



**JOINT PARK CITY AND SUMMIT COUNTY COUNCIL MEETING MINUTES
1885 WEST UTE BLVD
PARK CITY, SUMMIT COUNTY, UTAH 84098**

October 10, 2023

The Councils of Park City and Summit County, Utah, met in open meeting on October 10, 2023, at 9:00 a.m. at the Sheldon Richins Building.

JOINT PARK CITY COUNCIL AND SUMMIT COUNTY COUNCIL SPECIAL MEETING

Park City Council Attendee Name	Status
Mayor Nann Worel Council Member Ryan Dickey Council Member Max Doilney Council Member Becca Gerber Council Member Jeremy Rubell (via Zoom) Council Member Tana Toly Matt Dias, City Manager Margaret Plane, City Attorney Paige Galvin, Deputy City Recorder	Present
None	Excused

Summit County Council Attendee Name	Status
Chair Roger Armstrong Vice Chair Malena Stevens Council Member Canice Harte Council Member Chris Robinson Shane Scott, County Manager Janna Young, Deputy County Manager Helen Strachan, Deputy County Attorney	Present
Council Member Tonja Hanson	Excused

REGIONAL HOUSING AUTHORITY UPDATE

Discuss Potential Regional Housing Authority:

Jeff Jones, Summit County Economic Development and Housing Director, and Jason Glidden, Park City Municipal Affordable Housing Manager, summarized where the

housing authority formation process was and asked for direction on the goals of the housing authority. Dan Nackerman, an advisor, also joined the discussion.

County Council Member Harte was overwhelmingly in favor of pursuing the authority as there was interest in the community. He felt if there was no housing authority in place, they wouldn't be in a position to benefit from vouchers if there were changes to that program in the future, plus there were plenty of other things a housing authority could benefit from. He knew the budget was the big question.

Park City Council Member Toly agreed that this was the right direction and concurred that budget was the big question, along with the model; either the county umbrella or the multi-entity housing authority. County Council Member Harte clarified that the housing authority would have its own mission statement and townships would not be forced into joining or contributing to the housing authority. Park City Mayor Worel inquired if there was any interest from other municipalities in joining and it was indicated other entities were learning and watching.

Park City Council Member Gerber stated that she had been cautioned about going down this path because it was one more hoop to jump through administratively. She suggested an overall strategic housing plan would be beneficial, and pointed out that housing authorities generally always needed funding and didn't fund themselves. Nackerman revealed that most mid- to large-sized housing authorities didn't get direct city or county funding and operated autonomously because they were a separate entity, but smaller agencies relied on special funding at times.

County Council Member Stevens asked for definitions of small and medium housing authorities and Nackerman indicated the HUD defined a small agency as one that managed up to 400 units. He predicted this authority would start out small and grow over the years. Jones suggested that a difference between the two models would be how the boards were structured, however, the attorneys would need to advise on tradeoffs.

Park City Council Member Dickey requested information at a future meeting about how a board could be structured in Summit County versus each town/city structuring their own board with an interlocal agreement to work together. County Chair Armstrong questioned the benefit for a large authority being able to apply for larger amounts of funding and asked if there would be competition with each other as small individual housing authorities applied for funding. Nackerman reported it wouldn't impact the qualifications to apply for certain funding. Further, he believed that being a true regional partnership might make the entity more qualified to apply for certain funding.

County Council Member Robinson was in favor of a housing authority but believed the County ought to have some way to co-develop, own and benefit from appreciation, cash flow and long-term return of affordable housing. He was concerned about creating another layer of organization and duplicating efforts with other agencies that were doing

the same thing, and questioned what the real benefits would be. Jones responded that school districts felt like they were pushed into being their own developer because there wasn't a way for them to secure units for their employees. Interviews with private developers gave them a lot of information and he noted the benefit depended on the kind of expertise of the regional housing authority executive director. If the focus was specific to development, long term ownership and the ability to capture investment, then that expertise would be necessary to help structure that authority.

Park City Council Member Doilney remarked that there was a regional need for housing that was not being met and the reason they were there was because it was decided they needed a group with a single purpose. He believed that they would be going backward if they said they already had a group doing this work. He heard a housing authority could give clear direction to all the different entities and there could be efficiency and consistency there. He thought the umbrella model made the most sense. To answer Park City Council Member Toly's request, he answered 100% in the rental unit market and 90% employment assisted housing. They needed a single purpose, and a housing authority was the best option on the table.

County Council Member Stephens wondered what it would cost each organization to bring this work in-house, produce housing plans and focus on the work with the developers, and thought the answer could change the conversation. County Council Member Harte clarified that the primary focus of this process had been the formation of a housing authority, its structure and funding. At the same time, they found overwhelming support from the stakeholders for the focused, regional housing authority plan and the ability to harness the power of all the organizations.

County Council Member Robinson asked for a list of stakeholders. The following stakeholders participated: Mountainlands Community Housing Trust, Habitat for Humanity, Park City Community Foundation (PCCF), Christian Center of Park City (CCPC), Garbett Homes, J Fisher, Henry Sigg, Tony Tyler, Park City Board of Realtors, Cowboy Partners, the Chamber of Commerce, Vail, Utah Preservation Fund, Peter Tomai, Rory Murphy, and the three school districts.

City Council Member Gerber asked if there were additional federal funds, besides the federal vouchers, worth pursuing with a housing authority if there were no federal vouchers available. County Council Member Harte indicated that the choice vouchers were the only ones not available, but all the other funding mechanisms would still be available. Park City Council Member Dickey queried if we were building more bureaucracy without much benefit. County Chair Armstrong was not quite ready to support the remaining funding questions. Further, he wondered if the school districts had a source of funding at the legislative level to provide employee housing and whether those were relationships that could be leveraged. He asked for direction to continue to move forward with this proposal with its feasibility and budget questions. He also asked if there was support for one authority or focused internal operations.

County Council Member Stephens urged a pros and cons list to help guide this discussion in the future and County Council Member Robinson agreed. Park City Mayor Worel asked what would happen to the existing deed restricted housing stock each entity had if a regional authority was formed. County Council Member Harte asserted each entity would retain them and they would not be transferred to the housing authority. Furthermore, if a housing authority existed, it would not preclude entities from pursuing internal projects and noted not every housing project had to be within the regional housing authority boundaries. It was decided to continue to move forward with this process.

CHILDCARE UPDATE

Michelle Downard, Park City Municipal Resident Advocate, along with Park City Human Resources Director Sarah Mangano, presented this item. Downard indicated that they were currently working on a draft childcare recommendation for City Council for November, put forth by the working group which would include the recommendation to establish a task force to decide next steps to build capacity and address affordability. Park City Mayor Nann Worel proposed that this working group be expanded county-wide to include school districts, the Chamber and Summit County to partner with and look at long-range goals to increase capacity and a sustainable funding source, since it was not only a Park City boundary issue.

County Chair Armstrong stated the County discovered that their impact fees for childcare facilities came in extremely high so they cut those a lot to make it easier to get a facility open and noted that there were things the County could do in the permitting process as well to encourage new facilities to open. He also emphasized the push for businesses to provide childcare, whether onsite if they were able, or to subsidize childcare for their employees. He directed the County Manager to look at subsidizing childcare and/or providing childcare for their own employees as a benefit and to include it in the budget process. He noted that there were a lot of big developments coming and suggested getting them to think about developing a childcare space.

Park City Council Member Gerber noted federal funding for childcare was cut and the childcare centers were feeling that pinch right now. There were two phases in the City plan: stabilization and capacity building. It was always more expensive to create something than to stabilize it, however, the \$1,000,000 in funding was not enough. Many childcare providers she had spoken with were approaching retirement age and they noted that it was too hard to continue. She conceded that there were some large businesses who might be able to provide childcare, however, it was the small businesses that would struggle to provide it.

PEAK WINTER TRAFFIC MITIGATION EFFORTS UPDATE

Andrew Leatham from PCMC Traffic presented results of the traffic study. Park City Council Member Toly asked if left-hand turns onto Shortline Road would be allowed and he clarified they hadn't seen a lot of those so far, but they could use signage and Wavz/Google to show the route out of the resort as a turn at Park Avenue rather than

the Bonanza turn. He indicated these changes were attempts to improve traffic flow and they would be piloting this on December 8-9 so they could adjust things before Christmas.

WRAP UP COMMENTS AND SCHEDULE NEXT JOINT MEETING

The Councils agreed to continue the regional housing authority discussion on November 7th at 9:00 a.m. at Park City Hall.

ADJOURNMENT

With no further business, the meeting was adjourned.

Paige Galvin, Deputy City Recorder