



JOINT PARK CITY AND SUMMIT COUNTY COUNCIL MEETING MINUTES
445 MARSAC AVENUE
PARK CITY, SUMMIT COUNTY, UTAH 84060

November 14, 2023

The Councils of Park City and Summit County, Utah, met in open meeting on November 14, 2023, at 9:00 a.m. at the Park City Hall Council Chambers.

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 Council Member Tana Toly Sarah Pearce, Deputy City Manager Margaret Plane, City Attorney Michelle Kellogg, City Recorder	Present
None	Excused

Summit County Council Attendee Name	Status
Chair Roger Armstrong Vice Chair Malena Stevens Council Member Tonja Hanson Council Member Canice Harte Council Member Chris Robinson (via Zoom) Shayne Scott, County Manager Amy Price, Deputy County Clerk	Present
None	Excused

Mayor Worel reminded the public of early voting dates: November 16, 17, 18, and 20, and the deadlines for mailing and dropping off ballots for the General Municipal Election.

REGIONAL HOUSING AUTHORITY UPDATE

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

Council Member Toly, Housing Authority Committee Chair, and Council Member Harte, Vice Chair, thanked the committee and stated they had 18 meetings in the last few months. Council Member Toly displayed questions for the Councils to consider and Council Member Harte indicated the Councils should give direction today to move forward in forming a regional housing authority or not.

Jason Glidden, Park City Housing Manager, reviewed the timeline in considering this proposal. He displayed an evaluation matrix based on feedback from other communities and housing authorities. He noted some benefits of a housing authority included greater efficiency in the development of affordable housing, a centralized clearing house for housing-related issues, neutralized political pressures and competing interests that could be found in local government, 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.

Glidden covered the current annual costs for housing between the City and County was estimated at \$1.2 million. The potential housing authority annual budget was estimated at \$1.5 million. He stated a housing authority would centralize regional housing services. Efficiency would be achieved in the development of affordable housing. He indicated all entities would agree to contribute equitable resources to fund the housing authority projects as determined by scope and form of governance and commit to support the authority until it became financially self-sustainable. Each entity would need to transfer full-time employees, land, cash, in-kind services, and space for the authority to succeed. He hoped the Councils would discuss interlocal agreements and resolutions to get the housing authority running. Council Member Hanson asked how long the commitment would be, to which Glidden stated it would take more than five years.

Council Member Rubell noted the matrix scoring was close. The financial obligation was \$1.5 million to get it up and running. Each entity agreed to \$500,000 and so there would be a \$500,000 funding gap. Council Member Harte stated the entities were currently spending \$1.2 million so the additional funding needed was \$300,000.

Council Member Stevens noted there would be extra costs for legal, human resources and IT services. Council Member Toly stated getting the housing authority running was a five-year process, so things would be moved every year and not abruptly. The benefit would be that there weren't three different teams working on affordable housing.

Council Member Rubell indicated he supported this if there was not a net increase in spending. He suggested utilizing a taskforce plus to achieve access to funding. The Councils thought additional funding was available for a housing authority, but if not, maybe a housing authority was not a good idea. He thought a regional taskforce was a good idea until a housing authority became feasible. He wasn't against a housing authority but didn't think this was the right time. Glidden stated a taskforce was

comprised of volunteers and a separate entity would still be needed, so the City and County would each retain their own staff and efficiency would not be realized. Council Member Rubell indicated there were taskforces with paid facilitators so that could be an option. Chair Armstrong used High Valley Transit as an example and stated three County Council members sat on the board. The same would be reasonable if a housing authority was formed.

Council Member Dickey agreed with Council Member Rubell and felt a housing authority would be expensive. He favored putting resources in a shared service such as a taskforce and stated that would produce cost savings. Housing was complex, but it could be a shared service because it had repeatable functions as well as stand alone functions. He expressed concern for all the housing projects in the pipeline in Park City and stated turning them over to a housing authority was a risk. Over time he favored merging housing into one place. Council Member Toly hoped that if a housing authority was created, the staff would move with it so the momentum of projects would continue.

Council Member Rubell was excused at 9:40 a.m.

Council Member Doilney stated sometimes they had to take a step back in order to move forward. He asserted the City and County should be working together on affordable housing. The more government was limited, the quicker projects could move forward and he favored moving forward with a housing authority. The City had a goal for the last eight years to build affordable housing, and things were moving too slowly. Council Member Dickey stated he supported moving forward, but he wanted to ensure it was a shared service.

Council Member Gerber stated it would take a while to get the housing authority running and the natural first step would be a taskforce. She favored starting with a taskforce and beginning the long-range collaboration, then transitioning to a housing authority. If the group decided to move forward with the housing authority, both entities needed to be all in. She noted it would take a while to build a solid financial structure.

Council Member Stevens agreed with Council Members Doilney and Dickey and thought having an affordable housing clearing house was a great benefit to the community. Council Member Hanson was concerned about the budget, but she thought other municipalities could get involved and contribute to the housing authority as well. She liked the efficiencies and collaboration. She favored moving forward with the housing authority and thought starting with a taskforce would get it up and running more quickly.

Council Member Robinson stated the problem to be solved was to build affordable housing. He wanted to hear more about the City's projects such as Clark Ranch. He thought the top priority should be housing development. He indicated the County hadn't built any projects and he wanted a structure that would result in construction. He would like development on the Gilmor property, but he didn't see the housing authority doing

that. He liked the idea of having joint ventures, but not a housing authority over that property.

Chair Armstrong agreed the County had not considered areas for affordable housing, but their goal was to make affordable housing a priority in the future. He thought it would be difficult to give that decision-making authority to an independent entity. He would not object to a housing authority and a taskforce was needed no matter what the decision was. Council Member Stevens stated there would still be collaborative discussions even with a housing authority.

Mayor Worel asserted there wasn't one place people could go to find out about affordable housing. She favored a housing authority and wanted to move forward and act quickly. Putting the logistics in place would be a heavy lift, but it would be exciting to see the results. She thought it was time to bring in additional resources. Chair Armstrong indicated the governor was stressing affordable housing and he hoped there would be additional funding allocated for that.

Council Member Harte stated the City was spending the majority of the \$1.2 million cost and if the County ramped up its efforts, the cost would go up to \$2 million or more. He also noted Mountainlands Community Housing Trust would be a resource to a new housing authority. The risks were real. Time would be needed to make organizations succeed. He favored moving forward with a housing authority and noted the direction today was not a final vote, but direction for staff to continue working out the details. Council Member Toly noted the Councils recommended reconvening in January to discuss next steps to get to a housing authority and the costs needed. It would be important to understand real costs and benefits and look at a five to 10-year plan. At that point, a taskforce could bring on more Council members and stakeholders in the community.

Chair Armstrong stated there would still be a need for nonprofits, interlocal agreements and collaboration with other entities. He proposed that the taskforce would plan the housing authority. He wanted the Councils to look at their budgets to understand their financial resources. He thought it would be a giant financial obligation on the front side of implementing the housing authority. He wanted to figure out a revenue stream to support this.

Council Member Stevens stated the County had deed restricted properties but the restrictions would expire. She thought the utility of a housing authority would be having a team tracking the data and keeping the affordable stock out of the nightly rental market. Council Member Robinson noted the last column of the matrix was state compliance and asked for clarification. Jeff Jones, Summit County Economic Development and Housing Director, indicated having a contract with Mountainlands and funding a housing authority were both allowed. Council Member Dickey stated he wanted to work together to get housing going in the County and he thought a housing authority would jumpstart that.

Council Member Robinson asked what it would take to issue an RFP for a public/private partnership on County land. Council Member Gerber noted it took years of planning before the City could jumpstart more affordable housing. The land management code needed to be revised and she didn't know if the County had been doing that planning as well. She advised that the County get started with that process in order to make future housing projects more feasible. Council Member Stevens stated if both entities were focused on projects, they could be moved into the housing authority. Council Member Harte added a housing authority would not prohibit cities from doing their own projects as well. Council Member Doilney stated the taskforce would help figure out everyone's role in housing. He was glad the Councils agreed to move forward and the next step would be to discuss the "how." Council Member Harte indicated the committee would work on the cost and bring it back in January. Chair Armstrong asked that part of the conversation focus on what percentage of housing should be affordable. Council Member Gerber asked to discuss models that got a return on investment and felt that information would be helpful.

Council Member Harte summarized the majority of the group wanted to move forward with a housing authority with an intermediary step of using a taskforce group. Council Member Robinson requested that the next meeting should be focused on the housing authority and the taskforce.

SCHEDULE NEXT JOINT MEETING

It was indicated the next joint Council meeting would be held Friday, January 12th at the County building.

ADJOURNMENT

With no further business, the meeting was adjourned.

Michelle Kellogg, City Recorder