

# Interlocal Housing Task Force Meeting Minutes

June 5, 2017

The meeting was called to order by Vice-Chair Zacharia Levine at 1:04. Zacharia led the meeting today because Amy is out of town.

## Old Business

Review list of identified priorities – assign tasks, identify common themes, decide which to start and which to put on the backburner

Zacharia reads the submitted priorities, and Ben Riley reads his as well because they were not included in the group's submitted priorities.

1. Strengthen and formalize incentives for affordable housing developers
2. Adopt an assured housing ordinance
3. Establish housing funds within the City and County budgets to support affordable housing developments
  1. City/County to explore other potential financing sources for development (ie. bonds, tax increment financing, other tax strategies, ways to help pay for infrastructure improvements, etc.)
4. Establish agreements and funding mechanisms for deed restriction administration
5. Increase zoning densities

Rani Derasary states that the City Council recently officially selected its priorities from the Affordable Housing Plan. These include:

1. 1e – Evaluate policy scenarios and set intermediate (1, 2, 5, and 10 year) goals that lead to the achievement of the Vision.
2. 4b – Strategically increase zoning densities to facilitate compact development patterns.
3. 4e – Review City and County Land Use Codes to identify and document barriers to affordable housing and engage in public process to mitigate or remove those barriers.
4. 4a – Adopt and assured housing ordinance.
5. 6a – Require all new affordable housing include deed restrictions.
6. 8a – Establish housing funds within the City and County budgets to support affordable housing developments.
7. 8b – Evaluate opportunities to develop housing or mixed use developments on publicly owned parcels.

The group identified the common themes in the submitted priority lists:

- Allocation of TRT funds to support affordable housing
  - The County Council will have a public hearing the evening of June 6 to hear public feedback on TRT allocations. The HTF drafted a rough copy of a letter of support for some TRT funds to go toward affordable housing. Emily emailed the draft to Zacharia, and Zacharia will edit some of the language and will include reference to the Affordable Housing Plan's action item addressing TRT allocations toward housing.

- The drafted letter may be summarized as: “We see a relationship between the tourism economy and the need for seasonal and workforce housing. The IHTF recommends the council advocate for TRT funds to be allocated toward community housing efforts.”
- Code enforcement
  - County update: as of today, Grand County has hired a Code Enforcement Officer, and Zacharia notes that he believes the county will start making serious headway with enforcement efforts, especially in regard to BnBs.
  - Last week, the County Council passed a moratorium on BnBs in zones other than the highway commercial. The County Planning Commission will accept public comment at their meeting next week. Zacharia notes that this moratorium was initiated by the Council, not the Community Development Dept or the Planning Commission.
    - HTF discussion – should the task force write a letter with a position on this matter?
    - “We see an issue with bed & breakfast permits taking away long-term housing units. We want to see better regulations for BnBs.” Protect residential character of neighborhoods, protect housing stock
- Emily Niehaus raises a question to the group: Should the IHTF have a general set of statements about density, etc. to pull out and sent to councils as housing-related subjects come up?
  - Discussion on creation of a committee to send out a “housing newsflash” each month – “Communications Liaison” or group researches housing-related agenda items for City and County’s respective PC and CCs
- Assured housing and deed restrictions
  - County update: City and County drafted an agreement to begin an economic nexus study. The City has already approved, and the County is expected to approve agreement at tomorrow night’s meeting. The next step will be to send out an RFP.
  - Deed restrictions: Zacharia, Emily, Ben, and Kalen met last week to discuss deed restrictions and have started developing a DR library. The first task of the GC VISTA will be to partner with Claire Spalding (CR) and Jenna Whetzel (HASU) to research ways in which deed restrictions are administered. This study will guide the IHTF’s recommendation to the councils about next steps with deed restrictions in the community.
- Density
  - The County PC has had three meetings so far to discuss an incentive-based high density overlay or other system for increasing densities. None of the members of the IHTF have attended these meetings yet. These meetings will continue to send a recommendation to the council.
  - Rani asks if the task force should support general increases in density or if it should only be supported in conjunction with deed restrictions or some element of affordability
  - The City is waiting on the data from the upcoming economic nexus study before creating stances on density and other housing-related decisions. Zacharia reports that on June 6, 2017 the County Council will vote to approve an interlocal agreement with the City to jointly fund the economic nexus study. The RFP will go out soon after.

- The group suggests that the City begin the same process the County has been following in regard to high density overlay concepts to target specific geographic areas for higher density.

## Community Updates

### Moab Area Community Land Trust (MACLT)

- Emily Niehaus has stepped down from the Board, so MACLT is currently looking for a replacement board member, preferably someone who has real estate experience.
- The land trust has signed an MOA with HASU and CR to gain in-kind assistance with writing their Policies and Procedures. The partnership was created because HASU and CR have experience with developing housing for low-income families.
- The group is working on finalizing a website and P&P. There are rumors of a significant land donation going to the trust, as mentioned in the paper, but the board cannot comment at this time.

## New Business

Presentation by Matthew Starley, a graduate student from USU. Matthew proposes to use GeoDesign Hub to help the Moab area develop a (housing) master plan for 2050 as his thesis project. GeoDesign is a decision support tool used by USU to help with community planning.

Matt introduced the software and described the next steps in his process: setting boundaries, selecting systems, and creating base maps for a workshop. He will interview participants of the workshop to identify who owns what and the future development plans for particular parcels. Once base maps are created, a Tinder-like app will be used by the community to make quick decisions about which plans are popular or not in the community. Being selective with workshop participants will help to produce an educated, precise Master Plan that Matt hopes will address many of the needs outlined in the Affordable Housing Plan. Matt's timeline shows running the workshop in Moab in September.

The next step following this presentation will be for Matt to write up a hard-cost budget proposal and a timeline for pre-workshop work.

The meeting was adjourned at 2:35.