



Moderate Income Housing Plan/Report 2021

Snyderville Basin Planning Commission: October 26, 2021

Eastern Summit County Planning Commission: November 4, 2021

Summit County Council: November 17, 2021



[Jeffrey B. Jones, AICP](#)

Economic Development & Housing Director

Sticks



Utah Code requires that qualifying cities and counties must include at least **four (4) of the 20+ strategies identified in Utah Code 17-27a-403: Plan preparation** in their general plan and submit to workforce services by December 1, 2021.

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.

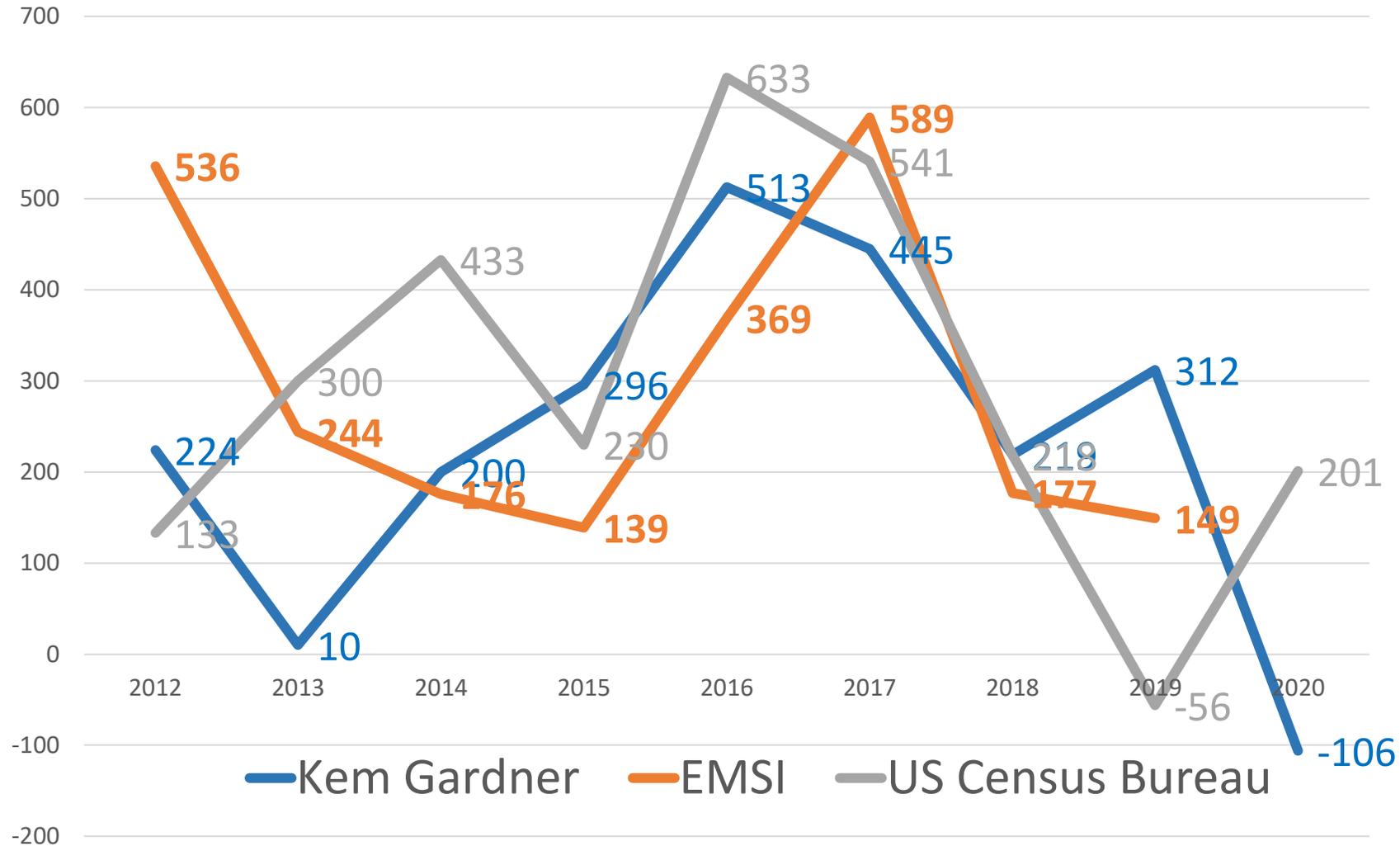
Carrots



Components of Growth



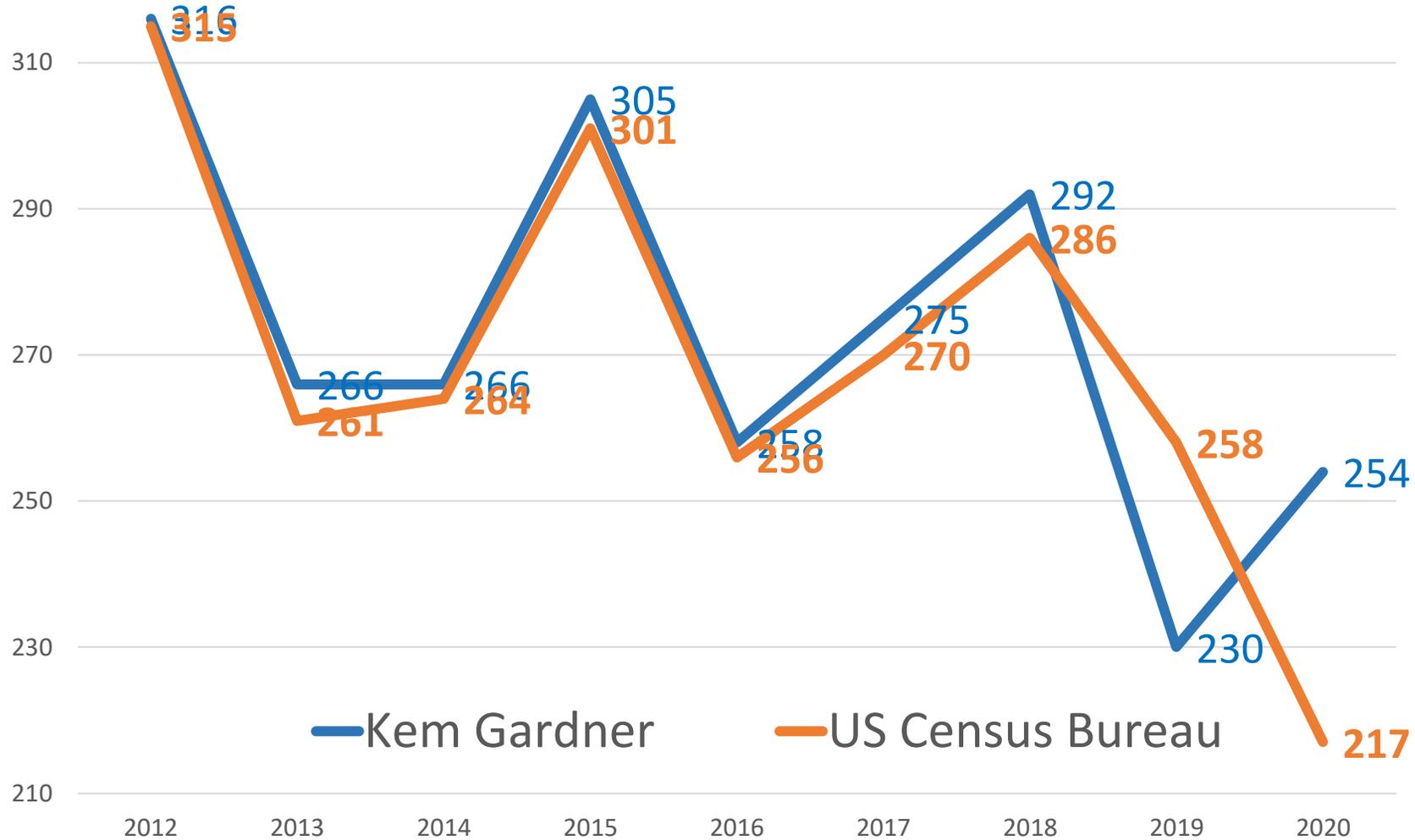
Net Migration



Source: [The Kem C. Gardner Policy Institute](#), EMSI Developer, [US Census Bureau](#)



Net Natural Increase



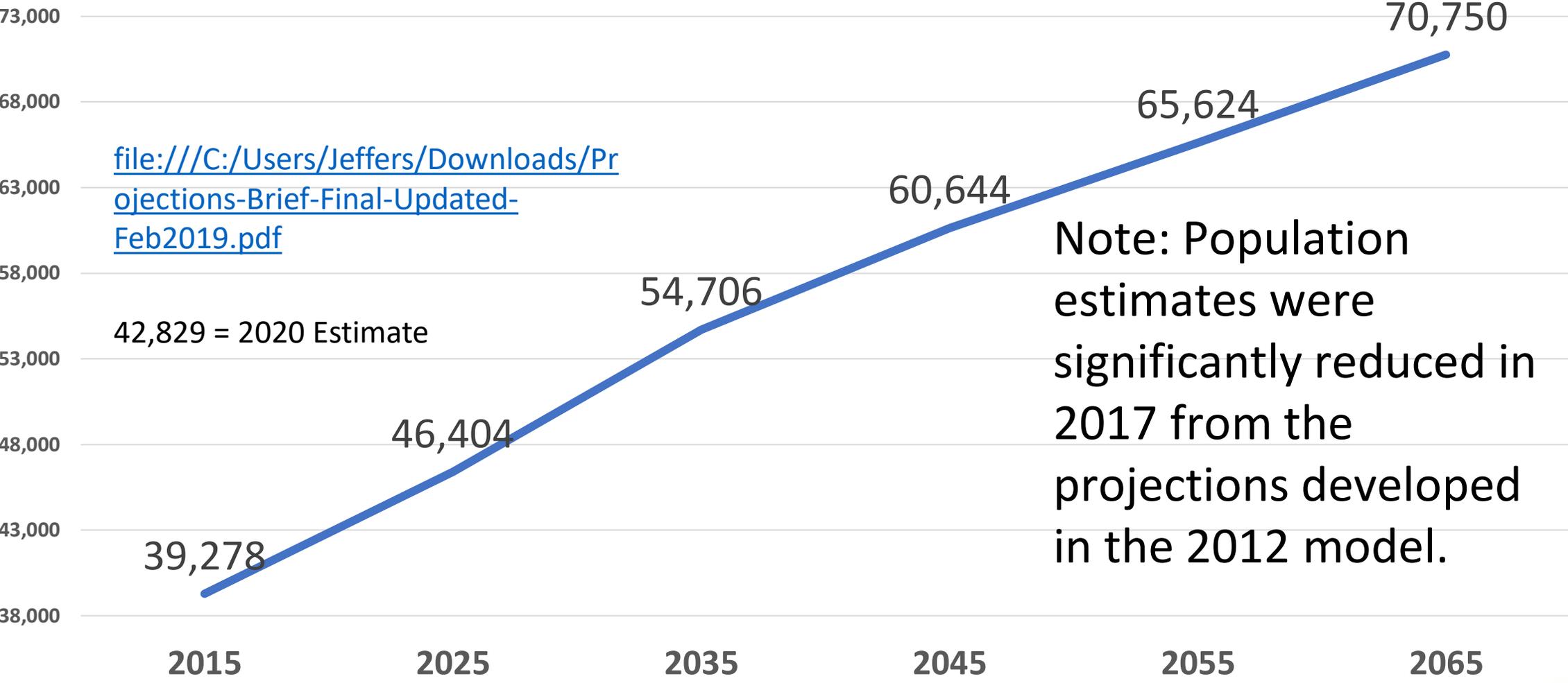
Source: [The Kem C. Gardner Policy Institute](#), [US Census Bureau](#)



Population Growth



2017 Summit County Population Projections 2015 - 2065

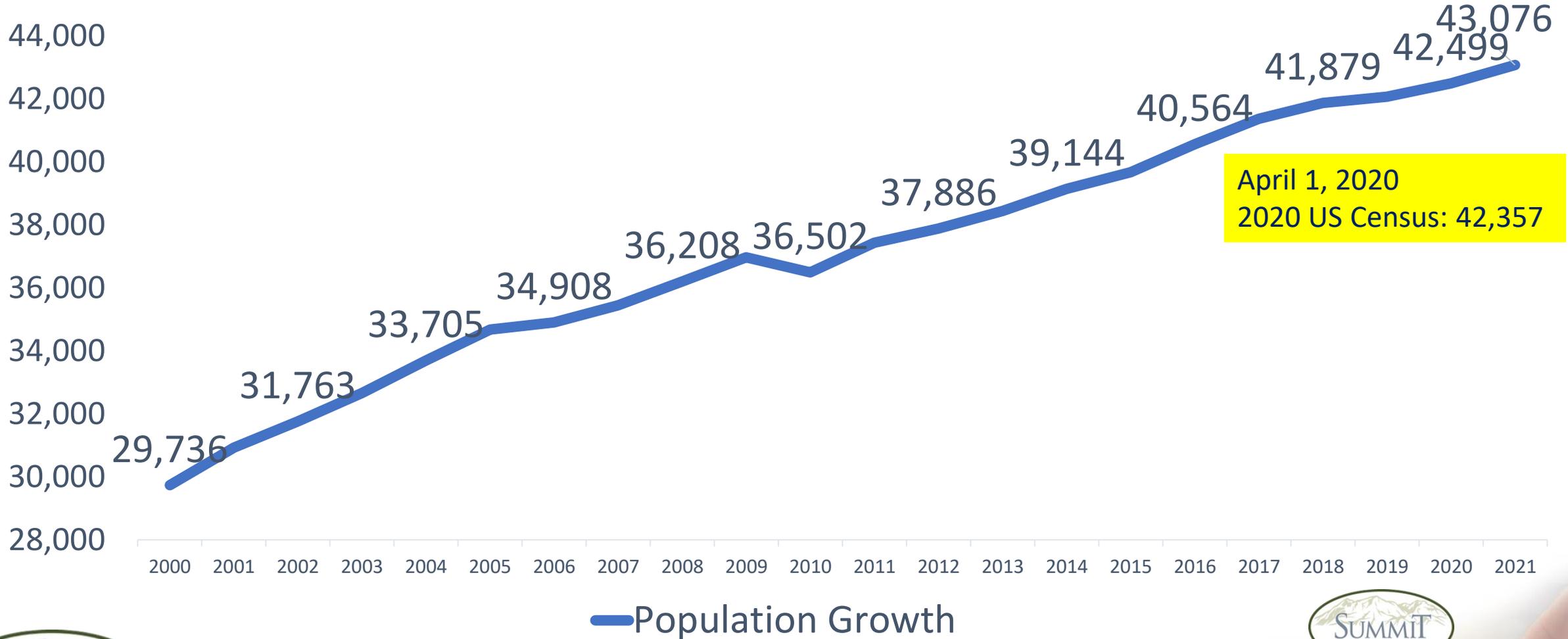


Source: Kem C. Gardner Policy Institute



HISTORIC POP GROWTH - SC

13,340 New Population
% Change = 44.9%
Ave Annual % Change = 2.13%



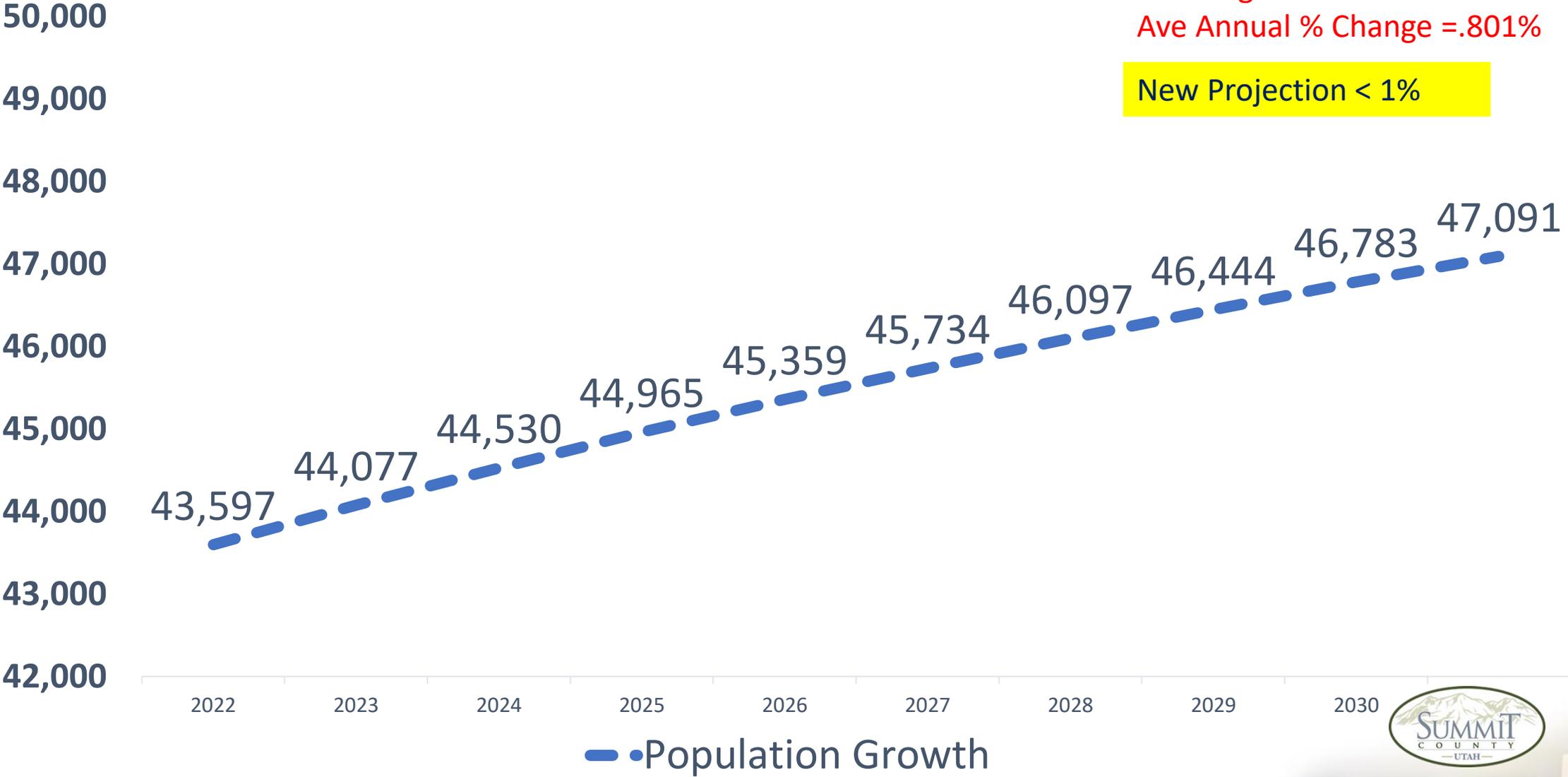
Source: EMSI Developer (County Level Data)



POPULATION FORECAST - SC

3,494 New Population
% Change = 8.01%
Ave Annual % Change = .801%

New Projection < 1%

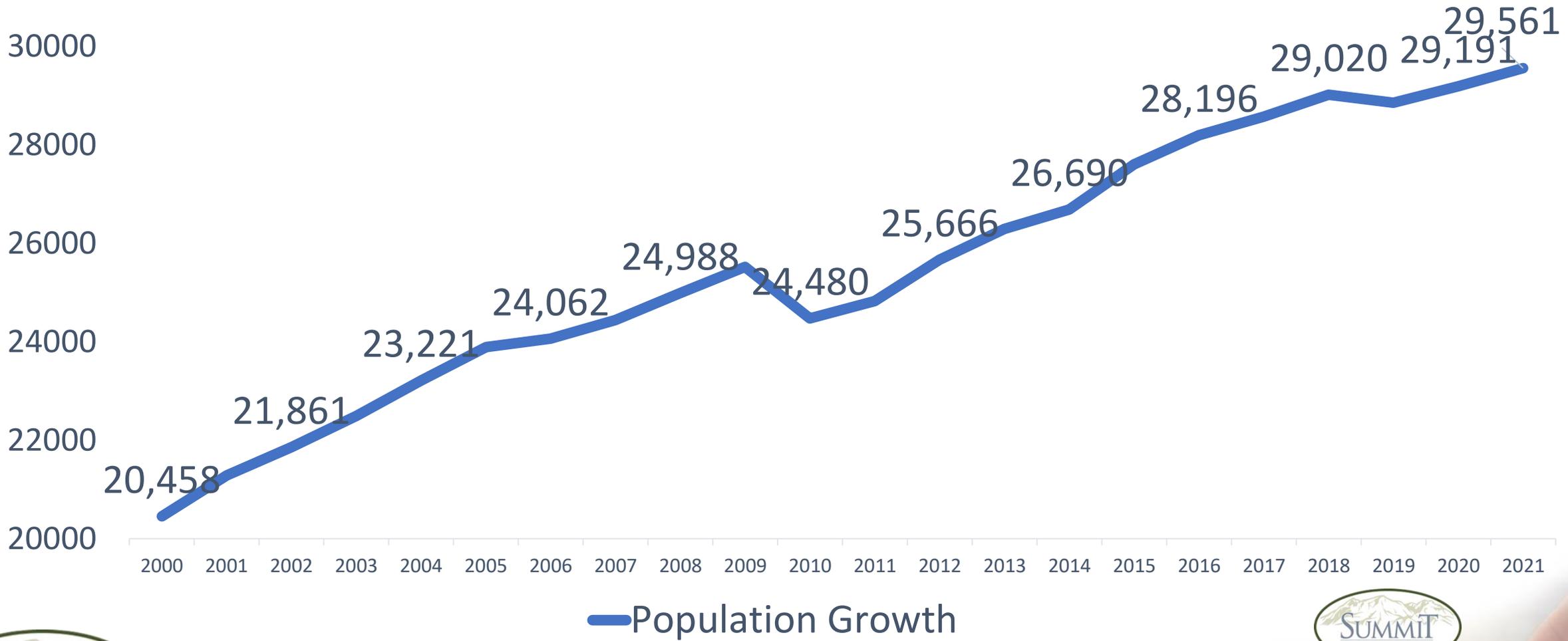


Source: EMSI Developer (County Level Data)



HISTORIC POP GROWTH - Western

9,103 New Population
% Change = 44.5%
Ave Annual % Change = 2.11%

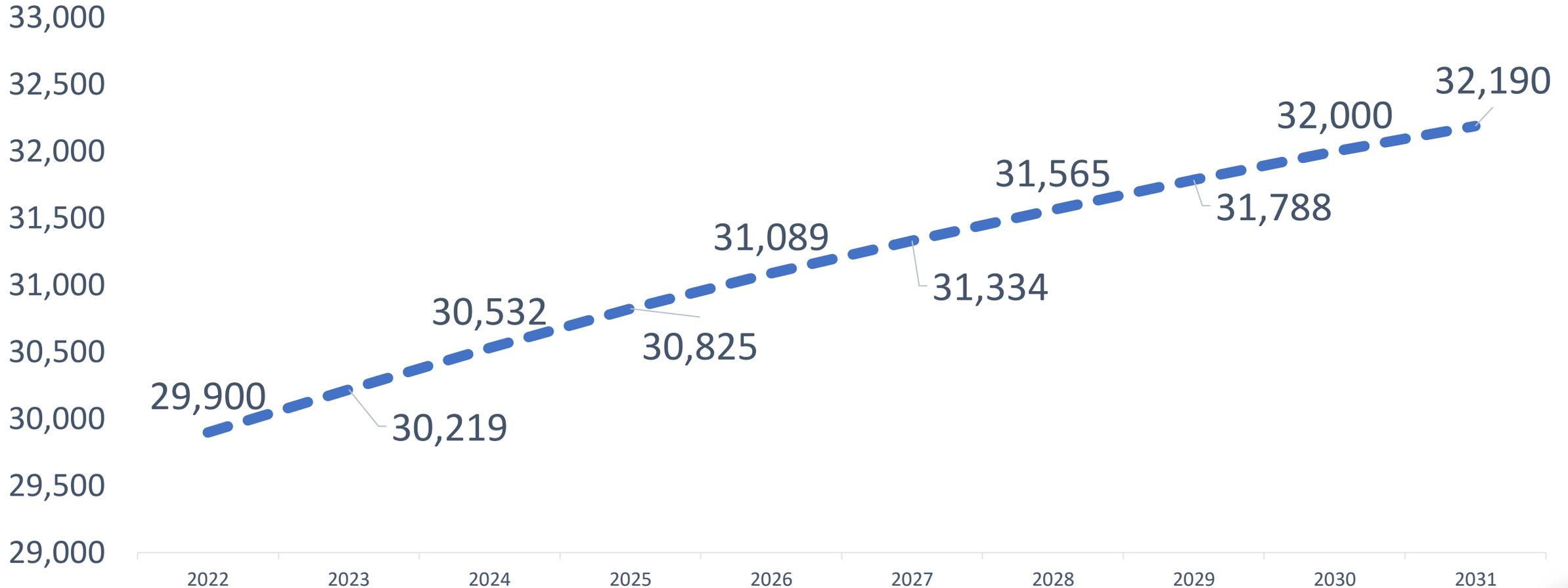


Source: EMSI Developer (Zip Code Level Data)



PROJECTED POP GROWTH - Western

2,290 New Population
% Change = 8%
Ave Annual % Change = .8%



—•— Population Growth

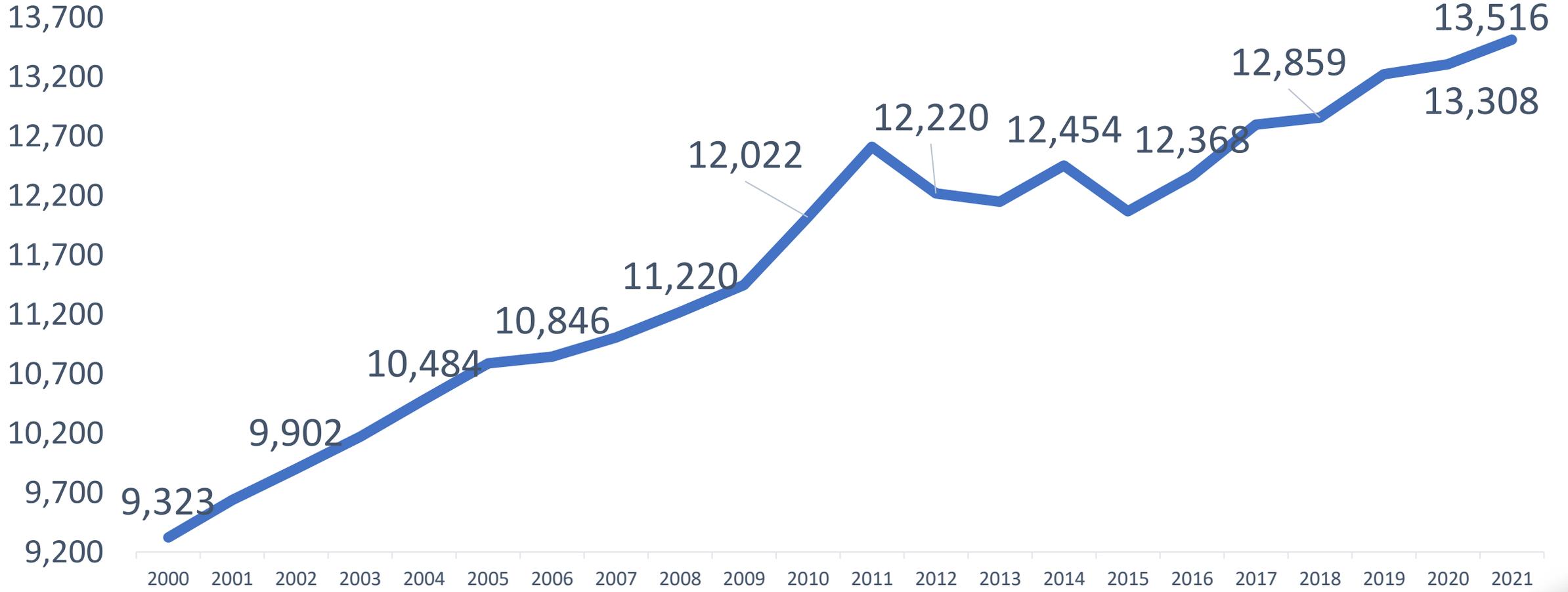


Source: EMSI Developer (Zip Code Level Data)



HISTORIC POP GROWTH - Eastern

4,193 New Population
% Change = 44.9%
Ave Annual % Change = 2.13%



Population Growth

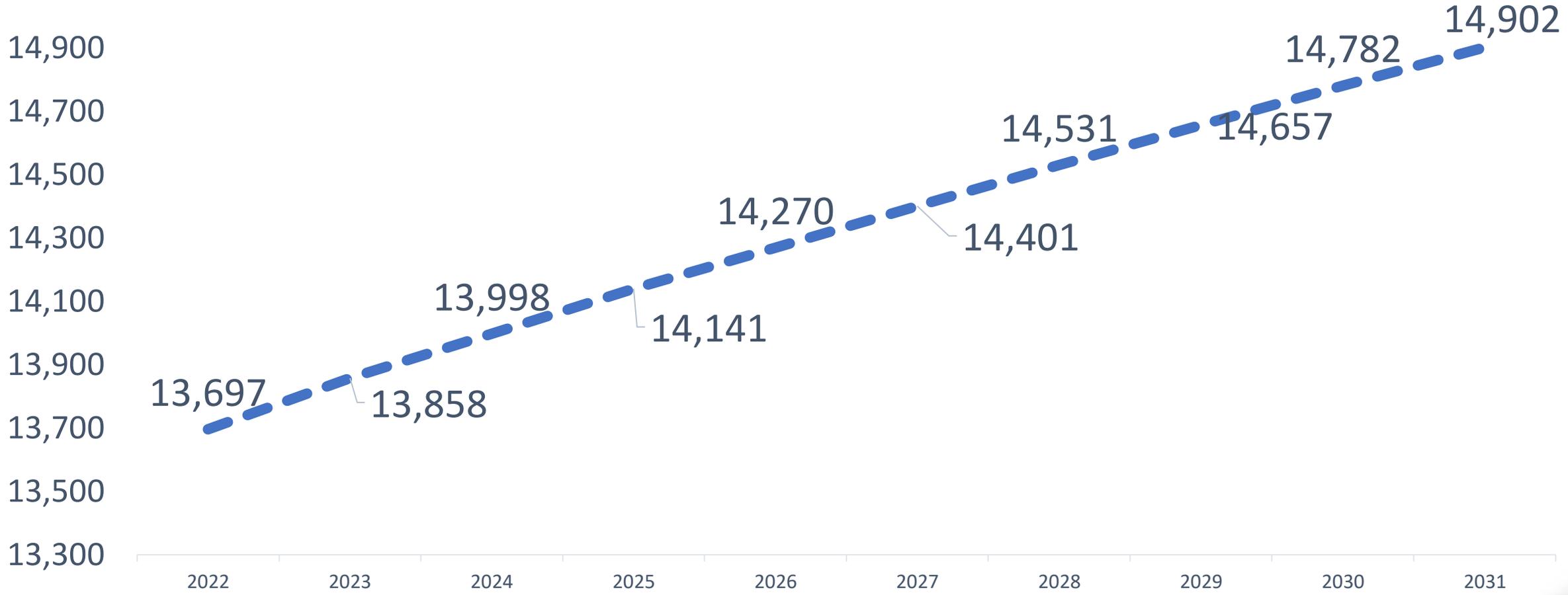


Source: EMSI Developer (Zip Code Level Data)



PROJECTED POP GROWTH - Eastern

1,205 New Population
% Change = 9%
Ave Annual % Change = .9%



Population Growth



Source: EMSI Developer (Zip Code Level Data)



Population	2010	2020 Census April 1, 2020	2021	2026	2021 Daytime Population
Summit County	29,736	42,357	42,647	46,357	45,711
					Workers = 26,044
Henefer	766	838	853	907	677
					Workers = 179
Coalville	1,378	1,486	1,566	1,686	1,553
					Workers = 806
Oakley	1,474	1,588	1,624	1,733	1,322
					Workers = 536
Kamas	1,811	2,092	2,125	2,339	1,956
					Workers = 823
Francis	1,037	1,564	1,609	1,802	1,246
					Workers = 369
Park City	7,553	8,396	8,407	9,057	12,807
					Workers = 9,056
Source: ESRI Business Analyst/US Census Bureau					

Households and Household Projected Growth



Households & Household Growth

Government Entity	2010	2021	2026	Average Household Size (2026)
Summit County	12,990	15,347	16,713	2.77
Henefer	247	278	296	3.06
Coalville	460	526	566	2.98
Oakley	501	557	594	2.92
Kamas	602	706	779	3.00
Francis	328	521	584	3.09
Park City	2,884	3,239	3,507	2.57

Source: ESRI Business Analyst

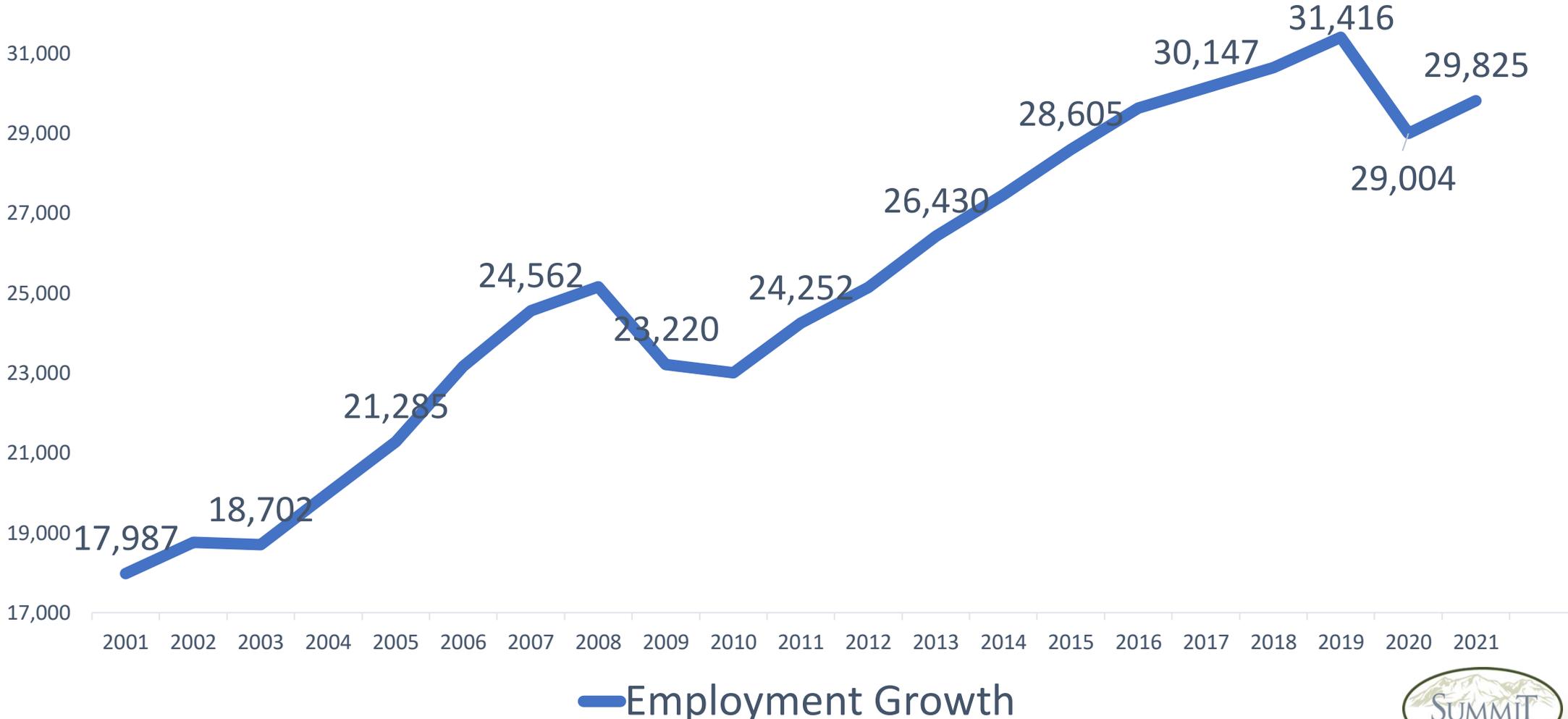


Employment



HISTORIC EMPLOYMENT GROWTH SC 2001 - 2021

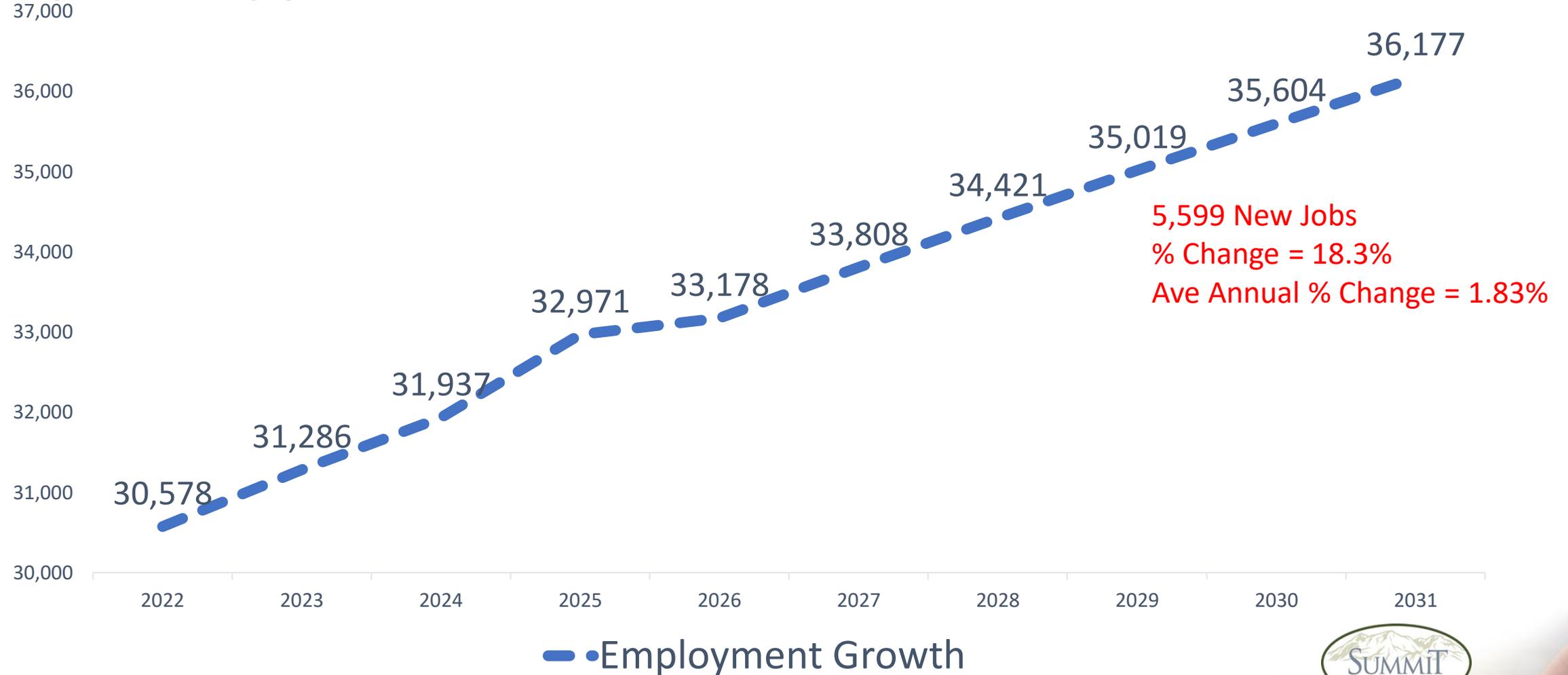
11,838 New Jobs
% Change = 65.8%
Ave Annual % Change = 3.13%



Source: EMSI Developer (County Level Data)



PROJECTED EMPLOYMENT GROWTH - SC 2022 - 2031

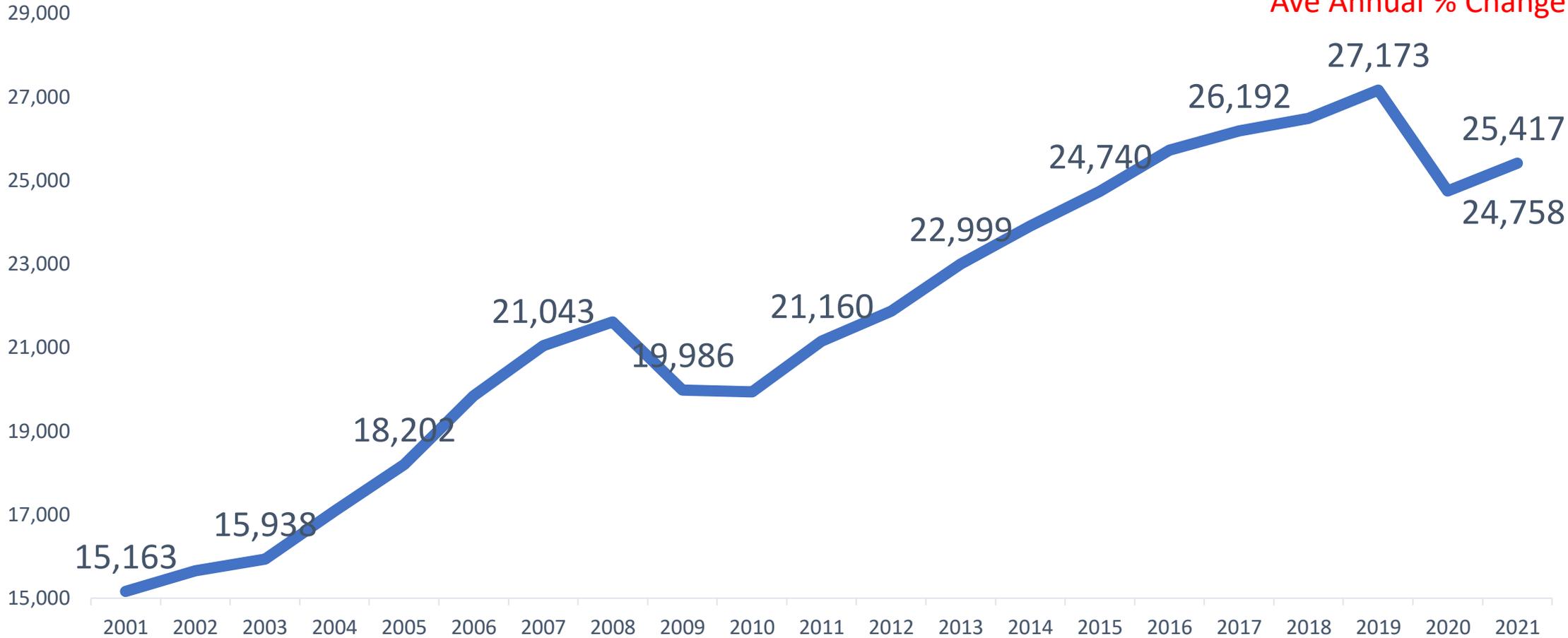


Source: EMSI Developer



HISTORIC EMPLOYMENT GROWTH - Western 2001 - 2021

10,254 New Jobs
% Change = 67.6%
Ave Annual % Change = 3.2%



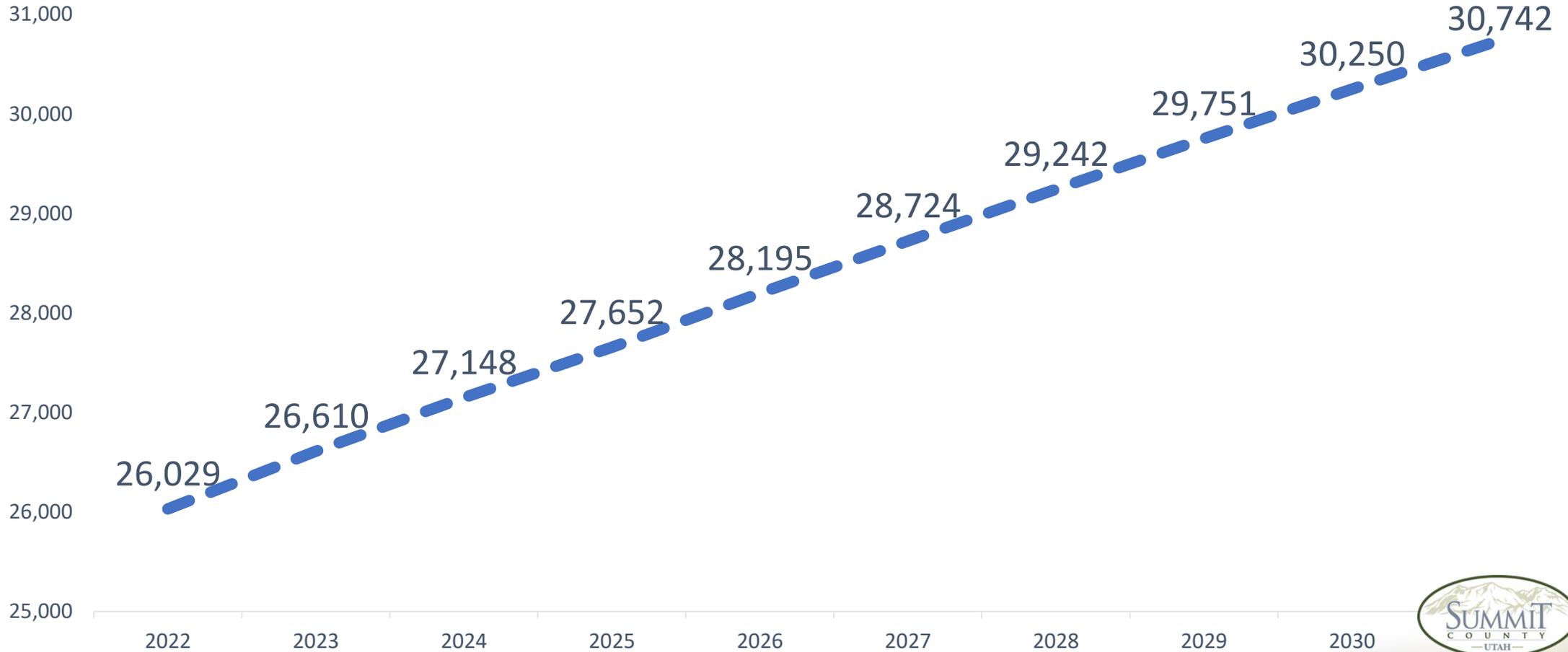
— Employment Growth

Source: EMSI Developer (Zip Code Level Data)



PROJECTED EMPLOYMENT GROWTH-Western 2022 - 2031

4,713 New Jobs
% Change = 18.1%
Ave Annual % Change = 1.81%

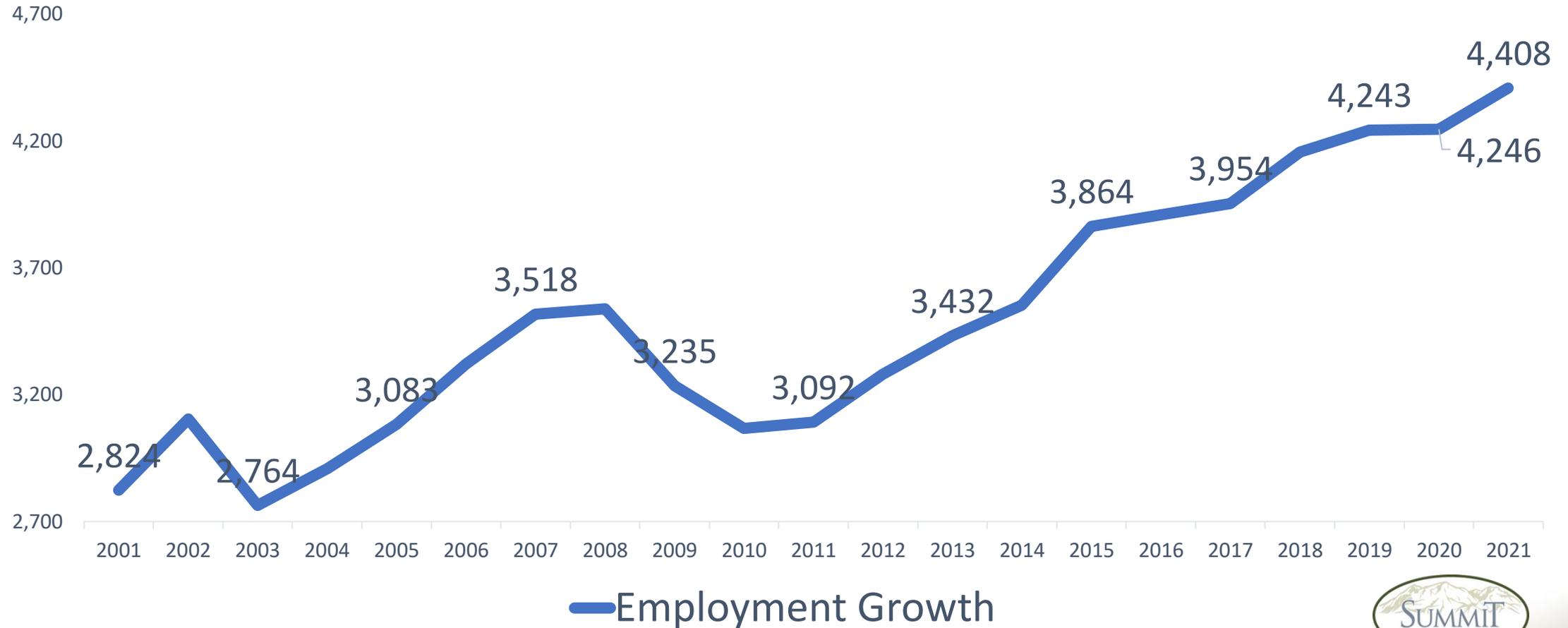


—•— Employment Growth

Source: EMSI Developer (Zip Code Level Data)

HISTORIC EMPLOYMENT GROWTH- Eastern 2001 - 2021

1,584 New Jobs
% Change = 56.1%
Ave Annual % Change = 2.67%

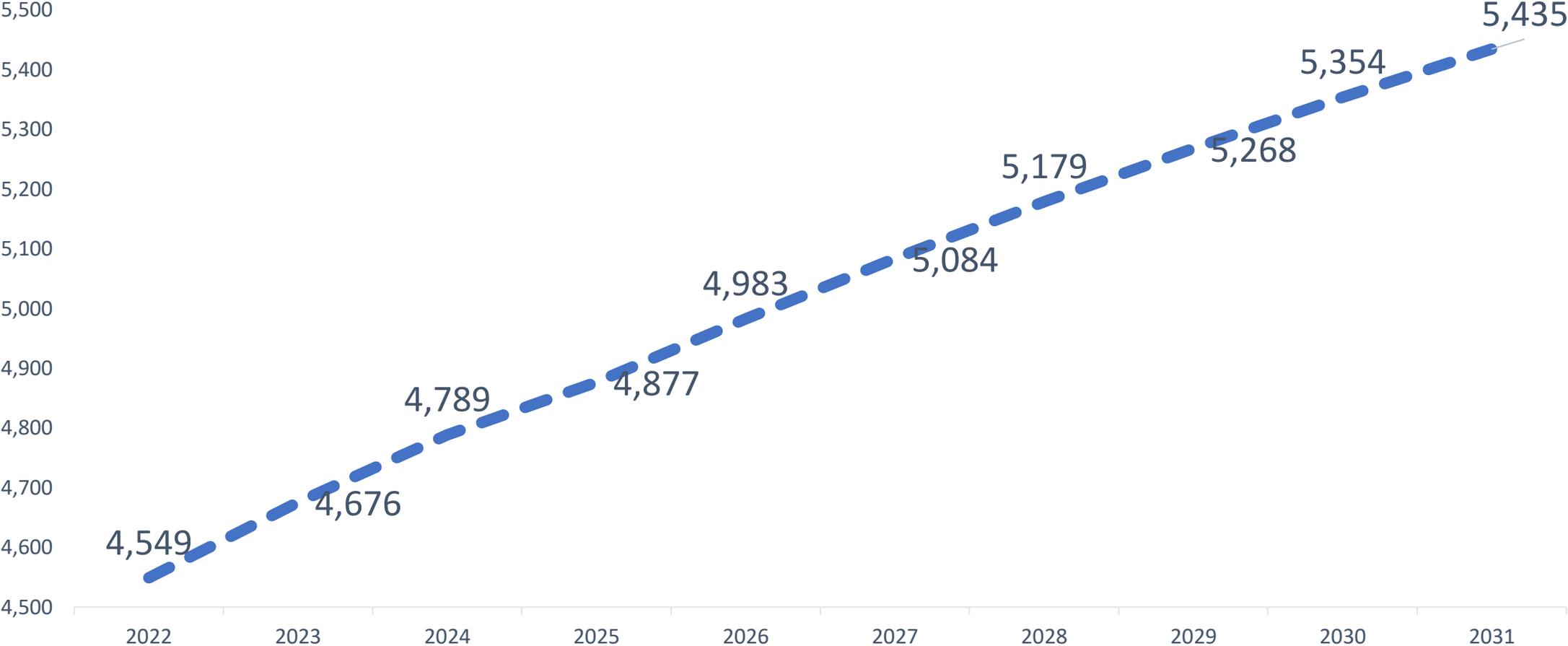


Source: EMSI Developer (Zip Code Level Data)



EMPLOYMENT GROWTH- Eastern 2022 - 2031

886 New Jobs
% Change = 19.5%
Ave Annual % Change = 1.95%



—• Employment Growth

Source: EMSI Developer (Zip Code Level Data)



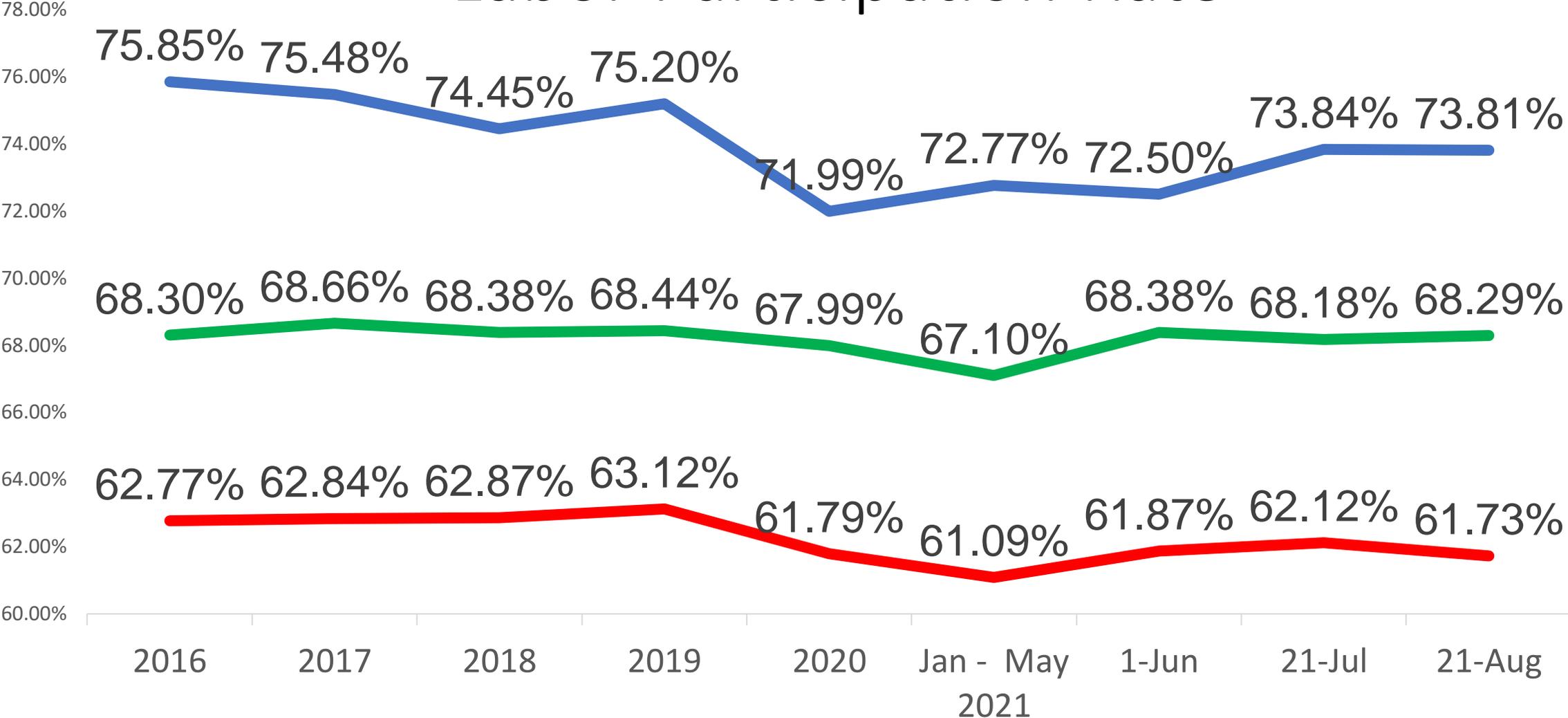
Unemployment by County (September 2021)

- Wasatch County = 2.2%
- Morgan County = 1.7%
- Utah County = 1.8%
- Salt Lake County = 2.2%
- **Summit County = 2.2%**

Source: [Utah Department of Workforce Services](#)



Labor Participation Rate



Source: EMSI Developer

— Summit County — State of Utah — USA



ANNUAL SEASONAL EMPLOYMENT DEMAND

4,800 – 6,200 Jobs

2,500 Filled Via Visa Programs

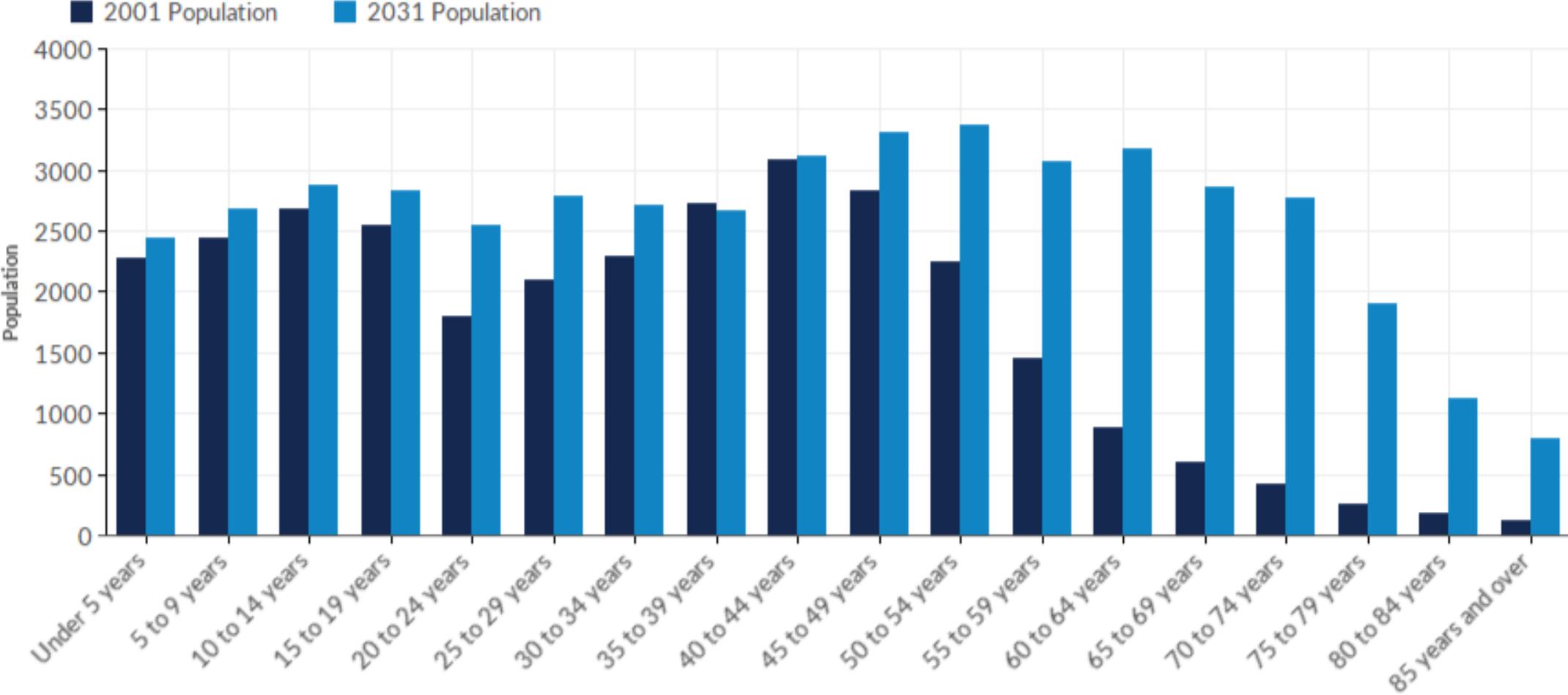
2021?



Age Cohorts



Population by Age Cohort



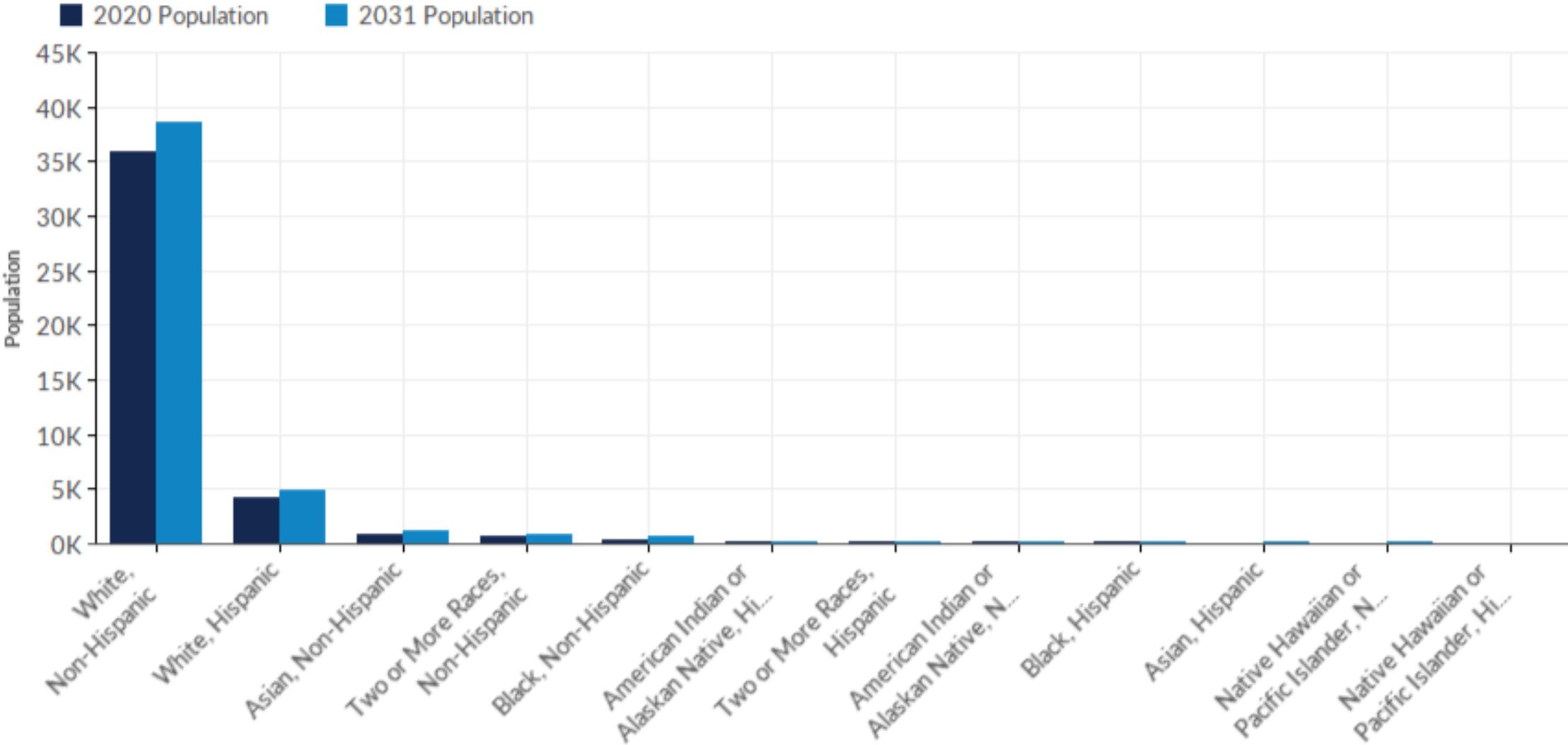
Source: EMSI Developer



Race & Ethnicity



Population by Race/Ethnicity



Source: EMSI Developer



Housing Prices by Zip Code



Summit County

- Typical Home = \$1,116,000
- 1 YR Change in Value = \$184,000

Source: Zillow Home Value Index (ZHVI). Typical home price between the 35th and 65th percentile, July 2020 – July 2021 & US Census Bureau.

<https://headwaterseconomics.org/equity/record-breaking-housing-costs/>

Median Sales Price = \$1,100,000 (August 2021)

Sources: [Utah Association of Realtors](#)



Park City - 84060

- Typical Home = \$2,006,000
- 1 YR Change in Value = \$318,000

Source: Zillow Home Value Index (ZHVI). Typical home price between the 35th and 65th percentile, July 2020 – July 2021 & US Census Bureau.

<https://headwaterseconomics.org/equity/record-breaking-housing-costs/>



Park City - 84098

- Typical Home = \$1,343,000
- 1 YR Change in Value = \$227,000

Source: Zillow Home Value Index (ZHVI). Typical home price between the 35th and 65th percentile, July 2020 – July 2021 & US Census Bureau.

<https://headwaterseconomics.org/equity/record-breaking-housing-costs/>



Coalville - 84017

- Typical Home = \$552,000
- 1 YR Change in Value = \$93,000

Source: Zillow Home Value Index (ZHVI). Typical home price between the 35th and 65th percentile, July 2020 – July 2021 & US Census Bureau.

<https://headwaterseconomics.org/equity/record-breaking-housing-costs/>



Henefer - 84033

- Typical Home = \$477,000
- 1 YR Change in Value = \$82,000

Source: Zillow Home Value Index (ZHVI). Typical home price between the 35th and 65th percentile, July 2020 – July 2021 & US Census Bureau.

<https://headwaterseconomics.org/equity/record-breaking-housing-costs/>



Peoa - 84061

- Typical Home = \$665,000
- 1 YR Change in Value = \$92,000

Source: Zillow Home Value Index (ZHVI). Typical home price between the 35th and 65th percentile, July 2020 – July 2021 & US Census Bureau.

<https://headwaterseconomics.org/equity/record-breaking-housing-costs/>



Kamas/Francis - 84036

- Typical Home = \$600,000
- 1 YR Change in Value = \$78,000

Source: Zillow Home Value Index (ZHVI). Typical home price between the 35th and 65th percentile, July 2020 – July 2021 & US Census Bureau.

<https://headwaterseconomics.org/equity/record-breaking-housing-costs/>



Affordable Ownership Units

Area Median
Income
\$120,800
(Family of Four)

What's Affordable?



0 Bedroom (Studio)/1 Available (Park City)
1 Bedroom
2 Bedroom /1 Available (Coalville)
3 Bedroom +

Max Unit Price (80% AMI)

\$260,000
\$305,000
\$353,000
\$397,000

0 Bedroom (Studio)
1 Bedroom
2 Bedroom
3 Bedroom +

Max Price (60% AMI)

\$178,000
\$210,000
\$249,000
\$284,000

0 Bedroom (Studio)
1 Bedroom
2 Bedroom
3 Bedroom +

Max Price (50% AMI)

\$138,000
\$168,000
\$196,000
\$226,000

0 Bedroom (Studio)
1 Bedroom
2 Bedroom
3 Bedroom +

Max Price (30% AMI)

\$56,000
\$73,000
\$90,000
\$110,000

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

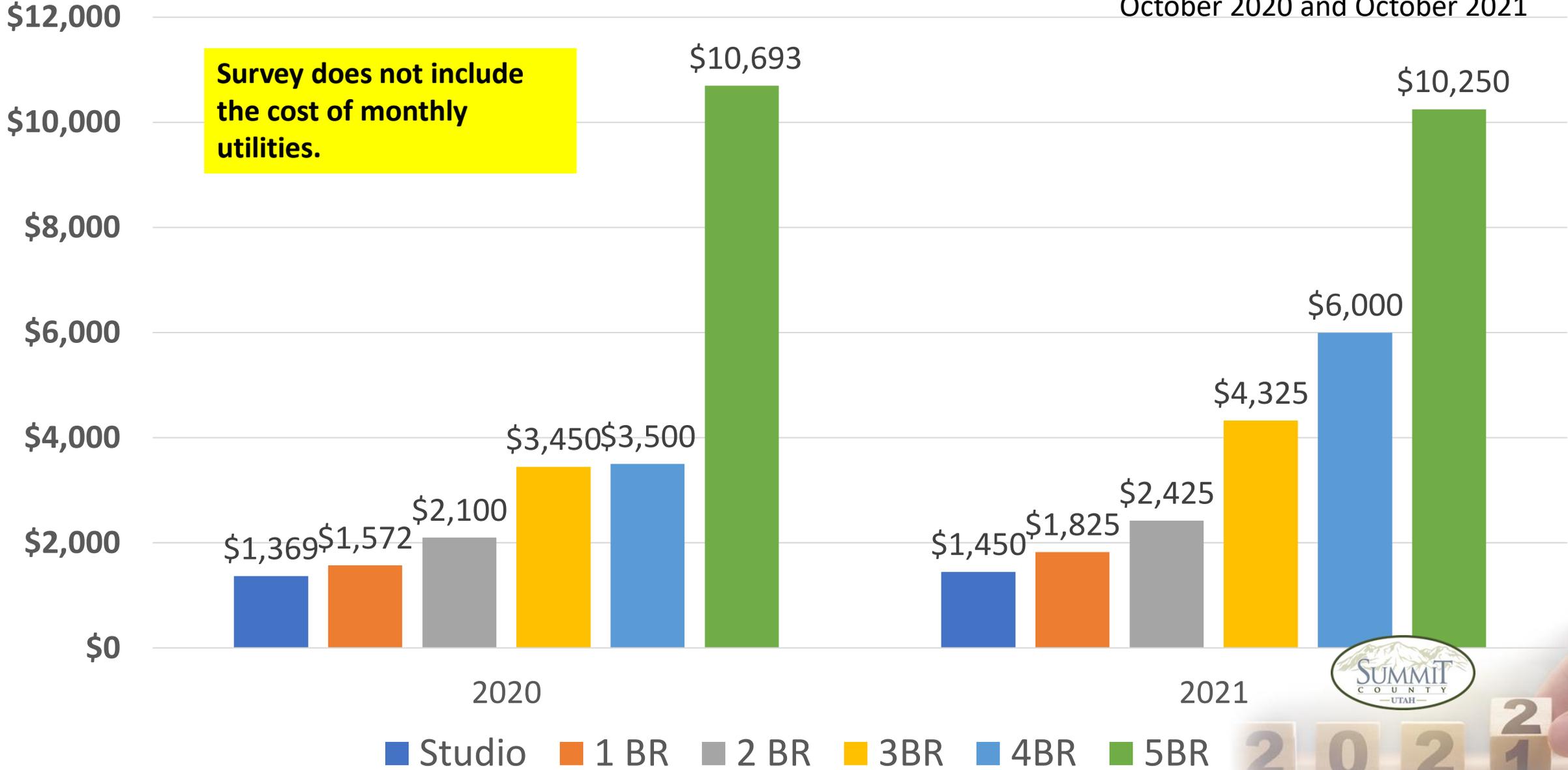
Note: Estimates were based on 5% down payment, 3.25% Interest Rate (Utah Housing Corporation FirstHome Rate = <https://utahhousingcorp.org/>, Property Tax Formula = Sales Price x 0.01 x 0.55, Private Mortgage Insurance (PMI) = Mortgage Amount x .0050 (varies), HOA fees = \$300, Annual Insurance = \$500

Rentals: Price & Availability



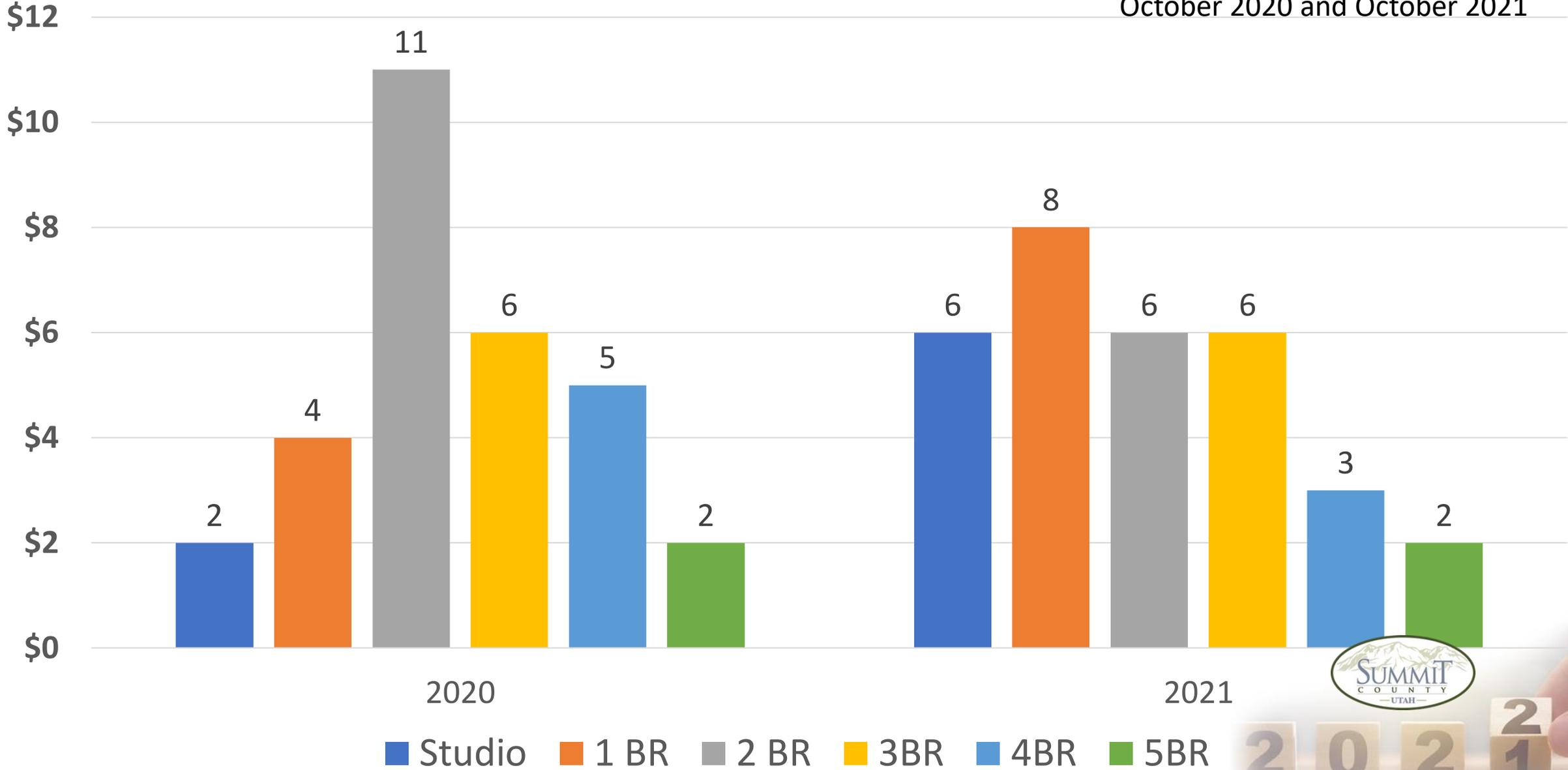
Median Contract Rent

Source: KSL Rentler & Park Record
October 2020 and October 2021



Number of Available Units

Source: KSL Rentler & Park Record
October 2020 and October 2021



Income Qualification – Area Median Income = \$120,800

	30% AMI	40% AMI	50% AMI	60% AMI	70% AMI	80%AMI	100% AMI	120% AMI
1 person	\$25,110	\$33,480	\$41,850	\$50,220	\$58,590	\$66,960	\$84,611	\$106,914
2 person	\$28,680	\$38,240	\$47,800	\$57,360	\$66,920	\$76,480	\$96,640	\$122,114
3 person	\$32,280	\$43,040	\$53,800	\$64,560	\$75,320	\$86,080	\$108,771	\$137,443
4 person	\$35,850	\$47,800	\$59,750	\$71,700	\$83,650	\$95,600	\$120,800	\$152,643
5 person	\$38,730	\$51,640	\$64,550	\$77,460	\$90,370	\$103,280	\$130,504	\$164,905
6 person	\$41,610	\$55,480	\$69,350	\$83,220	\$97,090	\$110,960	\$140,209	\$177,168

Source: <https://www.huduser.gov/portal/datasets/mtsp.html>



Maximum Rent – Including Utilities

Area Median Income = \$120,800

Number of Bedrooms	Household Size	Moderate Income Housing						Attainable Housing	
		30% AMI	40% AMI	50% AMI	60% AMI	70% AMI	80% AMI	100% AMI	120% AMI
0	1	\$627.75	\$837.00	\$1,046.25	\$1,255.50	\$1,464.75	\$1,674.00	\$2,115.28	\$2,672.85
1	2	\$717.00	\$956.00	\$1,195.00	\$1,434.00	\$1,673.00	\$1,912.00	\$2,416.00	\$3,052.85
2	3	\$807.00	\$1,076.00	\$1,345.00	\$1,614.00	\$1,883.00	\$2,152.00	\$2,719.28	\$3,436.07
3	4	\$896.25	\$1,195.00	\$1,493.75	\$1,792.50	\$2,091.25	\$2,390.00	\$3,020.00	\$3,816.08

Source: <https://www.huduser.gov/portal/datasets/mtsp.html>



Income & Earnings



Median Household Income

- Summit County = $\$106,233 * .30 = \$31,869/12 = \$2,655.83$
- Park City = $\$113,223 * .30 = \$33,966.90/12 = \$2,830.58$
- Henefer Town = $\$79,721 * .30 = \$23,916.30/12 = \$1,993.00$
- Coalville City = $\$77,554 * .30 = \$23,266.20/12 = \$1,938.85$
- Oakley City = $\$75,379 * .30 = \$2,2613.70/12 = \$1,884.48$
- Kamas City = $\$77,227 * .30 = \$23,168.10/12 = \$1,930.68$
- Francis Town = $\$81,755 * .30 = \$24,526.50/12 = \$2,043.88$

Summit County Area Median Income = **\$120,800** (family of four)

Source: ESRI Business Analyst/HUD



Average Earnings Per Job by Zip Code

Summit County = \$60,621

- Park City, 84098 = \$64,878
- Park City, 84060 = \$56,924
- Henefer, 84033 = \$65,008
- Coalville, 84017 = \$62,548
- Peoa, 84061 = \$52,496
- Oakley, 84055 = \$63,198
- Kamas/Francis, 84036 = \$59,256

Source: EMSI Developer



The Impact of Cost of Living

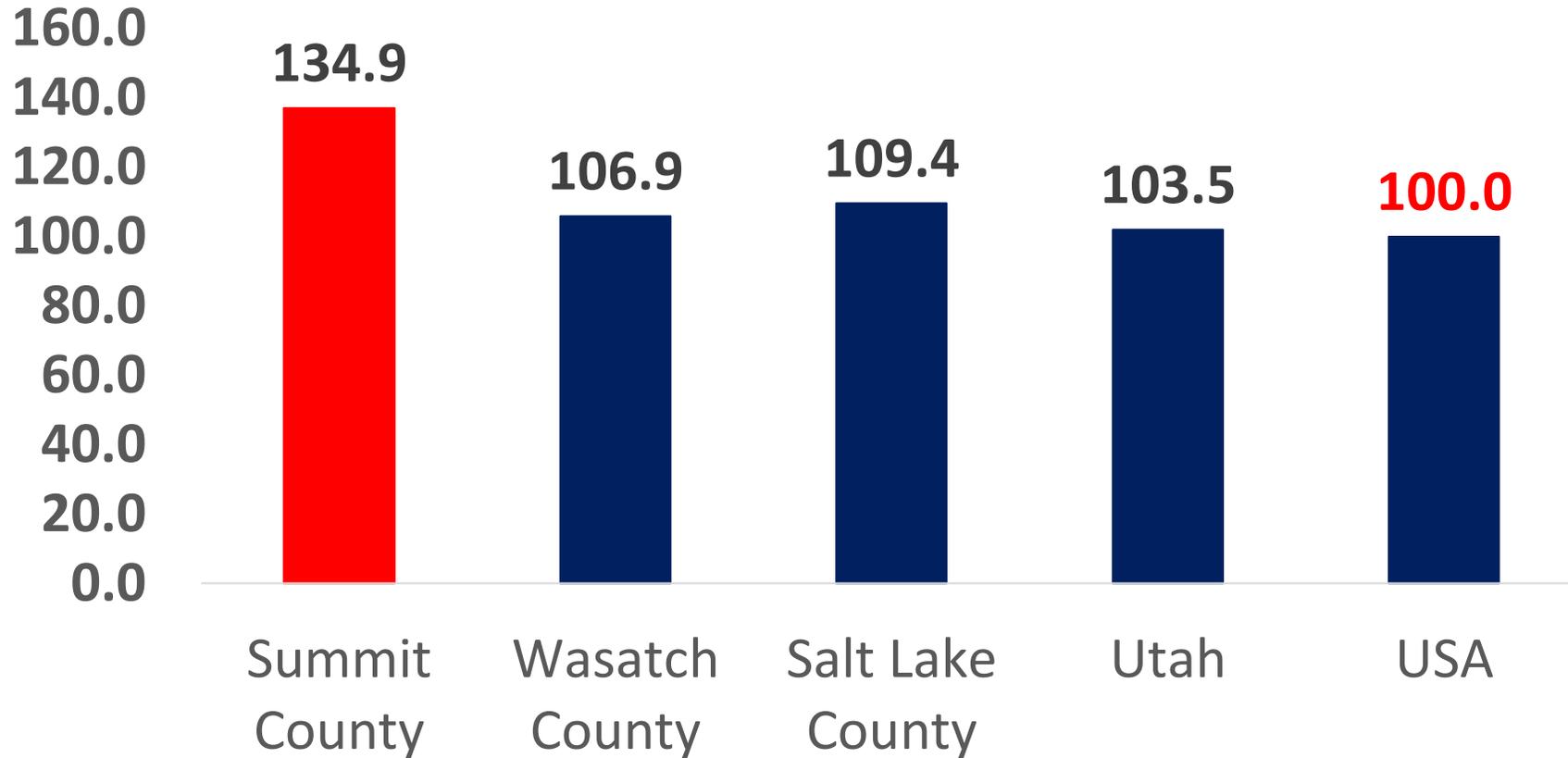
- The ACCRA Cost of Living Index consists of six major categories: grocery items, **housing**, utilities, **transportation**, health care, and miscellaneous goods and services.
- The share of consumer spending devoted to the category each item represents determines that category's importance, or weight, in the Index.



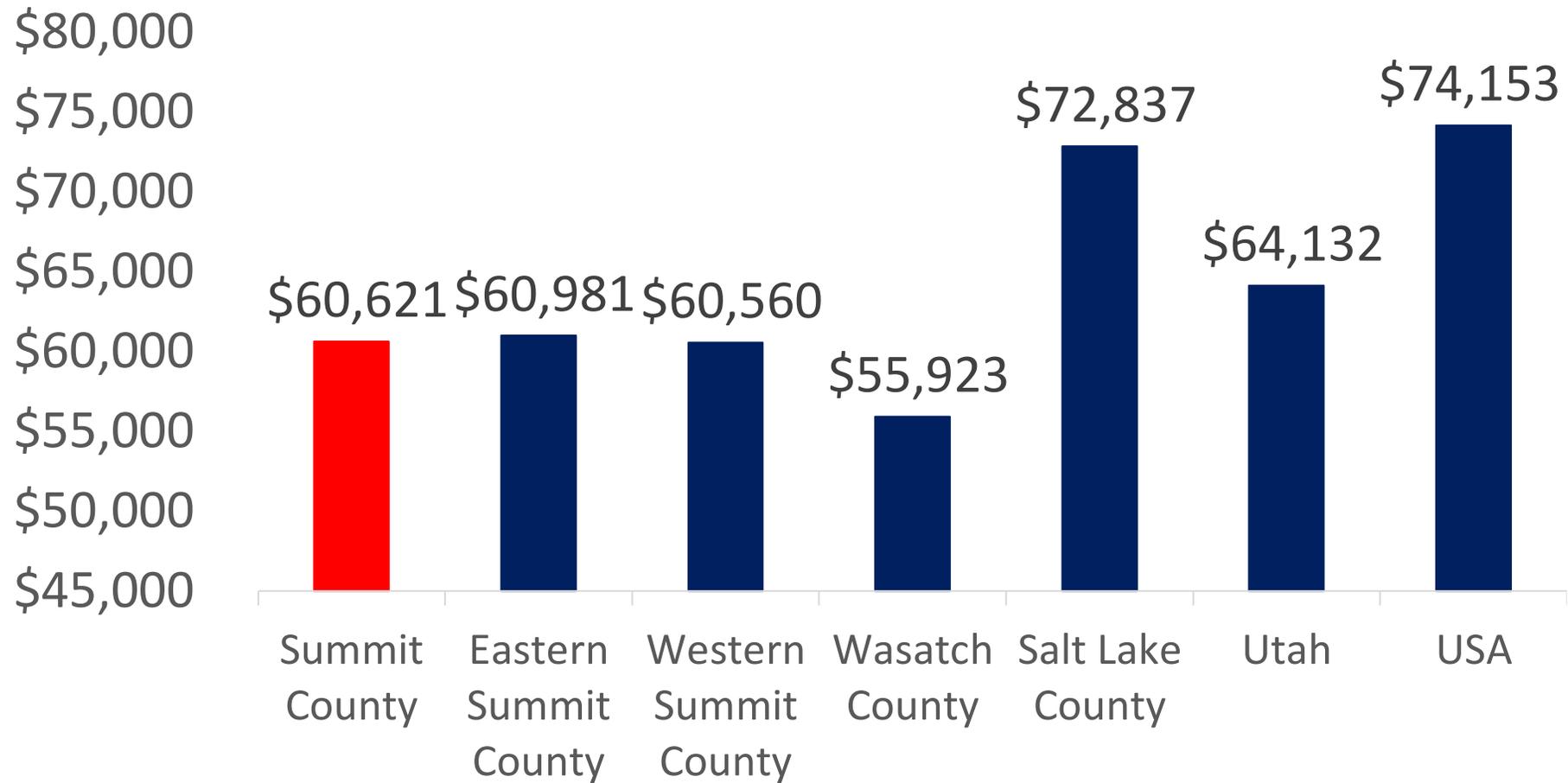
Source: Council for Community and Economic Research (C2ER)
<https://www.c2er.org/>



Cost of Living

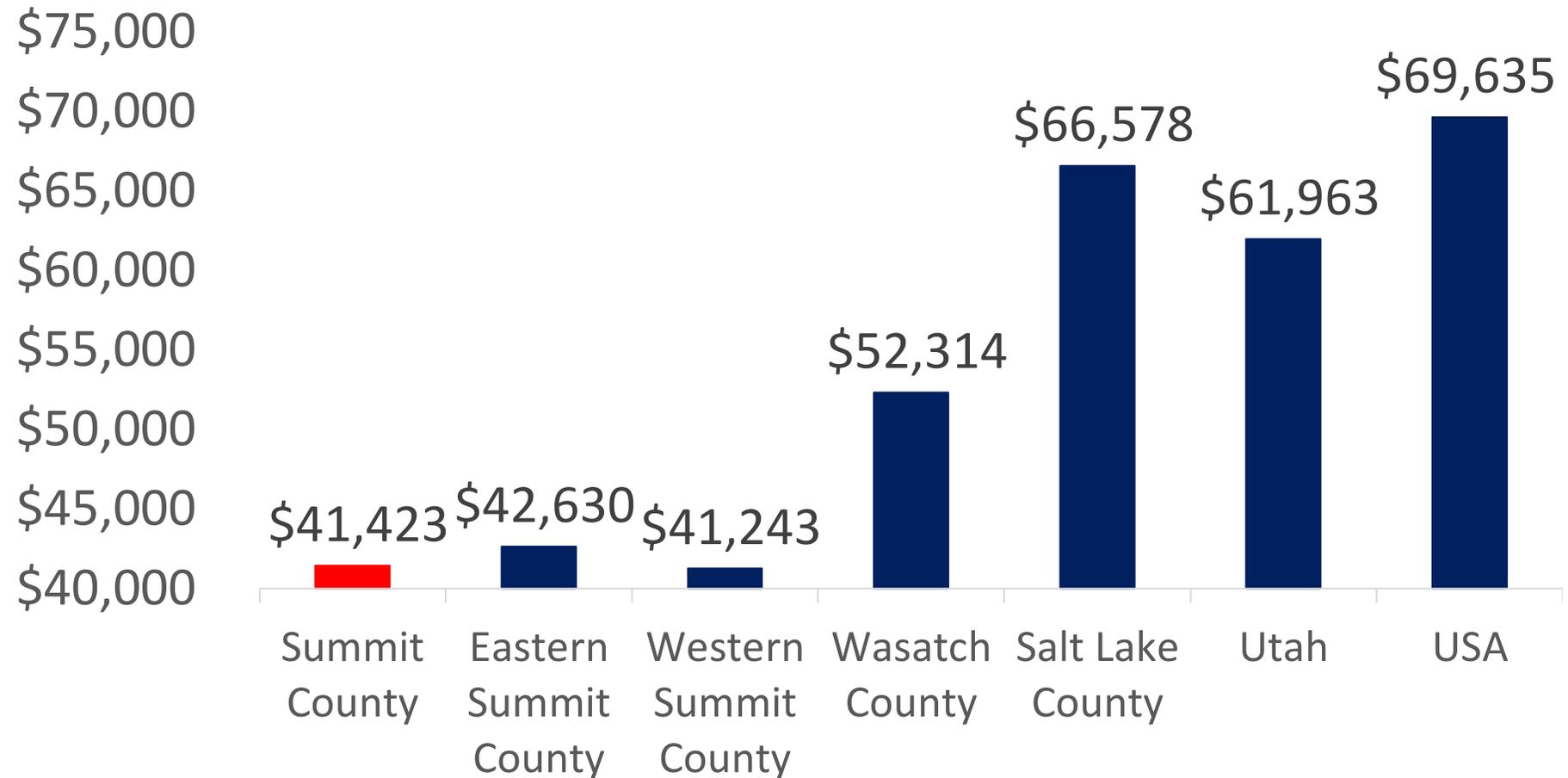


Average Earnings Per Job



Source: EMSI Developer

Average Earnings Per Job /COL



Source: EMSI Developer

Imported Workers/Exported Workers



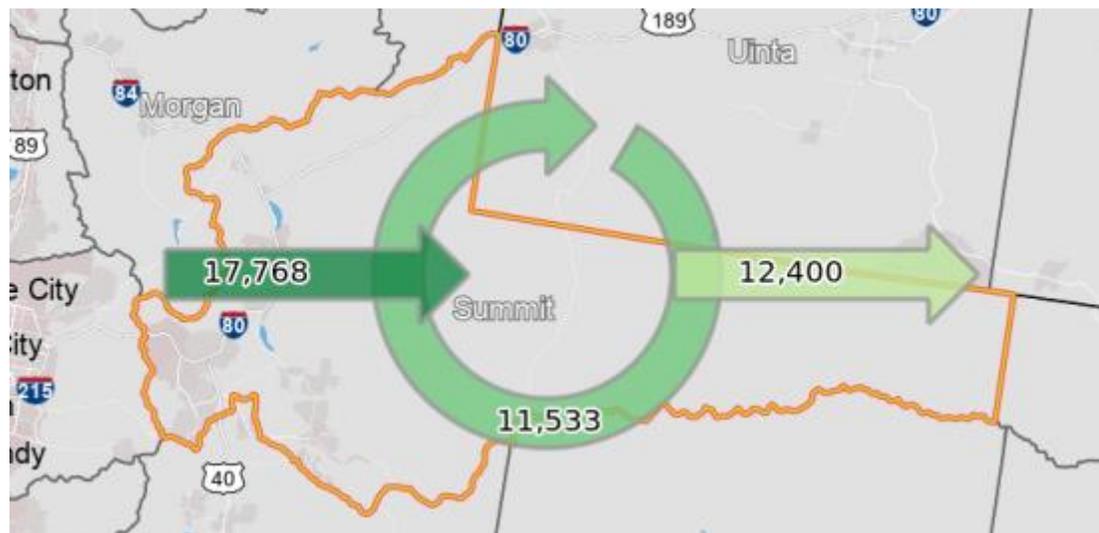
Summit County

Employed in the Selection Area

Employed and Living in the Selection Area

Employed in the Selection Area but Living Outside

	2019		2002	
	Count	Share	Count	Share
Employed in the Selection Area	29,301	100.0%	16,002	100.0%
Employed and Living in the Selection Area	11,533	39.4%	7,263	45.4%
Employed in the Selection Area but Living Outside	17,768	60.6%	8,739	54.6%



Source: US Census Bureau
<https://onthemap.ces.census.gov/>



Employment Capture (within Summit County) Deed Restricted Projects - Sample

- Liberty Peak Apartments = 98.4%
- Washington Mill Apartments = 100%
- Holiday Village Apartments = 98.75%
- Parkside Apartments = 97.62%
- Meadow View Apartments = 95.84%
- Newpark Studios = 86.85%
- Richer Place = 92.86%
- Canyon Corners/Commons at Newpark = 87.1%

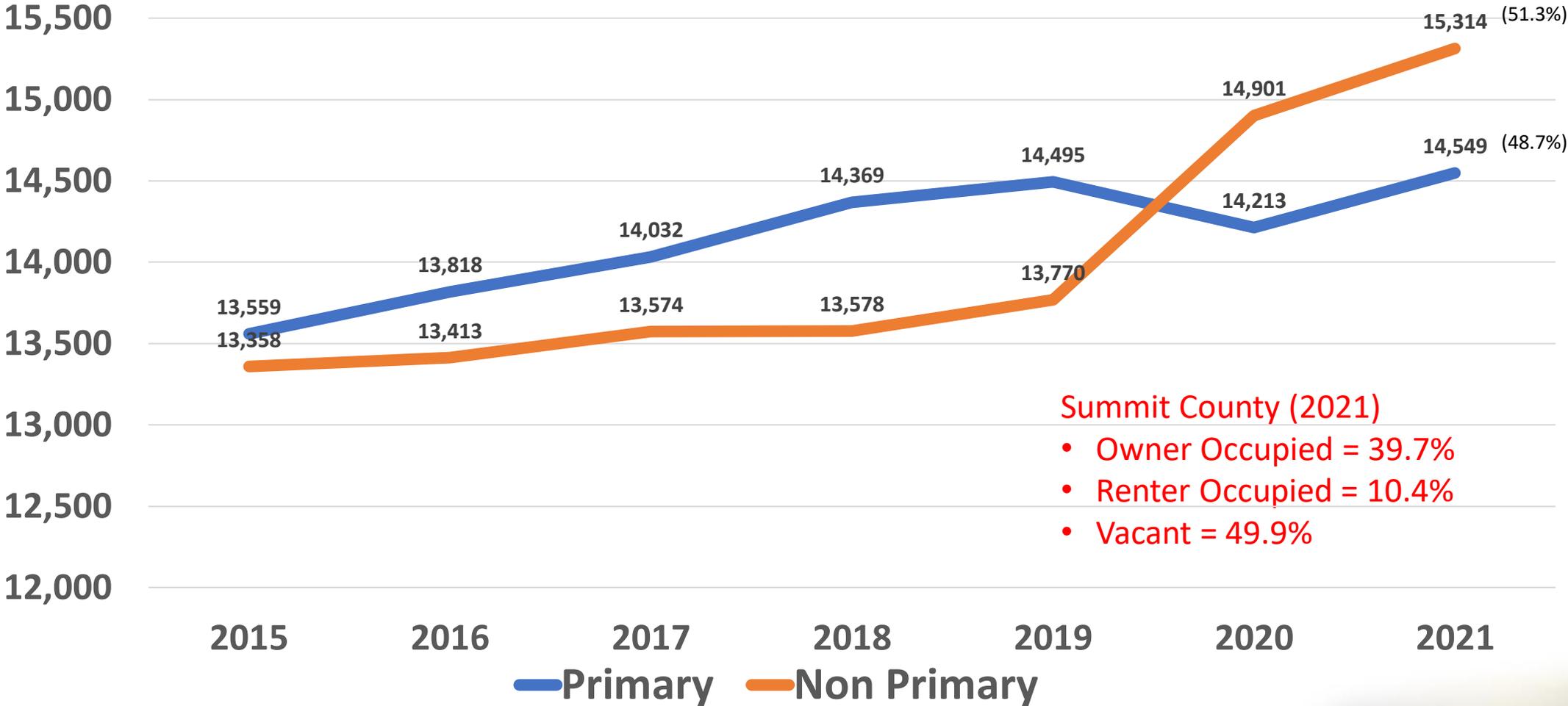
The resident/employment ratios are not surprising given the wage structure for service industries located in Summit County. For example, the median earnings for Cooks, Restaurant, SOC Code 35-2014 in Summit County is \$16.87. (Salt Lake County = \$12.64; Utah County = \$13.17 and Wasatch County = \$13.66. If affordable/workforce housing is made available, workers will usually choose to live closer to where they work.



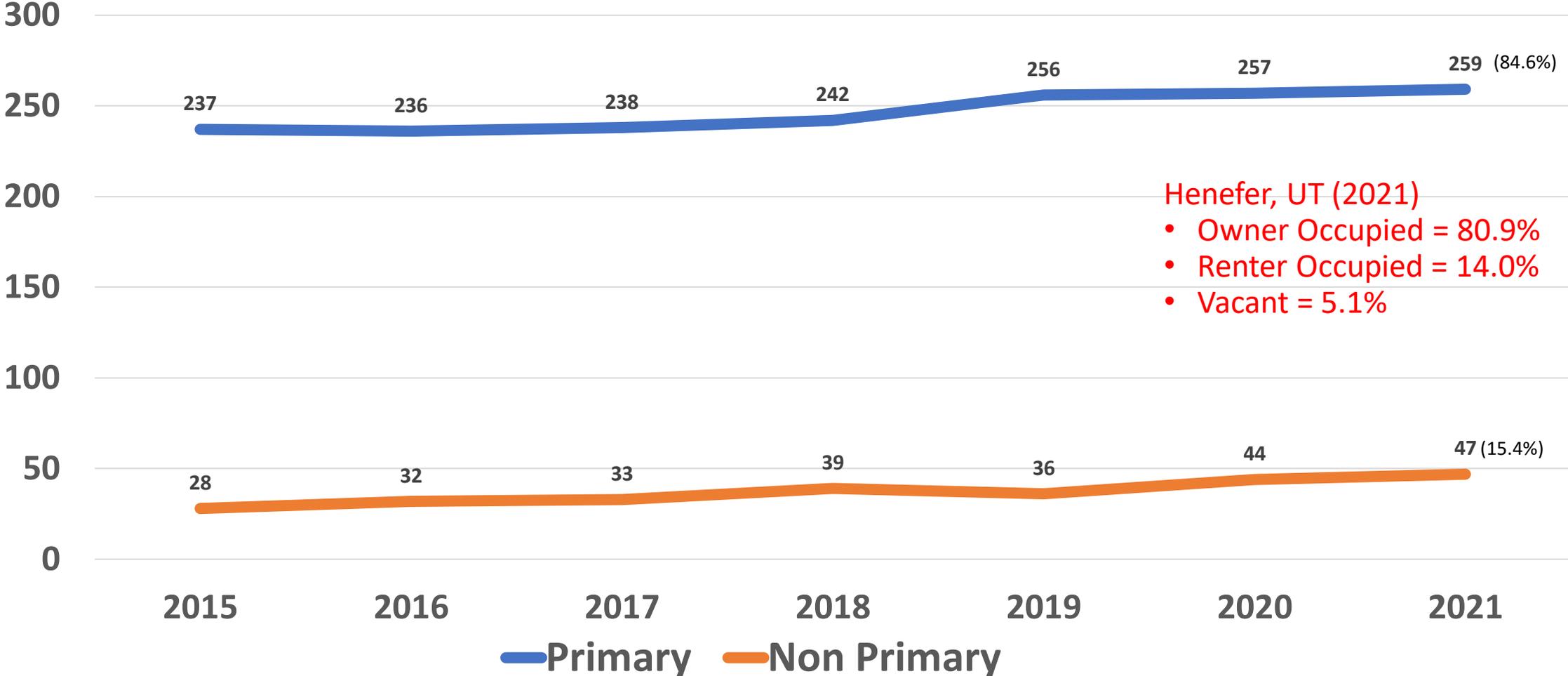
Primary/Non-Primary Households



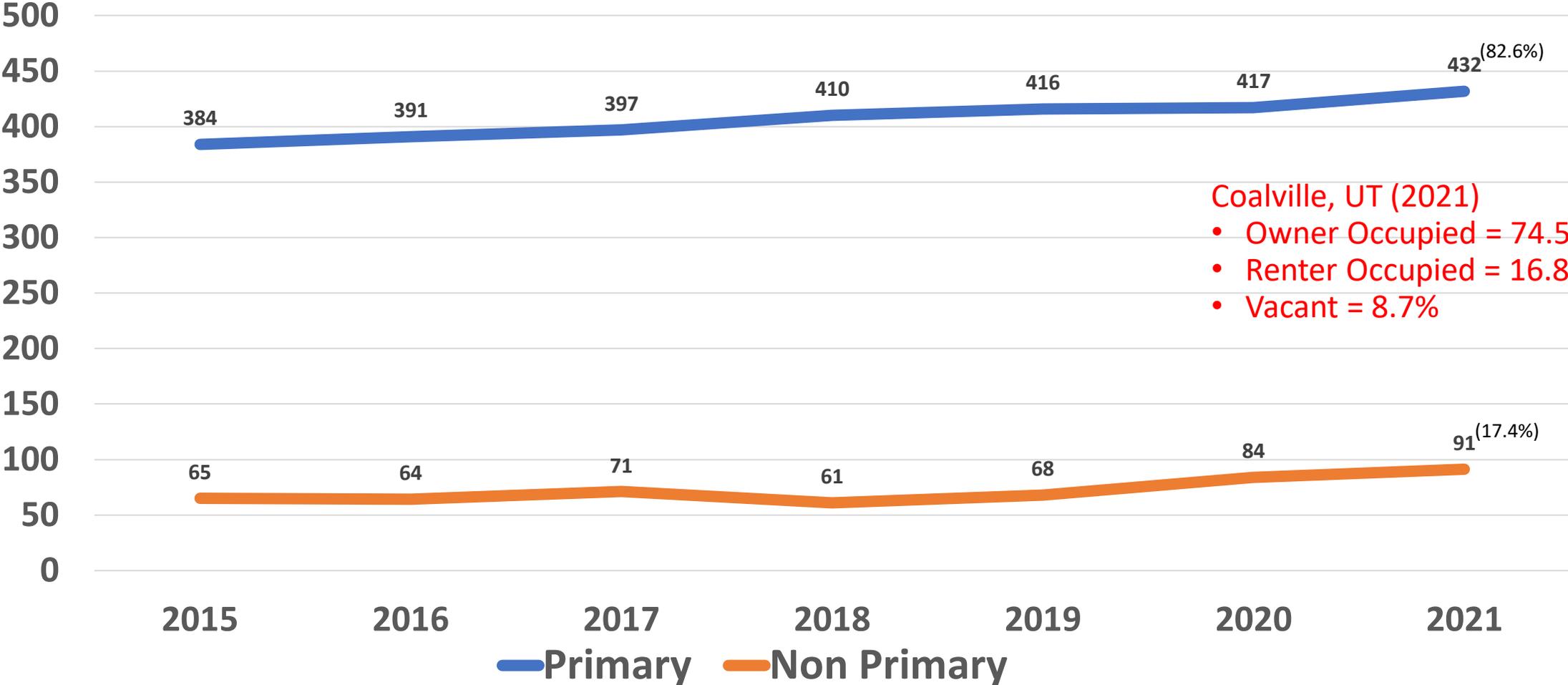
Summit County: Primary vs Non-Primary Households



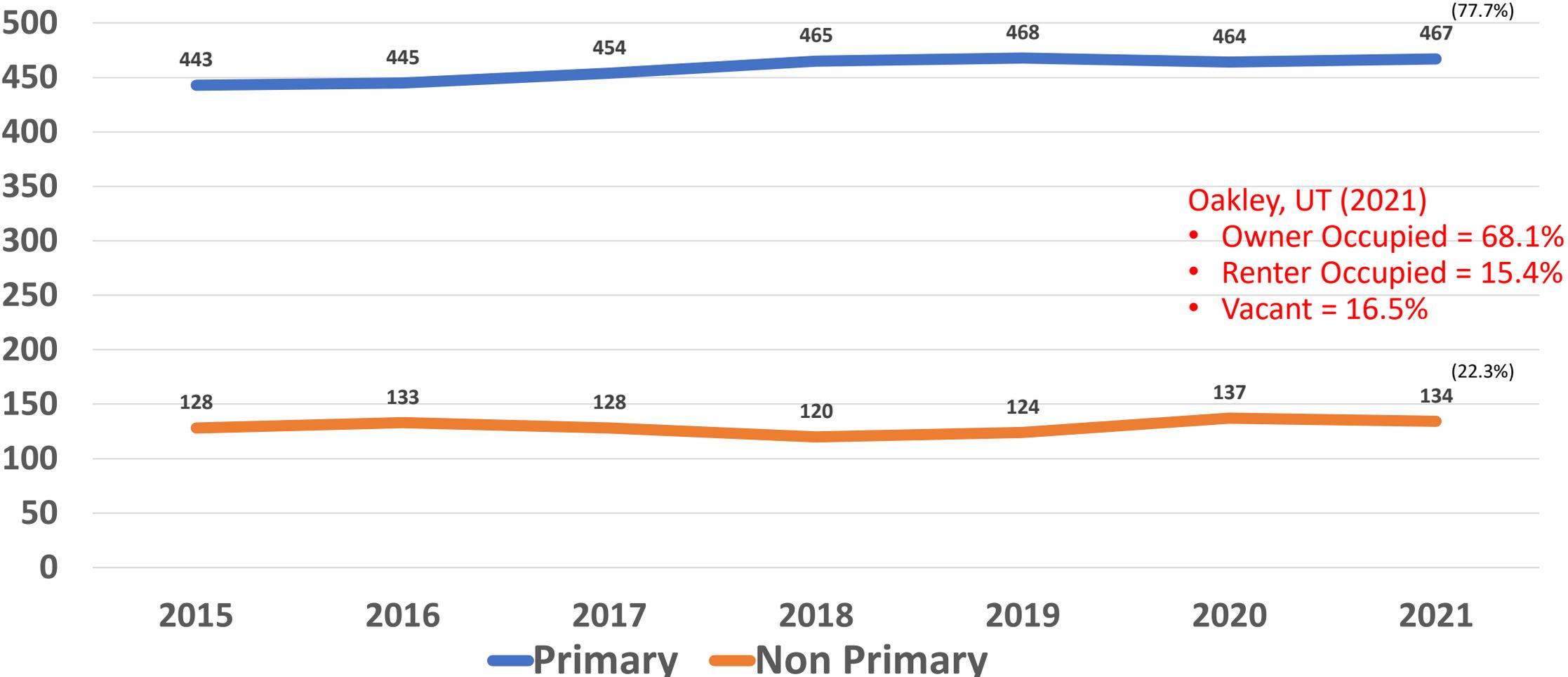
Henefer: Primary vs Non-Primary Households



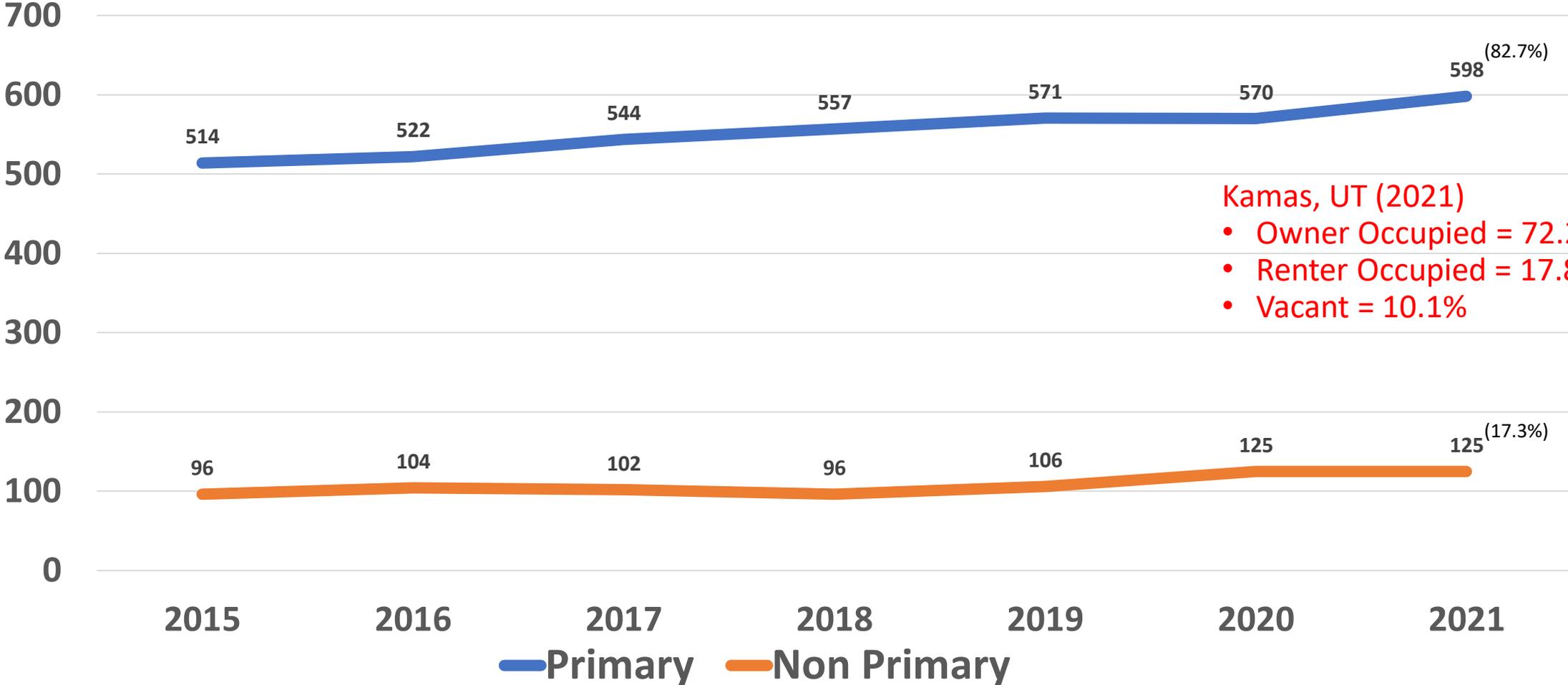
Coalville: Primary vs Non-Primary Households



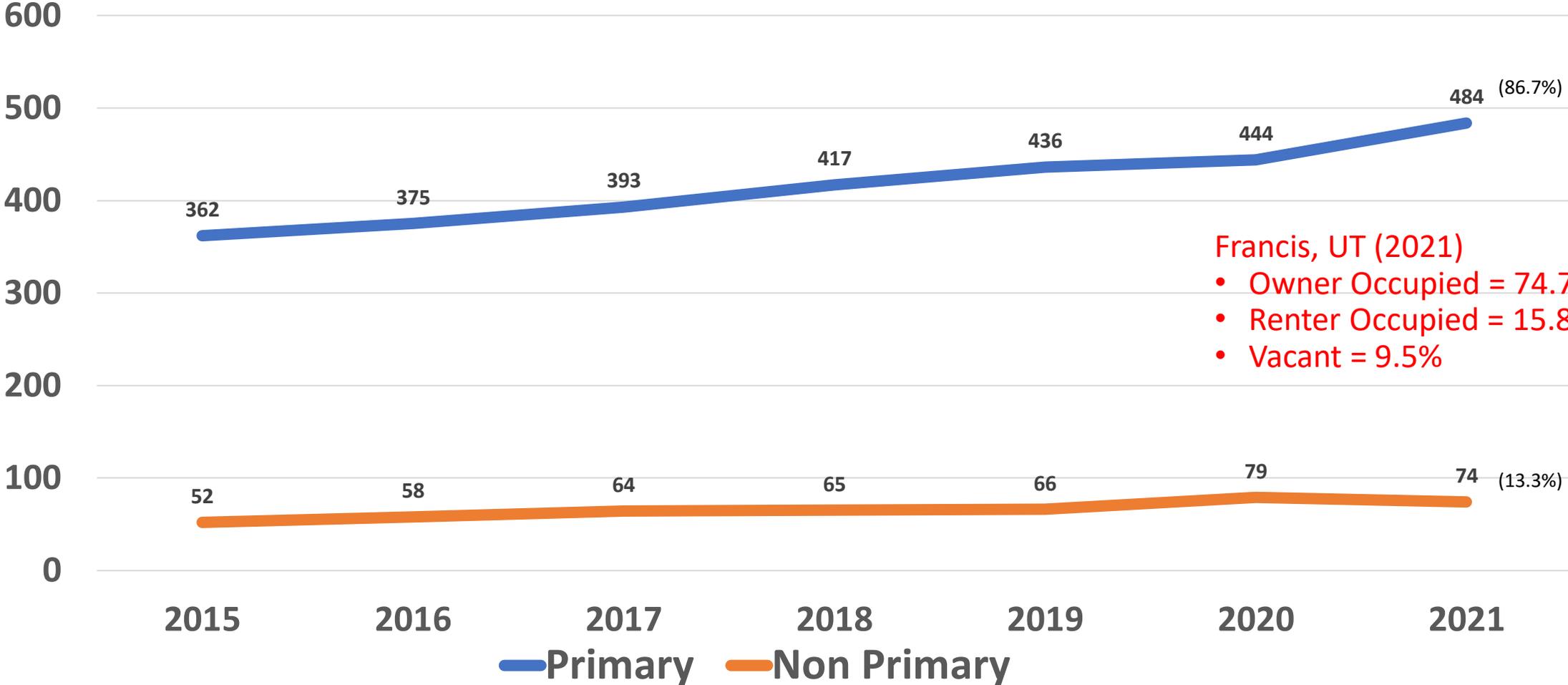
Oakley: Primary vs Non-Primary Households



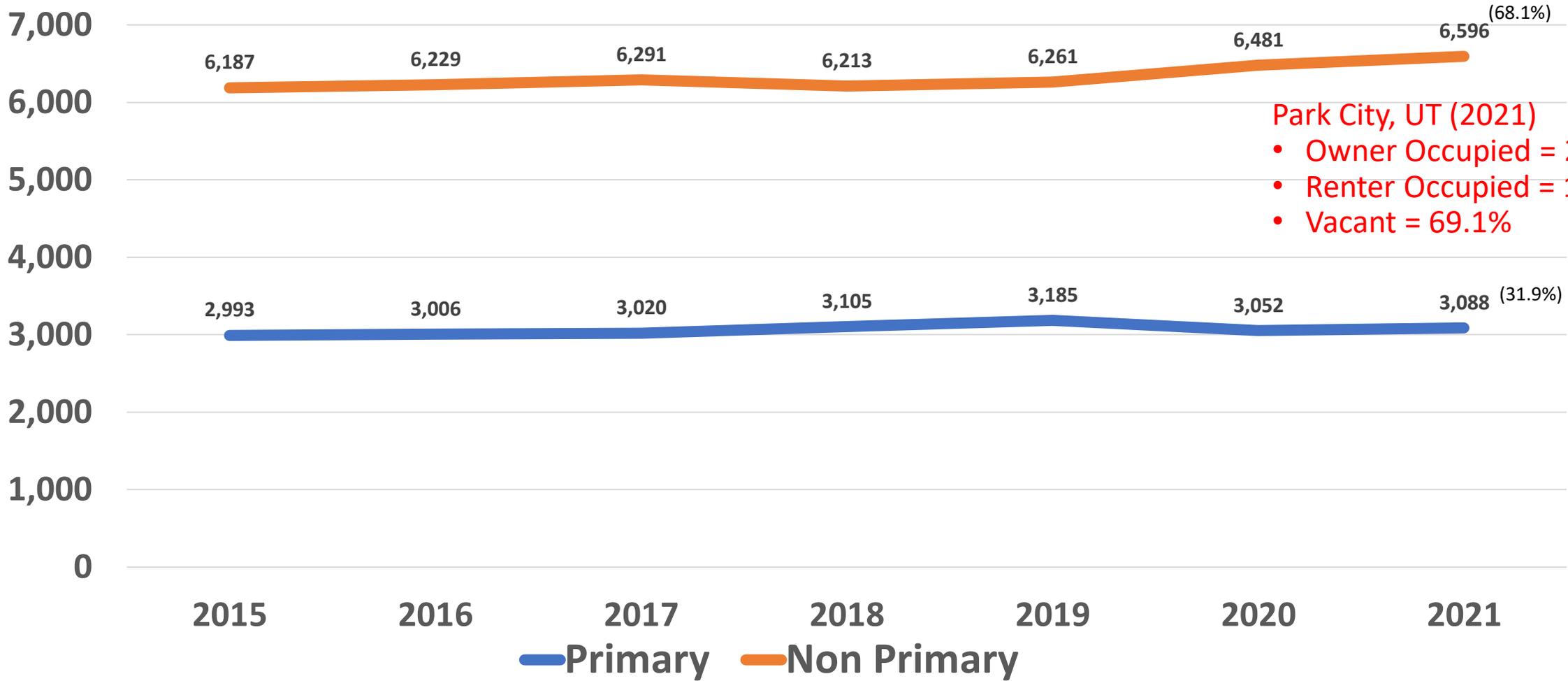
Kamas: Primary vs Non-Primary Households



Francis: Primary vs Non-Primary Households



Park City: Primary vs Non-Primary Households



Housing Needs



Renter Needs

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](#)



Summit County Cost Burden Households

Housing Cost Burden Overview 3	Owner	Renter	Total
Cost Burden less-than or= 30%	8,600	2,130	10,730
Cost Burden >30% to less-than or= 50%	1,325	645	1,970
Cost Burden >50%	1,050	600	1,650
Cost Burden not available	110	95	205
Total	11,095	3,460	14,555

CHASE: <https://www.huduser.gov/portal/datasets/cp.html>



Henerfer Cost Burden Households

Housing Cost Burden Overview ³	Owner	Renter	Total
Cost Burden <=30%	179	43	222
Cost Burden >30% to <=50%	12	4	16
Cost Burden >50%	0	4	4
Cost Burden not available	0	10	10
Total	190	65	255

CHASE: <https://www.huduser.gov/portal/datasets/cp.html>



Coalville Cost Burden Households

Housing Cost Burden Overview ³	Owner	Renter	Total
Cost Burden <=30%	324	85	409
Cost Burden >30% to <=50%	39	4	43
Cost Burden >50%	12	10	22
Cost Burden not available	0	10	10
Total	380	110	490

CHASE: <https://www.huduser.gov/portal/datasets/cp.html>



Oakley Cost Burden Households

Housing Cost Burden Overview ³	Owner	Renter	Total
Cost Burden <=30%	290	69	359
Cost Burden >30% to <=50%	68	4	72
Cost Burden >50%	25	4	29
Cost Burden not available	0	4	4
Total	385	85	465

CHASE: <https://www.huduser.gov/portal/datasets/cp.html>



Kamas Cost Burden Households

Housing Cost Burden Overview ³	Owner	Renter	Total
Cost Burden <=30%	375	144	519
Cost Burden >30% to <=50%	53	54	107
Cost Burden >50%	39	29	68
Cost Burden not available	0	4	4
Total	475	225	700

CHASE: <https://www.huduser.gov/portal/datasets/cp.html>



Francis Cost Burden Households

Housing Cost Burden Overview ³	Owner	Renter	Total
Cost Burden <=30%	239	68	307
Cost Burden >30% to <=50%	48	8	56
Cost Burden >50%	29	15	44
Cost Burden not available	10	0	10
Total	315	90	405

CHASE: <https://www.huduser.gov/portal/datasets/cp.html>



Park City Cost Burden Households

Housing Cost Burden Overview ³	Owner	Renter	Total
Cost Burden <=30%	1,440	770	2,210
Cost Burden >30% to <=50%	195	255	450
Cost Burden >50%	230	250	480
Cost Burden not available	55	15	70
Total	1,920	1,295	3,215

CHASE: <https://www.huduser.gov/portal/datasets/cp.html>



Combined Annual Unit Demand (Not Including Park City) = 297 Units

Affordable/Workforce Unit Construction in 2021 = 261 Units = **-36 Unit Shortfall**

It should be noted that the annual demand for the Snyderville Basin is 220 units (not including Park City). As 257 of the 261 affordable/workforce unit permits were issued for the Silver Creek Village and Canyon Village projects, the basin facilitated a surplus of +37 units, which is a significant improvement over 2020 which had an estimated shortfall of 181 units.

Eastern Summit County has four (4) CROWN Credits-to-Own units under development, but has an annual demand of 77 units, resulting in a 2021 deficit of **-73 Units**.



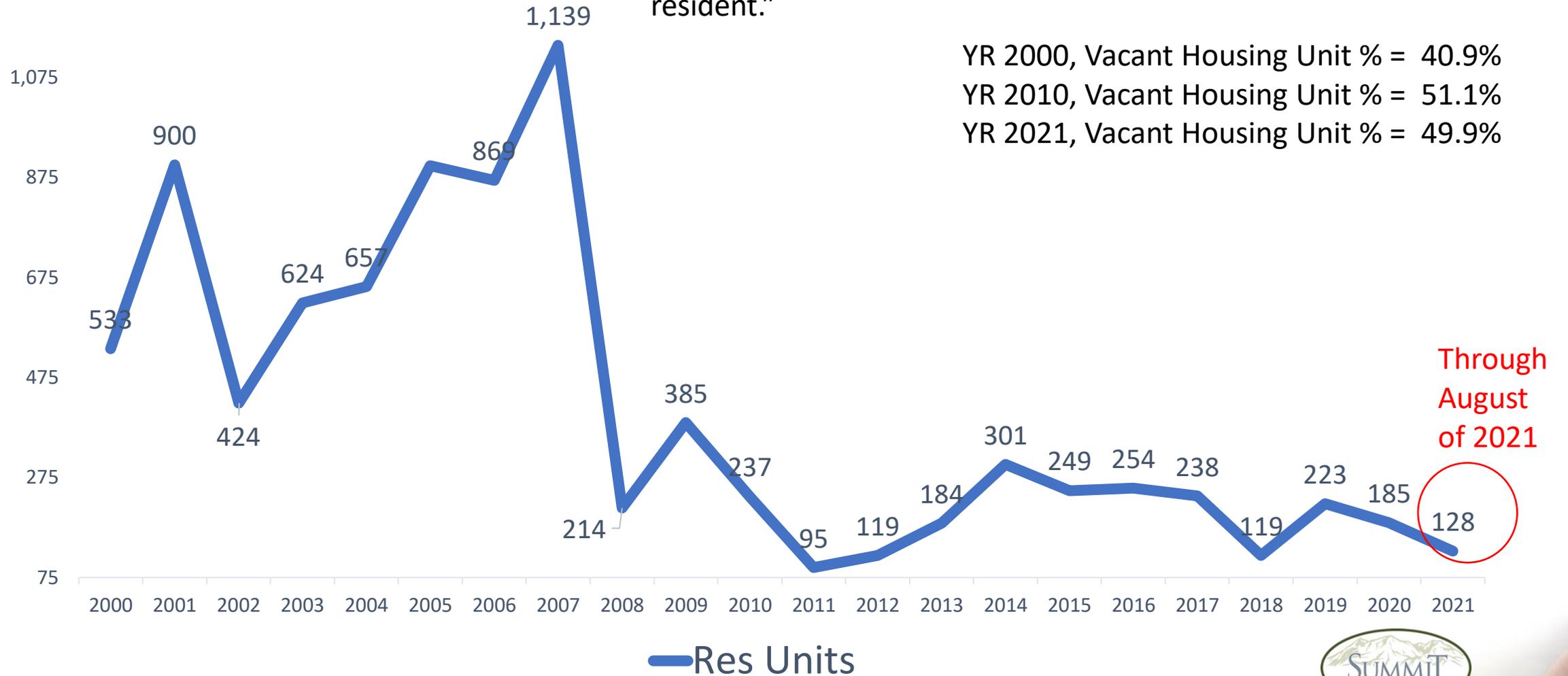
Residential Unit Construction



RESIDENTIAL UNITS

The Census Bureau classifies as vacant a housing unit in which no one is determined to be a “current resident.”

YR 2000, Vacant Housing Unit % = 40.9%
YR 2010, Vacant Housing Unit % = 51.1%
YR 2021, Vacant Housing Unit % = 49.9%



Source: Ivory-Boyer Construction Report and Database/ESRI Business Analyst

https://tableau.dashboard.utah.edu/t/Business/views/2018_v2_IB_Database_DetailPages/Month?iframeSizedToWindow=true&:embed=y&:showAppBanner=false&:display_count=no&:showVizHome=no



Strategies



State of Utah Requirements

- b) Facilitate the rehabilitation or expansion of infrastructure that will encourage the construction of moderate-income housing;

Canyons Village Assessment District was adopted on March 28, 2018 (\$26,136,364). In 2021, building permits were issued for 169 Units/1,158 pillows of moderate-income Housing.

- d) Facilitate the rehabilitation or expansion of infrastructure that will encourage the construction of moderate-income housing;

Community Development Fees were contributed to Mountainlands Community Housing Trust Silver Creek Village apartment project (40 Units).

- e) create or allow for, and reduce regulations related to, accessory dwelling units in residential zones;

Both Summit County Development Codes allow for Accessory Dwelling Units. 10-8-5: Snyderville Basin Development Code; 11-6-5: Eastern Summit County Development Code. For 2021, 13 ADUs were permitted in Summit County.



State of Utah Requirements

- f) allow for higher density or moderate-income residential development in commercial and mixed-use zones, commercial centers, or employment centers;

In June of 2021, a new Neighborhood Mixed Use Zoning District was approved by the Summit County Council.

- g) encourage higher density or moderate-income residential development near major transit investment corridors;

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 (Snyderville Basin General Plan).

- i) allow for single room occupancy developments;

10-5-4 of the Snyderville Basin Development Code allows for single room occupancy developments.



State of Utah Requirements

- k) utilize strategies that preserve subsidized low to moderate income units on a long-term basis;

Summit County's Bear Hollow Village "Buy Back" program allows for the purchase of previously deed restricted units. New deed restrictions are recorded for the properties and the units are put back into the market for sale. The County had one resale in 2021.

- l) preserve existing moderate-income housing;

Summit County's Bear Hollow Village "Buy Back" program allows for the purchase of previously deed restricted units. New deed restrictions are recorded for the properties and the units are put back into the market for sale. The County had one resale in 2021.

- n) participate in a community land trust program for low or moderate income housing;

Summit County budgets for an annual contract with Mountainlands Community Housing Trust. The budget for FY2021 is \$55K.



State of Utah Requirements

- p) apply for or partner with an entity that applies for state or federal funds or tax incentives to promote the construction of moderate income housing;

Summit County has supported applications from Mountainlands Community Housing Trust and Habitat for Humanity in support of moderate income housing.

- 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.



Requested Action



Open the Public Hearing on the Moderate-Income Housing Report.

Recommended Motion

Staff recommends that the County Council review the staff report, presentation, attachments and the 2021 Moderate-Income Housing Report, conduct a public hearing and approve Resolution No. 2021-16.

