

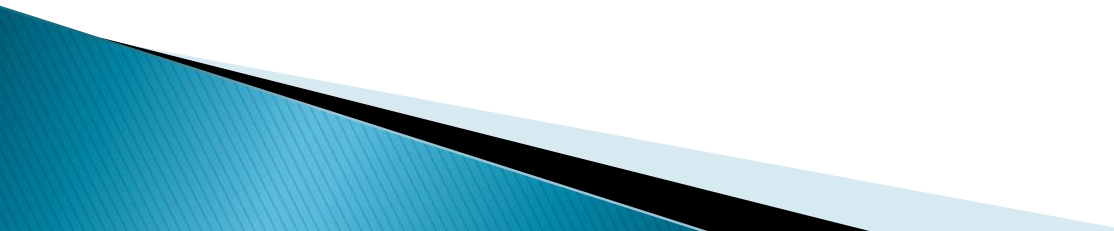
Development 101 Utah Housing Matters Conference August 31, 2021



MOUNTAINLANDS
COMMUNITY HOUSING TRUST



Introductions

- ▶ **Jason Glidden** – Housing Development Manager, Park City Municipal Corporation
 - ▶ **Pat Matheson** – Executive Director, Mountainlands Community Housing Trust
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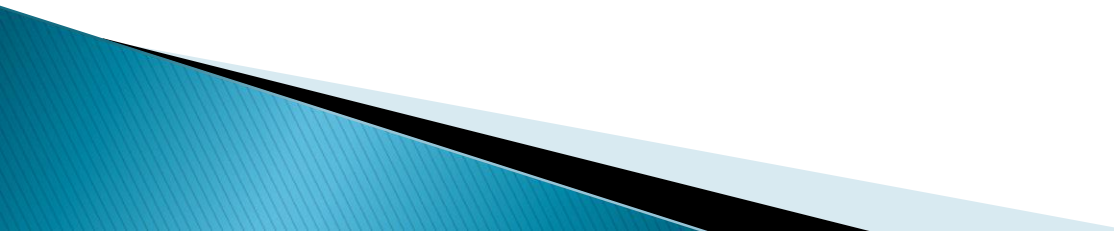
Four Ingredients

- ▶ Land
 - ▶ Financing
 - ▶ Expertise
 - ▶ Concept
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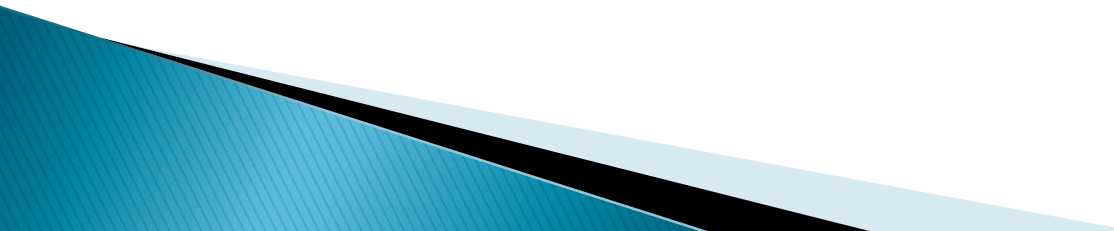
Land

- ▶ Zoning
 - ▶ Restrictions
 - ▶ Soils
 - ▶ Wetlands
 - ▶ Access
 - ▶ Survey
 - ▶ Title
- 

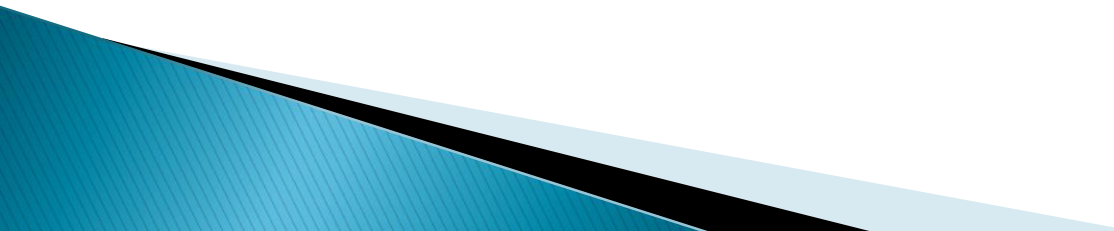
Financing

- ▶ What are the funding terms and requirements?
 - ▶ What options are available?
 - ▶ Will it pencil?
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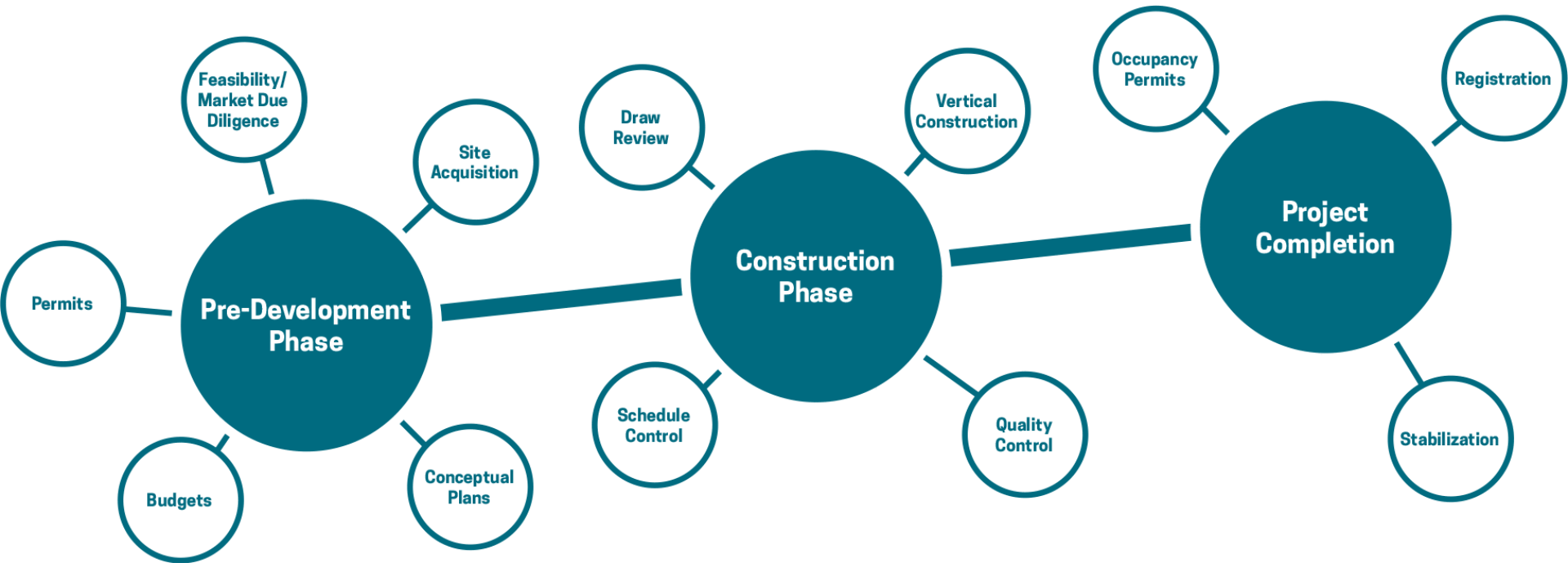
Concept

- ▶ Market demand
 - ▶ Type of product
 - ▶ Design
 - ▶ Budget
- 

Expertise

- ▶ Developers
 - ▶ Designers
 - ▶ Lenders and equity partners
 - ▶ Management
 - ▶ Legal
- 

Phases of Development



Public/Private Partnerships



Things to think about?

- Municipalities Investment
 - Land
 - Cash
 - Waived Fees/Taxes
- Objectives:
 - How many units?
 - Design?
 - Target market?
 - Timeline?
- Procurement
 - Process
 - Selection Committee
- Agreements
 - MOU
 - Development Agreements

Policy Changes –



vs.



- ▶ **The Carrot** – Create incentives for private developers
 - Density bonuses: more density in exchange for more affordable housing.
 - Affordable housing zoning overlay
 - Accessory Dwelling Units (ADUs)
- ▶ **The Stick** – Inclusionary Zoning
 - Housing requirements to offset the impacts of new private development.
 - Housing Resolution ([Park City's Housing Resolution 05-21](#))

Questions?

