

Eastern Summit County General Plan

Chapter 7 - Moderate Income Housing

7.1 GOAL: Promote a mix of housing types and availability.

- a. Periodically review and update the Housing Needs Assessment (technical appendix) to ensure that housing needs are identified as they change over time.
- 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.
- c. Consider incentives such as fee-waivers and density increases to encourage private sector development of moderate income housing.
- d. Encourage moderate income housing development close to existing services and infrastructure.
- e. Clarify the intention and development standards for seasonal dwelling units in the Development Code.
- f. Ensure that housing is affordable to households earning 80% of the median income for Eastern Summit County, not the median income as affected by the Snyderville Basin and Park City.
- g. Incorporate the definition of “Middle Income Housing” in the Development Code and other policy documents.
- h. Explore a Fee Deferral Program and/or other incentives for Deed-Restricted ADUs.
- i. Examine any potential programs or partnerships with the Mountainlands Association of Governments (MAG) for the creation of moderate-income housing opportunities.

Snyderville Basin General Plan

Chapter 6

Housing Element

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, both rental and for sale.*

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 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.

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.
- b. Requiring new residential development to allocate a percentage of the units to be affordable.
- c. Requiring commercial, industrial, and resort projects to provide housing for a percentage of their projected workforce.
- d. Requiring a long-term commitment of affordability.
- e. Cooperating with surrounding jurisdictions in the development and implementation of regional affordable housing strategies.
- f. Explore the creation of a Summit County Housing Authority and/or regional housing authority.
- g. Incorporate the definition of "Middle Income Housing" in the Development Code and other policy documents.
- h. 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.

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

Policy 6.3: Support a variety of housing consisting of a balance of types of housing, styles of housing, ownership category, unit sizes, and a range of affordability.

Policy 6.4: Study and implement strategies to achieve attainable housing in the Basin.

Policy 6.5: Allow the development of Single Room Occupancy (SRO) housing, group homes, community housing, emergency shelter and transitional housing, and supported living facilities for the elderly and persons with special housing needs, taking into consideration the proximity to public transportation, shopping, medical services, and other essential support services for the elderly and others with special needs.

Policy 6.6: Allow the development of seasonal housing to address the needs of the resort economy, through cooperation with current and future employers and housing agencies in the area.

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

Policy 6.8: Support the use of private, local, state, and federal assistance for housing development or preservation.

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.

Policy 6.9: Encourage in-fill housing development in mixed use areas that offer residents easy access to goods, services, jobs, transportation, and recreation.

Policy 6.10: Encourage and incentivize the distribution of workforce housing in the Snyderville Basin.