

**SUMMIT COUNTY COUNCIL RESOLUTION  
ADOPTING THE 2021 MODERATE INCOME HOUSING REPORT  
FOR SUMMIT COUNTY, UTAH**

RESOLUTION NO. 2021-16

**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 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."

**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 4, 2021 the Eastern Summit County Planning Commission accepted the annual Moderate-Income Housing Plan/Report, conducted a public hearing and forwarded a positive recommendation for the Summit County Council's consideration; and

**WHEREAS**, on October 26, 2021 the Snyderville Basin Planning Commission accepted the annual Moderate-Income Housing Plan/Report, conducted a public hearing and forwarded a positive recommendation for the Summit County Council's consideration; and

**WHEREAS**, on November 17, 2021, the Summit County Council held a public hearing on adoption of the 2021 Moderate Income Housing Report for Summit County; and

**WHEREAS**, Summit County must submit a copy of the 2021 Moderate-Income Housing Report to the Utah Department of Workforce Services and Mountainland Association of Governments by December 1, 2021; and

**WHEREAS**, Summit County must publish the 2021 Moderate-Income Housing Report on Summit County's official website by December 1, 2021.

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

- 1) The 2021 Moderate-Income Housing Report for Summit County attached as Exhibit A is hereby approved and adopted.
- 2) The 2021 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, 2021.

3) The 2021 Moderate-Income Housing Report for Summit County attached as Exhibit A shall be posted on the official Summit County website by December 1, 2021.

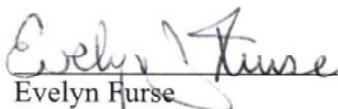
APPROVED and ADOPTED this 17th day of November, 2021.

SUMMIT COUNTY COUNCIL



\_\_\_\_\_  
Glenn Wright, Council Chair

ATTEST:



\_\_\_\_\_  
Evelyn Furse  
County Clerk

APPROVED AS TO FORM:



\_\_\_\_\_  
Helen Strachan  
Deputy County Attorney



# Exhibit A

DWS-HCD 899  
Rev. 11/2020



State of Utah  
Department of Workforce Services  
Housing & Community Development

## 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 for updated planning 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 1 of each year.
- 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 11, 2021

### MUNICIPAL GOVERNMENT CONTACT INFORMATION:

Summit County

60 N Main Street

PO Box 128

Coalville, UT 84017

Mayor's First and Last Name: Glenn Wright, Council Chair

Mayor's Email Address: gwright@summitcounty.org

### PREPARER CONTACT INFORMATION:

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

Preparer's Title: Economic Development & Housing Director

Preparer's Email Address: jjones@summitcounty.org

Preparer's Telephone: 435-336-3221

Extension:

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

November 25, 2019

1

# Snyderville Basin General Plan

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

Snyderville Basin General Plan, 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.

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, the Summit County Council adopted a new Neighborhood Mixed Use Zone. The zone has a 50% affordable inclusionary requirement.

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 adopted Neighborhood Mixed Use Zone has a 50% affordable/workforce inclusionary requirement. Mixed-use zoning permits a complementary mix of residential, commercial, and/or industrial uses in a single district. Benefits include the preservation of undeveloped or environmentally sensitive land elsewhere in the community, opportunities for more or different housing, bicycle and pedestrian-friendly destinations, and an enhanced sense of place or sense of community.

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

Summit County utilizes development agreements, housing agreements, deed restrictions and contracts with Mountainlands Community Housing Trust to assist the County with ongoing monitoring.

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.

Summit County will continue to evaluate/monitor the County's housing needs by complying with the Moderate Income Housing Plan requirements.

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

Summit County Community Development Department; Summit County Public Works Department; Economic Development Director and Office of the County attorney.

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

Summit County will continue to extend resources from the County's Legal, Community Development, Economic Development and Public Works Department/Transit in support of the project. On-going project monitoring will be provided by the Economic Development and Legal Department with regards to the recorded Moderate Income Housing Plan.

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

The Moderate Income Housing report requires an annual submission to the State of Utah. As such, Summit County will continue to evaluate and monitor the County's compliance with the requirement and continue to provide an annual progress report. Furthermore, the County anticipates a new Housing Assessment to be prepared during FY 2023 for FY2024-FY2029.

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

Summit County has invested in data tools that will allow for population projections, employment projections, proposed land uses and transportation to be appropriately correlated. These tools should assist the County with its regional efforts to facilitate the development of affordable/workforce housing in partnership cities/towns within Summit County.

- 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 barriers have been identified as of the date of this report. However, most of the cities/towns within Summit County are exempt from the annual Moderate Income Housing Reporting requirements due to their small population size. Nevertheless, the County should work with these partnership communities to develop a "fair share" approach to affordable/workforce housing.

- 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 also used the assessment district process in support of the Canyon's Village Master Plan update which will result in 169 units of moderate-income housing (currently under construction).

**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:

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

- 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 2019-2023<sup>1</sup>
  - 50% of the county's adjusted median family income 30 Units Annually from 2019-2023<sup>1</sup>
  - 30% of the county's adjusted median family income 53 Units Annually from 2019-2023<sup>1</sup>

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

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

The high cost of development, particularly land costs, renders projects targeted for the income group <30% AMI almost unfeasible; If the County creates a new Housing Authority and are 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 projects.

<sup>1</sup> 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.

D) 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 project is currently being constructed and should be fully complete 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 project is under construction.

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. The Economic Development and Legal Department will enforce the income qualification requirements as required by the Housing Agreement.

- 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. The building permit has been reviewed by the Community Development Department and the project is under construction. Construction is expected to be fully complete by 2023. Although the obligation is to 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 project is currently under construction. The project should be fully complete by 2023. The Park and Ride lot is also 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:

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

- 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 2019-2023<sup>1</sup>
  - 50% of the county's adjusted median family income 30 Units Annually from 2019-2023<sup>1</sup>
  - 30% of the county's adjusted median family income 53 Units Annually from 2019-2023<sup>1</sup>

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

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

The high cost of development, particularly land costs, renders projects targeted for the income group <30% AMI almost unfeasible; If the County creates a new Housing Authority and are 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 projects.

<sup>1</sup> 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.

C) 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. the County Manager has waived community development fees in support of Mountainlands Community Housing Trust, the Utah Olympic Park Workforce /Athlete Housing Project and Habitat for Humanity.

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 aided in the development of 64 workforce units (completed) in Silver Creek Village. Furthermore, an additional 30 apartment units are also under construction with reservations being taken for the initial 16 units. 50% of the affordable housing projects (330 total units) in Silver Creek Village will be <80% AMI and 50% <60% AMI.

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.

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.

The Mountainlands Community Housing Trust projects have obtained their required development entitlements and the applicant has executed an affordable housing agreement with the County. Deed restrictions have also been developed for the Silver Creek condominium/apartment projects. Habitat for Humanity have also executed housing agreements and deed restrictions are forthcoming.

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

MCHT's 64 condos are now complete and MCHT are taking reservations on the first 16 unit apartment project. MCHT has had an overwhelming response to these projects. Targeted income households (including race/ethnicity targets) has been highly successful.

- 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:

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

- 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 2019-2023<sup>1</sup>
  - 50% of the county's adjusted median family income 30 Units Annually from 2019-2023<sup>1</sup>
  - 30% of the county's adjusted median family income 53 Units Annually from 2019-2023<sup>1</sup>

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

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

The high cost of development, particularly land costs, renders projects targeted for the income group <30% AMI almost unfeasible; If the County creates a new Housing Authority and are 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 projects.

<sup>1</sup> 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?

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

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 <60% 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.

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. This situation has been further complicated by legislation that allows ADUs to be created within an existing building footprint with no restriction.

- 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.

- 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?

Non deed restricted ADUs are being used in Summit County for a variety of housing purposes. Summit County approved 13 ADUs in 2021.

- 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:

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

- 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 2019-2023<sup>1</sup>
  - 50% of the county's adjusted median family income 30 Units Annually from 2019-2023<sup>1</sup>
  - 30% of the county's adjusted median family income 53 Units Annually from 2019-2023<sup>1</sup>

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

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

The high cost of development, particularly land costs, renders projects targeted for the income group <30% AMI almost unfeasible; If the County creates a new Housing Authority and are 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 projects

<sup>1</sup> 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, 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. The County will need to incorporate "financial incentives" to offer property owners in exchange for deed restricted units.

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. Summit County will also need to explore using fee waivers or funds from the in-lieu account to create financial incentives for deed restricted ADUs, etc..

- 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. The County must also create a menu of incentives to facilitate deed restricted participation. Fee waivers or using the in-lieu fees to create financial incentives will probably be required to facilitate project success. For 2020, 15 Accessory Dwelling Units (non deed restricted) were created in Eastern Summit County.

- 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. Staff should work to establish financial incentives matrix in 2021.

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

The Accessory Dwelling Unit provisions are already established in the Eastern Summit County Code. If any deed restricted 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. Due to the ROI associated with short-term rentals, financial incentives would need to be established to facilitate the production of deed restricted ADUs. Summit County approved 13 ADUs in 2021.

- 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. Eastern Summit County and its partnership cities/towns should also explore adopting an inclusionary zoning code as the median sales price in all cities/towns exceeds the 80% AMI affordability threshold.

**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:

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

- 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 2019-2023<sup>1</sup>
  - 50% of the county's adjusted median family income 13 Units Annually from 2019-2023<sup>1</sup>
  - 30% of the county's adjusted median family income 24 Units Annually from 2019-2023<sup>1</sup>

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

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

The high cost of development, particularly land costs, renders projects targeted for the income group <30% AMI almost unfeasible; If the County creates a new Housing Authority and are 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 projects

<sup>1</sup> Regional Housing Needs Assessment: Summit and Wasatch Counties, James Wood, May 2019

2

# 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.

(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. There are currently four (4) homes being developed under the CROWN program.

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 YR2021 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 home ownership.

- 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 2021. 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. Eastern Summit County and its partnership cities/towns should also explore adopting an inclusionary zoning code as the median sales price in all cities/towns exceeds the 80% AMI affordability threshold.

**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:

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

- 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 2020-2024<sup>1</sup>
  - 50% of the county's adjusted median family income 13 Units Annually from 2020-2024<sup>1</sup>
  - 30% of the county's adjusted median family income 24 Units Annually from 2020-2024<sup>1</sup>

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

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

The high cost of development, particularly land costs, renders projects targeted for the income group <30% AMI almost unfeasible; If the County creates a new Housing Authority and are 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 projects

<sup>1</sup> Regional Housing Needs Assessment: Summit and Wasatch Counties, James Wood, May 2019

3

# Eastern Summit County General Plan

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

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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.

(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 (FY2020-FY2025). 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).

The Community Development and Public Works team working on the Cedar Crest project should meet with Mountainland Association of Governments 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 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 2022.

- 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 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?

Staff will report on the direction of the project in the 2022 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. Eastern Summit County and its partnership cities/towns should also explore adopting an inclusionary zoning code as the median sales price in all cities/towns exceeds the 80% AMI affordability threshold.

**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:

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

- 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 2019-2023<sup>1</sup>
  - 50% of the county's adjusted median family income 13 Units Annually from 2019-2023<sup>1</sup>
  - 30% of the county's adjusted median family income 24 Units Annually from 2019-2023<sup>1</sup>

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

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

The high cost of development, particularly land costs, renders projects targeted for the income group <30% AMI almost unfeasible; If the County creates a new Housing Authority and are 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 projects

<sup>1</sup> Regional Housing Needs Assessment: Summit and Wasatch Counties, James Wood, May 2019

4

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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.

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 to discuss infrastructure and "fair share" affordable/workforce housing opportunities.

- 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 on November 22, 2021.

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

The County and its partnership cities/towns are just beginning to talk about the importance of regionalism. There may be avenues of partnership for affordable/workforce housing in exchange for facilitating the development of new infrastructures.

- 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 available yet. Regionalism discussions are just beginning.

- 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. Eastern Summit County and its partnership cities/towns should also explore adopting an inclusionary zoning code as the median sales price in all cities/towns exceeds the 80% AMI affordability threshold.

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<sup>1</sup> Regional Housing Needs Assessment: Summit and Wasatch Counties, James Wood, May 2019

## 2021 Progress Report

	Annual Need	Units Produced	Surplus/Deficit
Snyderville Basin	220	257	37
Eastern Summit County	77	4	(73)