

Dear Summit County Planning Commission,

A longtime resident of Old Town Park City on Daly Avenue, I am writing to share my experience and history of living across the street across from affordable housing rentals for the past 25 years in light of your review of the Highland Flats proposed development. While there was initial pushback in the 90s in response to the original plans, the neighbors of upper Daly Avenue felt more comfortable when the development was reimagined to be affordable workforce housing.

My husband I have owned two homes on upper Daly Avenue opposite these affordable housing units and are now remodeling a third property there that we recently purchased. We have also raised our teenage children here from the time they were born. Over the years, we have had amazing renters as neighbors across the street. We've fallen in love with them and have made great friends over the years. They are typically younger adults starting out and working in service industry jobs, as teachers, or for non-profits. They're the backbone of Park City. We've been to countless numbers of their weddings, baby showers, and parties, look out for each other's children and dogs, etc. We don't have concerns about crime, and our property values continue to increase despite living across from affordable housing. As a Realtor, I have sold three clients' homes on Daly Avenue as well.

I will say that how a property is managed and maintained is a legitimate concern. After a change in property management companies, we noticed the landscaping and exteriors were in a state of disrepair. We shared this with Mountainlands, and they were extremely responsive in ensuring everything was restored. Other than this one issue in 25 years, we have been proud to live across the street from these rentals. The residents have enriched our neighborhood, and we enjoy more socio-economic diversity than other parts of Old Town get to experience. It's one of the reasons Daly Avenue has maintained its authenticity and still very much feels the Park City we moved to in the 90s. Any concerns about crime or decrease in property values have been unfounded.

Thank you for allowing us to share our experience as longtime Park City locals and immediate neighbors of affordable housing units, which have truly become integrated in our neighborhood.

Sincerely,

Kate & Russ Henry

To whom it may concern:

As a new owner of a townhome at Silver Creek Village, I wanted to make known my support of the Highland Flats development proposal. Silver Creek Village will have a substantial amount of affordable units for purchase, so what Park City needs more of is rentals. One of the things that made Silver Creek Village appealing to me is the fact that affordable units are integrated amongst market value to build a stronger community and greater sense of equity. It seems that the developers of Highland Flats are looking to establish the same in the form of rentals. And the location at the 40-80 interchange seems ideal for such a development - what a great use of that space! As a new homeowner in Silver Creek Village, I have no concerns about safety or affordable housing negatively affecting my property value.

I'm a big believer in affordable housing rentals over ownership, as they provide a better launching pad for those starting out. It allows the opportunity to hopefully put some money aside to one day become a homeowner. On the other hand, deed restricted units that can only appreciate a maximum of 3% a year make it very difficult for people to accumulate the equity needed to buy a market rate home in the future. As a result, there is little turnover with owned units.

Having spent many years working in sales for Park City's finest hotels, I am intimately aware of the need for 30% AMI rentals to house our valued service industry workers. A local workforce is helpful for hotel and restaurant recruiting efforts, and have employees who truly feel part of our wonderful community.

Thank you,

Rachel Watts Sharwell

To Whom It May Concern:

The Park City area needs affordable housing. Radical changes are unlikely to happen within town limits that would repurpose existing developments for this, so we're entertaining solutions like the proposal for Highland Flats.

There has been commentary that Park City has lost its soul and its character. Unfortunately spirit cannot survive in an environment where people have to work around the clock to pay high rents. Wages have stagnated in comparison to cost-of-living, and working locals have little room for creative or otherwise personally fulfilling pursuits. People are weary. If we want community, we need to support people that are being marginalized due to larger circumstances of disparate economies, our two Americas.

This community needs residents who live here year round and can also enjoy a healthy work-life balance. People who, given the opportunity, enhance events like our local 4th of July parade. Who's going to build the charming floats and put their kids in the parade? That energy doesn't come from second homeowners and nightly renters.

We have the means to make this happen, and do it well, so that interests are balanced.

Thanks for your consideration.

Nikki Norton Nelmark  
Park City Resident

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Feb. 17, 2021

Snyderville Basin Planning Commission,

I have lived at 270 Daly Avenue #2 in Park City since 2000. As a single mother, I moved with my 5 year old twins in tow. Bob Wells was then managing the Washington Mill apartments, an affordable rental development, and was a great help to my transition.

My children went to elementary and middle school in Park City, graduating Park City High School, University of Utah and Utah State University, they are now 26. My daughter works in Summit County and is an active engaged member of the community as the Conservation Coordinator of Swaner EcoCenter.

I've worked in the Park City community since 1989 in hospitality, childcare and now work at the Redstone Health Center for the University of Utah Hospitals and Clinics.

My children worked on Main Street and the ski resorts once they were old enough to be employed. They rode the bus all over the county and participated in all the things young children do in Summit County.

I feel very strongly that workers desperately need the opportunity I have had to live in and be a member of the community.

The location for the Highland Flats development is ideal for such an opportunity. What better spot is there-at the convergence of two interstates on the bus route?

This development will help businesses with staffing and recruiting. It can't help but build a stronger sense of community as workers who serve in the area can also live here. Creating social equity is imperative as affluent residents continue to overtake and dominate Park City proper.

Mountainlands Community Housing Trust abandoned the renters in Park City in favor of deed restricted home ownership. There is no one else stepping forward. Renters at Highland Flats won't be locked into a 3% maximum appreciation and can actually save to someday buy a home.

Crime on Daly Avenue has not increased due to the affordable housing units-in fact we are integrated with our multi-million dollar home neighbors. After I expressed interest in reclaiming the overgrown land in between our rental units-Bob Wells gave me garden tools. It is now on the registry of the National Wildlife Federation as a Certified Wildlife Habitat. We participate in the same activities, attend the same barbeques and look out for one another. I know all of my neighbors and they know me. We are members of the same community neighborhood.

This conversation has been going on since I moved to Utah in 1989.

The opportunity to make it a reality is here with this project. I urge you to approve it.

Please feel free to contact me if you feel I can be of further assistance.

Sincerely,  
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