



**JOINT PARK CITY COUNCIL AND SUMMIT COUNTY COUNCIL MEETING
SUMMIT COUNTY, UTAH
November 14, 2023**

The Park City and Summit County Councils will hold a special meeting in person at the Marsac Municipal Building, City Council Chambers, at 445 Marsac Avenue, Park City, Utah 84060. Meetings will also be available online with options to listen, watch, or participate virtually. [Click here for more information.](#)

JOINT PARK CITY COUNCIL AND SUMMIT COUNTY COUNCIL SPECIAL MEETING

I. 8:45 a.m. - LIGHT BREAKFAST AND SOCIAL TIME

II. 9:00 a.m. - REGIONAL HOUSING AUTHORITY UPDATE

1. Continuation of the Policy Discussions Regarding the Potential to Create a Regional Housing Authority

III. WRAP UP COMMENTS AND SCHEDULE NEXT JOINT MEETING

IV. ADJOURNMENT

A majority of City Council members may meet socially after the meeting. If so, the location will be announced by the Mayor. City business will not be conducted. Pursuant to the Americans with Disabilities Act, individuals needing special accommodations during the meeting should notify the City Recorder at 435-615-5007 at least 24 hours prior to the meeting.



Joint Council Staff Report

Subject: Potential Regional Housing Authority
Author: Jason Glidden, Affordable Housing Manager
Department: Housing
Date: November 14, 2023
Type of Item: Administrative

Purpose

Receive an informational update from the Regional Housing Authority Exploratory Committee and consider providing policy directions on any potential next steps.

At the last Joint City/County Council meeting, several questions were raised about the various pros and cons of any effort to establish a regional housing authority between Summit County and Park City Municipal (and others). This report attempts to answer those questions and raise additional points for consideration before seeking a consensus decision or policy direction. For example, we hope to identify the underlying goals, objectives, and outcomes sought from a future regional housing authority if created.

The specific questions the committee are looking for direction on are:

- What problem are we trying to solve?
- What are the goals we are trying to achieve?
- What is each Council willing/not willing to give to reach those goals?
- Which of the mechanisms outlined in the matrix above best align with the goals given the commitment levels from each Council?

Analysis

In response to the requests from the October 10th Joint Council meeting, and to help answer the questions above, the Committee developed additional analysis to evaluate possible structure options and financial feasibility.

Structure Options

The Committee developed a matrix to evaluate structure options to promote regional collaboration on housing. These options include creating a new regional housing authority, joining an existing regional housing authority, contracting with third-party organizations, interlocal agreements, task forces, and keeping the status quo.

Using a three-point scale, the Committee evaluated and scored the options over several meetings.

Structure Matrix	Cost	Start Up Time	Control	Political	Oversight	Staff	Efficiency	Funding Capacity	State Compliance (MIHP)	Score
Housing Authority	Initial unknown, self sufficient long term	Mid/ Late 2024	Some	Neutral, stable, independent	Medium/ Low	Undetermined, possibility for additional capacity	High	High, access to bonding	Compliant	22
3rd Party Non Profits	Ongoing subsidy	RFP Process	None	Mid, subject to change, influenced by money	Medium	Undetermined, possibility for additional capacity	Medium	High for development	TBD	16
Separate Entities	Ongoing subsidy	Status Quo	Most	Changes, High	High	Low, status quo	Low	High for development	TBD	15
Other Housing Authorities	Initial unknown, self sufficient long term	RFP Process, Form and Combine, date TBD	Some	Neutral, stable, independent	Medium/ Low	TBD	Medium	High, access to bonding	TBD	20
Interlocal Agreements	Subsidy but less than current	Dependent on project and stakeholders	Some	High, negotiations	High	Status quo, dependent on project	Low	High for development	TBD	16
Task Force	Inexpensive	Short	Most	Low	Medium	Undetermined, possibility for additional capacity	Low	None	TBD	20
	Color	Points								
		3								
		2								
		1								

Forming a regional housing authority scored the highest, followed closely by joining an existing authority and a regional task force.

The benefits of forming a regional housing authority, as identified by the Committee, are as follows:

- Increases efficiency in the development of affordable housing by reducing duplication of work being done by several agencies;
- Creates a “centralized clearing house” for all housing-related issues and provides a one-stop shop for the community to access affordable housing;
- Provides separation from political pressure and competing interests that can be found in local government, allowing decisions to be made by an entity focused solely on affordable housing creation and related issues;
- Allows access to funding sources that might not be available to other governmental agencies and non-profit organizations; and
- The state of Utah mandates increasing regional collaboration among government agencies (which may be true with other options).

Financial Feasibility

The Committee was also asked to evaluate the financial advantages of creating a regional housing authority. As a first step, the Committee assessed the financial needs of a start-up regional housing authority, using current city and county housing budgets and using other housing authorities as a guide. A draft budget assumes a newly formed regional housing authority would take over most of the functions currently performed within our organizations, including compliance/stewardship, education/marketing, housing program administration, sales/resales, and development.

The estimated budget also assumes a new office space to operate and contracts for human resources, legal counsel, IT, and financial services. This process produced an annual budget of roughly \$1.5M (Exhibit B).

As discussed, a regional housing authority would require the County and City to partner and contribute funds annually to subsidize operations. While revenue from federal resources and revenues from future development projects are possible, reliable sources take years to materialize. Summit County currently has earmarked \$500K towards the possible formation of a regional housing authority. If both Summit County and Park City were to provide matching contributions at this level, there would still be a financial gap of approximately \$500,000. Funds need to be identified to fill the gap prior to the formation of a housing authority.

The Committee also considered any financial efficiencies gained by a regional housing authority. As mentioned, we anticipated that the regional housing authority would incur several tasks currently being performed by other entities. Park City's Housing Department, for example, operates with an annual budget of approximately \$800K and several FTEs. We estimate half could be reallocated immediately, including several FTEs, to a joint or regional housing authority. In addition, the City contributes over \$100K in special service contracts to outside organizations for housing-related initiatives that could be redirected.

For Summit County, up to \$128K (half of the salary expenditures for "housing functions" within the Office of Economic Development and housing in operational savings and \$70K from contract services (Mountainlands Community Housing Trust) could be reallocated. However, one of Summit County's MIHP strategies is, "Demonstrate creation of, or participation in, a community land trust program for moderate income housing," Transferring the Mountainlands contract to a new housing authority would require that other means of "participation" be identified by Summit County to support this important strategy.

Summit County has also adopted the following implementation program as part of its Moderate Income Housing Plan, "Implementation Measure 6.1.23: Study and implement the creation of a Summit County Housing Authority and/or regional housing authority, within one year." Augmenting this implementation program could also impact Summit County's compliance if not offset by other strategies and implementation programs.

Next Steps

Based on the information discovered through research, interviews, surveys, and expert testimony, the Exploratory Committee continues to believe forming a regional housing authority has merit and will help accomplish many current and future Park City and Summit County goals. We aim to continue to support the complex policy discussions underway and require additional input before more work is conducted.

Before we begin the process of creating resolutions to form a regional housing authority, the Joint Council must provide direction on the following:

- Concurrence on the goals and objectives of the housing authority.
 - o Centralization of regional housing services
 - Compliance

- Education
 - Program Management
 - Sales and Remodels
 - Development
- Agreement that each entity will contribute equitable resources to fund the housing authority projects as determined by scope and form of governance.
- Concurrence on the necessary components to ensure the housing authority can succeed.
 - o Transfer of FTEs and associated funding
 - o Contribution of land
 - o Contributions of cash
 - o Willingness to provide in-kind services
 - o Willingness to provide physical space
- A long-term commitment to support the authority until it becomes financially self-sustainable.

The specific questions the committee are looking for direction on are:

What problem are we trying to solve?

What are the goals we are trying to achieve?

What is each Council willing/not willing to give to reach those goals?

Which of the mechanisms outlined in the matrix above best align with the goals given the commitment levels from each Council?

Exhibits

Exhibit A: Background Information

Exhibit B: CAST Survey Response Sheet – Regional Housing Authority

Exhibit C: Draft Regional Housing Budget

Background Information

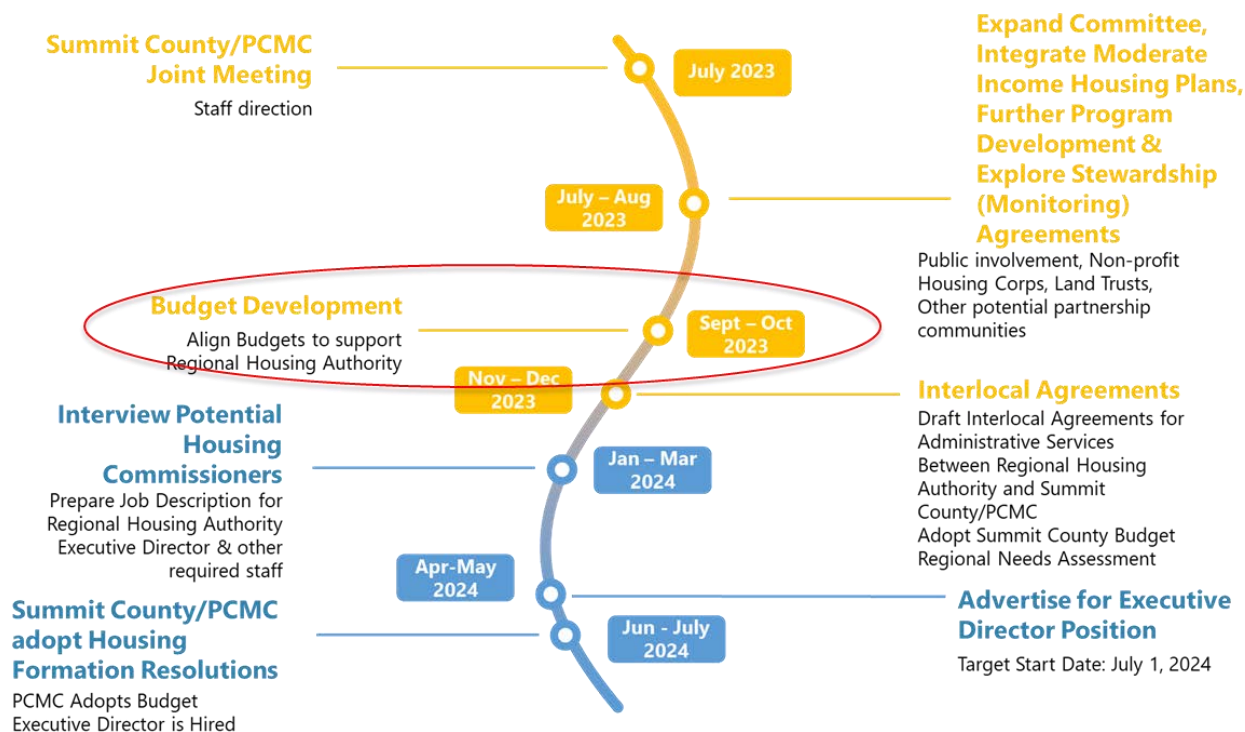
On April 25, 2023, Summit County and Park City discussed the potential to establish a regional housing authority. The staff was directed to establish and support a working committee with one council member from Summit County and one from Park City. Based on that direction, the “Housing Authority Exploration Committee” consists of the following:

- Tana Toly, Chair
- Canice Harte, Vice Chair
- Jason Glidden, PCMC, Housing Development Manager
- Jeffrey B. Jones, AICP, Economic Development & Housing Director
- Elyse Kats, AICP, Economic Development & Housing Manager
- Helen E. Strachan, Summit County Attorney's Office
- Cate Brabson, PCMC Attorney's Office
- Jennifer McGrath, Deputy City Manager, PCMC
- Daniel Nackerman, Advisor

The Committee meets weekly and has held seventeen (17) meetings since inception. Except for Mr. Nackerman, no one serving on the Committee has any direct experience working for a housing authority.

On July 11, 2023, the Committee returned to the Joint Council to provide additional information and presented a potential implementation timeline (shown below in Figure:1).

Figure:1



The Joint Council expressed a desire for a shorter timeline but also felt that more information was needed before making a major policy decision. As such, the Council sought input from various community partners on the potential creation of a regional housing authority and proposed additional questions.

In response, the Committee created a series of questions and interviewed 17 community partners, including the two local housing organizations, non-profits, employers, school districts, private developers, chamber of commerce, and others. Staff also interviewed existing housing authorities in peer resort communities and released a survey through the Colorado Association of Ski Towns (CAST). A summary of the responses can be found in Exhibit A of this report.

On October 10, 2023, the Committee presented its findings from the community interviews and CAST survey to the Joint Council. A summary is included below:

- All community partners believed that a regional Housing Authority could offer something to their organization that is currently missing.
- 53% of community partners believe that housing policy in the area is moving in the right direction but not yet effective.
- 94% of respondents think finding affordable housing in Summit County/ Park City is a “big problem.”
- Most community partners, across non-profits, for-profits, and government agencies think that the region's lack of affordable housing impacts the area's quality of life, transportation, and economic strength.
- Around half of the respondents were familiar with Housing Authorities, and nearly all respondents who had worked with Housing Authorities reported their experiences to be positive.
- Nearly all community partners believe that the regional Housing Authority should play a role in developing affordable housing in the region, with partnerships being critical.
- Most community partners want the regional Housing Authority to have all tools available and to engage in most program offerings. However, the following were the most popular responses:
 - o Development of ownership and rental units
 - o Preservation of existing affordable housing
 - o Access to federal funding like voucher programs
 - o Housing for vulnerable populations in the community
 - o The most common response was stewardship/ compliance – a “central clearing house” for all housing-related items in the region.

In addition to the interviews and survey, the Committee presented several options on how a regional housing authority could be formed here in Summit County and a few ways to operate a regional housing authority. Those options are outlined below:

1. Summit County could create a countywide Housing Authority and receive

permission from cities and townships through a local agreement to operate within their respective boundaries or to provide services. Utah Code §§ 35A-8-401(1)(b); 35A-8-402(5).

2. Summit County could create a countywide Housing Authority, and any city or township within Summit County or other counties could form their own Housing Authorities and jointly exercise any or all of the statutory powers of those authorities through a cooperative agreement approved by the respective governing bodies. The cooperative agreement could include areas of operation of any one or more of the Authorities, rather than on a project by project basis. The cooperative agreement could set forth governance requirements and financial commitments (including bonding) in a combined budget and identify the scope and goals of the joint cooperation. Utah Code §§ 35A-8-402(5); 35A-8-411.
3. Summit County could create a countywide Housing Authority. Park City could reactivate its dormant housing authority that was formed in 1978, appoint commissioners (not less than 5 or more than 7), allocate funding and resources, and both the PC Housing Authority and County Housing Authority could act on their own or join with others (including other city and county authorities) on specific projects or activities. The respective PC Housing Authority and County Housing Authority (or others joining) would each determine the scope and funding of any specific cooperative projects or services. Utah Code § 35A-8-411.

The Joint Councils voiced concerns over the feasibility of a regional housing authority and whether a regional housing authority was the best structure moving forward, or at this time. In particular, the Councils focused on the perceived financial advantages that creating a regional authority would have over a city/town authority, and whether or not those were possible to achieve in Utah. As a result, they requested that the Committee return with an evaluation of additional options for regional collaboration and a more in-depth financial analysis of the feasibility of a regional housing authority and its advantages.

Housing authority name	Location	Type	Board composition	Does the authority have its own building/facility/HQ?	How many employees?	How many units managed?	How is the housing authority funded?	Annual budget of housing authority	How long has the authority existed?	Does your municipality create housing units outside its jurisdictions (e.g. in the county)?	Contact info for additional questions	Website	Other notes/info
Summit Combined Housing Authority	Summit County, CO	Regional	Made up of appointees from each of the participating entities	No - The regional authority is seeking its own space. It has traditionally been housed as part of Summit County govt	5	Mostly doesn't manage units. Mostly manages deed restrictions and helps owner communities. Does manage sales of ownership deed restricted stock.	Jointly through the IGA	777	2008	No	Andrew Stackhouse	https://www.summithousing.us/	
Summit Combined Housing Authority (second response from Lisa Leanes, Town of Silverthorne)	Summit County, CO	County	The board consists of representatives of the Town of Breckenridge, Dillon, Frisco, Silverthorne, Montezuma, and Summit County. Each jurisdiction appoints a Director and an alternate. Currently, the board consists of elected officials, town managers, and senior housing staff.	No - The authority's offices are located in one of the County's office buildings	5 plus a vendor that provides real estate services by contract	0	The Housing Authority is funded through a sales and impact fee revenue that was put in place in 2006 for affordable housing, and remains in place in perpetuity. There is an additional sales tax for affordable housing that was put in place in 2016, and which runs until 2046. Each jurisdiction receives the tax revenue and pays for the services of the housing authority, which include resale calculations, buyer qualification, lotteries, and deed monitoring. The SCHA also currently receives fees and revenue from real estate services and downpayment assistance loans.	\$550,000 for FY 2023	It existed as the Summit County Housing Authority from 1995 to 2006, as an arm of Summit County government. In 2006, it became the Summit Combined Housing Authority, a multi-jurisdictional housing authority.	If this question is referring to creating units outside of the Summit County boundary, the answer is no.	Andrew Stackhouse andrew@summithousing.us 970-668-4177	https://www.summithousing.us/	
Frisco Community Housing Development Authority	Summit County, CO	Town only	Town Council	No	0	0	Funded by the town	Too new to have a budget	2023	No	Tom Fisher (Town of Frisco) TomF@TownofFrisco.com 970-668-9123	https://www.frisco.gov/your-government/workforce-housing/	
Aspen Pitkin County Housing Authority	Aspen / Pitkin County, CO	City and County	One voting and one alternate member from both city council and board of county commissioners and three publicly appointed members	Yes	16	Total inventory is 3,100 homes. 1600 are privately owned but must be sold through APCMA	50% each from city and county	\$3,000,000	> 40 years	Most units are built by the city of Aspen	Matthew Giten@aspen.g	https://www.aspena.org/	
Blaine County Housing Authority	Ketchum, ID	County - but not a certified PHA. Aiming to be. If you get any insight there, please share! We asked HUD while back and they were confused about it. Said they haven't certified anyone in a very long time.	Changing. Was primarily laymen + one mortgage lender, now we have two service providers who manage case workers. We will soon have two Latinos and two real estate brokers. Hoping to add an affordable housing developer and someone who understands homelessness and transitional housing.	We sublease a space from a partner who provides emergency assistance, including rental assistance.	Technically zero. The City of Ketchum has a service agreement to staff the housing authority. We will have two employees only working on housing authority responsibilities, but everyone on the team assists (total team of five + assistance from the City's finance, IT, and communications teams).	120	County, City, and some federal funds through the Idaho Housing and Finance Association	About \$250,000	Initially the Ketchum Housing Authority, then the Ketchum/Blaine County Housing Authority, now the Blaine County Housing Authority. Earliest by-laws I see are from 2001.	We would. We've committed 20% of our funds outside of the City.	connelly@ketchumidah	https://www.bcoha.org/	
Regional Housing Alliance (RHA) of La Plata County	La Plata County, CO (includes county, City of Durango, Town of Bayfield and Town of Ignacio)	Regional	Includes 2 members from each jurisdiction (one elected official and one staff member) & one-at-large board member	Renting an office space with La Plata Economic Alliance in the Chamber of Commerce building	None at this time. We tried to hire an Executive Director in 2022, with no success. We have an administrative contract with La Plata Economic Development Alliance to help administer monthly meetings and through RHA funding. Economic Development Alliance has two contracted staff assisting with RHA needs. We do have a 3-year funding IGA agreement in place with RHA and Econ. Development Alliance for 23-25 until we determine funding and next steps for the RHA's role.	None at this time. Managed with our non-profit partners HomesFund (ownership) and Housing Solutions for SW (rental)	Through contributions from each municipality per the three year IGA funding agreement 2023-2025	\$225,000	It's been in existence since early 2000s but went dormant in 2017-2021 and has recently been reactivated.	Currently there is not a local funding stream for housing in the County, so I don't believe this is occurring	eva.henson@durangopgov	N/A	
Winter Park Housing Authority	Winter Park, CO	City / Municipal	City Council	No. Housing Department as part of Town of Winter Park / Housing Authority is only 1 staff member. Housing resources available to residents in Town Hall.	0, staffed by town	38 directly managed + 96 deed restrictions	\$3/square foot development fee / 1% real-estate transfer assessments on certain developments / contributions from Town general fund (this is the Town's internal affordable housing fund, the Winter Park Housing Authority does not have separate accounts)	\$2.5 (assuming this is millions but need to clarify)	2017	No, partnership with Fraser River Valley Housing Partnership (multi-jurisdictional housing authority) for future developments in County.	ajames@wpgov.com	https://wpgov.com/resident-resources/affordable-housing/	
Fraser River Valley Housing Partnership	Winter Park, CO	Multi-jurisdictional	1 each nominated by participating governments (Grand County, Granby, Fraser, Winter Park) + 3 at-large appointed by representing nominees from parent governments.	Not currently, possibly contemplated for the future	1	0	A 2-mil property tax in region that stretches from Winter Park to Granby and includes areas of unincorporated Grand County	\$1.2 million annual revenue in 2023, \$901,500 budget in 2023	Since 2022	No	admin@frhvp.com	https://frhvp.com/	
West Mountain Regional Housing Coalition	Roaring Fork Valley, CO	501(c)(3) - Tax exempt	Reps from member organizations: City of Glenwood Springs, Town of Carbondale, Town of Basalt, Town of Snowmass Village, City of Aspen, Eagle County, Pitkin County, Colorado Mountain Local College District	No	1	0	For 2023: Members contributed \$80,000 each, additional funding from state grants. Researching other funding sources for the future.	FY2023: \$805,000	2023?	No	David Myler 970-948-4150 dmyler@cityofaspenco	https://www.wmhousing.org/	
Housing Authority of Southeastern Utah	Grand and San Juan counties, UT	Regional	HASU has 7 board members, as well as a Moab City Council liaison and Grand County liaison.	Yes	8. (5 in the office and 3 construction supervisors overseeing the USDA Mutual Self Help program)	0	Various administrative grants through HUD and the USDA, as well as through profits from our developments.	Unsure. This is a question for our Executive Director, Ben Riley.	Since 1994	Grand and San Juan County currently do not develop any housing units.	Laura Harris (harris@hasuhomes.org) Ben Riley (435-259-5897)	https://www.hasuhomes.org/	
Garfield County Housing Authority	Garfield County, CO	None - Independent Housing Authority not part of a City, County, or Regional HA	5 volunteers from the local community	Yes	8	550 - vouchers only	HUD and CCC	\$4,263,820	Since 1984	N/A	Cheryl Srouse (cheryl@garfieldhousing.com, 970-425-3589 ext. 106)	http://garfieldhousing.com/	
Truckee Tahoe Workforce Housing Agency	Truckee, CA	We are a Joint Powers Authority, created by seven of our region's larger public agencies (town, counties, hospital, school district, airport, and public utility district) to focus on workforce housing solutions specific to the "middle income" workforce, of which their employees are a large component	Our board is made up of the heads of each of these agencies	We do not currently manage units, we're in the process of pursuing development and acquisition. We currently run housing programs and act as a resource in supporting our workforce's access to housing.	We employ three staff currently, and have a number of contractors and consultants. We serve a workforce of ~15,000, of which our member agency workforce are 2,300.	We are funded by our member agencies and are in the process of creating a workforce housing fund that will allow us to unlock further public and private funding.	We are working under a \$510,000 budget this year - this does not include funding for any development or acquisition - but is a different process and is only unlocked once the project comes to fruition.	Since 2020	Yes, we will. We are pursuing development on publicly owned land throughout the region, within a boundary agreed upon by all when we founded.	(From Emily Vilas) A note for your consideration. While the greatest need is more housing units, we've found significant interest in resources that help people better access and afford housing, along with financial education to help people on their way to buy homes. There are a number of low-cost, easy to execute activities that can make a huge impact on a region. Additionally, we have deployed a number of regional programs (through local government funds) that have had a large impact on the community, including financial incentives to homeowners who are willing to rent their homes and deed restrictions programs to support home ownership.	Heidi Allstead - heidi@tpa.org	https://tpa.org/	

REGIONAL HOUSING AUTHORITY ESTIMATED BUDGET

Expense Category	Annual Budget	
Full-Time Professional Staff Services	\$	355,542
Part-Time Staff Services	\$	50,860
Professional Consulting Services	\$	210,400
Staff Retirement Benefits	\$	72,762
Staff Health Insurance Benefits	\$	65,485
Payroll Tax	\$	30,547
Materials and Supplies	\$	12,050
Administrative Meetings, Conferences, Travel	\$	6,900
Insurance	\$	2,564
Contracted Legal Services	\$	200,000
Contracted Human Resources Services	\$	175,000
Contracted Financial Services	\$	175,000
3,000 S.F. Comercial Lease	\$	108,000
TOTAL ANNUAL BUDGET	\$	1,465,112

A Potential Regional Housing Authority

November 14, 2023



— Important Questions —

- **What problem are we trying to solve?**
- **What are the goals we are trying to achieve?**
- **What is each Council willing/not willing to give to reach those goals?**
- **Which structure best aligns with the goals given the commitment levels from each Council?**
- **Are the Councils ready to direct staff to return to both councils with draft resolutions?**



Background

- On April 25, 2023, Summit County and Park City discussed the potential to establish a regional housing authority. The staff was directed to establish and support a working committee with one council member from Summit County and one from Park City.
- On July 11, 2023, the Committee returned to the Joint Council to provide additional information and presented a potential implementation timeline
- On October 10, 2023, the Committee presented its findings from the community interviews and CAST survey to the Joint Council.



Background

- Several questions were raised about the various pros and cons of any effort to establish a regional housing authority between Summit County and Park City Municipal (and others).
- Look to identify the underlying goals, objectives, and outcomes sought from a future regional housing authority if created.



Summit County/PCMC Joint Meeting

Staff direction

July 2023

Expand Committee, Integrate Moderate Income Housing Plans, Further Program Development & Explore Stewardship (Monitoring) Agreements

Public involvement, Non-profit Housing Corps, Land Trusts, Other potential partnership communities

July – Aug 2023

Budget Development

Align Budgets to support Regional Housing Authority

Sept – Oct 2023

Nov – Dec 2023

Interview Potential Housing Commissioners

Prepare Job Description for Regional Housing Authority Executive Director & other required staff

Jan – Mar 2024

Interlocal Agreements

Draft Interlocal Agreements for Administrative Services Between Regional Housing Authority and Summit County/PCMC
Adopt Summit County Budget
Regional Needs Assessment

Apr-May 2024

Summit County/PCMC adopt Housing Formation Resolutions

PCMC Adopts Budget
Executive Director is Hired

Jun - July 2024

Advertise for Executive Director Position

Target Start Date:
July 1, 2024

Structure

Structure Matrix	Score	Cost	Start Up Time	Control	Political	Oversight	Staff	Efficiency	Funding Capacity	State Compliance
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Other Housing Authorities	20	Initial unknown, self sufficient long term	RFP Process, Form and Combine, date TBD	Some	Neutral, stable, independent	Medium/ Low	TBD	Medium	High, access to bonding	TBD
Task Force	20	Inexpensive	Short	Most	Low	Medium	Undetermined, possibility for additional capacity	Low	None	TBD
3rd Party Non Profits	16	Ongoing subsidy	RFP Process	None	Mid, subject to change, influenced by money	Medium	Undetermined, possibility for additional capacity	Medium	High for development	TBD
Interlocal Agreements	16	Subsidy but less than current	Dependent on project and stakeholders	Some	High, negotiations	High	Status quo, dependent on project	Low	High for development	TBD
Separate Entities (status quo)	15	Ongoing subsidy	Status Quo	Most	Changes, High	High	Low, status quo	Low	High for development	TBD

Benefits

The benefits of forming a regional housing authority, as identified by the Committee, are as follows:

- **Increases efficiency in the development of affordable housing**
- **Creates a “centralized clearing house” for all housing-related issues**
- **Provides separation from political pressure and competing interests that can be found in local government**
- **Allows access to funding sources that might not be available to other governmental agencies and non-profit organizations; and**
- **The state of Utah mandates increasing regional collaboration among government agencies**



Current Spending on Affordable Housing

Estimate based on current City and County budgets

OPERATIONS -	- \$1M
SPECIAL SERVICE CONTRACT -	\$200K
TOTAL -	\$1.2M

Potential Housing Authority Annual Budget

REGIONAL HOUSING AUTHORITY ESTIMATED BUDGET

Expense Category	Annual Budget
Full-Time Professional Staff Services	\$ 355,542
Part-Time Staff Services	\$ 50,860
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Staff Retirement Benefits	\$ 72,762
Staff Health Insurance Benefits	\$ 65,485
Payroll Tax	\$ 30,547
Materials and Supplies	\$ 12,050
Administrative Meetings, Conferences, Travel	\$ 6,900
Insurance	\$ 2,564
Contracted Services (Legal, HR, Finance, IT)	\$ 575,000
3,000 S.F. Comercial Lease	\$ 108,000
TOTAL ANNUAL BUDGET	\$ 1,490,112



\$1.5M/Y

— Important Questions —

- **What problem are we trying to solve?**
 - Centralization of regional housing services
 - Compliance
 - Education
 - Program Management
 - Sales and Remodels
 - Development



— Important Questions —

- **What are the goals we are trying to achieve?**
 - Increases efficiency in the development of affordable housing.
 - Concurrence on the goals and objectives of the housing authority.



— Important Questions —

- **What is each Council willing/not willing to give to reach those goals?**
 - Agreement that each entity will contribute equitable resources to fund the housing authority projects as determined by scope and form of governance.
 - A long-term commitment to support the authority until it becomes financially self-sustainable.



— Important Questions —

- **Which mechanisms best align with the goals given the commitment levels from each Council?**
 - Concurrence on the necessary components to ensure the housing authority can succeed.
 - Transfer of FTEs and associated funding
 - Contribution of land
 - Contributions of cash
 - Willingness to provide in-kind services
 - Willingness to provide physical space



— Important Questions —

- **Are the Councils ready to direct staff to return to both councils with draft resolutions?**

