

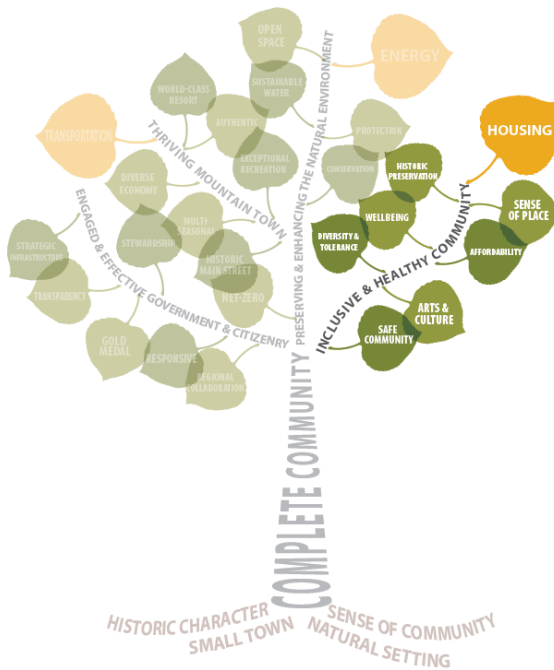
MIDDLE INCOME, ATTAINABLE & AFFORDABLE HOUSING

Our Value Statement:

Facilitate a range of affordable, quality housing opportunities that meet the life-cycle needs of persons at all economic levels

Progress Report: Q1.FY18

LONG-TERM STRATEGIC PLAN



Goals:

- Evaluate and update affordable and attainable housing price point and product needs annually
- Demonstrate progress on Housing Pipeline funded projects
- Utilize regulatory avenues to provide incentives to private developers
- Maintain ongoing communications with local stakeholders to identify partnerships & process improvements

Accomplishments:

- Completed revisions to Deed Restriction template and Housing Resolutions
- Completed "target household" profile
- Updated Housing Resolution to match current issues
- Instituted fee waivers for affordable housing projects
- Created internal Core Working Group and external with Summit County

Next Steps:

- Complete development and sell of eight new homes at 1450-1460 Park Avenue
- Complete the design for higher density units at Woodside Park
- Create a housing development/compliance tracking report
- Code updates in support of affordable housing development
- Update the City's housing page to make sure info is up-to-date & user-friendly
- Clarify parking policy and codes

Key Performance Indicators

	Percent rating positively			Comparison to other communities
	2013	2015	2017	2017
(National Citizen Survey Data)				
Affordable quality housing	23%	22%	15%	Much lower
Housing options	42%	30%	19%	Much lower
Performance of City on Housing	n/a	n/a	24%	n/a
(Internal Performance Measures)	2014	2015	2016	2017
Number of units built to achieve Council's goal of 800 units by 2026 (starting in 2016)	n/a	n/a	n/a	TBD
Percentage of Park City workforce living within Park City School District boundaries	n/a	n/a	n/a	TBD
Number of deed restricted affordable housing units in Park City	n/a	n/a	n/a	TBD

Council **Critical** Priority: Housing Middle-Income, Attainable, and Affordable Housing

Action Step	Dept.	Deliverable/ Description	Status	Deadline	Priority	Responsible Party	Comments/ Update	
Goal: Housing								
Facilitate a range of affordable, quality housing opportunities that meet the life-cycle needs of persons at all economic levels								
Strategic Objective: Evaluate and update affordable and attainable housing price point and product needs annually								
0465 Complete revisions to Deed Restriction template and Housing Resolution	COMM DEVELOP ADMIN	Complete revisions to Deed Restriction template and Housing Resolution by October	Complete	3	12/31/2017	Critical	Rhoda Stauffer	Deed Restriction Template completed in January of 2015. Timeline for Resolution revisions amended to allow for hiring a consultant to conduct a thorough analysis and recommend complete overall of the current Housing Resolution as well as potential LMC changes and new housing policy. Presentation to CC scheduled for April of 2016.
0812 Complete Surveys of major Employers to supplement market assessment	COMM DEVELOP ADMIN	Utilize results to supplement Market Needs Assessment to complete a "target household" profile	Complete	3	6/30/2017	Critical	Rhoda Stauffer	
0813 Complete Housing Plan Update	COMM DEVELOP ADMIN	Complete Housing Plan Update - Include implementation plan, project prioritization, and strategy	On Track	2	12/31/2017	Critical	Jason Glidden	
0814 Income qualification strategy	COMM DEVELOP ADMIN	New selection and deed restriction criteria for future rental and sales of affordable units to ensure long term affordability and in support of Park City's workforce. 7-31-17 UPDATE: Deed restriction new language will address this item.	Complete	3	12/31/2017	Critical	Rhoda Stauffer	
1035 Update Deed Restrictions	COMM DEVELOP ADMIN	re-do outdated deed restrictions as properties become available	On Track	2	6/30/2018	Critical	Jason Glidden, Rhoda Stauffer	

Action Step	Dept.	Deliverable/ Description	Status		Deadline	Priority	Responsible Party	Comments/ Update
1036 Update Employee Generation Rates	COMM DEVELOP ADMIN	Procure consultant services to make recommendations to update employee generation rates in Affordable Housing Resolution	On Track	2	12/31/2017	Critical	Jason Glidden, Rhoda Stauffer	
1037 Housing Lottery	COMM DEVELOP ADMIN	Develop written process for Housing Lottery as well as update application qualifications	On Track	2	12/31/2017	Critical	Jason Glidden, Rhoda Stauffer	
Strategic Objective: Demonstrate progress on Housing Pipeline funded projects								
0448 City Housing Plan Implementation	COMM DEVELOP ADMIN	Implementing the goals of the city housing plan including developing funding options to foster homeownership opportunities in Park City. 7-31-17 UPDATE: City Council has set a goal of 800 housing units by the year 2026 and interim goal of 220 by 2020.	On Track	2	10/31/2014	Critical	Rhoda Stauffer (Affordable Housing)	Deed Restriction template completed in January 2015. Resolution revisions still in process - reviewing additional research and studies by outside experts to present to Council in Spring of 2015. Mortgage program tool still in consideration as part of new program. Council Priority: Affordable, attainable, middle-income housing
0815 Analysis of City Housing Project Priorities	COMM DEVELOP ADMIN	Discussion with Council on City Housing priorities including development of city owned land	On Track	2	12/31/2017	Critical	Rhoda Stauffer	
1040 Housing Development/ Compliance Tracking Report	COMM DEVELOP ADMIN	Create a housing development and compliance tracking report	On Track	2	11/1/2017	Critical	Jason Glidden, Rhoda Stauffer	
1041 City Council updates on housing	COMM DEVELOP ADMIN	Update City Council monthly on progress made on housing plan including development and compliance achievements and challenges	On Track	2	6/30/2017	Critical	Jason Glidden, Rhoda Stauffer	

Action Step	Dept.	Deliverable/ Description	Status		Deadline	Priority	Responsible Party	Comments/ Update
1046 Adequate progress of affordable housing development goal	COMM DEVELOP ADMIN	Parking-clarify the policy and codes; implement, track, and report progress monthly	On Track	2	12/31/2017	Top	Bruce, Jason	
Strategic Objective: Utilize regulatory avenues to provide incentives to private developers to add to the inventory of affordable units								
0819 Amend Housing Resolution	COMM DEVELOP ADMIN	Housing Resolution updated to match current issues and conditions.	Complete	3	3/31/2017	Critical	Rhoda Stauffer	
0820 Code Updates in Support of Affordable Housing Development	COMM DEVELOP ADMIN	Adoption of code changes by planning commission and City Council	On Track	2	6/20/2018	Critical	Jason Glidden, Bruce Erickson	
0821 Institute Fee Waivers for affordable housing projects	COMM DEVELOP ADMIN	Fee Waivers approved	Complete	3	5/1/2017	Critical	Rhoda Stauffer	
Goal: RDA								
Create a Distinctive Sense of Place through Strategic Development								
Strategic Objective: Create and maintain RDA plan consistent with City's principles								
0004 Lower Park Redevelopment	PLANNIN G	Woodside Park plan completed. Remainder MPD in process	On Track	2	11/30/2017	Critical	Bruce Erickson (Planning Director)	In process w/housing and sustainability
0816 Development of 1450-1460 Park Avenue	COMM DEVELOP ADMIN	Complete the development of eight new homes at 1450-1460 Park Avenue 7-31-17 UPDATE: Scheduled to be completed in Fall of 2017	Delayed	1	12/15/2017	Critical	Rhoda Stauffer	
0817 Break Ground on Woodside Park Phase 1 Units	COMM DEVELOP ADMIN	Break ground for 13 units at the old Fire Station	Delayed	1	10/1/2017	Critical	Jason Glidden	

Action Step	Dept.	Deliverable/ Description	Status		Deadline	Priority	Responsible Party	Comments/ Update
0818 Complete design RFP for Woodside Park Phase 2 and 1875 Homestake Units	COMM DEVELOP ADMIN	Complete the design for higher density units at Woodside Park and Homestake; complete RFP process to identify a partner to complete the development of up to 52 units	On Track	2	10/1/2017	Critical	Jason Glidden	
0873 Woodside/Empire Housing	COMM DEVELOP ADMIN	Replace existing senior building	On Track	2	6/1/2019	Critical	Jon	
0874 Community Center	ECON	Complete schematic design	On Track	2	2/1/2019	Critical	Jon Weidenhammer, Matt Twombly	
1038 Sale of 1450-1460 Park Avenue/Central Park Condos	COMM DEVELOP ADMIN	Sell 1450-1460 Park Ave and Central Park Condos units	Delayed	1	12/31/2017	Critical	Rhoda Stauffer	
0595 Community Center-Level of Service/Funding	PC MARC	Determination of level of service (LOS)/funding	On Track	2	1/1/2018	High	Ken Fisher, Jon Weidenhammer, Matt Twombly	
Strategic Objective: Account for major City capital projects in the RDA								
0938 Affordable Housing Park Avenue	FINANCE	Park Avenue - Completion and sale of housing units	On Track	2	6/30/2018	Critical	Lori/Rebecca	
0939 Affordable Housing Central Park Condos	FINANCE	Central Park Condos - Completion and sale of housing units	On Track	2	6/30/2018	Critical	Lori/Rebecca	
Goal: Regional Collaboration								
Enhance strong working relationships with strategic stakeholders								
Strategic Objective: Maintain ongoing communications with local stakeholders to identify partnership/coordination and process improvement opportunities								

Action Step	Dept.	Deliverable/ Description	Status		Deadline	Priority	Responsible Party	Comments/ Update
0822 Create Core Working Group w/ Summit County and Internally	COMM DEVELOP ADMIN	Work in partnership with Summit County to jointly establish regional affordable housing goals linked to transportation planning	Complete	3	6/30/2018	Critical	Anne Laurent	
1043 Housing Page	COMM DEVELOP ADMIN	Update the City's Housing page to make sure information is current and easy for users to find the information	On Track	2	12/31/2017	Critical	Jason Glidden	
1044 Create Core Internal Working Group	COMM DEVELOP ADMIN	Create internal group of various departments to discuss housing issues and opportunities	Complete	3	6/30/2018	Critical	Jason Glidden	Group will meet once a month