

Blue Ribbon Housing Commission Meeting 02.01.16

Meeting called to order 4:35 pm

Present: Meg Ryan, Tom Horton, Mike Stewart, Ron Hunt, Mark Sletten, Nicole Butolph, Glenn Wright

- Staff: Elizabeth Quinn Fregulia, Rhoda Stauffer, Anne Laurent and Phyllis Robinson

Presenter: Daniel Guimond, EPS

- A first review of the findings from EPS
 - a. Once ready, EPS and the Blue Ribbon Housing Commission will co-present to City Council. Shooting for March 31 to present. 90-minute study session on findings and recommendations.
 - b. In response to a question, staff reviewed the role/goals of the Blue Ribbon Housing Commission. They are to be a local filter for EPS's findings and recommendations. As with some past Blue Ribbon Commissions, recommendations can be presented to Council beyond the scope of the original role/goals.

Presentation: [Slideshow](#) and [Executive Summary](#)

1. Discussion resulting from the recommendation regarding providing diverse incentives to the development/property owners community:

Apartments: need greater inventory and need to focus on keeping current affordable units affordable. Utilize future need for rehabilitation to keep the units affordable (provide resources in exchange for agreement to keep rents affordable). Perhaps a Notice of Funding Availability with the stated goals of rehabbing (preserving existing affordable units) and new construction of affordable apartments.

Question for City Budget department: Can the city provide an incentive for property owners to convert nightly rentals to long-term rental properties? Complete a cost/benefit analysis of how many nightly rentals converted to long-term rentals will reach a detrimental tipping point for the revenue on which Park City depends?

Public/Private partnerships: City own land/improvements and a private partner such as Mountainlands Community Housing Trust construct and manage the units.

2. Discussion regarding changes to calculation of the in-lieu fee:

The consensus was to keep the in-lieu option primarily for fractional unit obligations. Also, there was some discussion about the merits of revising the calculation method. General consensus was to base the fee on real actual costs of construction.

Additional thoughts:

- Need for a political advocacy group to operate as a reminder to Council to not lose the focus on the need for affordable units. Either broaden the job description and extend the work of the BRHC or some other group.
- The shared equity model is an important tool. Base mortgage on affordability and city holds soft second for balance of cost. This could work well for existing housing as well as new construction. Need to explore whether the shared equity model would work for rental units.
- The City should be encouraged to use city-owned property in order to keep down the overall cost of construction by just using the building cost as a basis for resale or rent. This would be ideal for public/private joint ventures.
- Discussion occurred around the role that the City should be playing in meeting seasonal housing needs. Seasonal employers should play a key role in meeting the housing needs of their employees.

The group requested additional time for further discussion of EPS' recommendations as well as any additional material the BRHC would like to bring the City Council's attention in their Study Session on March 31.

A follow-up meeting was scheduled for Weds, February 17, 2016, 4:30-6pm in the Marsac Executive Conference Room.