



**BE WISE, ENERGIZE
COMMUNITY DEVELOPMENT
PROJECT AREA PLAN**

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Introduction

The Summit County Community Development and Renewal Agency (the "Agency") of Summit County has established the Be Wise, Energize Community Development Project Area (the "Be Wise, Energize CDA") to promote desirable community development activities. The Be Wise, Energize Community Development Area Plan (the "CDA Plan") qualifies as a green community program for the purpose of issuing low-interest loans to homeowners to reduce residential energy usage, reduce utility costs to homeowners and improve the value of the existing housing stock within the Project Area. The CDA Plan enables county homeowners to reduce their utility costs; and thereby increase both their disposable income and spending power within the local economy, resulting in the creation of additional jobs within Summit County (the "County"). This CDA Plan will guide and control the community development undertakings within the Be Wise, Energize CDA.

This proposal to administer the CDA Plan in the County underwent a careful analysis by the Summit County Council (the "Council"), as well as rigorous review by the Utah Private Activity Bond Review Board, resulting in receipt of a four million three hundred thousand dollar (\$4,300,000.00) Qualified Energy Conservation Bond (the "QECB") allocation. The proceeds of the QECB will be utilized to provide below market interest rate loans for energy upgrades to single family homeowners in order to (a) increase energy efficiencies, (b) save on homeowner utility costs, and (c) increase property values of the existing housing stock within the County.

1. Recitals of Preconditions for Designating a Community Development Project Area

- a) Pursuant to the provisions of UCA §17C-4-101(1) of the Limited Purpose Local Government Entities Community Development and Renewal Agencies Act (the "Act"), and following an examination, investigation and negotiation regarding a residential energy efficiency loan program as required by UCA §17C-4-102(1)(a), the governing body of the Summit County Community Development and Renewal Agency (the "Agency") adopted Resolution 2015-12 on May 13, 2015 authorizing the preparation of a community development project area plan (the "CDA Plan").
- (b) It is the intent of the Agency that the Be Wise, Energize CDA be expanded into the boundaries of adjoining municipalities within the County as is provided under UCA § 17C-1-102(15) through a resolution of each city council in accordance with UCA § 17C-1-204.
- (c) Pursuant to the provisions of UCA §17C-4-102(2)(a) and (b), the County and each of its municipalities has a planning commission and general plan as required by law.
- (d) Pursuant to the provisions of UCA §17C-4-102, the Agency selected the Be Wise, Energize Community Development Project Area (the "Be Wise, Energize CDA") hereinafter described comprising all incorporated and unincorporated areas within the geographical boundaries of Summit County, Utah, as set forth in the official records of the Summit County Recorder.
- (e) Pursuant to the provisions of UCA §17C-4-102, the Agency shall conduct one or more public hearings for the purpose of informing the public about the proposed Be Wise, Energize CDA, allowing public comment on the draft CDA Plan and whether the plan should be revised, approved or rejected.

- (f) Pursuant to the provisions of UCA §17C-4-102, the Agency has made a draft CDA Plan available to the public at the Agency's offices during normal business hours, provided notice of the plan hearing and will hold a public hearing on the draft plan on July 1, 2015.

2. Definitions

As used in this Community Development Project Area Plan:

- a) The term "**Act**" shall mean and include the Limited Purpose Local Government Entities – Community Development and Renewal Agencies Act in Title 17C, Chapters 1 through 4, Utah Code Annotated 1953, as amended, and such other amendments to the Act as shall from time to time be enacted, or any successor or replacement law.
- b) The term "**Agency**" shall mean the Summit County Development and Renewal Agency as set forth in the Summit County Code, Title 2, Chapter 12, and as further designated by the Legislative Body to act as the redevelopment agency of the County, as a separate body corporate and politic.
- c) The term "**Community**" means the County.
- d) The term "**Legislative Body**" means the County Council of Summit County.
- e) The term "**Loan Service Provider**" means the individual responsible for servicing the low interest loans that are a part of the Program.
- f) The term "**Plan Hearing**" means the public hearing on the draft CDA Plan required under UCA §17C-4-102.

- g) The term **“Program” or “Be Wise, Energize Loan Program”** means the residential energy efficiency loan program as defined in this CDA Plan, as implemented by the Program Administrator within the Project Area.
- h) The term **“Program Administrator”** means the individual responsible for overseeing the Program. The Program Administrator may also be the Loan Service Provider.
- i) The terms **“Project Area” or “Be Wise, Energize CDA”** means the geographic area described in the CDA Plan or draft CDA Plan where the community development set forth in this Project Area Plan will take place.
- j) The terms **“Project Area Plan” or “CDA Plan”** means the written plan that, after its effective date, guides and controls the community development activities within the Be Wise, Energize CDA. In most contexts, the CDA Plan refers to this document and all of the attachments to this document.

3. Description of the Boundaries of the Proposed Project Area [17C-4-103(1)]

The map of the Be Wise, Energize CDA is attached in the Appendix as Exhibit A and is incorporated herein by this reference. The Project Area is made up of the incorporated and unincorporated areas contained within the geographical boundaries of Summit County, Utah, as set forth in the official records of the Summit County Recorder.

4. General Statement of Land Uses, Layout of Principal Streets, Population Densities, Building Intensities and How They will be Affected by the Community Development [17C-4-103(2)]

All land uses, inclusive of population densities and building intensities, within the unincorporated areas of Summit County are more fully set forth in the Snyderville Basin General Plan, the Eastern Summit County General Plan, the Snyderville Basin Zoning Map, the Eastern Summit County Zoning Map, and Summit County Code, Title 10 and Title 11. Each municipalities' land uses, inclusive of population densities and building intensities, are more fully set forth in their city general plans, zoning maps, and land use ordinances. Street layouts for the unincorporated County are more fully set forth in its Class B Road Map on file in the Office of the County Engineer. Street layouts for each municipality are more fully set forth in their individualized Class C Road Maps on file in the Offices of the City Recorder. The activities contemplated by this CDA Plan will have no effect upon the land uses, street layouts, population densities or building intensities within the Be Wise, Energize CDA.

5. Standards Guiding the Community Development [17C-4-103(3)]

In order to provide maximum penetration of the Be Wise, Energize Loan Program within the Project Area, and to encourage and obtain the highest quality in energy efficiency home improvements, specific program policies and procedures will be implemented and overseen by the Program Administrator as set forth herein. Each single family detached residential unit in the Project Area will be subject to eligibility requirements of the Be Wise, Energize Loan Program, the International Building Code, the International Fire Code, institutional controls, and other applicable ordinances of the County; and, as required by the Agency.

6. How the Purposes of this Title will be Attained by Community Development [17C-4-103(4)]

It is the intent of the Agency, with the assistance of a selected Program Administrator and a Loan Service Provider, and voluntary participation of the property owner(s), to facilitate energy efficiency improvements to single family detached homes to reduce residential energy usage and associated utility costs to homeowners. The economic benefits of energy efficiency extend far beyond lowering energy bills for consumers. Efficiency also contributes to economic development and job creation. This enhancement of economic vitality in the Project Area will benefit the long term financial well-being of the County and align not only with the Summit County Council 2015 Strategic Plan for environmental stewardship, but also align to the Governor's 10-Year Strategic Energy Plan for reducing energy consumption.

The purposes of the Act will be attained as a result of the proposed community development within the Project Area by accomplishing the following goals:

- (a) The Provision for Job Growth: An energy efficiency investment creates more jobs than an equivalent investment in either the economy or the utility industry, including utilities which primarily use fossil-fuels. As an example, a \$1 million investment in a building efficiency improvement will initially support approximately 20 jobs throughout the economy. By comparison, the same \$1 million investment in the economy as a whole supports 17 jobs. As of 2010, at least 830,000 jobs related to energy and resource efficiency existed in the United States with an average annual increase projected to be at around 3%.¹

In addition to the immediate job creation benefits from energy efficiency program investments, another—and greater—job creation benefit of efficiency results from the consumer savings on energy bills. When businesses or households lower their energy costs, they are able to spend the savings elsewhere in the economy, resulting in

¹ <http://www.aceee.org/blog/2012/09/energy-efficiency-and-economic-opport>

additional jobs. On average, this shift in spending supports 17 jobs per \$1 million compared to the 10 jobs per \$1 million supported through energy generation and distribution.²

The training and certification requirements of contractors and new workers to be engaged under the Be Wise, Energize Loan Program will help expand the energy efficiency knowledge base and upgrade installation techniques provided by, but not limited to, the following trades:

- (i) Home Energy Auditors
- (ii) Heating and Ventilating Contractors
- (iii) Insulation Contractors
- (iv) Remodeling Contractors
- (v) Electricians
- (vi) Lighting Contractors
- (vii) Window Installers

Only a reputable, high quality workforce will be employed to execute energy efficiency upgrades to the homes within the Project Area.

Further benefits will consist of increased use of the Intermountain Weatherization Training Center, whose mission it is to train and certify energy efficiency Contractors. These contractors may serve residents of the Project Area who do not choose to participate in the Be Wise, Energize Loan Program, but who nevertheless desire energy efficiency upgrades to their homes.

- (b) Increased Property Tax Base: Implementation of the Be Wise, Energize Loan Program in the Project Area will increase the property values of homes from between 6% - 9%.³ Every dollar spent in energy efficiency upgrades realizes a \$3 dollar increase in

² <http://www.aceee.org/blog/2012/09/energy-efficiency-and-economic-opport>

³ <http://www.cleanenergyworksoregon.org/blog/energy-upgrades-increase-home-value/>

asset value.⁴ All taxing entities within the Project Area will benefit from this increase in taxable value.

7. Conformance of the Proposed Community Development to the Community's General Plan [17C-4-103(5)]

Summit County government administers and enforces two General Plans within the unincorporated County (i.e., the Snyderville Basin General Plan and the Eastern Summit County General Plan). Both General Plans provide guidance regarding new development. While the Be Wise, Energize Loan Program only applies to existing homes, it is in keeping with the vision of each General Plan as follows:

- (a) Eastern Summit County General Plan: The Eastern Summit County General Plan seeks to “promote proper stewardship of natural resources and address environmental issues of Eastern Summit County.”⁵ The Be Wise, Energize Loan Program helps to reduce the demand for natural resources by increasing the energy efficiencies of residential homes. The Eastern Summit County General Plan has as an additional goal to “[e]nsure that development occurs in a manner and location that protects natural resources, including but not limited to pollution prevention, erosion prevention, national forests, crucial wildlife habitat and corridors, agricultural lands, fisheries, water quality, wetlands, scenic view sheds, riparian areas, wildlife and clean air.”⁶ The combustion of fossil fuels produces carbon dioxide emissions (CO₂) that adversely impacts view sheds and air quality. According to the Summit County Greenhouse Gas Road Map (2012), 21% of CO₂ gas emissions in the County comes from residences.⁷ The Be Wise, Energize Loan Program will assist in voluntarily decreasing the emissions from the residential sector.

⁴ http://www.iea.org/publications/insights/ee_improvements.pdf

⁵ Eastern Summit County General Plan, Chapter 5, Natural Resources/Environmental Quality, Goal 5.1, p.6.

⁶ Eastern Summit County General Plan, Chapter 5, Natural Resources/Environmental Quality, Goal 5.1(a), p.6.

⁷ Summit County Greenhouse Gas Road Map, 2012, p.8, 9

- (b) Snyderville Basin General Plan: The Snyderville Basin General Plan seeks to “ensure that development does not contribute significantly to the degradation of air quality and minimizes the impacts of wood burning stoves, automobiles or other similar air quality pollutants.”⁸ As is the case with the Eastern Summit County General Plan, the Be Wise, Energize Loan Program seeks to reduce CO2 levels by increasing efficiencies in residential homes, thus assisting in the accomplishment of this general plan goal.
- (c) Municipal General Plans: Each of the municipalities’ general plans are not inconsistent with the outcomes of the Be Wise, Energize Loan Program, which result in a voluntary decrease in air pollution through more efficient residential home systems.

The County is dedicated to economic diversification and job growth. This project is harmonious with the County’s goals for economic development and the pursuit of environmental stewardship through reduction of energy usage and associated greenhouse gas emissions.

8. Describe any Specific Project or Projects that are the Object of the Proposed Community Development [17C-4-103(6)]

The specific purpose of the CDA Plan is to implement the Be Wise, Energize Loan Program, which has as its purpose the issuing of low-interest loans to homeowners in order to allow them to effectuate weatherization upgrades which will (a) reduce residential energy usage (increase energy efficiencies), (b) reduce utility costs to homeowners, and (c) improve the property value of the existing housing stock within the Project Area. This CDA Plan enables county homeowners to voluntarily reduce their utility costs; and thereby increase both their disposable income and spending power within the local economy, resulting in the creation of additional jobs within the County. This CDA Plan will guide and control the community development undertakings within the Be Wise, Energize CDA.

⁸ Snyderville Basin General Plan, Policy 5.19

A key component of the CDA Plan is the acquisition by the County of a four million three hundred thousand dollar (\$4,300,000.00) Qualified Energy Conservation Bond (the "QECB") allocation. The proceeds of the QECB will be utilized to provide below market interest rate loans for energy upgrades to single family homeowners.

9. Method of Selection of Private Developers to Undertake Community Development and Identification of Developers Currently Involved in the Process [17C-4-103(7)]

There are no private developers required to undertake any community development associated with the Be Wise, Energize Loan Program.

The County will award a contract pursuant to Summit County Code, Title 1, Chapter 16 (Procurement Code) to a Program Administrator and a Loan Service Provider.

Home Energy Auditors, who are certified through either the Intermountain Weatherization Training Center or an agreed upon third party certifier, shall be utilized by the Program Administrator. Home Energy Auditors will be required to apply to the Program Administrator to be added to a list of pre-approved Home Energy Auditors (the "Home Energy Auditors List" or "HEA List"). A Home Energy Auditor from the HEA List shall be dispatched to the residence to perform the energy audit required by the Program.

The Program Administrator shall also keep a list of pre-approved contractors ("Contractors List") from which homeowners may select. Qualifications for contractors to be placed on the Contractors List shall be published by the Program Administrator.

10. Reason for Selection of the Project Area [17C-4-103(8)]

Residential energy efficiency is a County goal that benefits all residents. Consequently, the Be Wise, Energize Loan Program was determined by the County Council to be a countywide venture, open to all residents of Summit County who qualify.

11. Description of Physical, Social and Economic Conditions in the Project Area [17C-4-103(9)]

- a) Physical Conditions: The Project Area consists of the geographic boundaries of Summit County, inclusive of all municipalities who have authorized inclusion into the Be Wise, Energize CDA by resolution pursuant to UCA §17C-1-204. . The County, established in 1853, encompasses approximately 1,871 square miles of land. The County had approximately 38,486 residents in 2013 according to the U.S. Census Bureau (which ranks the County as the 10th most populous county in the State of Utah out of 29 counties). The County seat is Coalville City. The County maintains a website that may be accessed at <http://www.co.summit.ut.us>.
- b) Social Conditions: The Project Area contains all of the existing residential, commercial, rural and urban land in Summit County. The social conditions are that of a vibrant population residing in the County.

c) Economic Conditions: The economy of Summit County is healthy and vibrant. The largest employers within Summit County are as follows:

<u>Firm</u>	<u>Business</u>	<u>Employees</u>
Deer Valley Resort.....	Arts, entertainment and recreation	2,000–3,000
Park City Mountain Resort (1).....	Arts, entertainment and recreation	1,000–2,000
The Canyons (2).....	Arts, entertainment and recreation	1,000–2,000
Park City School District.....	Education services	650–1,400
Montage Hotels & Resorts.....	Accommodations and food services	500–1,000
Stein Eriksen Lodge.....	Accommodations and food services	500–1,000
Park City.....	Public administration	340–800
Backcountry.com Inc.	Retail trade	250–500
CFI Resorts Management	Real estate and rental and leasing	250–500
Park City Surgical Center	Health care and social assistance	250–500
Resort Express, Inc.	Transportation and warehousing	250–500
Triumph Gear Systems	Manufacturing	250–500
Summit County.....	Public administration	150–350
All Seasons Resort Management.....	Real estate and rental leasing	100–250
Dakota Mountain Lodge.....	Accommodation and food services	100–250
High West Saloon, Inc.	Accommodation and food services	100–250
Hotel Park City.....	Accommodation and food services	100–250
Jans Ltd.....	Retail trade	100–250
Marriott Park City.....	Accommodation and food services	100–250
Skullcandy Inc.	Manufacturing	100–250
Smith’s Food & Drug Centers	Retail trade	100–250
Talisker Club LLC.....	Arts, entertainment and recreation	100–250
The Home Depot.....	Retail trade	100–250
US Ski and Snowboard Assoc.	Other services	100–250
Utah Athletic Foundation.....	Arts, entertainment and recreation	100–250
Wal Mart.....	Retail trade	100–250
Whole Foods.....	Retail trade	100–250

(1) Purchased by Vail Resorts.

(2) Operated by Vail Resorts.

(Source: Utah Department of Workforce Services. Updated September 2014, information as of March 2014.)

Further economic information is provided below:

Employment, Income, Construction, And Sales Taxes Within Summit County And The State of Utah

Labor Force, Nonfarm Jobs and Wages within Summit County

	Calendar Year (1)						% change from prior year				
	2013	2012	2011	2010	2009	2008	2012-13	2011-12	2010-11	2009-10	2008-09
Civilian labor force.....	23,208	22,526	22,073	21,935	22,482	22,189	3.0	2.1	0.6	(2.4)	1.3
Employed persons.....	22,296	21,394	20,729	20,286	20,813	21,506	4.2	3.2	2.2	(2.5)	(3.2)
Unemployed persons.....	912	1,132	1,344	1,649	1,669	683	(19.4)	(15.8)	(18.5)	(1.2)	144.4
Total private sector (average).....	20,770	20,114	19,345	18,191	18,265	20,259	3.3	4.0	6.3	(0.4)	(9.8)
Agriculture, forestry, fishing and hunting.....	59	69	57	48	42	46	(14.5)	21.1	18.8	14.3	(8.7)
Mining.....	78	83	54	69	86	90	(6.0)	53.7	(21.7)	(19.8)	(4.4)
Utilities.....	45	48	50	51	53	49	(6.3)	(4.0)	(2.0)	(3.8)	8.2
Construction.....	1,177	1,075	1,065	1,336	1,638	2,362	9.5	0.9	(20.3)	(18.4)	(30.7)
Manufacturing.....	777	810	767	637	606	597	(4.1)	5.6	20.4	5.1	1.5
Wholesale trade.....	245	243	227	219	217	224	0.8	7.0	3.7	0.9	(3.1)
Retail trade.....	3,416	3,334	3,286	3,152	3,080	3,438	2.5	1.5	4.3	2.3	(10.4)
Transportation and warehousing.....	379	342	314	312	291	323	10.8	8.9	0.6	7.2	(9.9)
Information.....	281	252	252	234	234	243	11.5	0.0	7.7	0.0	(3.7)
Finance and insurance.....	391	381	370	382	414	429	2.6	3.0	(3.1)	(7.7)	(3.5)
Real estate, rental and leasing.....	1,284	1,158	1,167	1,099	1,041	1,193	10.9	(0.8)	6.2	5.6	(12.7)
Professional, scientific, and technical services.....	983	853	721	668	708	749	15.2	18.3	7.9	(5.6)	(5.5)
Management of companies and enterprises.....	98	115	92	95	103	115	(14.8)	25.0	(3.2)	(7.8)	(10.4)
Admin., support, waste mgmt., remediation.....	781	738	733	691	748	827	5.8	0.7	6.1	(7.6)	(9.6)
Education services.....	329	354	341	318	317	332	(7.1)	3.8	7.2	0.3	(4.5)
Health care and social assistance.....	1,078	991	887	811	647	608	8.8	11.7	9.4	25.3	6.4
Arts, entertainment and recreation.....	3,233	3,134	3,011	2,781	2,607	2,670	3.2	4.1	8.3	6.7	(2.4)
Accommodation and food services.....	5,540	5,589	5,392	4,729	4,889	5,449	(0.9)	3.7	14.0	(3.3)	(10.3)
Other services.....	635	595	595	587	574	551	6.7	0.0	1.4	2.3	4.2
Unclassified establishments.....	0	0	4	5	0	0	-	-	(20.0)	-	-
Total public sector (average).....	2,612	2,552	2,531	2,490	2,490	2,457	2.4	0.8	1.6	0.0	1.3
Federal.....	56	61	63	91	74	71	(8.2)	(3.2)	(30.8)	23.0	4.2
State.....	159	158	157	160	165	167	0.6	0.6	(1.9)	(3.0)	(1.2)
Local.....	2,397	2,334	2,311	2,239	2,251	2,219	2.7	1.0	3.2	(0.5)	1.4
Total payroll.....	\$ 854,000,000	\$ 817,000,000	\$ 766,308,669	\$ 710,873,780	\$ 675,591,721	\$ 751,213,763	4.5	6.6	7.8	5.2	(10.1)
Average monthly wage.....	\$ 3,043	\$ 3,003	\$ 2,919	\$ 2,865	\$ 2,713	\$ 2,756	1.3	2.9	1.9	5.6	(1.6)
Average employment.....	23,382	22,666	21,877	20,681	20,755	22,716	3.2	3.6	5.8	(0.4)	(8.6)
Establishments.....	2,429	2,334	2,301	2,307	2,372	2,397	4.1	1.4	(0.3)	(2.7)	(1.0)

(1) Utah Department of Workforce Services.

Employment, Income, Construction, And Sales Taxes Within Summit County And The State of Utah--continued

Personal Income; Per Capital Personal Income; Median Household Income within Summit County and State of Utah (1)

	Calendar Year						% change from prior year				
	2013	2012	2011	2010	2009	2008	2012-13	2011-12	2010-11	2009-10	2008-09
Total Personal Income:											
Summit County.....	\$ 3,177,339,000	\$ 2,944,020,000	\$ 2,784,113,000	\$ 2,503,405,000	\$ 2,356,974,000	\$ 2,523,584,000	-	5.7	11.2	6.2	(6.6)
State of Utah.....	\$ 106,288,727,000	102,464,241,000	96,365,235,000	90,021,496,000	88,273,445,000	91,190,532,000	3.7	6.3	7.0	2.0	(3.2)
Total Per Capita Personal Income:											
Summit County.....	82,558	77,468	74,392	68,598	65,767	71,634	-	4.1	8.4	4.3	(8.2)
State of Utah.....	35,430	35,430	34,173	32,472	32,412	34,265	0.0	3.7	5.2	0.2	(5.4)
Median Household Income:											
Summit County.....	81,907	84,672	85,221	74,535	73,769	79,698	-	(0.6)	14.3	1.0	(7.4)
State of Utah.....	59,715	57,067	55,802	54,740	55,183	56,820	-	2.3	1.9	(0.8)	(2.9)

Construction within Summit County (2)

	Calendar Year						% change from prior year				
	2014 (3)	2013	2012	2011	2010	2009	2013-14 (3)	2012-13	2011-12	2010-11	2009-10
Number new dwelling units.....	6.0	184.0	119.0	95.0	237.0	385.0	(90.9)	54.6	25.3	(59.9)	(38.4)
New (in \$1,000's):											
Residential value.....	\$ 1,818.9	\$ 59,587.6	\$ 57,557.6	\$ 44,270.4	\$ 48,729.6	\$ 59,095.3	(81.5)	3.5	30.0	(9.2)	(17.5)
Non-residential value.....	654.5	6,516.9	26,337.7	10,241.9	17,720.3	11,876.6	(77.9)	(75.3)	157.2	(42.2)	49.2
Additions, alterations, repairs (in \$1,000's):											
Residential value.....	2,475.2	28,802.6	35,097.9	25,057.2	23,333.3	26,439.7	494.1	(17.9)	40.1	7.4	(11.7)
Non-residential value.....	15,760.9	10,878.2	16,405.2	19,917.6	22,571.4	22,891.8	11,609.4	(33.7)	(17.6)	(11.8)	(1.4)
Total construction value (in \$1,000's).....	\$ 20,709.5	\$ 105,785.3	\$ 135,398.4	\$ 99,487.1	\$ 112,354.6	\$ 120,303.4	55.1	(21.9)	36.1	(11.5)	(6.6)

Sales Taxes Within Summit County and the State of Utah (4)

	Calendar Year						% change from prior year				
	2014*	2013	2012	2011	2010	2009	2012-13	2011-12	2010-11	2009-10	2008-09
Taxable Sales:											
Summit County.....	\$ 1,565,281,153	\$ 1,469,760,153	\$ 1,360,924,736	\$ 1,324,335,638	\$ 1,189,658,975	\$ 1,116,528,061	6.5	8.0	2.8	11.3	6.5
State of Utah.....	51,400,000,000	49,404,046,000	47,531,180,000	44,097,027,000	41,387,391,000	40,480,954,000	4.0	3.9	7.8	6.5	2.2
Local Sales and Use Tax Distribution:											
Summit County (and all cities).....	\$ 10,773,646	\$ 10,130,250	\$ 9,555,155	\$ 9,025,036	\$ 8,885,386	\$ 9,370,688	6.4	6.0	5.9	1.6	(5.2)

* Preliminary, subject to change.

- (1) U.S. Department of Commerce; Bureau of Economic Analysis and U.S. Census Bureau.
- (2) University of Utah Bureau of Economic and Business Research, Utah Construction Report.
- (3) Construction information from January 1, 2014 through January 31, 2014.
- (4) Utah State Tax Commission.

12. Description of Any Tax Incentives Offered Private Entities for Facilities Located in the Project Area [17C-4-103(10)]

The Agency will not offer any tax incentives.

13. Anticipated Public Benefit to be Derived from the Community Development [17C-4-103(11)]

a) The Beneficial Influences Upon the Tax Base of the Community [17C-4-103(11)(a)]

The beneficial influences upon the tax base of the County and the other taxing entities will include increased property tax revenues. Implementation of the Be Wise, Energize Loan Program in the Project Area will increase the property values of homes from between 6% - 9%.⁹ Every dollar spent in energy efficiency upgrades realizes a \$3 dollar increase in asset value.¹⁰

b) The Associated Business and Economic Activity Likely to be Stimulated [17C-4-103(11)(b)]

An energy efficiency investment creates more jobs than an equivalent investment in either the economy or the utility industry, including utilities which primarily use fossil-fuels. According to industry estimates, the Be Wise, Energize Loan Program will generate 66 new jobs in the County.

In addition to the immediate job creation benefits from energy efficiency program investments, another—and greater—job creation benefit of efficiency results from the

⁹ <http://www.cleanenergyworksoregon.org/blog/energy-upgrades-increase-home-value/>

¹⁰ http://www.iea.org/publications/insights/ee_improvements.pdf

consumer savings on energy bills. When businesses or households lower their energy costs, they are able to spend the savings elsewhere in the economy, resulting in additional jobs. On average, this shift in spending should equate to 56 additional jobs.¹¹

The training and certification requirements of contractors and new workers to be engaged under the Be Wise, Energize Loan Program will help expand the energy efficiency knowledge base and upgrade installation techniques provided by, but not limited to, the following trades:

- (i) Home Energy Auditors
- (ii) Heating and Ventilating Contractors
- (iii) Insulation Contractors
- (iv) Remodeling Contractors
- (v) Electricians
- (vi) Lighting Contractors
- (vii) Window Installers

¹¹ <http://www.aceee.org/blog/2012/09/energy-efficiency-and-economic-opport>

Appendix

Exhibit A: Map of Summit County Be Wise, Energize Community Development Project Area



