

# 2010



## Housing Market Assessment: Summit County

Bureau of Economic and Business  
Research

David Eccles School of Business  
University of Utah

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## KEY FINDINGS

### Housing Supply Estimates, Trends and Characteristics

- ¶ At year-end 2009 Summit County had a housing inventory of 23,922 units. Less than half of all housing units are occupied year-round in Summit County. Of the 23,922 housing units, 13,947 were occupied: 11,533 owner-occupied units and 2,414 renter-occupied units. Eighty-three percent of occupied housing units were owner occupied, only 17 percent were renter occupied. The nearly 9,975 vacant units (no full-time resident) were composed primarily of time-share, second home and recreation units.
- ¶ The housing inventory is divided between three areas: Snyderville Basin, Park City and northern/eastern Summit County (Coalville, Kamas and Oakley). The number of housing units in Snyderville Basin in 2009 was estimated to be 9,045 units, in Park City 8,401 units, and in northern/eastern Summit County 6,500 units.
- ¶ One of the most significant trends in the Summit County housing market is the increased number of unoccupied units, which grew from 7,157 in 2000 to 9,975 units in 2009. The increase of 2,818 vacant units represents 44 percent of all new housing units built since 2000. The large increase in vacant units is due primarily to the 2002 Olympics and the aftermath, which created developer enthusiasm for time-share and condominium development.
- ¶ Another important trend during the past decade was the declining role of rental housing in Summit County. As a share of total housing units, rental units have dropped from 16.9 percent to 12.6 percent. In 2000 the rental inventory was 2,960 units, but by 2010 the rental inventory has likely declined by about 100 units. Although 55 new apartments units were built in the county over the past ten years, this gain was more than offset by the loss of rental units attributable to the condominium conversion in 2004–2005 of the 312-unit Canyon Creek Apartments. It is assumed that about half of the Canyon Creek Condominiums remain in the rental inventory of the county.
- ¶ The housing inventory in Summit County is very young. The median age of a unit is about 17 years old. This characteristic is due to the significant level of new residential construction in the Snyderville Basin, where nearly 4,000 new units have been built since 2000.
- ¶ Summit County has some of the highest housing prices of any county in the state. In 2010 (through the third quarter) the median sales price of a single-family home was \$664,525. The median sales price of a condominium unit was \$440,000. The median sales price for both homes and condominiums has dropped 24 percent since the peak year of 2007.
- ¶ The rental market in Summit County has two distinct market segments: traditional apartments in rental communities and condominiums for rent. Of the 2,850 rental units in the county, at least 75 percent are condominium units. Rental condominiums typically have higher rents than apartments, consequently rental rates in Summit County are relatively high (Table A). In 2010 the median rental rate for a two-bedroom condominium was \$1,150. The high rental rates are corroborated by HUD's high Fair Market Rents, which are gross rents at the 40<sup>th</sup> percentile.

<b>Type</b>	<b>Apartments</b>	<b>Condominiums</b>	<b>Fair Market Rent*</b>
Studio	\$650	\$700	\$686
One-Bedroom	\$750	\$850	\$953
Two-Bedroom	\$850	\$1,150	\$1,059
Three-Bedroom	\$1,150	\$1,600	\$1,483

\*HUD's Fair Market Rent is gross rent (including utilities) at the 40<sup>th</sup> percentile.  
*Source:* Park Record.

- ¶ Summit County has a few rental units targeted for special needs populations, which include the elderly, disabled, victims of domestic violence, the homeless, and individuals with HIV/AIDS. The Peace House has 15 beds and 2 cribs for victims of domestic violence. There are 18 transitional housing units for very-low-income households; however there are no targeted units for the elderly population or the very small population of persons with HIV/AIDS. Generally, special needs housing is developed in counties or areas with markets larger than Summit County.
- ¶ Of the 2,850 rental units in Summit County 492 are subsidized tax credit units, 17 percent of the rental inventory. The largest tax credit project is Elk Meadows, which has 96 tax credit units. Park City's housing resolutions, aimed at increasing the number of affordable housing units, have led to the development of another 61 affordable rental units and 68 affordable owner-occupied units.

### **Determinants of Housing Demand**

- ¶ The full-time resident population of Summit County in 2009 is estimated at 40,451, an increase of 10,400 residents since 2000. The average annual population growth rate for the decade was 3.4 percent. The number of households increased to 13,947. The average annual growth rate for households was 3.3 percent.
- ¶ Typically household growth drives the demand for new housing units. However, in Summit County demand for new residential units is significantly augmented by the time-share and second-home market. Over the past decade the number of new residential units in the county has averaged about 740 annually. Only about 50 percent, or 370 units annually, were occupied by full-time residents.
- ¶ The high cost of housing, as well as the limited number of rental units, in Summit County affects the demographic characteristics of the area. The population is older, with a median age of 33.3 years compared with 27.1 years statewide.
- ¶ In Summit County the increase in minority population accounts for about 30 percent of the population growth since 2000. In 2008 the minority population in Summit County was estimated at 6,075, or 15.2 percent of the population, up from 10.5 percent in 2000. Since minority households are more likely to live in rental housing, the growing minority population has led to increased demand for rental units.

- ¶ Summit County is unique in the sharp contrast between the median income of households and average wages paid by establishments located in the area. The estimated median household income in Summit County in 2008 was \$79,700. For the same year, Utah’s Department of Workforce Services estimated the average wage paid by employers in the county was \$33,070, less than half of the median household income of residents.
- ¶ The difference between the income of residents and wages paid by employers reflects the economic base of Summit County—Accommodation and Food Services, Retail Trade, and Arts, Entertainment and Recreation—and commuting patterns. The 2000 Census provides the most recent data on commuting patterns for Summit County. In 2000, 17 percent of the Summit County workforce resided in Salt Lake County and commuted to Summit County for employment. Another 10 percent commuted from Wasatch County. In many cases these commuters represent pent-up demand for affordable housing. The high levels of commuting are attributable, in large part, to the lack of affordable housing in close proximity to the county’s employment center, Park City.
- ¶ Demand for housing has been severely reduced due to the recession. Permits issued for new single-family homes peaked in 2005 at 420 homes, but by 2009 had fallen by 87 percent to only 54 homes. Through the first three quarters of 2010 a total of only 63 permits have been issued; 54 for single-family homes, five for cabins and manufactured homes, and four for twin homes. No permits have been issued for condominium units. It is likely that fewer than 75 residential permits will be issued in Summit County in 2010, the lowest level of residential construction activity in over 25 years.
- ¶ In this recession Summit County’s unique resort and recreation environment and exclusive real estate market have not insulated the local market from a serious housing contraction. Sales of existing real estate have also plummeted. Existing home sales have fallen from a peak of 1,427 sales in 2006 to only 744 in the first three quarters of 2010, a decline of 48 percent. But unlike new residential construction, which is down significantly in 2010, the number of existing homes and condominiums sold has increased in 2010. Through three quarters of 2010 sales totaled 744 units compared to 676 units by year-end 2009.

## **Housing Affordability**

- ¶ Housing affordability has been a persistent problem in Summit County. The availability of affordable owner- and renter-occupied units has been limited due to land prices, housing market conditions and zoning ordinances.
- ¶ **Affordability for Median-Income Households** Data from the Park City Multiple Listing Service shows that 22.5 percent of the homes and condominiums sold in Summit County between 2006 and 2010 were affordable to the median-income household. A total of 1,098 units were affordable: 322 single-family homes and 776 condominiums. Affordability improved in 2010 with 36.7 percent of homes and condominiums affordable to the median-income household. This was the highest degree of affordability in five years. Improving affordability was due to declining interest rates and housing prices. Condominiums accounted for 62 percent of the affordable housing units in 2010.

- ¶ **Affordability for Moderate-Income Households (80% of Area Median Income)** MLS data show that 14.5 percent of the homes and condominiums sold in Summit County between 2006 and 2010 were affordable to the moderate-income household. A total of 719 units were affordable: 187 single-family homes and 532 condominiums. Affordability improved in 2010 with 24.5 percent of homes and condominiums affordable to the median-income household. Condominiums accounted for 67 percent of the affordable housing units in 2010.
- ¶ **Affordability for Low-Income Households (50% AMI)** A low-income household could afford only 5.1 percent of the combined single-family homes and condominiums sold in Summit County between 2006 and 2010. Eighty-two percent of the affordable dwellings were condominium units. Only 46 of 2,314 detached single-family homes sold were affordable to low-income households. The limited opportunity of homeownership for low-income households is a characteristic of most housing markets. Housing market conditions, and land and home prices generally exclude low-income households from ownership.
- ¶ **Affordability of Rental Housing** There is a shortage of affordable rental housing in Summit County. Updating the inventory with additions and losses, the 2010 rental inventory shows a significant change in affordability, particularly for the moderate-income renter. The number of rental units available for moderate-income renters has dropped, and for the most vulnerable and highest-need renters (very low and low income) severe cost burdens persist.
- ¶ HUD's 2009 CHAS shows that there were approximately 2,500 renters in Summit County in 2009 and 515 of these renters suffered from housing problems. Of these renters with housing problems 270 were very-low-income renters experiencing severe cost burdens: housing and utility costs in excess of 50 percent of their income. Over half of the renter households with severe cost burdens were Hispanic households.
- ¶ In addition to the very-low-income households with severe cost burdens there are another 165 low-income households with severe cost burdens. Hence, at least 400 renter households with incomes below 50 percent AMI (two-person household = \$37,350, four-person household = \$46,700) are paying more than 50 percent of their income for rent and utilities.
- ¶ The lack of affordability becomes even more apparent when rental rates are compared with the average wage for retail, lodging and restaurant workers. Workers in these sectors account for about 40 percent of all jobs in Summit County and many of the renter households in the county. The average annual wage for a retail worker in 2009 in Summit County was \$25,500. This wage rate is sufficient to cover \$637 in rent and utilities at 30 percent of income. At 50 percent of income the average retail wage would cover \$1,062 in rent and utilities. For lodging and restaurant workers with lower wage rates—average annual wage of \$21,600—their affordable rents would be even lower than those for retail workers.
- ¶ Those moderate-, low- and very-low-income renters in Summit County that don't suffer from cost burdens are most likely living in rent-subsidized or assisted projects. Tax credit units provide most of the subsidized housing in Summit County, a total of 492 units. Three of the tax credit projects have Rural Development vouchers; the tenants at these projects pay only 30 percent of their income for rent and utilities. Forty-eight percent, or 237 tax credit units, are targeted at 50 percent AMI or above. The remaining 52 percent, 255 units, are targeted for low- and very-low-income households.

¶ There are at least two new apartment projects proposed for Summit County: Cowboy Partners' Liberty Peaks and Jim Doilney's New Park apartments. While these two projects will improve the affordability of rental housing for moderate-income households, there remains a serious shortage of rental housing for low- and very-low-income households. Many of these households are minority households.

## **Housing Needs Assessment**

¶ The current pent-up demand, or unmet need for affordable owner- and renter-occupied housing is at least 1,000 units. This demand consists of moderate-, low- and very-low-income households with severe cost burdens and commuters from Salt Lake and Wasatch counties who would live in Summit County if affordable rental housing were available.

¶ Over the next five years Summit County should encourage through housing policy an affordable ratio of 1:4, i.e. one out of every four new housing units should be affordable to low- and very-low-income households. The 1:4 ratio simply represents the share of households with incomes below 50 percent AMI. By definition 25 percent of all households have incomes below 50 percent AMI (\$46,700). These residents are currently paying significantly more than 30 percent of their income for housing. They need more affordable housing opportunities.

¶ The number of permanent resident households in Summit County will grow by a projected 2 percent annually between 2010 and 2015. This growth rate will generate future demand for about 1,500 new housing units by 2015. These additional units should include 375 affordable low-income rental units (<50 percent AMI), 250 affordable moderate-income owner-occupied condominiums, and 875 homes for households with incomes above 80 percent AMI.

# 1 HOUSING SUPPLY ESTIMATES, TRENDS AND CHARACTERISTICS

## Housing Supply

From April 1, 2000 through July 1, 2009 Summit County's total housing stock grew by 37 percent, from 17,489 dwelling units to 23,922 (Table 1.1). The owned housing stock grew 44 percent, from 14,529 units to 20,907, while the rental stock increased by just 2 percent, from 2,960 units to 3,015. Because of this higher growth rate, owned housing increased from 83 percent to more than 87 percent of the total housing stock in the county, with rental housing correspondingly shrinking from 17 percent to less than 13 percent of the stock. Figure 1.1 shows the rental share of housing by census block in 2000.

The overall vacancy rate in Summit County was 40.9 percent in 2000, and had increased slightly to 41.7 percent in 2009. The vacancy rate among owned properties was 44.8 percent in 2009, down from 46.3 percent in 2000. Among rental units it was much lower: 19.9 percent in 2009, up from 14.6 percent in 2000. As of July 1, 2009, there were 11,533 owner-occupied units, 2,414 renter-occupied units, and 9,975 vacant units in Summit County.

	2000	2009	Change
Total Housing Stock	17,489	23,922	36.8%
Occupied	10,332	13,947	
Share	59.1%	58.3%	
Vacant	7,157	9,975	
Share	40.9%	41.7%	
Owned Housing Stock	14,529	20,907	43.9%
Share	83.1%	87.4%	
Vacant	6,726	9,374	
Vacancy Rate	46.3%	44.8%	
Rental Housing Stock	2,960	3,015	1.9%
Share	16.9%	12.6%	
Vacant	431	601	
Vacancy Rate	14.6%	19.9%	

Note: 2000 figures are as of April 1; 2009 figures are as of July 1.  
Source: U.S. Census Bureau (2000) and Bureau of Economic and Business Research, University of Utah (2009).

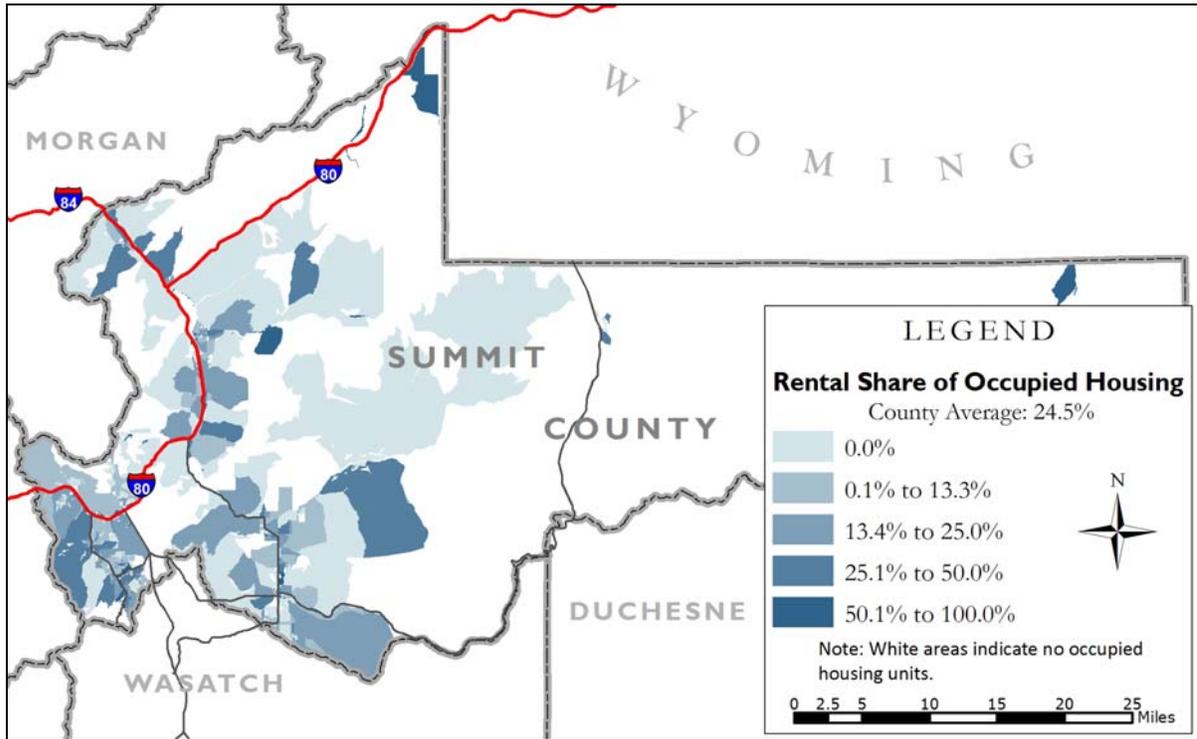
Exhibit 1.1 shows annual permits issued for new residential construction in Summit County from January 2000 through December 2009 by type of structure. Permits were issued for a total of 6,644 dwelling units over the period. Single-family homes accounted for 53 percent of the permitted units (3,533 homes) and condominiums represented 40 percent (2,629 units). There were more permits issued for cabins (241) than for twin homes (180 dwelling units) or apartments (17 units).

## New Residential Construction

Construction activity in Summit County hit a pre-Olympics peak of 900 dwelling units in 2001, and then fell to 424 units in 2002. From there, activity increased at an average annual rate of 22 percent to a high of 1,139 permit-authorized units in 2007. With the credit collapse the number of permits issued plummeted by 81 percent in 2008 to just 214. Thanks to a 262-unit luxury condominium project in Deer Valley,<sup>1</sup> activity picked up in 2009, with permits issued for 385 units. Although total residential construction activity peaked in 2007, single-family-home construction peaked earlier, in 2005, and declined through 2009. In 2009, permits were issued for 262 condominium units, 101 single-family homes, 17 cabins, and 5 manufactured homes.

<sup>1</sup> Note: It is not clear how many of the 262 units are condominiums. As of December 2010, the Accommodations page of the project's web site ([www.montagedeervalley.com](http://www.montagedeervalley.com)) states there are "154 guest rooms and over 66 suites and residences"; the Residences page notes there are 81 residences.

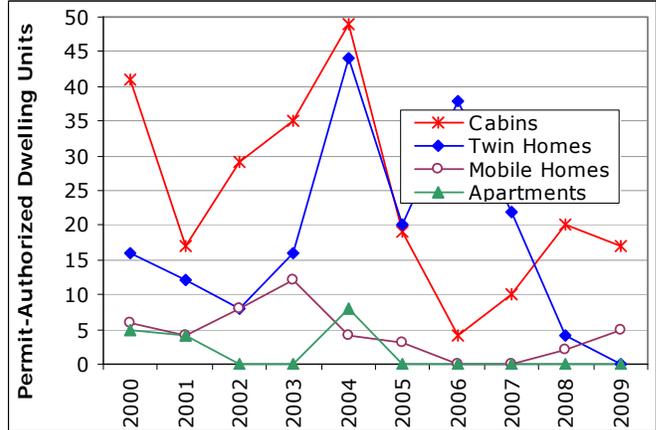
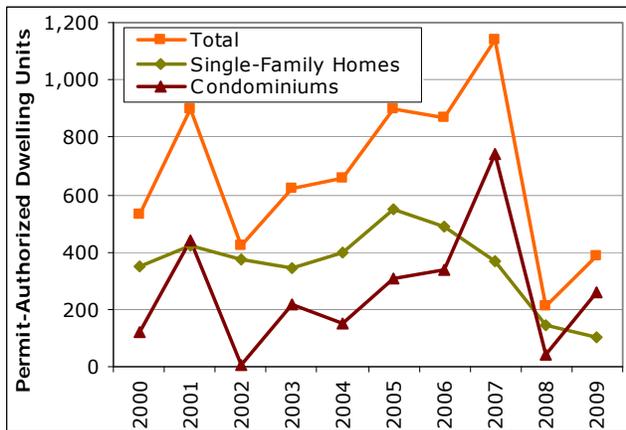
**Figure 1.1**  
**Rental Share of Occupied Housing in Summit County by Census Block, 2000**



Source: U.S. Census Bureau and Bureau of Economic and Business Research, University of Utah.

**Exhibit 1.1**  
**Summit County Permit-Authorized New Dwelling Units by Type, 2000–2009**

Structure Type	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	Total
Single-Family Homes	347	422	371	341	399	550	491	367	144	101	3,533
Duplexes and Twin Homes	16	12	8	16	44	20	38	22	4	0	180
Condominiums	118	441	8	220	153	307	336	740	44	262	2,629
Apartments (3 or more units)	5	4	0	0	8	0	0	0	0	0	17
Cabins	41	17	29	35	49	19	4	10	20	17	241
Manufactured / Mobile Homes	6	4	8	12	4	3	0	0	2	5	44
Total	533	900	424	624	657	899	869	1,139	214	385	6,644



Source: Bureau of Economic and Business Research, Construction Database.

## Housing Prices

In 2000, the median price of existing single-family homes sold in Summit County was \$349,500 (in current dollars) (Exhibit 1.2). Nominal prices fell 12.5 percent in 2001, and then rose consistently to a peak median sales price of \$859,000 in 2007. The largest gains were in 2005, when the median price jumped by one-third. Prices fell 12.2 percent in 2008 and 13.9 percent in 2009 to \$650,000—still higher (in nominal terms) than in 2005. Through the first half of 2010, the median sales price of single-family homes in Summit County had risen 12.6 percent to \$732,000.

Sales activity grew by two-thirds between 2000 and 2005, when 941 homes were sold. While prices continued to climb for two more years, the number of homes sold fell steadily through 2009, with 329 units sold that year. The market appears to be turning around.

Nominal prices of existing multifamily homes sold fell by nearly one-third between 2000 and 2001 to \$200,000 (Exhibit 1.2). This was followed by a 12.5 percent increase in 2002 and an almost 6 percent decline in 2003. Prices then grew consistently for the next four years, reaching a high of \$580,000 in 2007. Prices fell again in 2008 (down 12.1 percent) and 2009 (down 18.1 percent) to reach \$417,500. Through the first half of 2010, the median sales price of multifamily homes in Summit County had begun to recover, rising 5.0 percent to \$438,500.

Sales activity grew by 175 percent from 502 units sold in 2000 to 1,384 units in 2005. As with single-family homes, activity began to decline while prices continued to rise. In 2006, 751 units were sold; by 2009 just 334 units were sold.

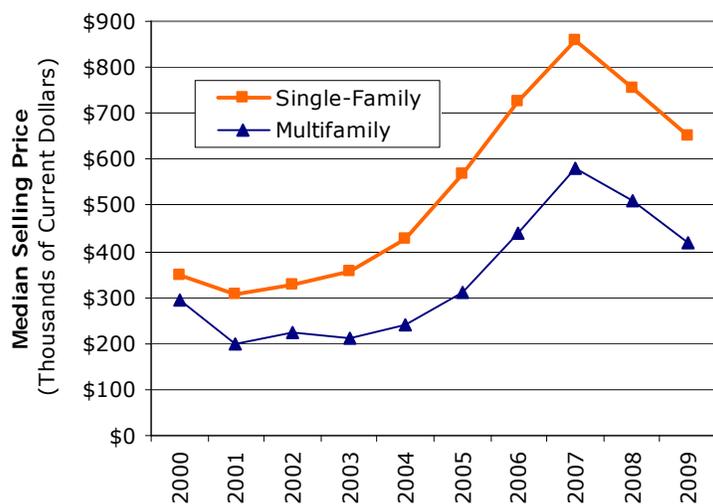
No data are available for sales of new residential construction in Summit County.

## Rental Rates

To determine the countywide rental rates a survey of the classified ads in the *Park Record* newspaper was taken. The weekend editions for 2010 were surveyed and a median rental rate determined for studio, one-, two- and three-bedroom units for both apartments and condominiums.

**Exhibit 1.2**  
**Summit County Median Price of Existing Homes Sold, 2000–2009**  
(Nominal Dollars)

Year	Single-Family Homes			Multifamily Homes		
	Median Price	Annual Change	No. Sold	Median Price	Annual Change	No. Sold
2000	\$349,500		564	\$294,000		502
2001	\$305,929	-12.5%	570	\$200,000	-32.0%	519
2002	\$328,500	7.4%	631	\$224,900	12.5%	529
2003	\$357,000	8.7%	623	\$212,000	-5.7%	688
2004	\$427,000	19.6%	811	\$241,000	13.7%	1,111
2005	\$570,000	33.5%	941	\$309,850	28.6%	1,384
2006	\$725,000	27.2%	668	\$439,000	41.7%	751
2007	\$859,000	18.5%	589	\$580,000	32.1%	723
2008	\$754,525	-12.2%	330	\$510,000	-12.1%	441
2009	\$650,000	-13.9%	329	\$417,500	-18.1%	334



Source: Park City Board of Realtors.

The rental market in Summit County is divided into two market segments: apartment units and condominiums for rent. The “condominium for rent” units are a relatively large segment of the rental inventory. This unique structure of the rental market is due to the economic base of Summit County: skiing and winter sports activities. The condominium inventory reflects the lodging needs of the thousands of skiers at Park City and Deer Valley. During the offseason many of these condominiums are placed in a rental pool. Due to the significant presence of condominiums in the rental market the market rental rates are segmented by apartment and condominium rents. Condominium rental rates are higher than apartment rental rates for all types of units (Table 1.2). Due to the dominance of condominiums in the market the condominium rental rates are likely much closer to the prevailing rental rate. This is verified by HUD’s 2010 Fair Market Rents for Summit County. Fair Market Rents are gross rents (including utilities) at the 40<sup>th</sup> percentile.

<b>Type</b>	<b>Apartments</b>	<b>Condominiums</b>	<b>Fair Market Rent*</b>
Studio	\$650	\$700	\$686
One-Bedroom	\$750	\$850	\$953
Two-Bedroom	\$850	\$1,150	\$1,059
Three-Bedroom	\$1,150	\$1,600	\$1,483

\*Fair Market Rent is gross rent (including utilities) at the 40<sup>th</sup> percentile.  
*Source: Park Record and HUD.*

# 2 DETERMINANTS OF HOUSING DEMAND

## Population and Households

According to the Utah Population Estimates Committee Summit County’s population grew at an average annual rate of 3.4 percent between 2000 and 2009, from 30,048 to 40,451 (Table 2.1). About 36 percent of this growth was due to natural increase with the remainder coming from net in-migration. Net migration was generally well below 1,000 each year except in 2003, 2007, and 2008. In 2003, 1,410 net in-migrants moved to Summit County versus just 560 in 2002 and 567 in 2004. In 2007 there were 1,097 net in-migrants versus just 176 the year before; another 1,134 came in 2008. With the onset of the recession and the disappearance of employment opportunities, net in-migration dropped to just 85 in 2009.

These population gains represent an estimated 3,506 new households in Summit County, a 34 percent increase from 10,441 in 2000 to 13,947 in 2009 (Table 2.2). This is based on a steady increase in average household size from 2.87 persons per household in the 2000 Census to 2.90 in 2009.<sup>2</sup> Assuming that in-migrants share the same average household size as residents, nearly two-thirds of the

**Table 2.1**  
**Summit County Components of Population Change, 2000–2009**

Year	Population	Natural Increase	Net Migration	Annual Pop. Change
2000	30,048	374	875	
2001	31,279	384	847	4.1%
2002	32,236	397	560	3.1%
2003	34,073	427	1,410	5.7%
2004	35,090	450	567	3.0%
2005	36,283	448	745	3.4%
2006	36,871	412	176	1.6%
2007	38,412	444	1,097	4.2%
2008	39,951	405	1,134	4.0%
2009	40,451	415	85	1.3%

Note: Figures are as of July 1.  
Source: Utah Population Estimates Committee.

growth in households came from in-migration, which provided approximately 2,236 of the 3,500-plus new households. If incoming households are smaller than those of current residents, this would increase the demand for housing units.

**Table 2.2**  
**Summit County Households and Migration-Induced Housing Demand, 2000–2009**

Year	Total Households	In-Migrant Households	Share of Total
2000	10,441	297	2.8%
2001	10,860	287	2.6%
2002	11,182	190	1.7%
2003	11,809	477	4.0%
2004	12,151	192	1.6%
2005	12,554	252	2.0%
2006	12,746	59	0.5%
2007	13,267	370	2.8%
2008	13,787	382	2.8%
2009	13,947	29	0.2%

Note: Figures are as of July 1.  
Source: U.S. Census Bureau (household size in 2000) and Bureau of Economic and Business Research, University of Utah, based on Utah Population Estimates Committee data.

## Age Structure and Minority Population

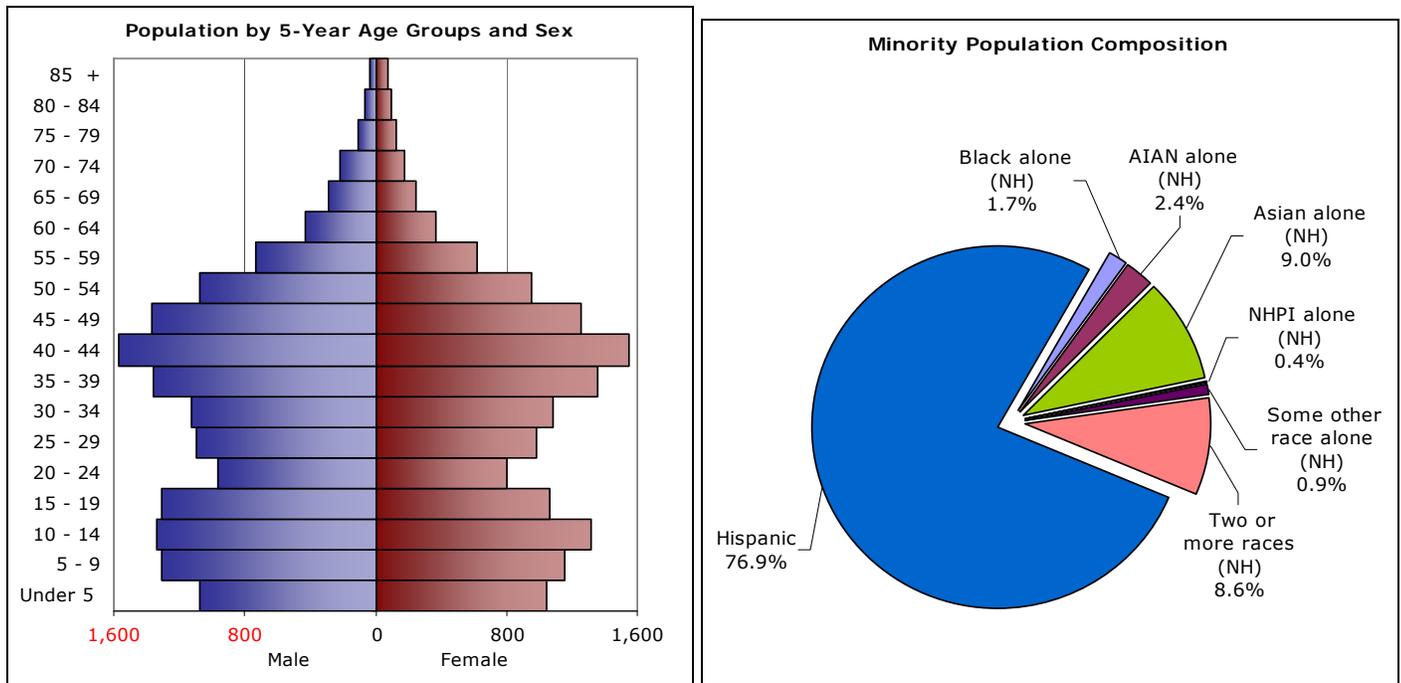
Summit County’s small household sizes (by Utah standards) are a reflection of its relatively older population, with a median age of 33.3 in 2000. The under-20 portion of the population represented 32.3 percent of the total population in 2000 and shrank to 28.3 percent in 2009 (Exhibits 2.1 and 2.1). Contrast this with Utah County, where the under-20 segment made up 39.9 percent of the population in 2000 and 38.6 percent

<sup>2</sup> The estimates also assume that the share of the county’s population living in households remained constant at 99.8 percent.

in 2009. In fact, in 2009 Summit County had a disproportionately high share of the state population in the older age groups from 35 through 69.

There were more males than females in Summit County in every age group except 35 to 39 and 75 and older in 2000, and 45 to 49 and 85 and older in 2009. The overall sex ratio in the two years was 1.08 and 1.06 males per female. The imbalance reaches as high as 1.23 males for each

**Exhibit 2.1  
Summit County Population by Age and Sex, Race, and Ethnicity: 2000**



**Age Distribution of the Summit County Population**

Age Group	Sex		Sex Ratio	Share	Share of State
	Male	Female			
Under 5	1,078	1,040	1.04	7.1%	1.0%
5-9	1,304	1,159	1.13	8.3%	1.3%
10-14	1,340	1,316	1.02	8.9%	1.4%
15-19	1,306	1,061	1.23	8.0%	1.1%
20-24	961	807	1.19	5.9%	0.8%
25-29	1,093	983	1.11	7.0%	1.2%
30-34	1,127	1,081	1.04	7.4%	1.5%
35-39	1,353	1,360	0.99	9.1%	1.8%
40-44	1,570	1,552	1.01	10.5%	2.1%
45-49	1,363	1,253	1.09	8.8%	2.0%
50-54	1,078	954	1.13	6.8%	1.9%
55-59	731	620	1.18	4.5%	1.7%
60-64	431	369	1.17	2.7%	1.3%
65-69	287	246	1.17	1.8%	1.0%
70-74	222	177	1.25	1.3%	0.8%
75-79	109	126	0.87	0.8%	0.6%
80-84	69	98	0.70	0.6%	0.6%
85 +	36	76	0.47	0.4%	0.5%
Total	15,458	14,278	1.08	100%	1.3%
Share 60 years+	7.6%				0.9%
Median Age	33.3				

**Race and Ethnicity of the Summit County Population**

Race/Ethnicity	Summit County		Share of State
	Population	Share	
<b>Total</b>	29,736	100%	1.3%
<b>Not Hispanic or Latino</b>	27,330	91.9%	1.3%
White alone	26,608	89.5%	1.4%
Black or African American alone	54	0.2%	0.3%
American Indian and Alaska Native alone	76	0.3%	0.3%
Asian alone	283	1.0%	0.8%
Native Hawaiian and Other Pacific Islander alone	13	0.0%	0.1%
Some other race alone	28	0.1%	1.4%
Two or more races	268	0.9%	0.9%
<b>Ethnicity</b>			
Hispanic or Latino	2,406	8.1%	1.2%
<b>Minority</b>	3,128	10.5%	1.0%

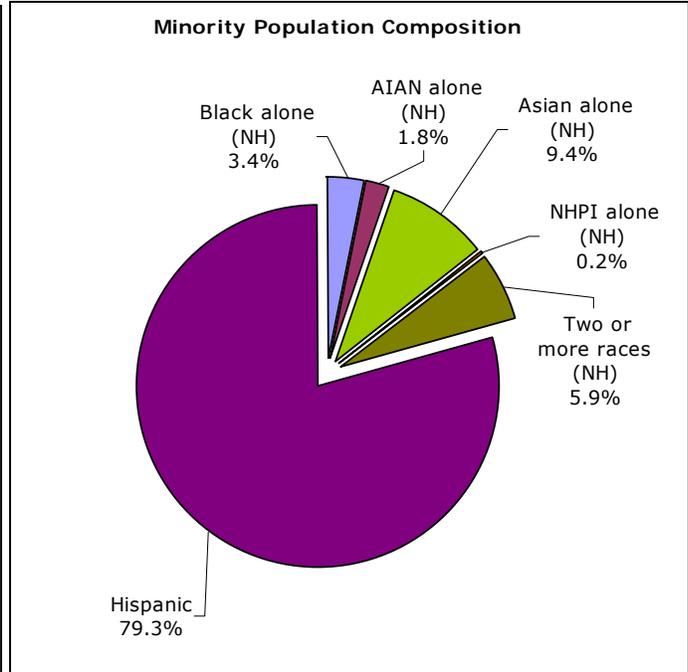
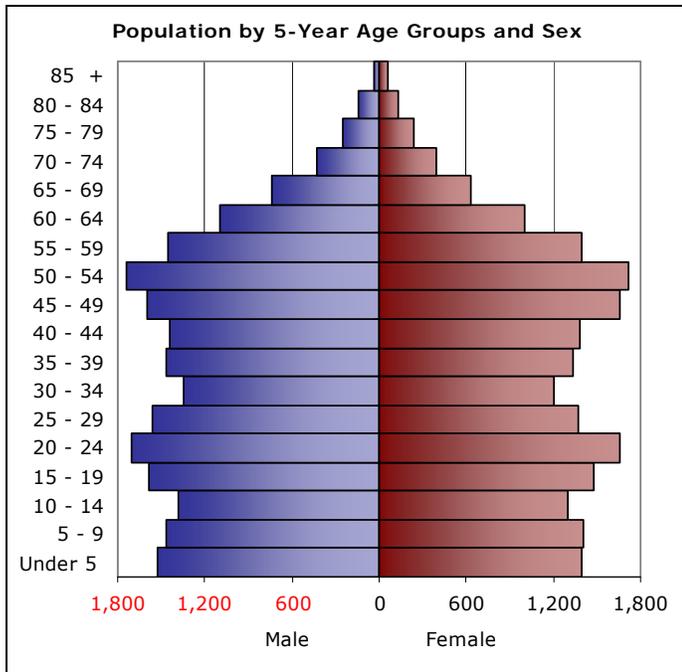
Note: NH is Not Hispanic. If a cell is shaded yellow and has bold red type, this indicates that the area's share of the state for the given category exceeds the area's share of total population in the state. Blue shading indicates a male-to-female ratio greater than one.

Source: Bureau of the Census, Census 2000, SF1.

female in the 15-to-19 age group and 1.25 males per female in the 70-to-74 age group in 2000, and 1.15 and 1.17 in the 25-to-29 and 65-to-69 age groups, respectively, in 2009.

The 2000 demographic data are from the U.S. Census Bureau, and the 2009 data are from the Utah Governor's Office of Planning and Budget 2008 Baseline Population Projections. The GOPB figures do not include data on race and ethnicity. While the Census Bureau does include

**Exhibit 2.2**  
**Summit County Population by Age and Sex, Race, and Ethnicity: 2009**



Age Group	Male	Female	Sex Ratio	Share	Share of State
Under 5	1,525	1,398	1.09	7.2%	1.1%
5-9	1,469	1,401	1.05	7.1%	1.1%
10-14	1,384	1,305	1.06	6.6%	1.2%
15-19	1,582	1,473	1.07	7.5%	1.4%
20-24	1,708	1,652	1.03	8.3%	1.4%
25-29	1,567	1,365	1.15	7.2%	1.2%
30-34	1,343	1,205	1.11	6.3%	1.1%
35-39	1,462	1,336	1.09	6.9%	1.5%
40-44	1,438	1,380	1.04	6.9%	1.7%
45-49	1,599	1,659	0.96	8.0%	1.9%
50-54	1,736	1,711	1.01	8.5%	2.2%
55-59	1,458	1,400	1.04	7.0%	2.1%
60-64	1,100	996	1.10	5.1%	2.0%
65-69	735	629	1.17	3.4%	1.7%
70-74	434	392	1.11	2.0%	1.4%
75-79	247	242	1.02	1.2%	1.0%
80-84	146	129	1.13	0.7%	0.8%
85 +	39	59	0.66	0.2%	0.4%
Total	20,972	19,732	1.06	100%	1.4%
Share 60 years+					12.6%
					1.5%

	Population	Share	Share of State
<b>Total</b>	40,704	100%	1.4%
<b>Not Hispanic or Latino</b>	35,578	87.4%	1.4%
White alone	34,240	84.1%	1.5%
Black or African American alone	219	0.5%	0.7%
American Indian and Alaska Native alone	115	0.3%	0.3%
Asian alone	607	1.5%	1.1%
Native Hawaiian and Other Pacific Islander alone	15	0.0%	0.1%
Two or more races	382	0.9%	0.9%
<b>Ethnicity</b>			
Hispanic or Latino	5,126	12.6%	1.5%
<b>Minority</b>	6,464	15.9%	1.2%

Note: NH is Not Hispanic. If a cell is shaded yellow and has bold red type, this indicates that the area's share of the state for the given category exceeds the area's share of total population in the state. Blue shading indicates a male-to-female ratio greater than one. Race and ethnicity figures were derived by applying the race and Hispanic shares from the 2009 Census Population Estimates to the GOPB estimate of the total population.

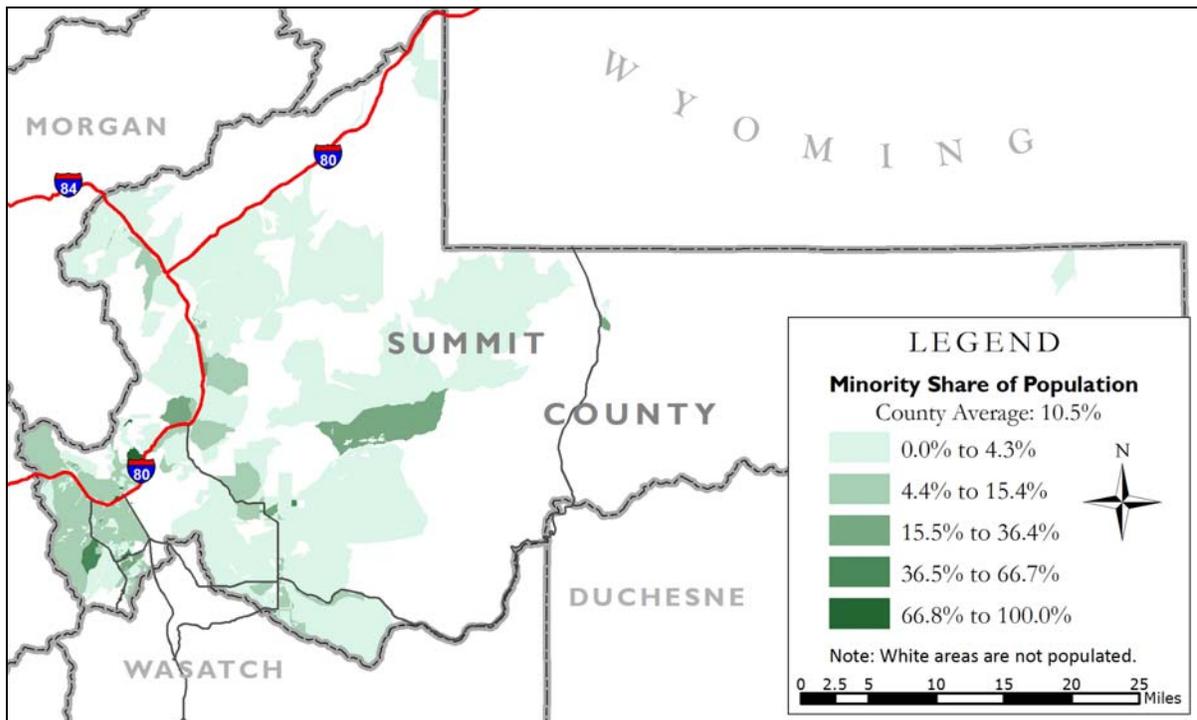
Source: Utah Governor's Office of Planning and Budget, 2008 Baseline Population Projections, U.S. Census Bureau 2009 Population Estimates; Bureau of Economic and Business Research, University of Utah.

race and ethnicity data with its population projections, its age and sex distribution is considerably different from GOPB’s projection and is likely the less accurate one. Since the Census Bureau’s total 2009 population differs from GOPB’s (by about –3,700), we applied the Census Bureau’s race and Hispanic *shares* in 2009 to GOPB’s population estimate to derive 2009 race and ethnicity *numbers* for the county.

In 2000, minorities made up 10.5 percent of Summit County’s population (Exhibit 2.1). Minority is here defined as anyone who is not a non-Hispanic white. More than three-quarters of the county’s minorities were Hispanics; the next largest groups were Asians (9 percent of minorities, 1 percent of the total population) and those of two or more races (8.6 percent of minorities, 0.9 percent of the total). Figures 2.1 and 2.2 show the minority and Hispanic shares by census block in 2000.

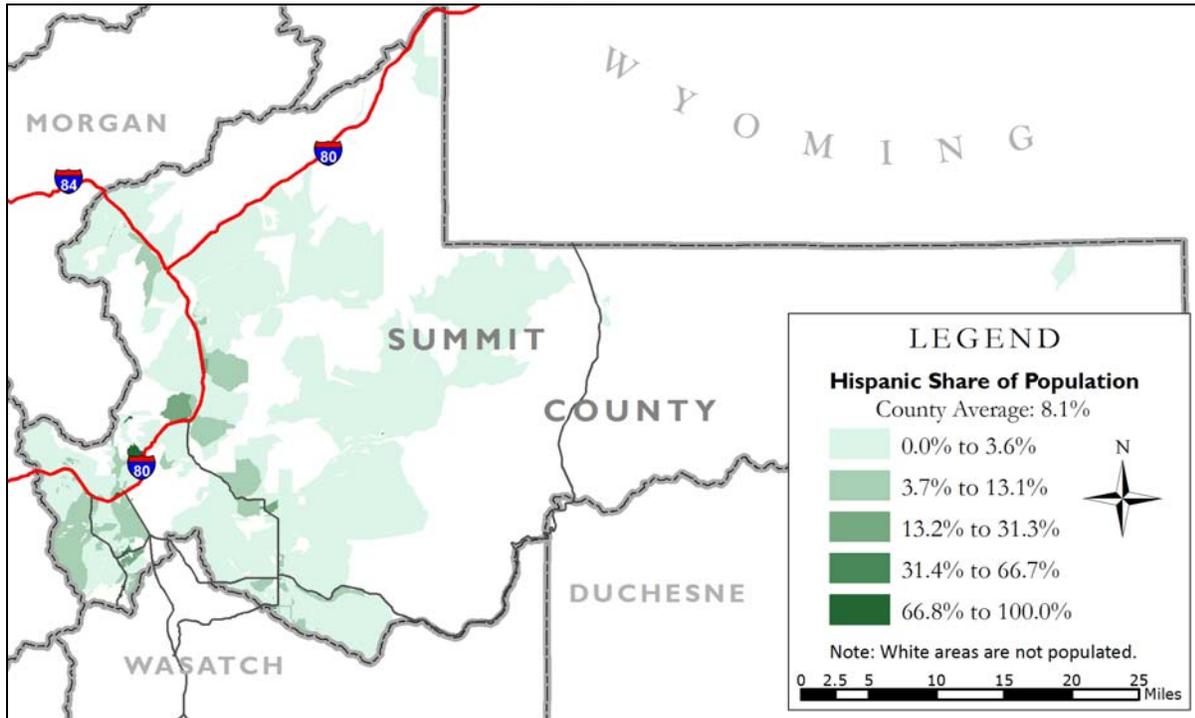
By 2009, the county’s minority population had grown to 16 percent of the total population, with Hispanics accounting for nearly 80 percent of minorities (Exhibit 2.2). Asians and people of two or more races were still the second- and third-largest minority groups, respectively. Asians’ share increased to 9.4 percent of minorities and 1.5 percent of the total population, while those of two or more races shrank to 6 percent of minorities but remained 0.9 percent of the total.

**Figure 2.1**  
**Minority Share of the Summit County Population by Census Block, 2000**



Source: U.S. Census Bureau and Bureau of Economic and Business Research, University of Utah.

**Figure 2.2**  
**Hispanic Share of the Summit County Population by Census Block, 2000**



Source: U.S. Census Bureau and Bureau of Economic and Business Research, University of Utah.

### Household Income

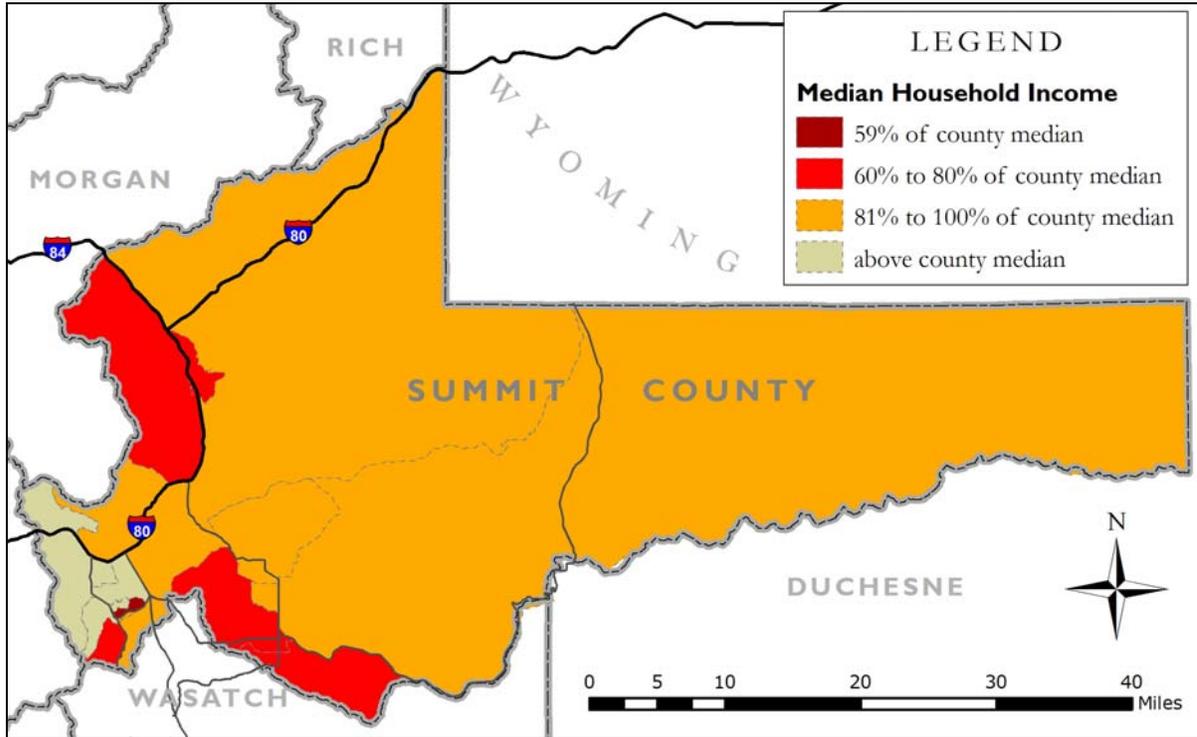
Summit County’s median household income was essentially unchanged in 2008 from 2000. After adjusting for inflation, household income was \$80,338 in 2000 (in constant 2008 dollars) and \$79,700 in 2008, a difference of less than 1 percent (Table 2.3). Figure 2.3 shows median household income by census block group as a share of the countywide median. The 2001 through 2008 figures are produced by the U.S. Census Bureau as part of its small area income and poverty estimates, and individual estimates are subject to significant margins of error ranging from  $\pm 6.6$  percent to  $\pm 8.8$  percent of the value. Thus, estimates have been rounded to the nearest \$100 to avoid appearing more accurate than they are. Nonetheless, real median household income appeared to fall from 2000 to a low of \$75,400 in 2004, and then climbed to \$83,900 in 2006 before falling again. Summit County’s median household income is roughly 40 percent higher than the statewide median.

**Table 2.3**  
**Summit County**  
**Median Household**  
**Income, 2000–2008**  
 (Constant 2008 Dollars)

Year	Income
2000	\$80,338
2001	\$81,000
2002	\$78,000
2003	\$76,100
2004	\$75,400
2005	\$80,700
2006	\$83,900
2007	\$83,200
2008	\$79,700

Note: Estimates are subject to margins of error ranging from  $\pm 6.6\%$  to  $\pm 8.8\%$  of the value.  
 Source: U.S. Census Bureau, *Small Area Income and Poverty Estimates*.

**Figure 2.3**  
**Median Household Income as a Share of the Countywide Median by**  
**Census Block Group in Summit County, 1999**



*Source: U.S. Census Bureau and Bureau of Economic and Business Research, University of Utah.*

### **Employment and Wages**

The Utah Department of Workforce Services reports average annual “covered” employment by industry for all 29 counties in the state. This is a count of jobs covered by state or federal unemployment insurance, and as such does not include farm workers or the self-employed.

Total covered employment in Summit County grew from 15,896 jobs in 2001 to a peak of 22,754 in 2008, a 43 percent gain. With the advent of the recession, employment has since shrunk by 9 percent to 20,796 jobs in 2009 (Table 2.4). Over the entire period of 2001 to 2009 employment averaged annual growth of 3.4 percent. Tourism was the driving force in the county’s economy, with Accommodation and Food Services providing 31 percent of the new jobs, Retail Trade another 15 percent, and Arts, Entertainment and Recreation responsible for 9 percent. Although employment in these three sectors peaked in 2007 and 2008 then declined, together they provided 2,700 jobs of the total net gain of 4,900.

Not surprisingly these are also the largest employment sectors in the county. Accommodation and Food Services represented 23.5 percent of total nonfarm jobs in 2009, Retail Trade accounted for 15 percent, and Arts, Entertainment and Recreation provided almost 13 percent (Table 2.5). From 2001 through 2009, these three sectors together supplied half of the county’s nonfarm employment. Outside of tourism-related industries, Local Government has averaged about 10 percent of total jobs and Construction about 9 percent, though employment in the latter sector declined in 2008 and 2009.

**Table 2.4**  
**Summit County Average Covered Employment by Industry, 2001–2009**

Industry Sector	2001	2002	2003	2004	2005	2006	2007	2008	2009	Change	AARC
Total Covered Employment	15,896	16,483	16,466	17,567	18,946	20,666	21,934	22,754	20,796	4,900	3.4%
Agriculture, Forestry, Fishing & Hunting	54	60	63	66	62	56	43	46	42	-12	-3.1%
Mining	69	71	66	52	59	79	106	90	86	17	2.8%
Utilities	47	48	54	51	47	50	49	49	53	6	1.5%
Construction	1,562	1,494	1,320	1,500	1,709	2,112	2,583	2,362	1,637	75	0.6%
Manufacturing (includes Logging)	563	542	491	561	584	606	640	597	606	43	0.9%
Wholesale Trade	121	116	140	176	203	228	217	224	217	96	7.6%
Retail Trade	2,359	2,419	2,435	2,477	2,700	2,908	3,106	3,438	3,082	723	3.4%
Transportation and Warehousing	138	157	175	179	206	243	282	323	290	152	9.7%
Information	227	223	221	252	245	252	267	243	234	7	0.4%
Finance and Insurance	311	330	356	373	396	435	483	429	414	103	3.6%
Real Estate and Rental and Leasing	738	1,043	762	752	895	1,045	1,119	1,193	1,039	301	4.4%
Professional and Technical Services	656	517	509	599	749	814	764	749	708	52	1.0%
Management of Companies	78	97	83	105	109	102	134	115	103	25	3.5%
Admin., Support & Waste Mgmt.	498	514	441	560	620	692	736	827	748	250	5.2%
Education Services	174	215	262	277	280	314	289	332	318	144	7.8%
Health Care and Social Assistance	357	366	412	492	517	526	578	608	648	291	7.7%
Arts, Entertainment, and Recreation	2,157	2,392	2,481	2,526	2,624	2,966	3,176	2,670	2,610	453	2.4%
Accommodation and Food Services	3,372	3,406	3,690	3,928	4,147	4,323	4,487	5,449	4,897	1,525	4.8%
Other Services	380	386	379	443	539	605	531	551	573	193	5.3%
Local Government	1,774	1,838	1,887	1,957	2,005	2,065	2,108	2,221	2,252	478	3.0%
State Government	165	158	157	160	164	166	165	167	165	0	0.0%
Federal Government	96	91	82	81	82	76	71	71	74	-22	-3.2%

Source: Utah Department of Workforce Services, Utah Economic Data Viewer.

**Table 2.5**  
**Summit County Employment Shares, 2001–2009**

Industry Sector	2001	2002	2003	2004	2005	2006	2007	2008	2009
Agriculture, Forestry, Fishing & Hunting	0.3%	0.4%	0.4%	0.4%	0.3%	0.3%	0.2%	0.2%	0.2%
Mining	0.4%	0.4%	0.4%	0.3%	0.3%	0.4%	0.5%	0.4%	0.4%
Utilities	0.3%	0.3%	0.3%	0.3%	0.2%	0.2%	0.2%	0.2%	0.3%
Construction	9.8%	9.1%	8.0%	8.5%	9.0%	10.2%	11.8%	10.4%	7.9%
Manufacturing (includes Logging)	3.5%	3.3%	3.0%	3.2%	3.1%	2.9%	2.9%	2.6%	2.9%
Wholesale Trade	0.8%	0.7%	0.9%	1.0%	1.1%	1.1%	1.0%	1.0%	1.0%
Retail Trade	14.8%	14.7%	14.8%	14.1%	14.3%	14.1%	14.2%	15.1%	14.8%
Transportation and Warehousing	0.9%	1.0%	1.1%	1.0%	1.1%	1.2%	1.3%	1.4%	1.4%
Information	1.4%	1.4%	1.3%	1.4%	1.3%	1.2%	1.2%	1.1%	1.1%
Finance and Insurance	2.0%	2.0%	2.2%	2.1%	2.1%	2.1%	2.2%	1.9%	2.0%
Real Estate and Rental and Leasing	4.6%	6.3%	4.6%	4.3%	4.7%	5.1%	5.1%	5.2%	5.0%
Professional and Technical Services	4.1%	3.1%	3.1%	3.4%	4.0%	3.9%	3.5%	3.3%	3.4%
Management of Companies	0.5%	0.6%	0.5%	0.6%	0.6%	0.5%	0.6%	0.5%	0.5%
Admin., Support & Waste Mgmt.	3.1%	3.1%	2.7%	3.2%	3.3%	3.3%	3.4%	3.6%	3.6%
Education Services	1.1%	1.3%	1.6%	1.6%	1.5%	1.5%	1.3%	1.5%	1.5%
Health Care and Social Assistance	2.2%	2.2%	2.5%	2.8%	2.7%	2.5%	2.6%	2.7%	3.1%
Arts, Entertainment, and Recreation	13.6%	14.5%	15.1%	14.4%	13.8%	14.4%	14.5%	11.7%	12.6%
Accommodation and Food Services	21.2%	20.7%	22.4%	22.4%	21.9%	20.9%	20.5%	23.9%	23.5%
Other Services	2.4%	2.3%	2.3%	2.5%	2.8%	2.9%	2.4%	2.4%	2.8%
Local Government	11.2%	11.2%	11.5%	11.1%	10.6%	10.0%	9.6%	9.8%	10.8%
State Government	1.0%	1.0%	1.0%	0.9%	0.9%	0.8%	0.8%	0.7%	0.8%
Federal Government	0.6%	0.6%	0.5%	0.5%	0.4%	0.4%	0.3%	0.3%	0.4%

Source: Utah Department of Workforce Services, Utah Economic Data Viewer; and Bureau of Economic and Business Research, University of Utah.

The fastest growing sectors between 2001 and 2009 were Transportation and Warehousing, which more than doubled over the period, and Education Services, Health Care and Social Assistance, and Wholesale Trade, which all added jobs at an average annual rate of nearly 8 percent. Despite this rapid growth, these four sectors combined contributed only 14 percent of employment growth over the period and provided just 7 percent of total jobs in 2009.

Only two sectors in Summit County saw net job losses between 2001 and 2009, though both were quite small, accounting for less than 1 percent of total employment combined. Federal Government employment shrank by 3.2 percent annually, from 96 jobs to 74, and Agriculture, Forestry, Fishing and Hunting averaged a 3.1 percent annual decline, from 54 to 42 jobs.

The average annual wage across all industries in Summit County was \$32,516 in 2009, an inflation-adjusted net increase of just \$736 over 2001 (Table 2.6). The industries paying the highest wages in 2009 were Utilities at \$77,398; Wholesale Trade at \$75,488; Finance and Insurance at \$72,309; Management of Companies at \$71,558; and Professional and Technical Services at \$64,516. However, these five sectors together represented only 7 percent of all jobs in the county, and in the latter two sectors real wages had fallen below their levels in 2001 while those for Wholesale Trade were essentially unchanged from 2001.

Unfortunately, average annual wages in the top three employment sectors are below the average for all sectors. Accommodation and Food Services jobs paid just \$21,565 in 2009, Retail Trade averaged \$25,507, and Arts, Entertainment and Recreation paid \$24,374, which was 14 percent less than in 2001. Local Government and Construction wages were both above average at \$37,226 and \$40,004 per year.

**Table 2.6**  
**Average Annual Wages by Industry in Summit County, 2001–2009**  
(Constant 2009 Dollars)

Industry Sector	2001	2002	2003	2004	2005	2006	2007	2008	2009	Change	AARC
Total Covered Employment	\$31,780	\$31,341	\$30,499	\$31,033	\$33,951	\$32,698	\$34,075	\$32,828	\$32,516	\$736	0.3%
Agriculture, Forestry, Fishing & Hunting	\$19,227	\$17,206	\$16,755	\$18,148	\$19,076	\$19,472	\$18,798	\$19,240	\$18,820	-\$407	-0.3%
Mining	\$44,692	\$45,974	\$50,151	\$50,651	\$55,487	\$56,119	\$56,466	\$58,006	\$52,135	\$7,443	1.9%
Utilities	\$62,923	\$67,147	\$65,215	\$71,033	\$67,842	\$70,236	\$71,015	\$76,392	\$77,398	\$14,475	2.6%
Construction	\$40,097	\$42,501	\$36,900	\$37,113	\$41,128	\$41,656	\$42,987	\$39,607	\$40,004	-\$93	-0.0%
Manufacturing (includes Logging)	\$53,344	\$51,688	\$54,486	\$49,385	\$47,902	\$44,683	\$44,543	\$50,073	\$52,080	-\$1,264	-0.3%
Wholesale Trade	\$75,342	\$75,684	\$72,135	\$71,711	\$95,178	\$82,825	\$82,929	\$72,564	\$75,488	\$147	0.0%
Retail Trade	\$22,167	\$22,363	\$23,025	\$23,514	\$23,855	\$25,018	\$24,504	\$25,730	\$25,507	\$3,339	1.8%
Transportation and Warehousing	\$33,818	\$30,825	\$30,494	\$32,575	\$31,463	\$29,301	\$26,577	\$25,504	\$25,603	-\$8,215	-3.4%
Information	\$45,907	\$45,521	\$43,681	\$42,670	\$49,034	\$47,084	\$48,801	\$43,955	\$44,447	-\$1,460	-0.4%
Finance and Insurance	\$59,767	\$59,364	\$58,750	\$62,625	\$61,682	\$61,876	\$67,265	\$72,921	\$72,309	\$12,542	2.4%
Real Estate and Rental and Leasing	\$33,592	\$33,422	\$33,863	\$38,179	\$43,091	\$43,811	\$46,262	\$39,275	\$36,017	\$2,425	0.9%
Professional and Technical Services	\$65,470	\$58,033	\$55,265	\$53,631	\$52,335	\$57,333	\$60,105	\$60,648	\$64,516	-\$954	-0.2%
Management of Companies	\$73,726	\$78,176	\$80,742	\$68,863	\$71,594	\$80,576	\$168,061	\$136,008	\$71,558	-\$2,168	-0.4%
Admin., Support & Waste Mgmt.	\$32,698	\$31,652	\$33,960	\$33,279	\$34,017	\$35,255	\$32,823	\$30,611	\$29,369	-\$3,330	-1.3%
Education Services	\$26,053	\$31,491	\$31,452	\$32,522	\$31,061	\$31,340	\$32,226	\$29,808	\$28,357	\$2,304	1.1%
Health Care and Social Assistance	\$32,278	\$32,773	\$31,582	\$30,582	\$31,457	\$31,271	\$34,620	\$33,722	\$39,739	\$7,461	2.6%
Arts, Entertainment, and Recreation	\$28,285	\$27,208	\$26,259	\$24,938	\$25,503	\$25,103	\$25,372	\$25,522	\$24,374	-\$3,911	-1.8%
Accommodation and Food Services	\$19,747	\$19,866	\$19,578	\$19,534	\$19,756	\$20,171	\$21,031	\$21,952	\$21,565	\$1,818	1.1%
Other Services	\$27,050	\$26,784	\$25,321	\$36,466	\$34,301	\$34,242	\$32,108	\$31,889	\$30,739	\$3,689	1.6%
Local Government	\$31,920	\$32,373	\$33,747	\$34,422	\$51,104	\$34,554	\$35,846	\$36,304	\$37,226	\$5,305	1.9%
State Government	\$35,549	\$37,447	\$35,433	\$36,104	\$33,650	\$33,517	\$34,413	\$34,607	\$36,251	\$702	0.2%
Federal Government	\$43,218	\$45,397	\$44,951	\$46,205	\$44,933	\$44,496	\$49,891	\$47,584	\$42,899	-\$319	-0.1%

Source: Utah Department of Workforce Services, Utah Economic Data Viewer.

Health Care and Social Assistance, Utilities, and Finance and Insurance all saw average annual real wage growth of more than 2 percent between 2001 and 2009. Wages for Mining, Retail Trade, and Local Government all grew by 1.8 to 1.9 percent. Unfortunately, average annual wages in ten sectors were lower in 2009 than in 2001, with average annual rates of change ranging from -0.03 percent for Construction to -3.4 percent for Transportation and Warehousing.

## Mortgage and Consumer Debt

The price of and demand for housing is affected by the creditworthiness of households. These data show that Summit County households generally have less financial stress than households in the four Wasatch Front counties and Washington County. In Summit County 3.6 percent of all mortgage loans are currently 90-plus days delinquent (Table 2.7). Only Davis County has a lower share of delinquent mortgage loans. On foreclosures Summit County households also fare better than most households in other major counties (Table 2.8), and likewise for auto loans and bank card debt (Table 2.9).

County	Prime Loans	Jumbo Loans	Fannie & Freddie Loans	FHA & VA Loans
Summit	2.0%	4.1%	1.3%	0.9%
Davis	1.2%	6.0%	0.9%	1.2%
Salt Lake	1.8%	6.7%	1.3%	1.9%
Utah	2.2%	11.5%	1.8%	1.6%
Washington	2.9%	12.7%	3.1%	1.6%
Weber	1.6%	5.5%	1.3%	1.6%

*Source: New York Federal Reserve and credit reporting agency, TransUnion LLC's Trend Data database.*

## Housing Market Conditions

The housing market in Summit County has suffered due to the severity of the recession. Permits issued for new single-family homes peaked in 2005 at 420 homes, but by 2009 had fallen by 87 percent to only 54 homes. There were high levels of condominium development in both 2007 and 2009, which helped to boost overall residential activity. In 2007, 740 permits were issued for condominium units and in 2009 262 were issued (but see footnote 1, above). In these two years condominium construction accounted for two-thirds of all new residential construction in Summit County. Construction activity has changed dramatically in 2010. Through the first three quarters a total of only 63 permits have been issued: 54 for single-family homes, five for cabins and manufactured homes, and four for twin homes. No permits have been issued for condominium units. It is likely that fewer than 75

County	Share
Summit	3.6%
Davis	3.2%
Salt Lake	4.9%
Utah	5.5%
Washington	9.0%
Weber	3.9%

*Source: New York Federal Reserve and credit reporting agency, TransUnion LLC's Trend Data database.*

County	Auto Loans	Bank Cards
Summit	0.4%	0.7%
Davis	0.7%	1.0%
Salt Lake	1.2%	1.3%
Utah	1.1%	1.2%
Washington	1.5%	1.2%
Weber	1.1%	1.5%

*Source: New York Federal Reserve and credit reporting agency, TransUnion LLC's Trend Data database.*

residential permits will be issued in Summit County in 2010, the lowest level of residential construction activity in over 25 years.

Sales of existing real estate have also plummeted. Existing home sales have fallen from a peak of 1,427 sales in 2006 to only 744 in 2010, a decline of 48 percent. But unlike new residential construction, which is down significantly in 2010, the number of existing homes and condominiums sold has increased in 2010. Through the first three quarters of 2010 sales totaled 744 units compared with 676 units by year-end 2009.

The health of the Summit County housing market is of course tied to the improvement of credit markets and the overall Utah and national economies. The second-home market in Summit County is particularly sensitive to national economic conditions, and to the performance of investment markets and pension funds. Until conditions in these broader markets improve, new residential construction and sales of existing homes and condominiums in Summit County will struggle. The near-term recovery through 2012 will likely register only modest growth in new home construction with higher rates of growth for existing real estate markets.

# 3 HOUSING AFFORDABILITY

In 2009 Summit County had an estimated population of 40,450 and 13,950 households. Housing for these 13,950 households included about 11,550 owner-occupied units and 2,400 renter-occupied units. Since 2000 the owner- and renter-occupied housing inventory (which excludes second homes, vacation homes and time-share units) has increased by about 3,600 units.

## Affordability Calculations

HUD provides median income estimates for counties (Table 3.1). Using these estimates the price levels of affordable homes were determined for median-, moderate-, low- and very-low-income households in Summit County (Table 3.2). These price estimates were derived based on the following assumptions: 30 percent of gross income devoted to housing, 3 percent down payment, the prevailing mortgage rate, and monthly costs of property taxes, homeowner's insurance and mortgage insurance equal to about 12 percent of total mortgage payment (Table 3.3).

Year	Median	80% AMI	50% AMI	30% AMI
2006	\$81,200	\$64,960	\$40,600	\$24,360
2007	\$83,400	\$66,720	\$41,700	\$25,020
2008	\$87,000	\$69,600	\$43,500	\$26,100
2009	\$93,400	\$74,720	\$46,700	\$28,020
2010	\$93,400	\$74,720	\$46,700	\$28,020

*Source: Bureau of Economic and Business Research, University of Utah and HUD income estimates.*

Year	Affordable Price Range for Household at:			
	Median Income	80% AMI	50% AMI	30% AMI
2006	≤\$290,715	≤\$230,785	≤\$141,053	≤\$81,287
2007	≤\$300,847	≤\$238,988	≤\$146,114	≤\$84,255
2008	≤\$325,022	≤\$258,144	≤\$157,742	≤\$90,864
2009	≤\$379,195	≤\$303,345	≤\$189,523	≤\$113,640
2010	≤\$403,276	≤\$322,737	≤\$201,638	≤\$120,905

*Source: Bureau of Economic and Business Research, University of Utah and HUD income estimates.*

**Table 3.3  
Affordability Calculations for Summit County**

	<b>Median</b>	<b>80% AMI</b>	<b>50% AMI</b>	<b>30% AMI</b>
<b>2010</b>				
Income	\$93,400	\$74,720	\$46,700	\$28,020
Income Available for Housing @ 30% of Income	\$28,020	\$22,416	\$14,010	\$8,406
Income Available Monthly	\$2,335	\$1,868	\$1,168	\$701
Less Taxes , Home Insurance, Mortgage Insurance	\$2,078	\$1,663	\$1,039	\$623
Mortgage Interest Rate	4.95%	4.95%	4.95%	4.95%
Amount of Loan Financed	\$391,178	\$313,056	\$195,589	\$117,278
Down Payment	\$12,098	\$9,682	\$6,049	\$3,627
Maximum Home Price	\$403,276	\$322,737	\$201,638	\$120,905
<b>2009</b>				
Income	\$93,400	\$74,720	\$46,700	\$28,020
Income Available for Housing @ 30% of Income	\$28,020	\$22,416	\$14,010	\$8,406
Income Available Monthly	\$2,335	\$1,868	\$1,168	\$701
Less Taxes , Home Insurance, Mortgage Insurance	\$2,078	\$1,663	\$1,039	\$623
Mortgage Interest Rate	5.5%	5.5%	5.5%	5.5%
Amount of Loan Financed	\$367,819	\$294,245	\$183,837	\$110,231
Down Payment	\$11,376	\$9,100	\$5,686	\$3,409
Maximum Home Price	\$379,195	\$303,345	\$189,523	\$113,640
<b>2008</b>				
Income	\$87,000	\$69,600	\$43,500	\$26,100
Income Available for Housing @ 30% of Income	\$26,100	\$20,880	\$13,050	\$7,830
Income Available Monthly	\$2,175	\$1,740	\$1,088	\$653
Less Taxes , Home Insurance, Mortgage Insurance	\$1,936	\$1,549	\$968	\$581
Mortgage Interest Rate	6.0%	6.0%	6.0%	6.0%
Amount of Loan Financed	\$315,271	\$250,400	\$153,010	\$88,138
Down Payment	\$9,751	\$7,744	\$4,732	\$2,726
Maximum Home Price	\$325,022	\$258,144	\$157,742	\$90,864
<b>2007</b>				
Income	\$83,400	\$66,720	\$41,700	\$25,020
Income Available for Housing @ 30% of Income	\$25,020	\$20,016	\$12,510	\$7,506
Income Available Monthly	\$2,085	\$1,668	\$1,043	\$626
Less Taxes , Home Insurance, Mortgage Insurance	\$1,856	\$1,485	\$928	\$557
Mortgage Interest Rate	6.34%	6.34%	6.34%	6.34%
Amount of Loan Financed	\$291,822	\$231,818	\$141,731	\$81,727
Down Payment	\$9,025	\$7,170	\$4,383	\$2,528
Maximum Home Price	\$300,847	\$238,988	\$146,114	\$84,255
<b>2006</b>				
Income	\$81,200	\$64,960	\$40,600	\$24,360
Income Available for Housing @ 30% of Income	\$24,360	\$19,488	\$12,180	\$7,308
Income Available Monthly	\$2,030	\$1,624	\$1,015	\$609
Less Taxes , Home Insurance, Mortgage Insurance	\$1,807	\$1,445	\$903	\$542
Mortgage Interest Rate	6.41%	6.41%	6.41%	6.41%
Amount of Loan Financed	\$281,994	\$223,861	\$136,821	\$78,848
Down Payment	\$8,721	\$6,924	\$4,232	\$2,439
Maximum Home Price	\$290,715	\$230,785	\$141,053	\$81,287

*Source: Bureau of Economic and Business Research, University of Utah.*

## Availability of Affordable Housing

Housing affordability has been a persistent problem in Summit County. The availability of affordable owner- and renter-occupied units has been limited due to land prices, housing market conditions and zoning ordinances.

### Affordability of Owner-Occupied Housing

In order to assess the current availability of affordable owner-occupied housing, five years of data from the Park City Multiple Listing Service were analyzed regarding affordability for median-, moderate- (80 percent AMI) and low-income (50 percent AMI) households. Real estate sales data were used to infer the affordability of owner-occupied housing in Summit County. Sales data provide a useful measure of prices and hence affordability in a housing market.

### Affordability for Median-Income Households

The analysis of home sales showed that of the 2,314 detached single-family homes sold in Summit County between 2006 and 2010, 322 homes, or 13.4 percent of homes sold, were affordable to median-income households (Table 3.4). The rate of homeownership opportunities improved with attached condominium housing. Over the five-year period 2,641 condominium units were sold. Twenty-nine percent, or 776 condominiums, were affordable to median-income households. In 2010, 47 percent of 359 condominiums sold were affordable to median-income households.

Combining the affordable condominium sales with sales of detached single-family homes shows that 22 percent of the combined sales of homes and condominiums in Summit County from 2006 through 2010 were affordable to median-income households. Affordability has improved significantly in Summit County over the past five years. In 2006 only 18.5 percent of all condominiums and single-family homes sold were affordable to median-income households, whereas in 2010 nearly 37 percent were affordable, that is 273 affordable housing units in the first three quarters of 2010. This is the highest level of affordability in recent years.

### Affordability for Moderate-Income Households

Opportunities for home ownership are significantly diminished for moderate-income households. Only 187 of 2,314 detached single-family homes sold in Summit County since 2006 were affordable to moderate-income households (Table 3.5). Again, condominiums

Year	Single-Family Homes		
	Total Units Sold	Affordable Units	Affordable Share
2006	680	77	11.3%
2007	589	45	7.6%
2008	334	26	7.8%
2009	326	71	21.8%
2010	385	103	26.8%
<b>Total</b>	<b>2,314</b>	<b>322</b>	<b>13.4%</b>
Year	Condominiums		
	Total Units Sold	Affordable Units	Affordable Share
2006	747	187	25.0%
2007	735	148	20.1%
2008	450	122	27.1%
2009	350	149	42.6%
2010	359	170	47.4%
<b>Total</b>	<b>2,641</b>	<b>776</b>	<b>29.4%</b>
Year	Combined Single-Family Homes and Condominiums		
	Total Units Sold	Affordable Units	Affordable Share
2006	1,427	264	18.5%
2007	1,324	193	14.6%
2008	784	148	18.9%
2009	676	220	32.5%
2010	744	273	36.7%
<b>Total</b>	<b>4,955</b>	<b>1,098</b>	<b>22.2%</b>

*Source: Park City Multiple Listing Service.*

provide affordable opportunities, with 532 affordable units sold over the five-year period. For combined single-family and condominium sales 14.5 percent of all units sold from 2006 through September 30, 2010 were affordable for moderate-income households. Three-quarters of all affordable units for moderate-income households were condominiums.

<b>Single-Family Homes</b>			
<b>Year</b>	<b>Total Units Sold</b>	<b>Affordable Units</b>	<b>Affordable Share</b>
2006	680	50	7.4%
2007	589	19	3.2%
2008	334	11	3.3%
2009	326	49	15.0%
2010	385	58	15.1%
<b>Total</b>	<b>2,314</b>	<b>187</b>	<b>8.1%</b>
<b>Condominiums</b>			
<b>Year</b>	<b>Total Units Sold</b>	<b>Affordable Units</b>	<b>Affordable Share</b>
2006	747	123	16.5%
2007	735	96	13.1%
2008	450	86	19.1%
2009	350	103	29.4%
2010	359	124	34.5%
<b>Total</b>	<b>2,641</b>	<b>532</b>	<b>20.1%</b>
<b>Combined Single-Family Homes and Condominiums</b>			
<b>Year</b>	<b>Total Units Sold</b>	<b>Affordable Units</b>	<b>Affordable Share</b>
2006	1,427	173	12.1%
2007	1,324	115	8.7%
2008	784	97	12.4%
2009	676	152	22.5%
2010	744	182	24.5%
<b>Total</b>	<b>4,955</b>	<b>719</b>	<b>14.5%</b>

*Source: Park City Multiple Listing Service.*

### **Affordability for Low-Income Households**

Low-income households could afford only 5 percent of the combined detached single-family homes and attached condominiums sold in Summit County since 2006 (Table 3.6). Eighty-two percent or 208 units of the affordable dwellings were condominium units. The limited opportunity of homeownership for low-income households is a characteristic of most housing markets. Housing market conditions and land and home prices generally exclude low-income households from ownership. Of the 4,955 homes and condominiums sold between 2006 and 2010 only 254 were affordable to low-income households.

**Table 3.6  
Number and Share of Housing Units  
Sold that Were Affordable to Low-  
Income Households (50% AMI)  
in Summit County**

<b>Single-Family Homes</b>			
<b>Year</b>	<b>Total Units Sold</b>	<b>Affordable Units</b>	<b>Affordable Share</b>
2006	680	14	2.1%
2007	589	5	0.8%
2008	334	3	0.9%
2009	326	12	3.7%
2010	385	12	3.1%
<b>Total</b>	<b>2,314</b>	<b>46</b>	<b>2.0%</b>
<b>Condominiums</b>			
<b>Year</b>	<b>Total Units Sold</b>	<b>Affordable Units</b>	<b>Affordable Share</b>
2006	747	40	5.4%
2007	735	36	4.9%
2008	450	33	7.3%
2009	350	36	10.3%
2010	359	63	17.5%
<b>Total</b>	<b>2,641</b>	<b>208</b>	<b>7.9%</b>
<b>Combined Single-Family Homes and Condominiums</b>			
<b>Year</b>	<b>Total Units Sold</b>	<b>Affordable Units</b>	<b>Affordable Share</b>
2006	1,427	54	3.8%
2007	1,324	41	3.1%
2008	784	36	4.6%
2009	676	48	7.1%
2010	744	75	10.1%
<b>Total</b>	<b>4,955</b>	<b>254</b>	<b>5.1%</b>

*Source: Park City Multiple Listing Service.*

### **Affordability of Renter-Occupied Housing**

Estimates of the cost burden of renters in Summit County are provided in the 2009 CHAS. Cost burdens are an indicator of affordability, particularly for low- and very-low-income households. The CHAS shows that there were approximately 2,500 renters in Summit County in 2009 and 515 of these renters suffered from housing problems. Of these renters with housing problems 270 were very-low-income renters experiencing severe cost burdens: housing and utility costs in excess of 50 percent of their income. Over half of the renter households with severe cost burdens were Hispanic households.

In addition to the very-low-income households with severe cost burdens there were another 165 low-income households with severe cost burdens. Hence, at least 400 renter households with incomes below 50 percent AMI (two-person household = \$37,350, four-person household = \$46,700) are paying more than 50 percent of their income for rent and utilities.

Table 3.7 shows the relatively high rental rates in Summit County. Most rentals in the county are condominium units; therefore the typical monthly rent for a two-bedroom unit is at least \$1,000,

more than \$100 above the average rental rate for a two-bedroom two-bath apartment in Salt Lake County.

**Table 3.7**  
**Median Rental Rates in Summit County, 2010**

Type	Apartments	Condominiums	Fair Market Rent*
Studio	\$650	\$700	\$686
One-Bedroom	\$750	\$850	\$953
Two-Bedroom	\$850	\$1,150	\$1,059
Three-Bedroom	\$1,150	\$1,600	\$1,483

\*Fair Market Rent is gross rent (including utilities) at the 40<sup>th</sup> percentile.  
*Source:* Park Record.

The lack of affordability becomes even more apparent when rental rates are compared to the average wage for retail, lodging and restaurant workers. Workers in these sectors account for about 40 percent of all jobs in Summit County and many of the renters in the county. The average wage for a retail worker in 2009 in Summit County was \$25,500. This wage rate is sufficient to cover \$637 in rent and utilities at 30 percent of income. At 50 percent of income the average retail wage would cover \$1,062 in rent and utilities. For lodging and restaurant workers with lower wage rates—average wage of \$21,600—their affordable rents would be even lower.

Those moderate-, low- and very-low-income renters in Summit County who don't suffer with cost burdens are most likely living in rent-subsidized or assisted projects. Tax credit units provide most of the subsidized units in Summit County, a total of 492 units. Three of the tax credit projects have Rural Development vouchers; the tenants at these projects pay only 30 percent of their income for rent and utilities. Table 3.8 shows the number of units by target AMI. Forty-eight percent or 237 tax credit units are targeted at 50 percent AMI or above. The remaining 52 percent, 255 units, are targeted for low- and very-low-income households. Table 3.9 shows the distribution of units by number of bedrooms.

Over the years Park City has passed several housing resolutions to help produce rent- and price-assisted units. In addition, the nonprofits Mountainlands Community Housing Trust and Habitat for Humanity have produced a few affordable units (Table 3.10). To date 61 renter-occupied units and 68 owner-occupied units have been provided. There are another 55 units either pending or in development and 113 to 133 units in the pipeline, i.e. under consideration. The cumulative total when and if all the pending and pipeline units are developed would be over 300 affordable renter-occupied and owner-occupied units.

**Table 3.8  
AMI Targets of Tax Credit Projects**

Project	30% AMI	35% AMI	39% AMI	40% AMI	43% AMI	48% AMI	50% AMI	53% AMI	56% AMI	58% AMI	59% AMI	60% AMI	Total
<b>Aspen Villas</b>													
Two-Bedroom												18	18
Three-Bedroom												70	70
<b>Elk Meadows</b>													
One-Bedroom												30	30
Two-Bedroom												48	48
Three-Bedroom												18	18
<b>Holiday Village</b>													
One-Bedroom							24					16	40
Two-Bedroom							24					16	40
<b>Iron Horse</b>													
Three-Bedroom						14		36		44			94
<b>Meadow View</b>													
Two-Bedroom			1		24							7	32
<b>New Park</b>													
Studio	6	16		16									38
<b>Parkside</b>													
Two-Bedroom		18		12									30
Three-Bedroom				12									12
<b>Silver Meadows</b>													
Three-Bedroom												14	14
<b>Washington Mill</b>													
Two-Bedroom							8						8
<b>Total</b>	<b>6</b>	<b>34</b>	<b>1</b>	<b>40</b>	<b>24</b>	<b>14</b>	<b>56</b>	<b>36</b>		<b>44</b>		<b>237</b>	<b>492</b>

Source: Utah Housing Corporation.

**Table 3.9  
Number of Tax Credit Units by Type of Unit**

	Studio	One-Bedroom	Two-Bedroom One-Bath	Two-Bedroom Two-Bath	Three-Bedroom	Total
Aspen Villas			18		70	88
Elk Meadows		30	48		18	96
Holiday Village (RD)		40	40			80
Iron Horse					94	94
Meadow View (RD)			32			32
Newpark Studios	38					38
Parkside (RD)			30		12	42
Silver Meadows					14	14
Washington Mill			8			8
<b>Total</b>	<b>38</b>	<b>70</b>	<b>176</b>		<b>208</b>	<b>492</b>
Share	7.7%	14.2%	35.8%	0.0%	42.3%	100%

RD = Rural Development voucher.

Source: Utah Housing Corporation.

**Table 3.10  
Affordable Units Produced by Housing Resolution, Nonprofits and Park City,  
2010**

	Rentals	Monthly Rent Costs	Owner Occupied	Sales Prices	Pending or Under Development	Pipeline	Totals
<b>Produced by City Housing Resolutions</b>							
Flagstaff/Empire Pass Annexation	28	\$900	1		53		82
Silver Star	10	\$700– \$900	10	\$148,000– \$193,000			20
IHC/USSA Annex Park City Heights						28 16	28 16
1465 Park Avenue	6	\$900– \$1,650	2	\$236,600 +/-			8
Deer Crest Janna	2	\$933					2
<b>Subtotal</b>	<b>46</b>		<b>13</b>		<b>53</b>	<b>44</b>	<b>156</b>
<b>Produced by Area Nonprofits</b>							
The Line			22	\$119,000– \$190,000			22
Marsac Avenue (Habitat for Humanity)					2		2
<b>Subtotal</b>			<b>22</b>		<b>2</b>		<b>24</b>
<b>City Produced</b>							
Snow Creek Cottages			13	\$228,000– \$264,000			13
Park City Heights Other						35	35
Silver Meadows	15	\$900– \$1,200	20	\$187,000– \$192,000			35
1440 Empire Avenue						9	9
Lower Park Avenue Treasure Hill						25–45 unknown	25–45
<b>Subtotal</b>	<b>15</b>		<b>33</b>			<b>69–89</b>	<b>117–137</b>
<b>Grand Total</b>	<b>61</b>		<b>68</b>		<b>55</b>	<b>113–133</b>	<b>297–317</b>

Source: Park City.

## Special Needs Inventory

Five special needs groups are discussed in this section: (1) victims of domestic violence, (2) those with HIV/AIDS, (3) the homeless, (4) the elderly and (5) the disabled. These special needs populations are all relatively small in Summit County, consequently there are data limitations.

### Housing for Victims of Domestic Violence

The Utah State Domestic Violence Cabinet Council in its annual report notes that “domestic violence is one of the fastest growing and most serious violent crimes in Utah... [T]his violence is characterized as a systematic pattern of physical, sexual, verbal, emotional and psychological abuse, which is predominately directed by men against women.” Only a small fraction of victims of domestic violence seek shelter, but this is a small fraction of a very large number. There is one domestic violence shelter in Summit County, Peace House in Park City. Peace House has 15 beds and two cribs and provides pet therapy, pet care and childcare.

## HIV/AIDS

In 2009, no new AIDS cases and only one new HIV positive case was reported in Summit County (Table 3.11). The number of new HIV and AIDS cases reported in Summit County has never exceeded one case annually. Due to the low incidence of HIV/AIDS there are no HOPWA vouchers in use in Summit County, nor are there any housing units specifically set aside for HIV/AIDS individuals.

<b>Year Reported</b>	<b>HIV Positive</b>	<b>AIDS Cases</b>
1983–2001		15
1990–2001	7	
2002	1	1
2003		
2004	1	
2005	1	1
2006	1	1
2007		1
2008	1	
2009	1	
<b>Cum. Total</b>	<b>13</b>	<b>19</b>

*Source: Bureau of Epidemiology, Utah Department of Health.*

## Homeless Population

The estimates of the homeless population in Summit County are from the Utah State Office of Community Services' *Comprehensive Report on Homelessness 2010*. The annualized count estimates that the number of homeless individuals in Summit County in 2010 was 95 individuals. All of the homeless individuals were sheltered (Table 3.12).

Total Homeless	95
Percent of county population	0.23%
Sheltered	95
Unsheltered	0
Individuals in Families with Children	75
<b>Total Chronically Homeless</b>	<b>0</b>

*Source: Comprehensive Report on Homelessness, Utah Office of Community Services.*

The State of Utah reports estimates on the number of homeless schoolchildren. A substantial majority of the children included in the homeless count however are doubling up with another family. In Summit County 22 of the 25 homeless schoolchildren in the county live with another family (Table 3.13). Year-round homeless beds in Summit County total 33, composed of 15 emergency shelter beds (Peace House) and 18 transitional housing units (Table 3.14).

<b>Category</b>	<b>Number</b>
Doubled with Another Family	22
Live in Motel or Hotel	0
Live in Shelter	2
Live in Car, Campground, etc.	0
Live in Place Without Adequate Facilities	0
Unaccompanied Minor	1
<b>Total</b>	<b>25</b>
<i>Source: Comprehensive Report on Homelessness, Utah Office of Community Services.</i>	

<b>Category</b>	<b>Number</b>
Emergency Shelter (Peace House)	15
Transitional Housing	18
Safe Haven	0
Permanent Housing	0
<b>Total</b>	<b>33</b>
<i>Source: Comprehensive Report on Homelessness, Utah Office of Community Services.</i>	

### **Elderly Households**

The 2000 Census reported the number of elderly households (householder 65 years and over) in Summit County at 920. Ninety-three percent of these elderly households were homeowners. Only 7 percent or 67 elderly households were renters in 2000. Statewide, elderly renters represented 14 percent of all elderly households, double the rate in Summit County.

HUD's 2009 CHAS for Summit County estimates the number of elderly homeowners at 1,295 and the number of renters at 75. However, the margins of error are very high for renter households; nevertheless the data suggest that elderly renter households continue to account for just a small fraction of elderly households in Summit County in 2009.

The 2009 CHAS shows that 330 elderly homeowners had housing problems, primarily cost burdens greater than 30 percent of their income. Seventy percent of the elderly homeowners with housing problems were households with income less than 50 percent AMI. However, no conclusions about housing problems *by income* for elderly renters can be made due to data limitations of the 2009 CHAS.

Because of the limited number of elderly renters there are no elderly tax credit or HUD 202 projects in Summit County.

### **Persons with Disabilities**

Unfortunately the estimates from HUD's 2009 CHAS for individuals with disabilities are not useful due to high margins of error. The only data available for the disabled population is from the 2000 Census. The Census shows that 3,736 individuals had some type of sensory, physical, mental or self-care disability in Summit County, 12.5 percent of the population. But the Census does not provide any information on persons with disability by housing tenure or income.

# 4 HOUSING NEEDS ASSESSMENT

The countywide housing needs assessment is driven primarily by the assessments for Park City and Snyderville Basin. These two jurisdictions account for 75 percent of all housing units in the county, 84 percent of the population, and 88 percent of the population growth in the past ten years. And most importantly Park City and Snyderville Basin captured 94 percent of all new housing construction in Summit County since 2000, but almost none of this new housing is affordable to moderate-income households.

Beyond Park City and the Snyderville Basin area the three largest cities are Coalville, Oakley and Kamas. Each of these cities has a population between 1,300 and 1,500. Other small cities in Summit County are Francis (population 900) and Henefer (population 700). These smaller, outlying cities, which are 20 miles or more from the employment centers of Park City and Kimball Junction, have a greater degree of housing affordability. In 2010 half of the 55 detached single-family homes sold in these small cities were priced below \$300,000. Only four condominiums were sold in these outlying cities but all were priced below \$100,000.

Due to the heavy concentration of population and housing in Park City and Snyderville Basin the present and future needs for affordable housing in the county are and will be almost entirely confined to these two jurisdictions.

## **Housing Needs Assessment for Park City**

Despite the construction of nearly 1,700 new residential units since 2000, the number of year-round homeowners in Park City has probably increased by fewer than 100 households over the past ten years. This estimate is based on the intercensal population for Park City in 2009 of 8,127. The U.S. Census Bureau estimates the increase in population in Park City since 2000 at 665 persons. The Bureau of Economic and Business Research estimates the increase in households for the ten-year period at 244. If the Census and BEBR estimates are accurate, the increase in year-round residents has been small. If all new households were year-round residents and owned a housing unit, the maximum number of new owner-occupied units would be 244. However, it is estimated that most of the new households were renters. Of the 244 new households approximately 100 were owners and about 150 were renters; consequently the owner-occupied inventory in Park City increased by less than 5 percent over the ten-year period.

### **Owner-Occupied Units**

New year-round owner-occupied development has been constrained in Park City by the scarcity of developable land and land values. Most of the large tracts of relatively flat developable land have been consumed over 30 years of residential development in Park City. Much of the remaining developable land is near ski resorts and ski runs and suitable for high-rise, high-density and high-cost condominium development. In locations where detached single-family development is possible, land costs render the development most suitable for the wealthy second-home market. Consequently there is a serious imbalance in the Park City housing inventory. Seventy-five percent of the nearly 7,100 owned units in the city are vacant. The number of vacant owned units has increased by 31 percent since 2000, from 3,700 units to 5,300 in 2010.

This imbalance between the year-round and second-home inventories has reduced housing diversity and affordability in Park City. Given developable land constraints, any meaningful increase in year-round owner-occupied housing in Park City will depend on annexation of land in unincorporated Summit County. Park City has been engaged in annexation to the east and south with the Park City Heights and Empire Pass annexations. Affordable owner-occupied units (\$175,000 to \$225,000) are planned in the annexed property.

There is a need for additional affordable owner-occupied housing in Park City. The analysis of housing price data showed that less than one percent of single-family homes sold in Park City over a five-year period and about one-in-four condominium units were affordable to the median-income household (\$93,400 in 2009). In an effort to increase housing affordability a workforce housing resolution was adopted by Park City a few years ago. New residential and commercial developments are required to produce some affordable housing units based on a formula of “affordable unit equivalents” (*Resolution 20-07 Affordable Housing Guidelines and Standards for Park City*). This resolution has helped to produce 13 affordable owner-occupied units and a number of pending units. Currently, owner-occupied affordable unit equivalents must be affordable to Park City households with incomes equal to or less than \$78,419, 150 percent of the median workforce wage. Rental units must be affordable to households at the median workforce wage of \$52,279. The median workforce wage is set by the city council.

Sales and construction data indicate that affordable owner-occupied opportunities have been almost entirely provided by the condominium market. Fifty to 60 condominiums are sold each year that meet the affordability criteria of the housing resolution. A closer look at the condominium sales shows that the stock of affordable condominiums, however, is relatively old. For example, in 2009 there were 44 condominiums sold that were affordable to median-income households. Many of the condominiums were located in Prospector Square. The median age of these units was 28 years old. Three were built in 2002, none in the 1990s and the remaining units were built from 1967 to 1988.

The condominium stock needs an infusion of new, affordable units. The housing resolution should help produce affordable owner-occupied condominiums and in some cases detached single-family homes as residential and commercial development recovers from the recession and Park City annexes additional land for expansion.

### Renter-Occupied Units

The lack of new rental units in Park City is a serious affordability constraint. In a growing economy with low wage rates it is almost impossible for a housing market to make any progress in improving affordability without producing rental units.

Many renters in Park City have high housing-cost burdens. Census and HUD data show that in 2000 one-third of all renters spent more than 30 percent of their income on rent and utilities and 13 percent spent more than 50 percent (Table 4.1). Very-low-

**Table 4.1**  
**Housing Cost Burden for Renters in Park City, 2000**

Income Category	Renters	>30% Cost Burden	>50% Cost Burden
Less than 30% AMI	220	150	93
30%–50% AMI	170	97	33
50%–80% AMI	180	46	8
More than 80% AMI	458	55	0
<b>Total Renters</b>	<b>1,028</b>	<b>348</b>	<b>134</b>

*Source: HUD CHAS 2000.*

income renters—with incomes less than 30 percent of AMI—had the greatest share of cost-burdened renters. Nearly 70 percent of very-low-income renters had at least a 30 percent housing cost burden, and 40 percent had cost burdens above 50 percent (Table 4.1). The relative cost burden by income category probably has not changed much over the past several years. Any increases in incomes since 2000 have likely been offset by increases in rental rates.

Park City has an employment base of about 15,000 of which 60 percent are low-paying retail, leisure and lodging workers. These low wages help create the housing cost burden. The average wage for a lodging sector worker is \$25,750 and for a retail worker \$23,900. Households with one member working full-time in lodging and another member working half-time in retail would have an income of about \$37,000, about 70 percent of the median workforce wage (\$52,279) set by the city council for Park City in the housing affordability guidelines. A renter household with an income of \$37,000 could afford to spend about \$925 for rent and utilities, the equivalent of a tax credit rental rate for a two-bedroom unit at 45 percent AMI.

Low wage rates, high rents and no apartment construction in ten years have created an urgent need for affordable rental units for low- and very-low-income renters in Park City. The need, however, is difficult to quantify from the characteristics of the local rental market. Demand derived from an analysis of the local market will understate the overall demand for rental housing since it does not account for the significant level of pent-up demand from those commuting workers who now reside outside Park City and Summit County due to the lack of affordable rental housing. In 2000 one-third of workers in Summit County lived outside of the county. Therefore it is reasonable to assume that in 2010 at least one-quarter of the workforce in Park City—3,750 workers—resides outside the county. These commuters represent a sizeable pool of pent-up demand for low- and very-low-income rental housing.

At a minimum, 120 tax credit units are needed in Park City over the next five years. These units should have target rents below 45 percent AMI. Excluding utilities, the rents should not exceed \$750 for a one-bedroom unit, \$890 for a two-bedroom unit, and \$1,025 for a three-bedroom unit. The demand for affordable rental units in Park City far exceeds the supply as the local housing market is in a position of “if we build it they will come.” Nonetheless, supply constraints will persist—lack of suitable land, land prices, neighborhood opposition, zoning ordinances—consequently the development of affordable tax credit units will not occur without the strong support and participation of the city.

The number of full-time resident households in Park City will grow by about 2.5 percent annually over the next five years, from 3,000 to 3,400. This growth rate will generate demand for about 400 new housing units by 2015. These additional units should include 80 affordable (median-income) owner-occupied units priced from \$200,000 to \$275,000, 120 affordable rental units for low-wage workers with rents targeted below 45 percent AMI, and the remaining 200 owner-occupied units for households with incomes above the median. Should the growth rate and number of new households change, the recommended distribution of new housing units should continue to approximate 20 percent median-income owner-occupied units, 30 percent low- and very-low-income tax credit rental units, and 50 percent market-rate housing for all income categories above the median.

## **Housing Needs Assessment for Snyderville Basin**

The needs assessment describes the current pent-up demand and future need (2010–2015) for affordable housing in Snyderville Basin.

### **Current Pent-up Demand for Affordable Housing**

There are 6,000 occupied housing units in Snyderville Basin. Forty percent of these households have incomes  $\leq$  \$74,720. These are the households at 80 percent AMI or less. These 2,400 households occupy owned and rented units. Currently, about 730 of these households rent apartments and condominiums scattered throughout the Basin.

The analysis of five years of sales data for homes and condominiums shows that only 15 percent of the owner-occupied units in the Basin are affordable for households with incomes  $\leq$  80 percent AMI. There are a total of 5,300 owner-occupied units in the Basin, hence 795 units (15 percent  $\times$  5,300 units) are affordable to households with incomes  $\leq$  \$74,720.

The combined total of affordable owned units (795) and rental units (730) for households  $\leq$  80 percent AMI is 1,525 units. The need for affordable units is 2,400: the number of households at 80 percent of median income is 40 percent of all households, by definition. The supply of affordable units versus the demand or need for affordable units for households  $\leq$  80 percent AMI leaves a gap or pent-up demand of 875 units.

About 40 percent, or 350 units, of the shortfall is in moderate-income (50 percent to 80 percent AMI) housing priced from \$189,523 to \$303,345. The remaining 60 percent—525 units—is for low- and very-low-income households ( $\leq$  50 percent AMI) in owner and rental units priced under \$189,523 for a home and \$1,167 for monthly rent.

The unmet need for affordable housing is substantial in Snyderville Basin. Over the past ten years 4,600 new residential units have been built and only a small fraction has been affordable. For example, of the 4,600 units built only 55 were apartments, 1.2 percent of all new units. Currently, only 11 percent of all occupied housing units in the Basin are rental units and only 168 of these units are affordable to households with incomes less than 50 percent AMI.

The greatest unmet need is for affordable rental units for households with incomes below 50 percent AMI (rents: one-bedroom \$875, two-bedroom \$1,051, and three-bedroom \$1,214). In addition, a condominium project with units priced between \$200,000 and \$300,000 would make significant progress in reducing the unmet need for affordable owner-occupied housing.

### **Future Need for Affordable Housing**

The number of year-round residents in Snyderville Basin grows by about 125 households annually. Over the next five years Summit County should encourage through housing policy an affordable homeowner ratio of 1:4; i.e., one of every four housing units should be affordable to low-income households.

In 2000—the most recent data—about 20 percent of households in Snyderville Basin were of moderate income. Sales data from the MLS show that over the last five years about 15 percent of homes and condominiums sold have been affordable to moderate-income households, indi-

cating a decline in affordability. To reverse this trend the local housing market will need over the next five years an additional 100 new owner-occupied units (likely condominiums) that are affordable to moderate-income households.

The new workforce housing ordinance adopted in December 2007 should assist in providing additional moderate-income owner-occupied housing in Snyderville Basin. Most of the housing units produced by the ordinance will likely be owner-occupied units for households with incomes from \$60,000 to \$70,000 (70 to 80 percent AMI), the very top end of households in need of affordable housing. In 2009 a moderate-income family (\$74,720 income) in Snyderville Basin could afford a home priced up to \$303,345.

There is no specific provision in the workforce housing ordinance that ensures at least some of the housing produced will be the type in greatest demand or need—low-income rental housing. It is unlikely many rental units will be produced by the ordinance. The lack of new rental units in Snyderville Basin is a serious affordability constraint. In a growing economy with low wage rates it is almost impossible for a housing market to make any progress in improving affordability without producing rental units.

The need for additional affordable rental units is difficult to quantify from the characteristics of the local rental market. Demand derived from an analysis of the local market will understate the overall demand for rental housing since it does not account for the significant level of pent-up demand from those local workers who now reside outside Snyderville Basin due to the lack of affordable rental housing. Snyderville Basin has an employment base of nearly 2,500, of which 60 percent are low-paying construction, retail, and leisure and hospitality jobs. At least one-quarter of the workforce in Snyderville Basin resides outside the county. These commuters represent a sizeable pool of pent-up demand for low- and moderate-income rental housing.

Housing policy should encourage the development of moderate- and low-income *rental* housing. Over the next five years the share of occupied housing units devoted to rentals should increase from the current low level of 10 percent to at least 15 percent of the occupied inventory.

Housing demand for special needs populations—the elderly, victims of domestic violence, the homeless, large families and individuals with HIV/AIDS—is not sufficiently large in number to be formalized in the housing policy of the county.

The number of households in the Snyderville Basin will grow by a projected 2 percent annually between 2010 and 2015. This growth rate will generate demand for about 600 to 650 new housing units by 2015. These additional units should include 150 affordable low-income rental units (tax credit projects), 100 affordable moderate-income owner-occupied condominiums, and 375 homes for households with incomes above 80 percent AMI.

**APPENDIX A: TAX CREDIT APARTMENT COMMUNITIES  
WITH UNITS AT 50 PERCENT TO 60 PERCENT AMI**

**Aspen Villas  
21847 Kearns Blvd.  
Park City**

Total Units – 88 units  
Year Built – 1997

Type of Project – Tax Credit  
All units at 60% AMI

Category	One-Bedroom	Two-Bedroom		Three-Bedroom
		One-Bath	Two-Bath	
Number of Units		18		70
Average Square Feet		877		990
Vacant Units		0		0

A/C	Dishwasher	W&D or Hookups	On-Site Mgt	Private Balcony	Tot Lot	Covered Parking
no	yes	yes	yes	yes	yes	no



**Elk Meadows  
2627 West Kilby Road  
Snyderville Basin**

Total Units – 96 units  
Year Built – 1993

Type of Project – Tax Credit  
All Units at 60% AMI

Category	One-Bedroom	Two-Bedroom		Three-Bedroom
		One-Bath	Two-Bath	
Number of Units	30	48		18
Average Square Feet	511	726		1,000
Vacant Units	3	8		0

A/C	Dishwasher	W&D or Hookups	On-Site Mgt	Private Balcony	Tot Lot	Covered Parking
no	yes	laundry room	yes	no	yes	yes



**Iron Horse  
Lower Iron Horse Loop  
Park City**

Total Units – 94 units  
Year Built – 1998

Type of Project – Tax Credit  
14 @ 48% AMI, 36 @ 53% AMI,  
44 @ 58% AMI

Category	One-Bedroom	Two-Bedroom		Three-Bedroom
		One-Bath	Two-Bath	
Number of Units				94
Average Square Feet				990
Vacant Units				15

A/C	Dishwasher	W&D or Hookups	On-Site Mgt	Private Balcony	Tot Lot	Covered Parking
no	yes	yes	yes	yes	yes	no



**Meadow View  
530 South 70 East  
Kamas**

Total Units – 32 units  
Year Built – 1995

Type of Project – RD Tax Credit  
1 @ 39% AMI, 24 @ 43% AMI,  
7 @ 60% AMI

Category	One-Bedroom	Two-Bedroom		Three-Bedroom
		One-Bath	Two-Bath	
Number of Units		32		
Average Square Feet		816		
Vacant Units		1		

A/C	Dishwasher	W&D or Hookups	On-Site Mgt	Private Balcony	Tot Lot	Covered Parking
no	no	laundry room	no	no	yes	no



**Silver Meadows  
1847 Kearns Boulevard  
Park City**

Total Units – 32 units  
Year Built – 1996

Type of Project – Tax Credit (14 units)

Category	One-Bedroom	Two-Bedroom		Three-Bedroom
		One-Bath	Two-Bath	
Number of Units				14
Average Square Feet				1,009
Vacant Units				0

A/C	Dishwasher	W&D or Hookups	On-Site Mgt	Private Balcony	Tot Lot	Covered Parking
no	yes	laundry room	no	no	no	garages



**Washington Mill  
240–270 Daly Avenue  
Park City**

Total Units – 8 units  
Year Built – 1995

Type of Project – Tax Credit  
All Units at 50% AMI

Category	One-Bedroom	Two-Bedroom		Three-Bedroom
		One-Bath	Two-Bath	
Number of Units		8		
Average Square Feet		800		
Vacant Units				

A/C	Dishwasher	W&D or Hookups	On-Site Mgt	Private Balcony	Tot Lot	Covered Parking
no	no	yes	no	no	no	no



**APPENDIX B: TAX CREDIT APARTMENT COMMUNITIES  
WITH UNITS AT LESS THAN 50 PERCENT AMI**

**Holiday Village  
2200 Monitor Drive  
Park City**

Total Units – 80 units  
Year Built – 1978

Type of Project – RD Deep Subsidy

Category	One-Bedroom	Two-Bedroom		Three-Bedroom
		One-Bath	Two-Bath	
Number of Units	40	40		
Average Square Feet	613	789		
Vacant Units	0	0		

A/C	Dishwasher	W&D or Hookups	On-Site Mgt	Private Balcony	Tot Lot	Covered Parking
no	no	laundry room	yes	some	yes	no



**Parkside  
1776 Kearns Boulevard  
Park City**

Total Units – 42 units  
Year Built – 1980

Type of Project – RD, Tax Credit

Category	One-Bedroom	Two-Bedroom		Three-Bedroom
		One-Bath	Two-Bath	
Number of Units		30		12
Average Square Feet		834		1,470
Vacant Units		0		0

A/C	Dishwasher	W&D or Hookups	On-Site Mgt	Private Balcony	Tot Lot	Covered Parking
no	no	yes	yes	no	yes	no



**Newpark Studios  
1528 West Highland Drive  
Snyderville Basin/Kimball Junction**

Total Units – 38 units  
Year Built – 2007

Type of Project – Tax Credit  
6 @ 30% AMI, 16 @ 35% AMI,  
16 @ 40% AMI

Category	Studio	One-Bedroom	Two-Bedroom		Three-Bedroom
			One-Bath	Two-Bath	
Number of Units	38				
Average Square Feet	400				
Vacant Units	0				

A/C	Dishwasher	W&D or Hookups	On-Site Mgt	Private Balcony	Tot Lot	Covered Parking
no	no	laundry room	no	1/3 of units	no	no

