Workforce Housing

Legislative Development Agreement

Cooper Jenkins

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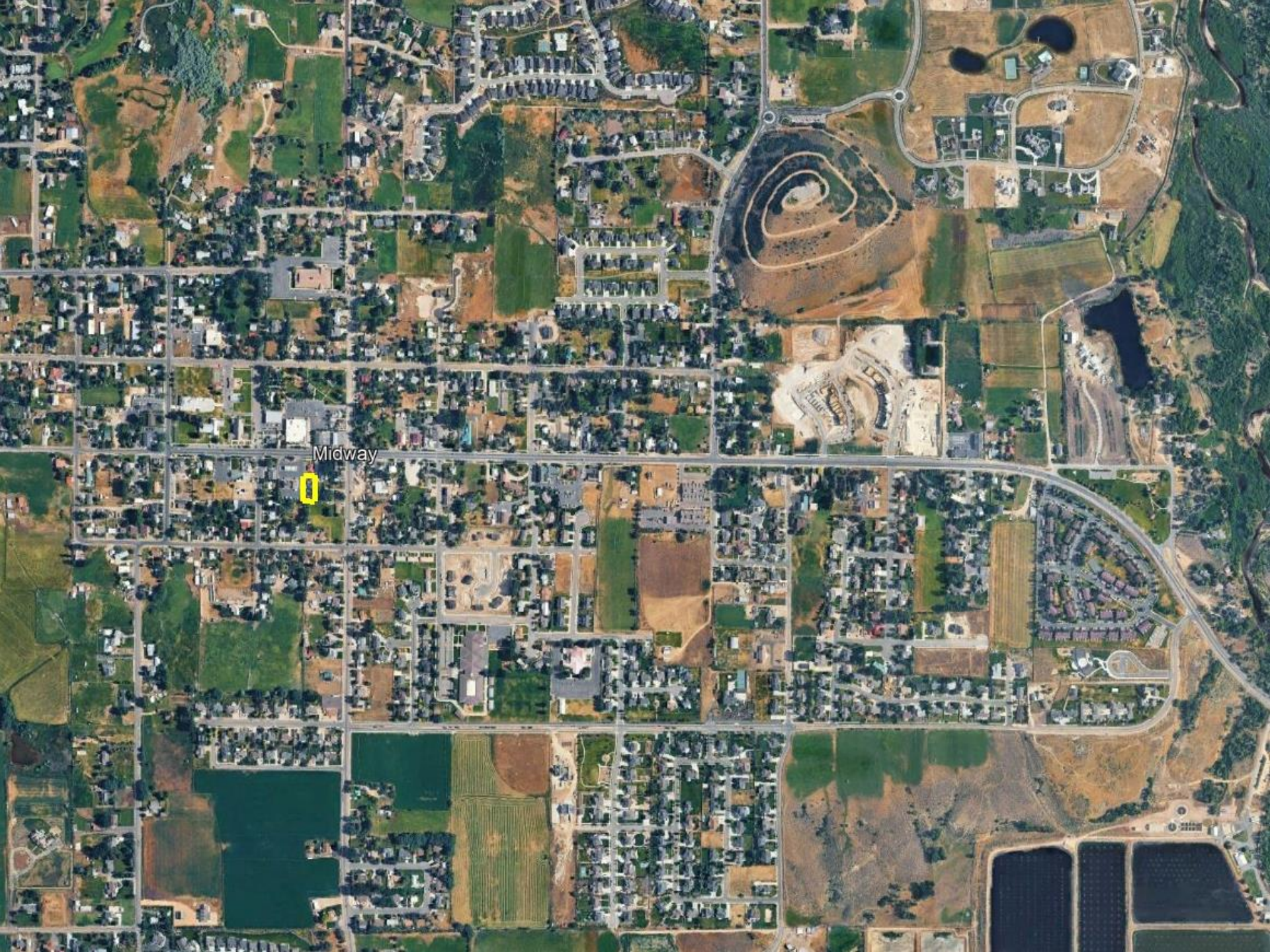
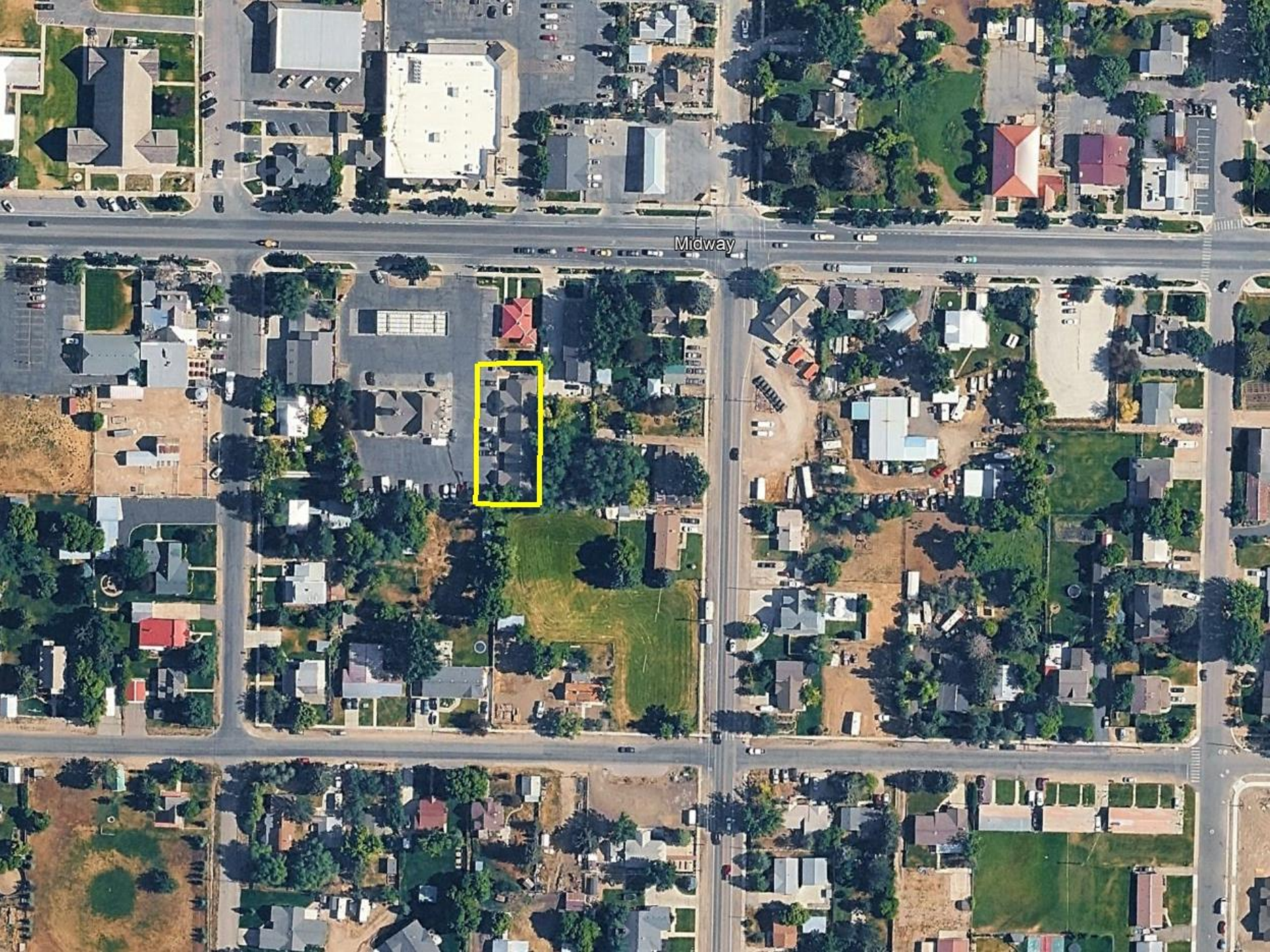

Midway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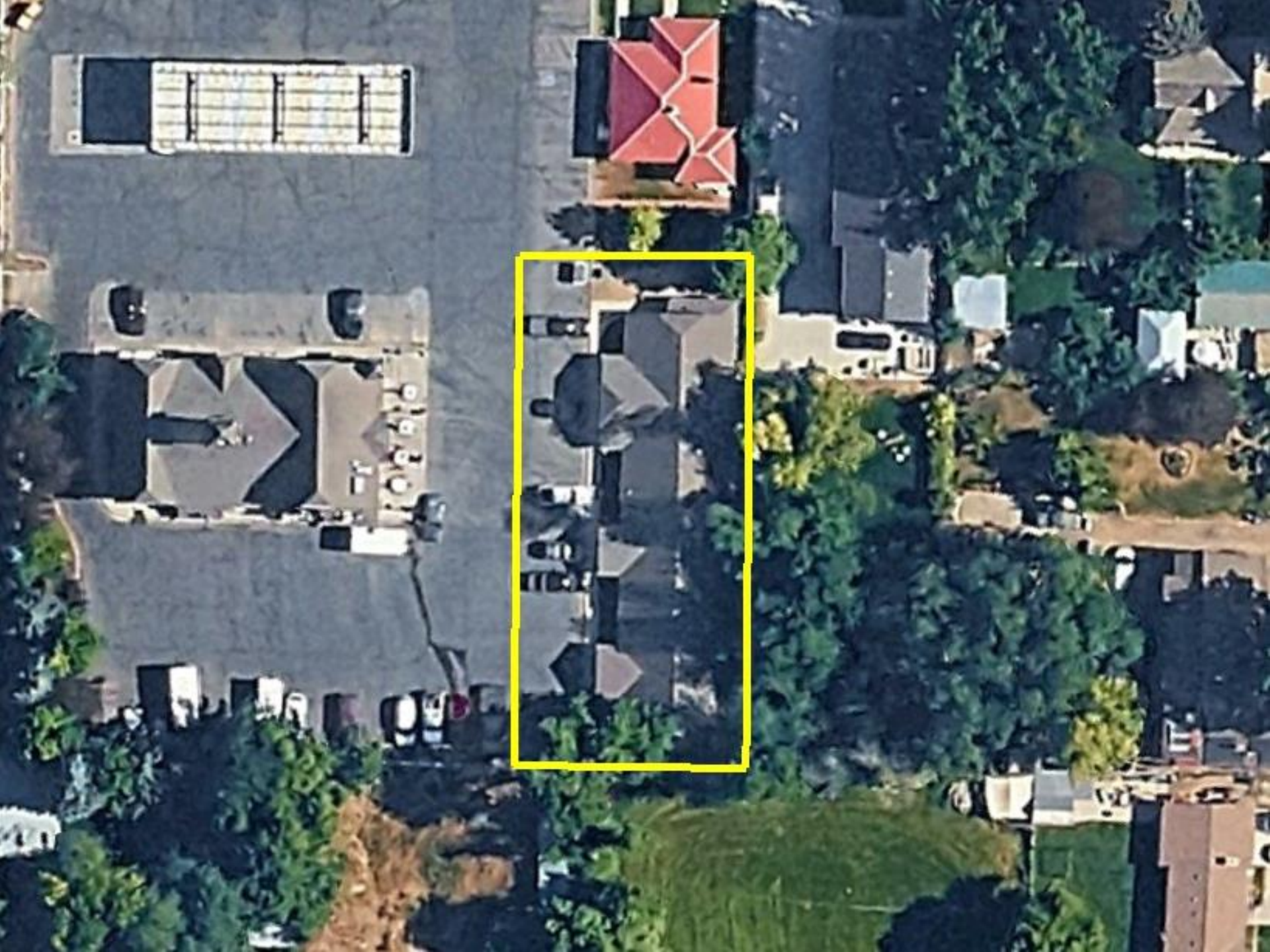

Workforce Housing Apartments

41 West Main Street

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Workforce Housing Considerations

- Legislative Development Agreement
- General Plan - Moderate Income Housing
- Midway Mobility Study

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Agreement Terms

- 6 deed restricted residential units
- Less than 900 square feet each
- 30-year term
- City will temporarily (possibly permanently) waive fees
  - Development fees
  - Plan review
  - Building permit
  - Inspection fees

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Agreement Terms

- Increased density from 1 unit to 6
- 65% AMI over a 30-year period
- Local workers preference
- Rents include all utilities
- M&I water lease

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Agreement Terms

- Term Limit & Extensions: A 30-year minimum term limit, with built-in incentives to extend the agreement to 40 years and beyond.
    - Extension Incentives: Extensions include fee repayment forgiveness and the option to continue the Municipal and Industrial (M&I) water lease.
    - Early Termination Penalties (30 year minimum): If the applicant does not extend the agreement to 40 years, all forgiven fees must be repaid, the water lease will terminate, and the associated water rights must be dedicated to the City.

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Midway AMI 30% Rent

- 100% - $157,065 $3,926
- 80% - $125,652 $3,141
- 60% - $94,239 $2,355
- 40% - $62,826 $1,570
- 30% - $47,120 $1,178

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Workforce Housing Apartments
41 West Main Street

EXHIBIT C
INITIAL RENT SCHEDULE AND TARGET AMI SCHEDULE

The listed unit designations and types are preliminary and may be conformed to the approved building plans under Section 2.2. Initial Gross Rent includes all utilities.

Unit	Approx. Area	Type	Initial Maximum Gross Rent
North 1A	683 sq. ft.	Studio	$1,300/month
North 1B	699 sq. ft.	Studio	$1,300/month
North 2	831 sq. ft.	Studio or 1-bedroom*	$1,400/month
North 3	510 sq. ft.	Studio	$1,300/month
North 4	857 sq. ft.	Studio or 1-bedroom*	$1,300/month
North 5	660 sq. ft.	Studio	$1,400/month

** Final unit-type designation must produce five studios and one one-bedroom unit unless administratively approved under Section 2.2.*

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Midway General Plan

- Create development code specific to facilitating the inclusion of Moderate Income and Service worker attainable housing components in development plans in designated higher-density areas.
- Apply the density bonus provisions in the Development Code for additional moderate-income housing units when they supply housing for clearly expressed community needs.
- Consider allowing moderate-income housing to use M&I water, leased by Midway, to lower development costs.
- Consider workforce housing to mitigate the impact of commercial developments upon the housing needs of the City.
- Negotiate with developers to create workforce housing for developments in the Resort Zone.
- Encourage increased moderate-income housing in central residential zones adjacent to commercial centers.
- Encourage discussions about moderate-income housing to explain and educate the community about the need for affordable housing in terms of providing housing for persons who work in Midway, but cannot afford to live here, and persons who live in Midway but cannot afford to purchase a home.
- Moderate income housing is an investment in a vital community and insurance of a locally-based work-force.

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Midway Mobility Study

- On an average day, approximately 928 employees commute into Midway from outside the city for work.
- Providing housing opportunities for these employees could reduce commuter traffic, improve housing and employment accessibility, and strengthen the connection between where people live and work.
- Many individuals employed in essential community services face long commutes to work in Midway. Expanding housing opportunities for these workers would improve their quality of life while enhancing the resiliency and overall well-being of the community.
- The study identified essential workers as including employees in the hospitality industry, seasonal workers, teachers, emergency medical personnel, firefighters, law enforcement officers, and others who provide critical services to the community.
- Historically, Midway home values have generally followed trends in surrounding communities. However, in 2023, Midway home values appreciated at a faster rate than the county average for the first time since 2009.
- Midway is experiencing a high and rapidly rising concentration of non-working families which indicates a high demand for vacation homes, second homes, and retirement estates.
- Consistent with statewide and national trends, housing affordability has become an increasing challenge for households across a broad range of income levels in Midway.
- In 2021, only 19.5 percent of employees at The Homestead resided in Midway.
- In 2021, only 15.9 percent of employees at Zermatt Utah Resort resided in Midway.

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MIDWAY
MOBILITY BLUEPRINT

Household Demographics

Demographic Category	Midway	Heber City	Wasatch County	State of Utah
Median Age	41.2	28.1	34.5	31.3
Average Household Size	2.89	3.58	3.18	3.08
Median Household Income	$108,672	$86,365	$94,044	$79,133
Median Home Value	$609,900	$381,200	$490,500	$339,700
Median Monthly Housing Costs	$2,713	$1,874	$2,214	$1,682
Owner-Occupied Housing Unit Rate	81.3%	77.4%	76.7%	70.5%
Median Gross Rent	$2,788	$1,276	$1,487	$1,171
Persons in Poverty	2.5%	4.8%	4.9%	8.2%
Bachelor's Degree or Higher Rate (25 or older)	54.7%	38.1%	44.2%	35.4%

Possible Findings (in support)

1. The proposed project advances the goals and policies of the Midway General Plan.

2. The project addresses a documented community need.

3. The proposed Legislative Development Agreement provides a lawful mechanism for achieving long-term workforce housing.

4. The requested development incentives are reasonably related to achieving the public purpose of workforce housing.

5. The project promotes the public health, safety, and general welfare by increasing housing opportunities for Midway's workforce.

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Possible Findings (against)

1. The proposed 30-year deed restriction does not provide sufficient long-term public benefit to justify permanent fee waivers and a permanent 5-unit density bonus.

2. The developer's request for a City-subsidized Municipal and Industrial (M&I) water lease uses city resources that could be used in a way that would better serve the community.

3. The proposed density increase will have an impact on the community that does not justify the possible benefits.

4. The proposed project does not sufficiently advance the goals and policies of the Midway General Plan.

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