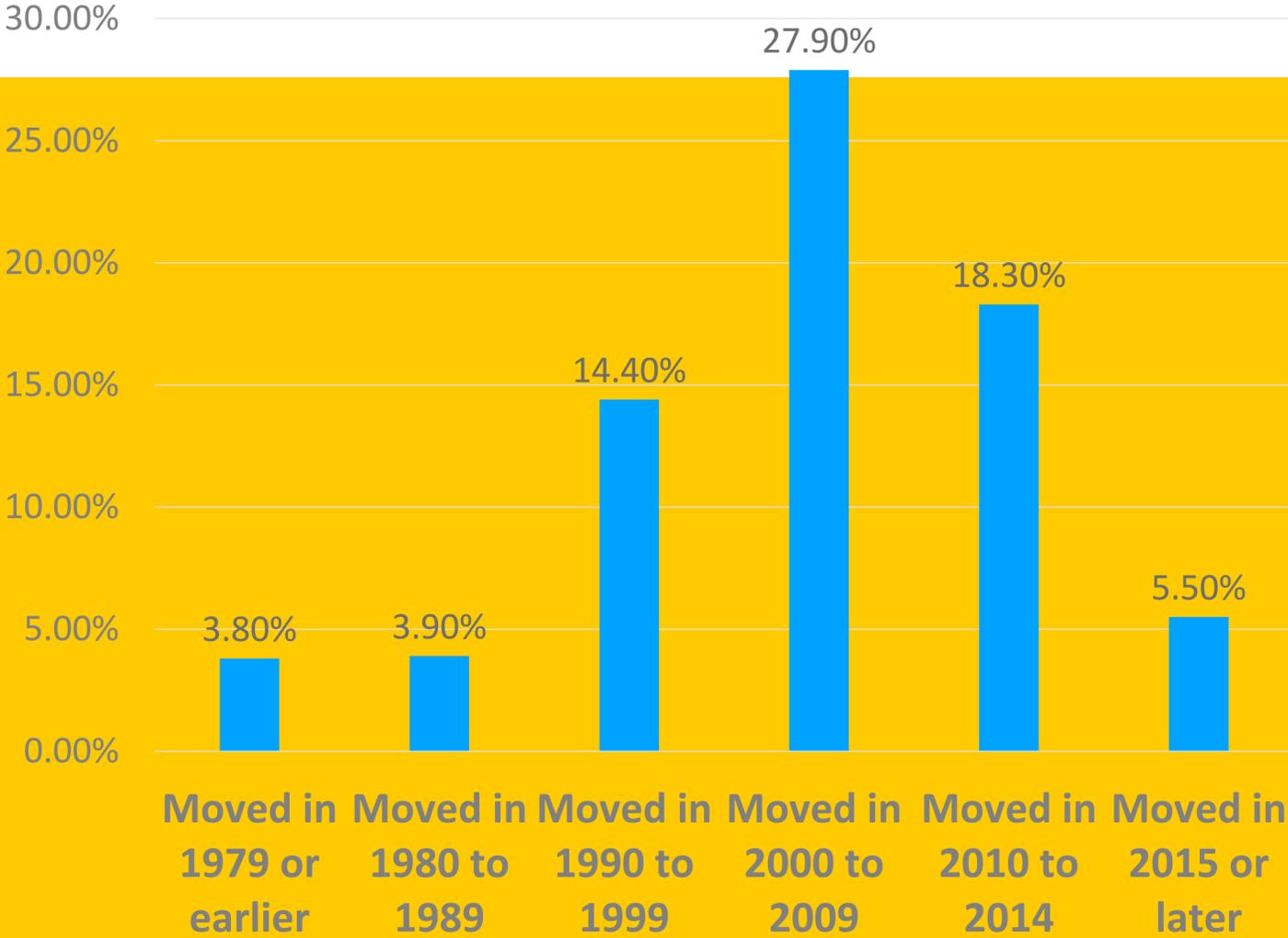
Source: Ivory-Boyer Construction Report and Database



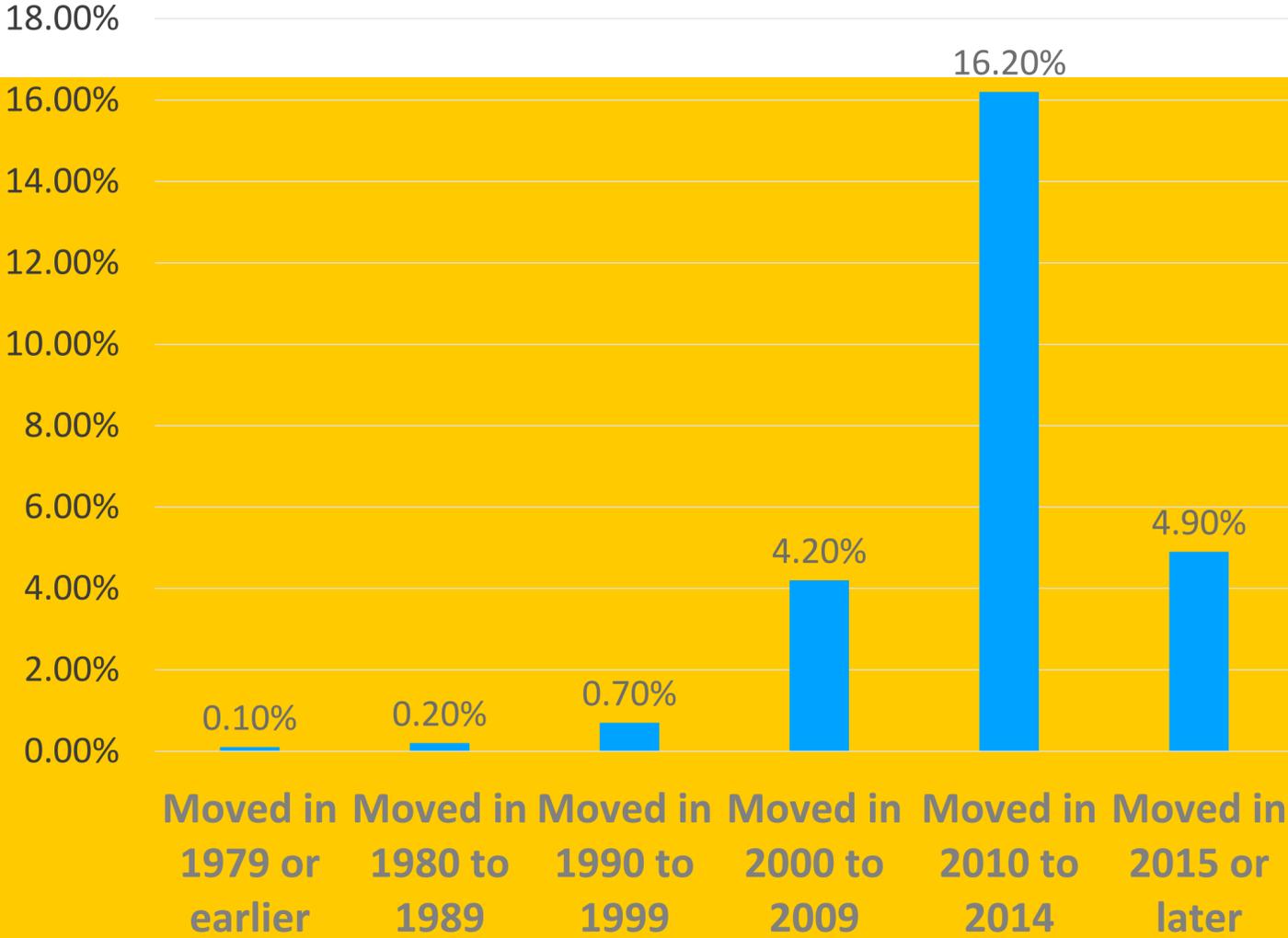
Building Permits (housing starts)

OCCUPIED HOUSING UNITS BY YEAR HOUSEHOLDER MOVED INTO UNIT

Owner Occupied

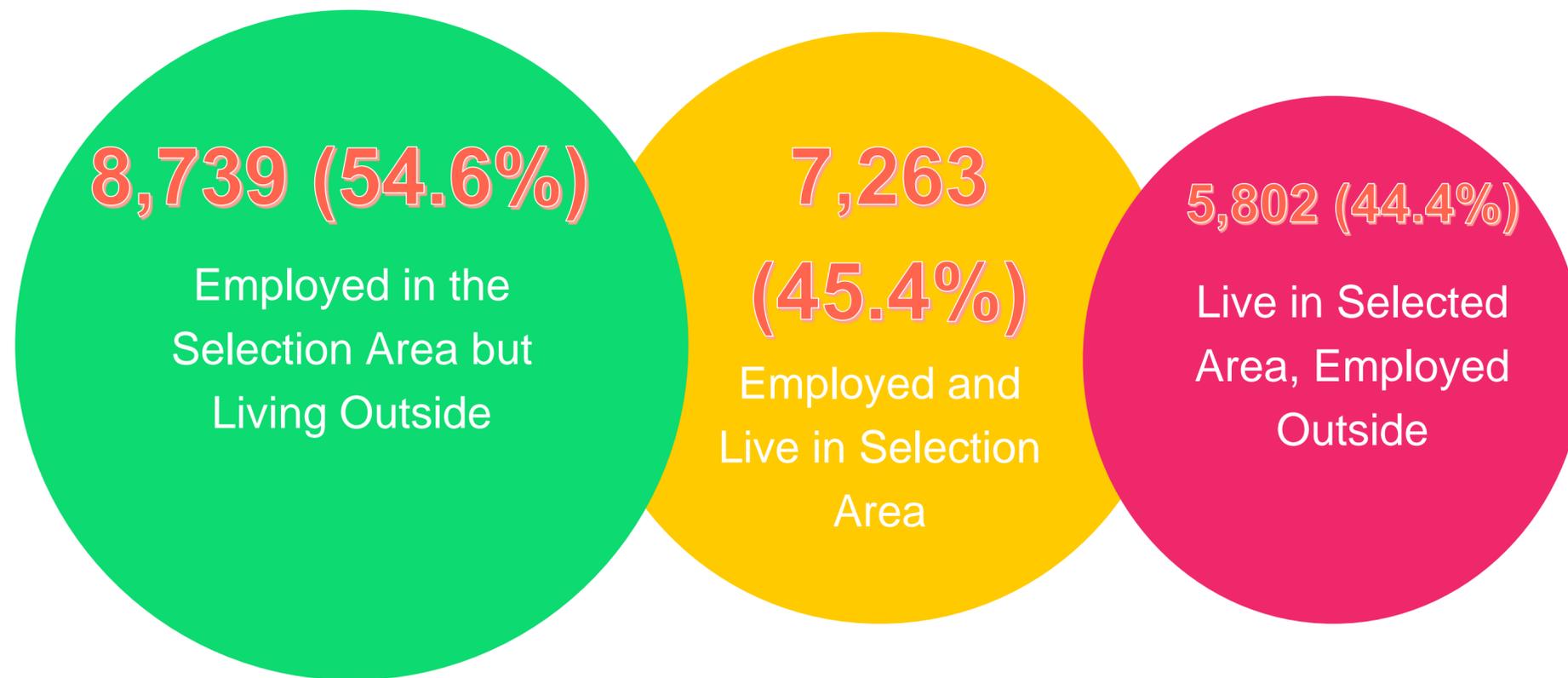


Renter Occupied

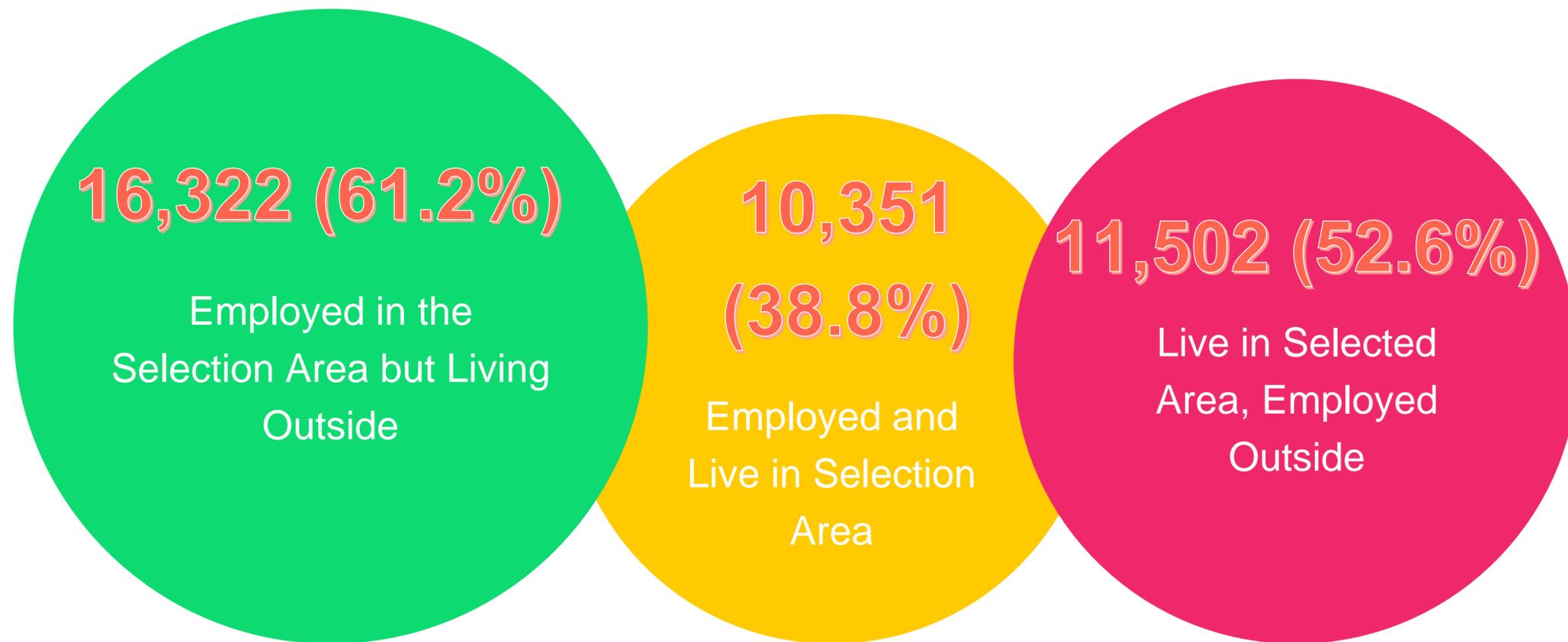


Source: ESRI, American Community Survey

Inflow/Outflow, 2002



Inflow/Outflow, 2017





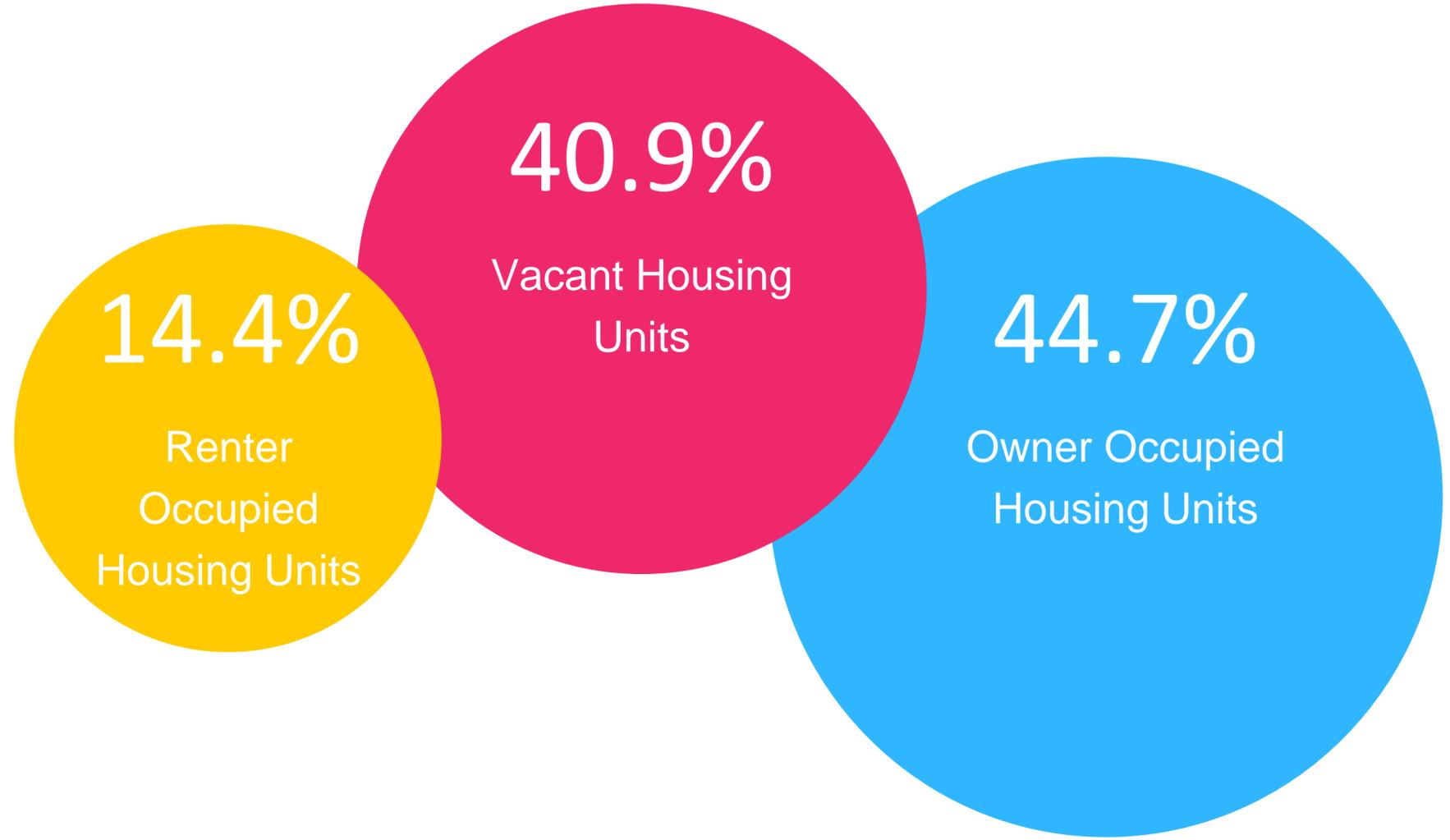
Net Commuters by Zip Code

Zip Code	Net Commuters
84098 – Park City	-2,315
84060 – Park City	10,103
84017 – Coalville City	-1,973
84055 – Oakley City	153
84061– Peoa CDP	-275
84033 – Henefer Town	-11
84036 – Kamas City	-3,470

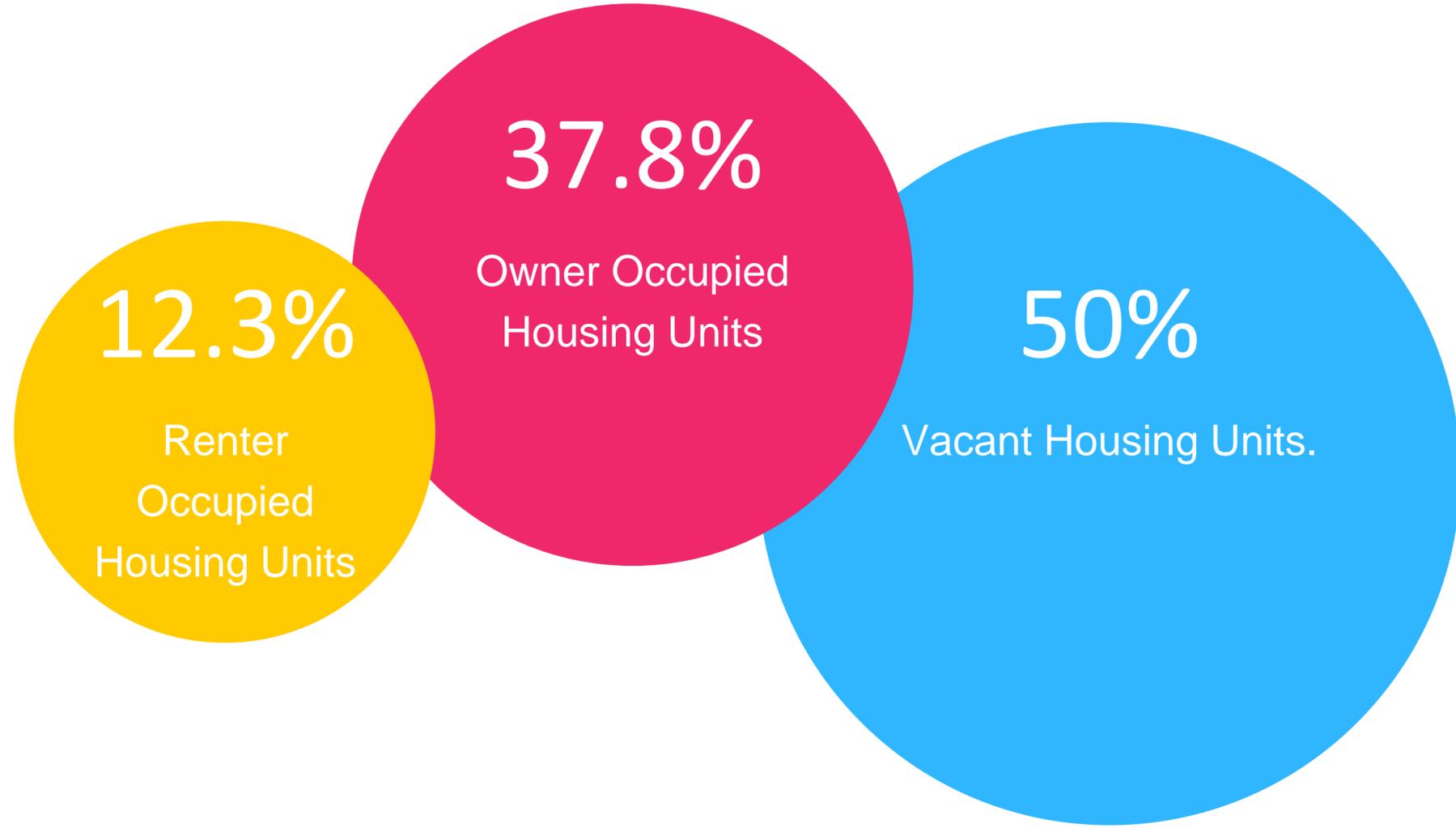
Net Commuters. The minimum number of workers who commute in or out of a given Zip Code to satisfy the regional numbers of jobs held. A positive number describes commuters entering the zip code while a **negative number describes commuters leaving a region**

Source: EMSI Developer. EMSI calculates this number by subtracting the Resident Workers from Jobs performed in the selected region. Resident Worker data comes from the Census LODES data, specifically from Origin and Destination (OD) data, Regional Area Characteristics (RAC), and Workforce Area Characteristics (WAC) data which EMSI applies to the occupation jobs figures.

Housing Tenure - 2000



Housing Tenure - 2020





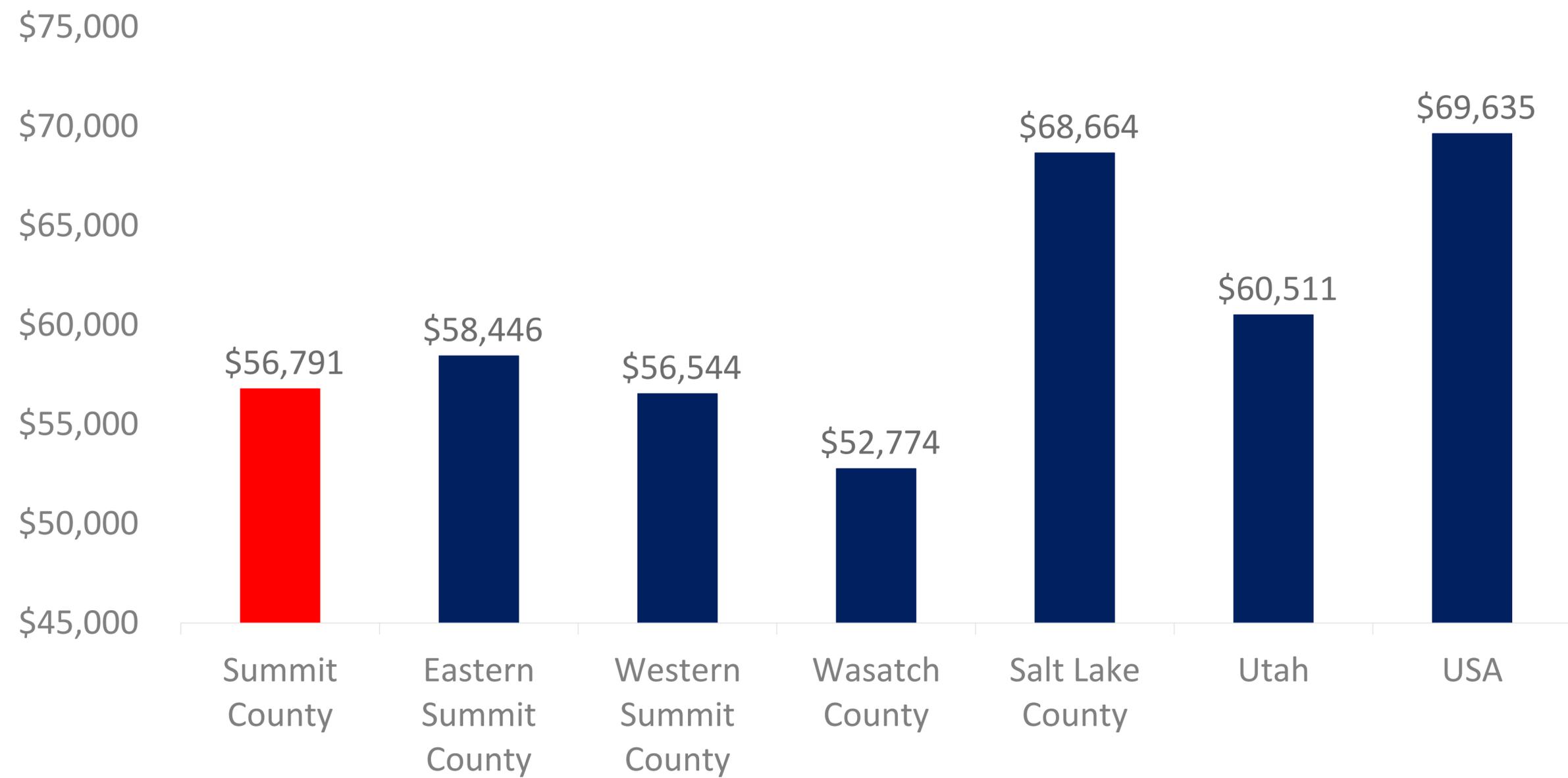
Vacant Unit % by Zip Code

Zip Code	Vacant Units %
84098 – Park City	34.4%
84060 – Park City	69.9%
84017 – Coalville	34.9%
84055 – Oakley	10.0%
84061– Peoa CDP	15.1%
84033 – Henefer	3.50%
84036 – Kamas	52.5%

Estimate of vacant housing units. A vacant housing unit is classified as no one living in the dwelling, unless its occupant or occupants are only temporarily absent—such as away on vacation, in the hospital for a short stay, or on a business trip—and will be returning.

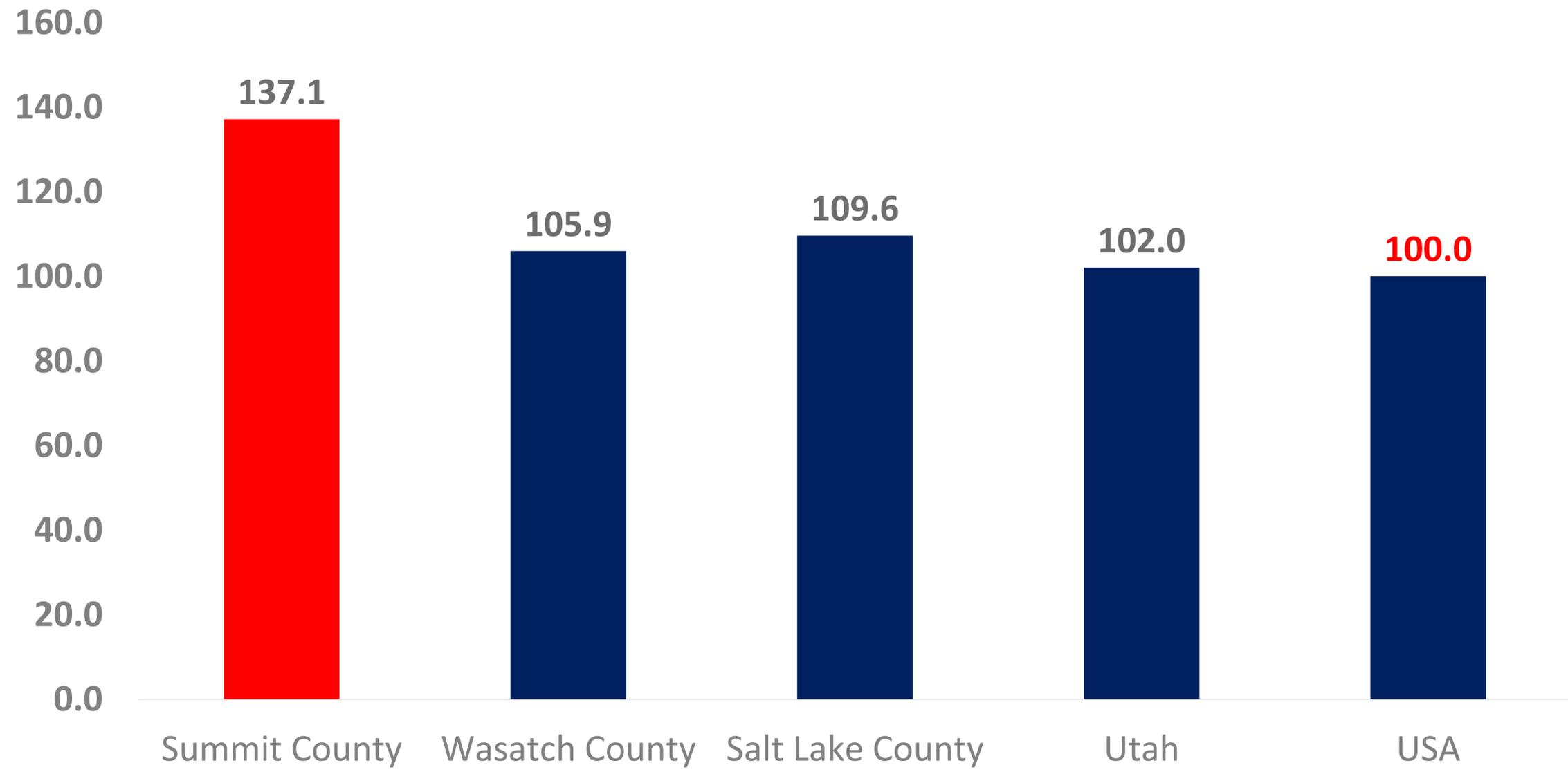
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025 Esri converted Census 2000 data into 2010 geography.

Average Earnings Per Job



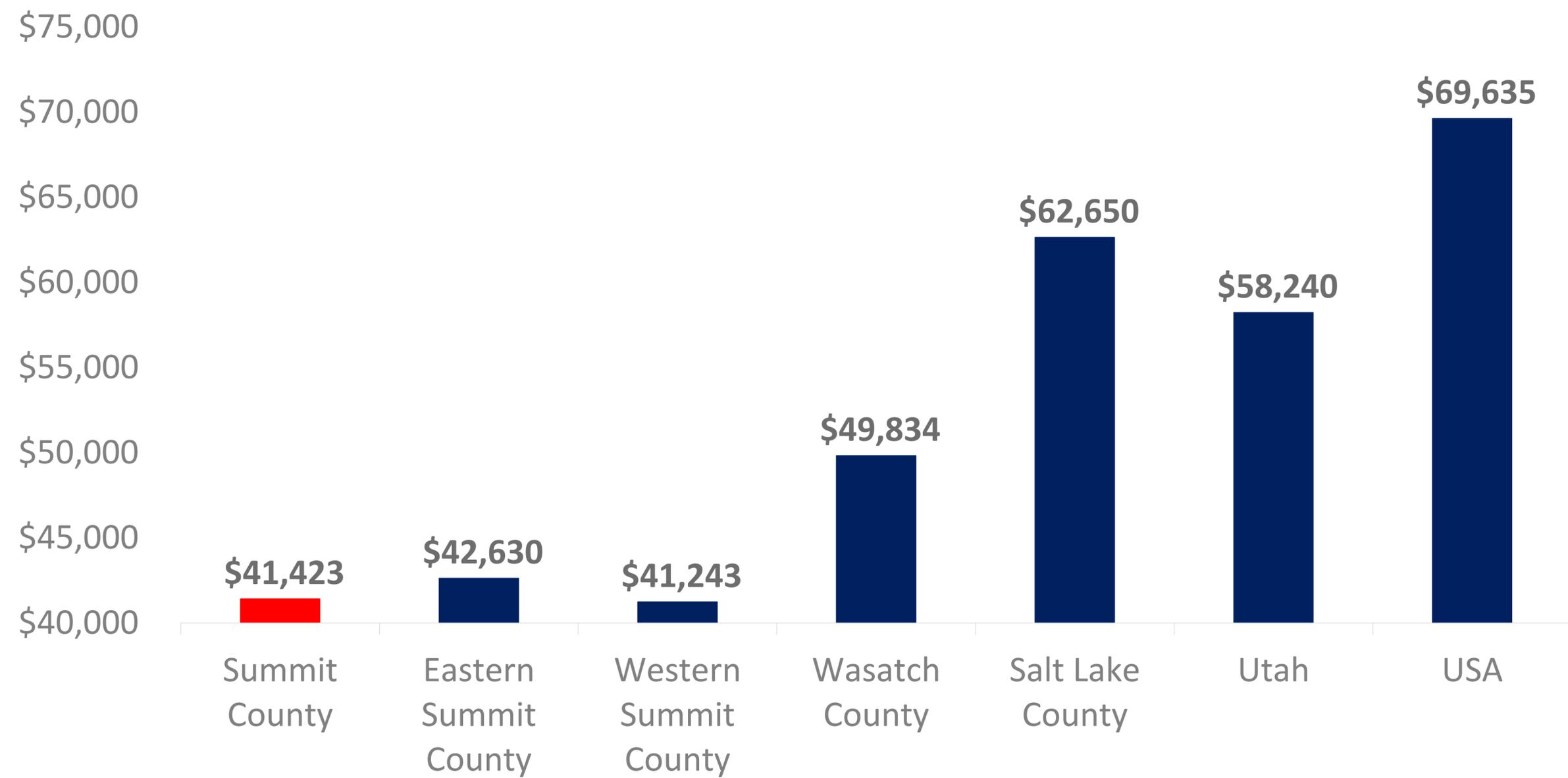
Source: EMSI Developer

Cost of Living



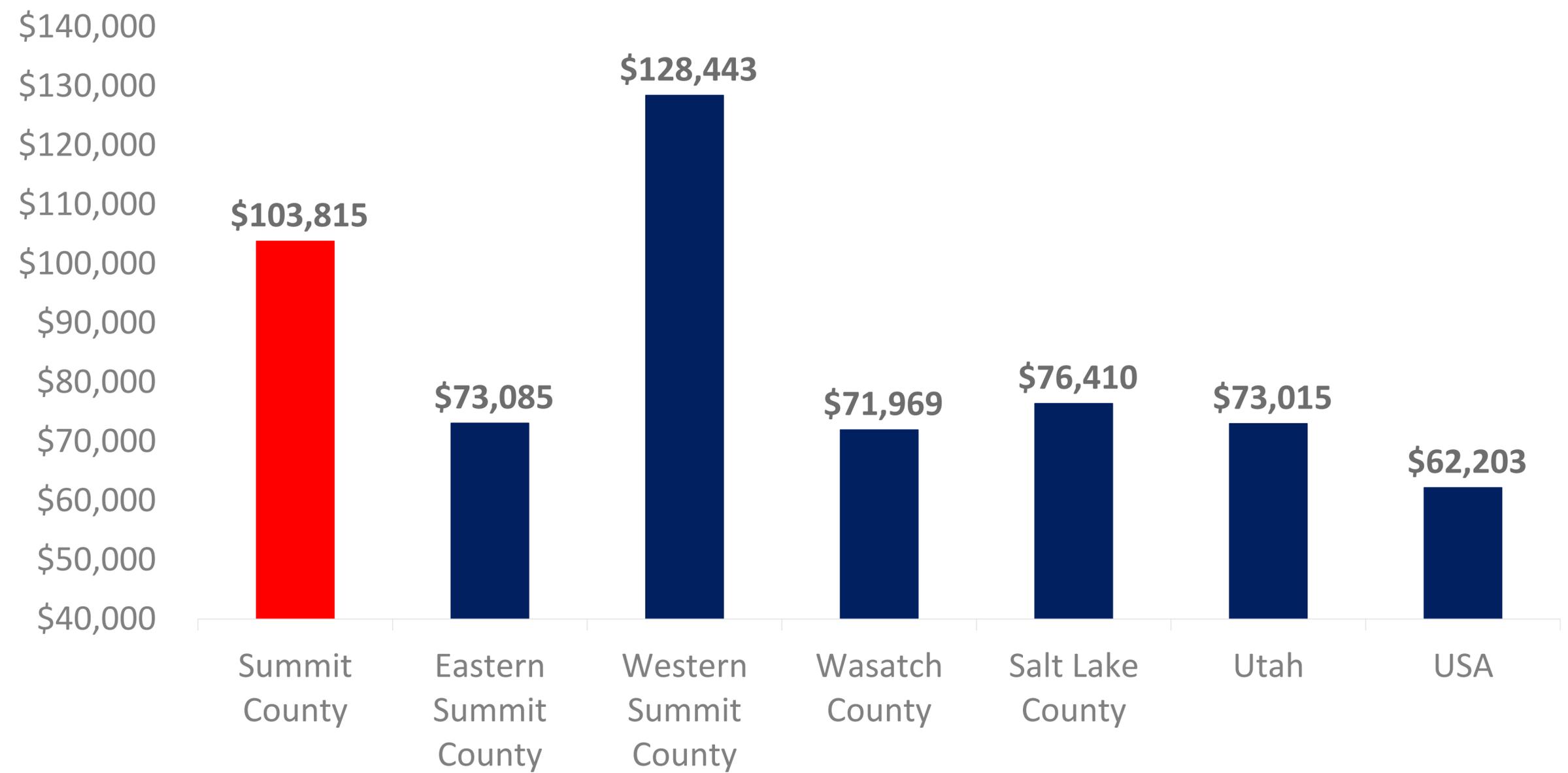
Source: EMSI Developer

Average Earnings Per Job /COL



Source: EMSI Developer

Median Household Income



Source: ESRI Business Analyst

Age Cohorts



Age Cohort	2010		2020		2025	
	Person	%	Person	%	Persons	%
Pre-School, 0-4	2,468	6.8%	2,639	6.1%	2,902	6.2%
School Age, 5-17	7,602	20.9%	7,877	18.2%	8,099	17.2%
College Age, 18-24	2,626	7.2%	3,446	8.0%	3,300	7.1%
Young Adults, 25-44	9,882	27.2%	11,371	26.4%	12,955	27.6%
Middle Age, 45-64	10,978	30.2%	12,271	28.4%	12,095	25.7%
Senior Adults, 65+	2,768	7.6%	5,573	13.0%	7,649	16.2%

Are we building the right housing products?

Summit County Median Age = 38.4 in 2020

Utah Median Age = 30.9 in 2020

Source: ESRI Business Analyst

Part 4

The Cost of Housing

Affordable Rental Units

Area Median Income
\$113,900
(Family of Four)

What's Affordable?

30% AMI

	Occupancy	30% AMI	Total Income Per Unit based on Occupancies and AMI %	Maximum Monthly Rent Including Utilities Based on AMI %
Studio	1.00	30% AMI	\$23,919	\$597.98
1 Bedroom	2.00	30% AMI	\$27,336	\$683.40
2 Bedroom	3.00	30% AMI	\$30,753	\$768.83
3+ Bedroom	4.00	30% AMI	\$34,170	\$854.25

40% AMI

	Occupancy	40% AMI	Total Income Per Unit based on Occupancies and AMI %	Maximum Monthly Rent Including Utilities Based on AMI %
Studio	1.00	40% AMI	\$31,892	\$797.30
1 Bedroom	2.00	40% AMI	\$36,448	\$911.20
2 Bedroom	3.00	40% AMI	\$41,004	\$1,025.10
3+ Bedroom	4.00	40% AMI	\$45,560	\$1,139.00

50% AMI

	Occupancy	50% AMI	Total Income Per Unit based on Occupancies and AMI %	Maximum Monthly Rent Including Utilities Based on AMI %
Studio	1.00	50% AMI	\$39,865	\$996.63
1 Bedroom	2.00	50% AMI	\$45,560	\$1,139.00
2 Bedroom	3.00	50% AMI	\$51,255	\$1,281.38
3+ Bedroom	4.00	50% AMI	\$56,950	\$1,423.75

60% AMI

	Occupancy	60% AMI	Total Income Per Unit based on Occupancies and AMI %	Maximum Monthly Rent Including Utilities Based on AMI %
Studio	1.00	60% AMI	\$47,838	\$1,195.95
1 Bedroom	2.00	60% AMI	\$54,672	\$1,366.80
2 Bedroom	3.00	60% AMI	\$61,506	\$1,537.65
3+ Bedroom	4.00	60% AMI	\$68,340	\$1,708.50

Affordable Rental Units

Area Median Income
\$113,900
(Family of Four)

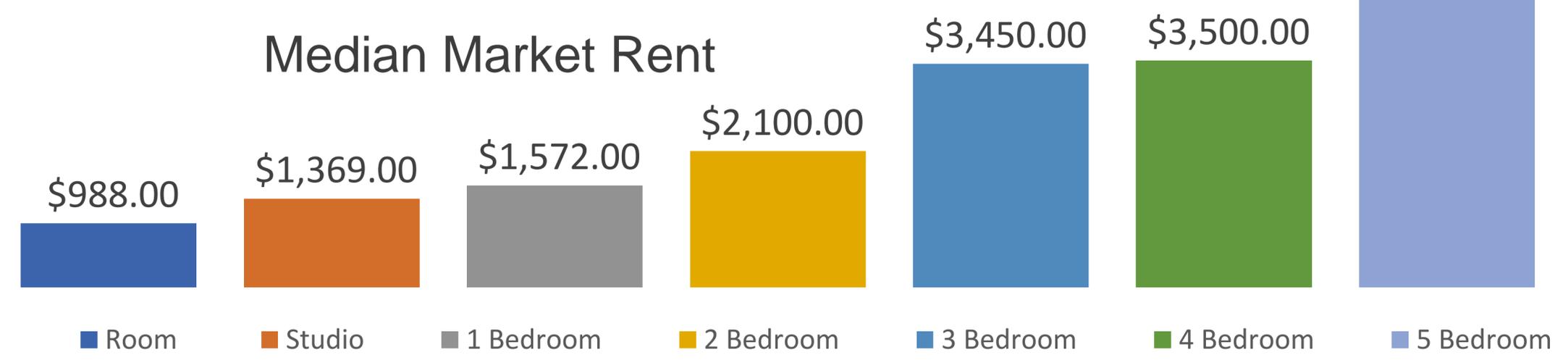
What's Affordable?

70% AMI

	Occupancy	70% AMI	Total Income Per Unit based on Occupancies and AMI %	Maximum Monthly Rent Including Utilities Based on AMI %
Studio	1.00	70% AMI	\$55,811	\$1,395.28
1 Bedroom	2.00	70% AMI	\$63,784	\$1,594.60
2 Bedroom	3.00	70% AMI	\$71,757	\$1,793.93
3+ Bedroom	4.00	70% AMI	\$79,730	\$1,993.25

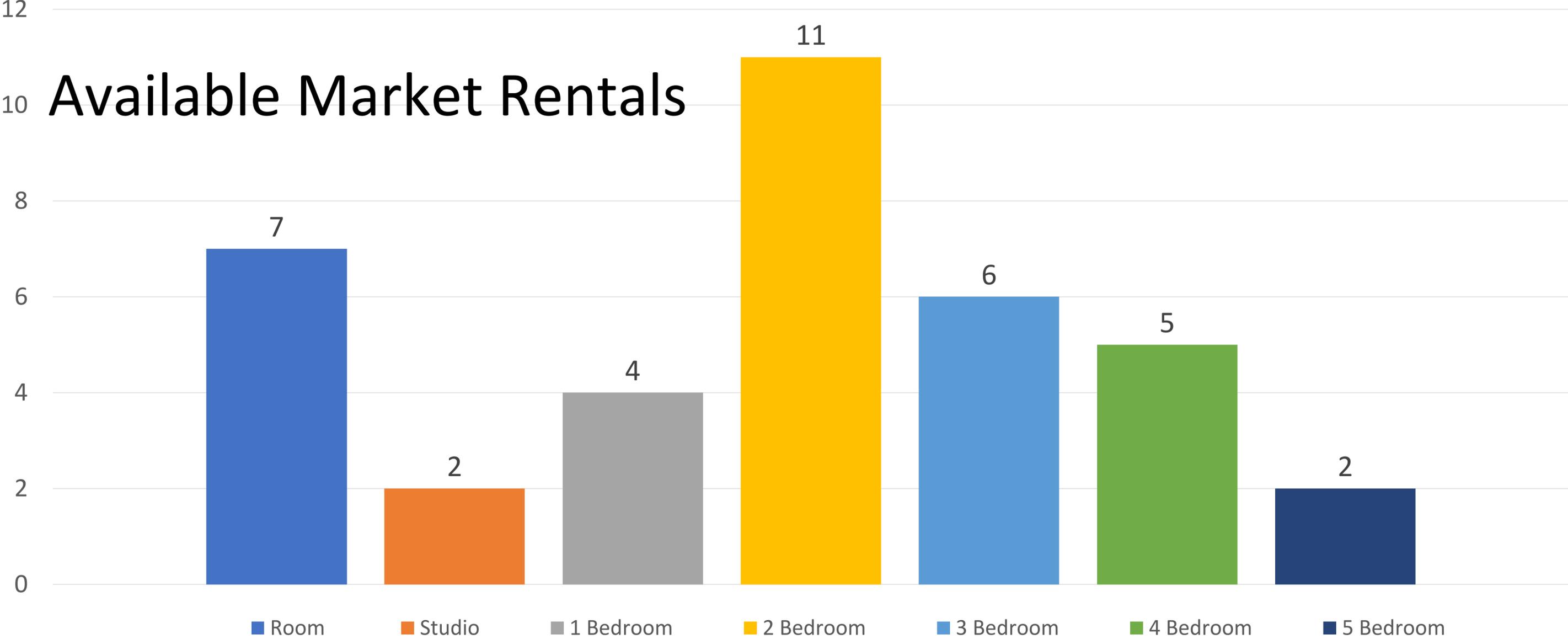
80% AMI

	Occupancy	80% AMI	Total Income Per Unit based on Occupancies and AMI %	Maximum Monthly Rent Including Utilities Based on AMI %
Studio	1.00	80% AMI	\$63,784	\$1,594.60
1 Bedroom	2.00	80% AMI	\$72,896	\$1,822.40
2 Bedroom	3.00	80% AMI	\$82,008	\$2,050.20
3+ Bedroom	4.00	80% AMI	\$91,120	\$2,278.00



Source: KSL Rentler /October 2020

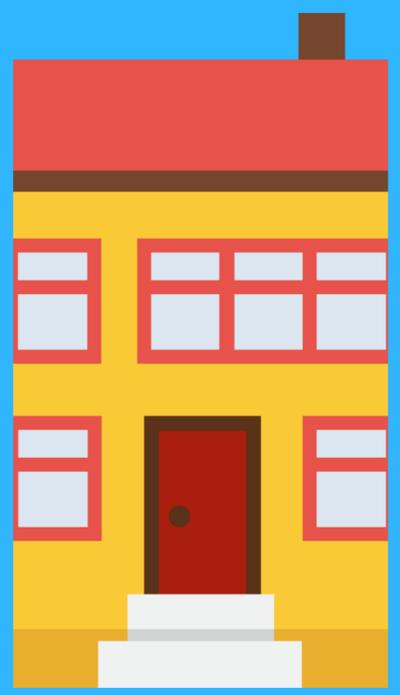
Rent Survey (KSL Rentler) October 2020



Affordable Ownership Units

Area Median Income \$113,900 (Family of Four)

What's Affordable?



Source: Zillow/October 2020 Survey

- 0 Bedroom (Studio)/4 Units Available
- 1 Bedroom /3 Units Available
- 2 Bedroom /1 Unit Available
- 3 Bedroom + /0 Units Available

Max Unit Price (80% AMI)

0 Bedroom (Studio)	\$220,686
1 Bedroom	\$260,546
2 Bedroom	\$300,406
3 Bedroom +	\$340,265

- 0 Bedroom (Studio)/1 Unit Available
- 1 Bedroom /1 Deed Restricted Unit
- 2 Bedroom/ 0 Units Available
- 3 Bedroom +/0 Units Available

Max Price (60% AMI)

0 Bedroom (Studio)	\$151,756
1 Bedroom	\$180,890
2 Bedroom	\$210,722
3 Bedroom +	\$240,616

- 0 Bedroom (Studio)/0 Units Available
- 1 Bedroom/0 Units Available
- 2 Bedroom /0 Units Available
- 3 Bedroom +/0 Units Available

Max Price (50% AMI)

0 Bedroom (Studio)	\$116,060
1 Bedroom	\$140,969
2 Bedroom	\$165,882
3 Bedroom +	\$190,792

- 0 Bedroom (Studio) /0 Units Available
- 1 Bedroom /0 Units Available
- 2 Bedroom /0 Units Available
- 3 Bedroom + /0 Units Available

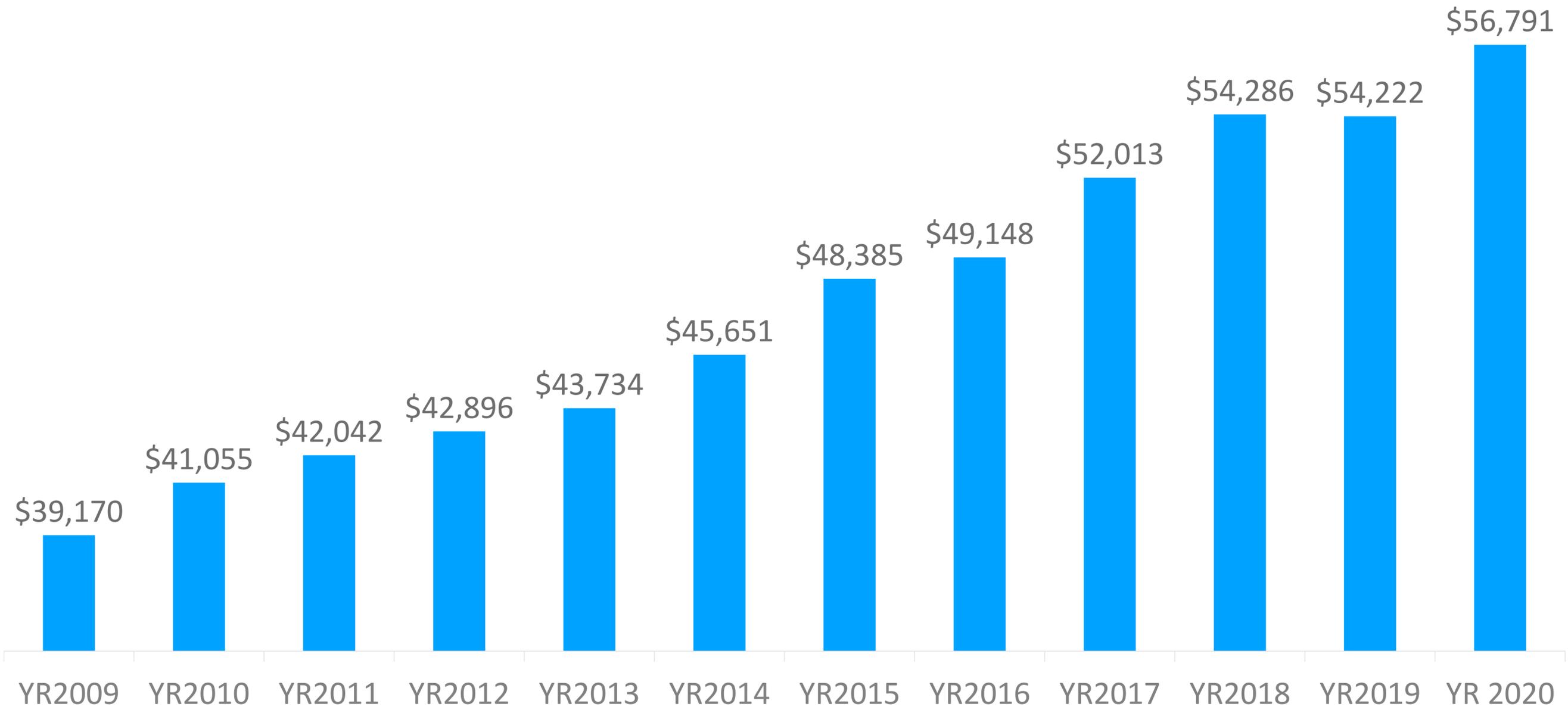
Max Price (30% AMI)

0 Bedroom (Studio)	\$46,303
1 Bedroom	\$61,253
2 Bedroom	\$76,201
3 Bedroom +	\$91,147

Annual Appreciation is "capped" at 3% (.25% per month). Appreciation is not guaranteed. It is based on purchase price.

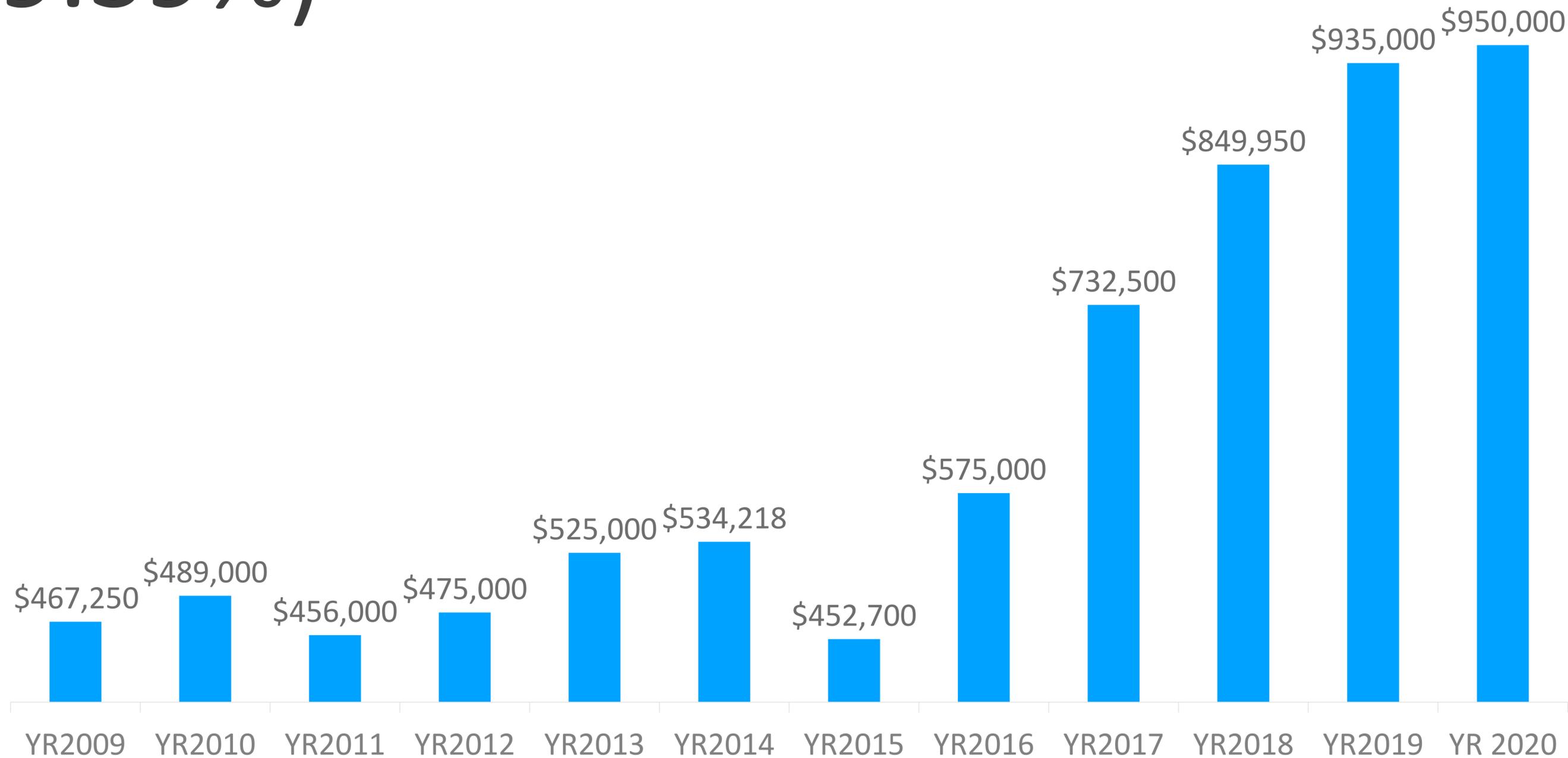
Note: Estimates were based on 5% down payment, 4.5% Interest Rate, Property Tax Formula = Sales Price x 0.01 x 0.55, Private Mortgage Insurance (PMI) = Mortgage Amount x .0056, HOA fees = \$300

Wage Growth: Average Earnings Per job (4.08%)



Source: EMSI Developer

Median Housing Sales Price (9.39%)



Source: Utah Association of Realtors

Snyderville Basin General Plan
was adopted in June 2015

Part 5

Housing Need

Renters!

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

	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.

Owners!

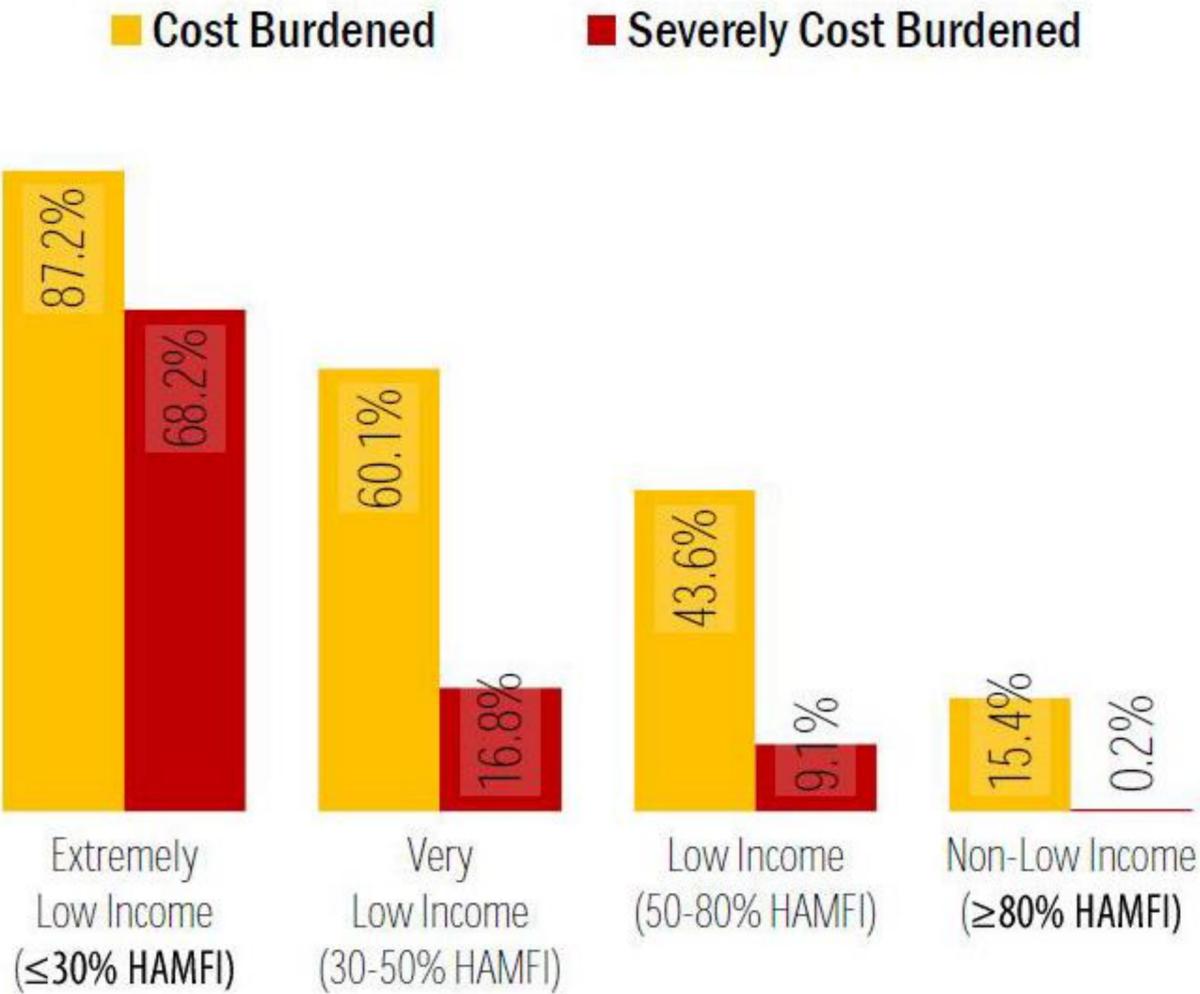
Table 2
Annual Housing Needs Projections for Owner Households 2019-2023
Selected Jurisdiction in Summit/Wasatch Region

	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: James Wood

Cost Burdens & Affordable/ Available Rental Units

Summit County's Proportion of Cost Burdened Renter Households



Summit County's Affordable & Available Rental Housing Deficit



Source: Utah Department of Workforce Services/ US Department of Housing and Urban Development 2020, 2013 – 2017 American Community Survey Data

Part 6

YR2020 Response

State Requirement

County 2019 Response

<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>

Under Construction

Building permit has been reviewed and is waiting for developer to pickup (Spring 2021).

Building permit has been issued for 32 units of MCHT project. UOP has completed 30 units.

15 ADU building permits were issued in 2020.

Mixed Use Zone is being reviewed by County Council.

State Requirement

County 2019 Response

<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. (SBGP)</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>

No new projects were approved in 2020 under this policy.

No new SRO projects were entitled in 2020

No Bear Claw units were acquired in 2020.

State Requirement

County 2019 Response

<p>(L) preserve existing moderate income housing;</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>
<p>(M) reduce impact fees, as defined in Section 11-36a-102, related to low and moderate income housing;</p>	
<p>(N) participate in a community land trust program for low or moderate income housing;</p>	<p>Summit County budgets for an annual contract with <u>Mountainlands Community Housing Trust</u>. The budget for <u>FY2020</u> is <u>\$55K</u>.</p>
<p>(O) implement a mortgage assistance program for employees of the county or of an employer that provides contracted services for the county;</p>	
<p>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;</p>	<p>Summit County has supported applications from <u>Mountainlands Community Housing Trust</u> and Habitat for Humanity in support of moderate income housing.</p>
<p>(Q) apply for or partner with an entity that applies for programs offered by the Utah Housing Corporation within that agency's funding capacity;</p>	

No Bear Claw units were acquired in 2020, the County’s last repurchase/sale occurred in December of 2019.

Summit County Maintains a contract with MCHT and has budgeted for a new contract for 2021.

Summit County continues to work with non-profit housing corporations in support of moderate income housing programs.

State Requirement

County 2019 Response

(R) apply for or partner with an entity that applies for affordable housing programs administered by the Department of Workforce Services;	
(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;	
(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;	
(U) utilize a moderate income housing set aside from a community reinvestment agency, redevelopment agency, or community development and renewal agency; and	
(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.	Inclusionary Zoning. 10-5-1, Snyderville Basin Development Code.

Staff continues to administer the County's inclusionary zoning provisions.

2020 PERFORMANCE SUMMARY

Housing Product	2020	Notes
How many total ADUs received zoning entitlements in 2020?	15, All in Eastern Summit County	
How many ADUs received building permits in 2020?	15, All in Eastern Summit County	
How many ADUs were “deed restricted” as affordable?	0	No deed restricted requirements are required in the Eastern Summit County Code
How many “deed restricted” ownership units received zoning entitlements in 2020?	0	
How many “deed restricted” affordable ownership units secured building permits in 2020?	0	
How many “deed restricted” rental units received zoning entitlements in 2020?	7	Promontory
How many “deed restricted” affordable rental units secured building permits in 2020?	Woodward PC= 8 Units Lincoln Station 31 of the units are deed restricted =<80% AMI (Total of 39 Units)	169 building permits for the CVMA are waiting for picked up. Lincoln Station will also deed restrict 21 units between 80%-120% AMI.

2020
Surplus/Deficit
297-39 = -258

UNITS IN DEVELOPMENT PIPELINE

Deed Restriction Housing Projects Recently Entitled and/or Under Construction

Silver Creek Village - 330 units (Under Construction)

For sale and rent, 50% of the units at <=80% AMI and 50% of the Units at <=60% AMI.

Promontory - 35 units

(7 units in the next 24 months, 28 units within 5 years)

For rent <=80% AMI.

Newpark Condos (Crandall Capital) - 34 units (Under Construction)

For Rent <=80% AMI Average.

Discovery - 30 units (Under Construction)

For Sale <=80% AMI.

629 units of deed restricted affordable/workforce housing in the development pipeline, of which, 127 units are currently under construction.

Canyons Village - 1,107 Pillows (169 Units)

For Rent (seasonal worker/employee housing) <=80% AMI.

Lincoln Station, 31 units (Under Construction)

For Rent <=80% AMI and **21** deed restricted **attainable units** <=120% AMI.

Part 7

Issue Summary

“Vacant” is now the largest sector within the County’s housing stock.

The County’s General Plans need to add a circulation element as required by Senate Bill 34.

Employment continues to outpace population growth. The need for imported labor continues to grow.

Wages continue to increase, but are not keeping up with cost of living.

Building permit activity (housing starts) declined from 2019 levels

Where do we go from here?

Part 8

Planning Commission Suggested Actions

Planning Commission Suggested Actions for 2021?



1. Complete the Eastside Infrastructure Plan
2. Explore offering incentives to facilitate the creation of deed restricted ADUs
3. Create a “multi-family” zoning district for the Eastern Summit County Planning District
4. Work with partnership communities in Eastern Summit County to facilitate moderate income housing
5. Assess the effectiveness of the County’s over-income/waterfall provisions (primary focus: ownership units)
6. Assess the impact of short-term rentals (STRs) on rental housing affordability
7. **Staff Recommendation: Integrate and adopt the required Circulation Element into the County’s General Plans**

Open Public Hearing

Recommended Motion

Motion to Adopt Resolution No. 2020-22, the 2020 Moderate Income Housing Report.