

Interlocal Housing Task Force

Minutes: 09.12.16

Attendees:

| | | |
|-----------------|--------------|-----------------|
| Zacharia Levine | Rachel Moody | Jaylyn Hawks |
| Claire Spalding | Amy Weiser | Rani Derasary |
| Kaitlin Myers | Ben Riley | Kalen Jones |
| Joey Allred | Jeff Whitney | Mel Hugentobler |
| Jazmine Duncan | Ruth Brown | |
| Emily Niehaus | Dennis Brown | |

- Member updates:
 - Grand County activities
 - 2016 Affordable Housing Plan is almost complete – data analysis is almost done and some of the formal writing is complete, time to now define goals, objectives, formal action plan by IHTF
 - Pathways Home Toolkit for Permanent Supportive Housing team has been going to SLC for one month and will continue to go until January to develop a plan to create senior housing in the sixth step of the MAPS plan
 - Assured housing draft ordinance has been presented to County Council and received feedback; next steps: economic nexus study and Oct. 3 breakfast Q&A panel to talk with developers, business owners, and public officials about their involvement with assured housing
 - Moab Business Summit is Nov 9
 - County Council had a pre-budget meeting, agreed to propose a \$50,000 budget for housing efforts, funded in part from TRT taxes
 - Also discussed road construction leading to USU Moab campus, hopes that they can get funding to a place where SITLA will begin construction on housing units at the same pace that the campus construction will evolve
 - Sept. 26 – 29: Grounded Solutions Network Conference in Park City, UT
 - Sept 19 presentation about creating a livable Moab based on the lessons from Ogden, UT
 - Presentation of housing resources website – to be completed at the next HTF meeting
 - Moab City activities

- Downtown plan hopefully approved tonight by city council in the hopes of starting workshops, etc. for it
 - RFP out for code revision hopefully out this month
 - Planning commission discussions on assured housing policies to send soon to the council; hopefully will be around the same timing as the code revisions
 - City Council Announcements
 - Floyd is going to Grounded Solutions conference
 - Community Land Trust is working on creating policies and procedures, goal is to have it done by Thanksgiving; once these are solidified, they can start accepting money and land
 - Training up with Utah League of Cities and Towns this week
 - Subcommittees
 - See Hotel/Motel and Outfitter Survey Results Below
 - Non-profit partners
 - SEES Moab – Critical Public Presentation; September 19 @ 7pm (Star Hall)
 - Community Rebuilds
 - All new projects will have some kind of deed restrictions going forward
 - Taking it upon themselves to become a deed restriction resource for the community – sample deed restrictions and educational resources for those who want it, whether starting projects with CR or otherwise
 - County Council wants to meet with CR and HASU to talk about management of deed restrictions in the future
 - HASU
 - Had been working with Mike Bynum and partners in hopes of starting a tax credit project, and the partners are not ready to do a tax credit application this year
 - Will continue developing the project, but it will probably be market rate, not affordable housing; hoping to discuss deed restrictions with them in the coming weeks
 - Community members
- Possible TASKS for the Housing Task Force
 - Housing website
 - Drafting policies and guidelines for housing funds in the City and County budgets
 - How to live TINY in Grand County: A resource guide for tiny homes
 - Education & Outreach
 1. News article series
 2. Speaker series
 3. More public workshops

- Affordable housing in the news (member generated list)

Housing solutions (general):

- Seattle passes an assured housing ordinance
<http://www.bizjournals.com/seattle/news/2016/08/16/seattle-council-passes-historic-affordable-housing.html>
- The changing function of trailer parks
By the mid-1950s, the main use for mobile homes had shifted from vacations to housing. But trailer parks often lacked basic amenities and were typically relegated to areas where land was cheap. [This historic PAS Report](#) from March 1956 advocated for zoning changes to accommodate the increasingly residential nature of mobile home parks.
- The Urban Institute Affordable Housing Calculator
<http://apps.urban.org/features/cost-of-affordable-housing/>
- Cornerstone Partnership Affordable Housing Calculator

Affordability challenges throughout the Country:

- Scathing Resignation Letter Nails Silicon Valley's Housing Crisis
http://www.huffingtonpost.com/entry/palo-alto-housing-crisis-letter_us_57adc6c8e4b069e7e504ba24?section=
- Rent-to-Own Homes: A Win-Win for Landlords, a Risk for Struggling Tenants
<http://www.nytimes.com/2016/08/22/business/dealbook/rent-to-own-homes-a-win-win-for-landlords-a-risk-for-struggling-tenants.html?mwrsm=Email>
- More news on AirBnB vs. Municipalities: Pending New York lawsuit
<http://www.theverge.com/2016/9/7/12834606/airbnb-threatens-lawsuit-new-york-governor-cuomo-law>
- And another similar article:
<https://skift.com/2016/09/08/airbnb-turns-to-lawyers-to-challenge-local-housing-laws/>

Utah-specific articles:

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- Other resources of interest:
 - Moab free health clinic resource directory
<http://moabfreehealthclinic.org/resource-directory/>
 - The City Observatory: One of the best data driven, research oriented commentary sites on City and Regional Planning

- <http://cityobservatory.org>
- CityLab (From The Atlantic)
<http://www.citylab.com/>
- Planetizen: Online Magazine
<http://planetizen.com>

Outfitter Survey Top Line Findings Aug 31, 2016

Type of outfitter:

| | |
|----------------------|-----------------------------------|
| Cycling related | 7 |
| Canyoneering related | 5 (includes Zip) |
| Water related | 14 |
| Retail | 1 |
| Air related | 4 |
| Misc | 4 (multi cult, Youth G, CFI, Mpk) |
| Total surveys | 35 |

| | |
|------------------------------|---|
| Total employees across above | 548 |
| Of which PT/seasonal | 392 (72%) |
| Of which need housing | 225 approx (not from Moab and not housed by employer) |

| | |
|-------------------------------|--|
| Provide housing onsite/nearby | 7 outfitters (+1 sht term) (CFI, YG, 2 air, W Spirit, Canyoneering, Rim) |
| Would like to provide onsite | several, but want camping vans allowed |
| Cannot provide due to zoning | 3 (respondents who knew) |
| Don't know if allowable | 9 |

Housing utilized

- Shared room/apt/house
- Camping tent/vans
- Parking van at friend's place
- Guides in town very short time, only need 1-2 night's stay – usually on the trail with clients

Support 'managed' housing for seasonal staff (not all answered)

| | |
|----------------|-------------------------|
| Yes | 5 |
| No | 8 (includes not really) |
| Maybe/not sure | 10 |

Price range (not often provided)-- \$200-800/month

Lack of housing = hard to hire? 9 no – 19 yes (some not relevant, only hire locals, small, self-owned)

Lack of housing = limiting growth? 9 no - 15 yes (some not looking to grow)

Majority have trouble hiring and feel that their growth is hindered due to lack of housing for seasonal/PT employees. Some (most of 'no' respondents) hire residents only – no need for seasonal housing.

Biggest need: place for inexpensive van camping – dorms with shared kitchen/showers - some want to obtain a house for workers to share, especially those with staff usually on the trail. Air-related groups want housing at airport. Spoke with Outward Bound and they house all their folks.

Renters are 'kicked out' of housing at high season for short term rentals. Fewer rentals now and fewer trailer/camping van sites.

| Hotel-Motel-B&B-Overnight Lodging name | Address | Phone | # of rooms | # of rooms: guests stay ≥30 days | % long-term renters | Total # of employees | # of employee housing units | % staff housed | Onsite or offsite? | notes | | | | | | | |
|---|-------------------------------|---------------------|------------|----------------------------------|---------------------|----------------------|-----------------------------|----------------|--------------------|-----------------------------------|--|--|--|--|--|--|--|
| Aarchway Inn | 1551 N Riverview Dr | 435-259-2599 | 97 | 0 | 0.0% | | | #DIV/0! | | Teresa Horning | | | | | | | |
| Adventure Inn Moab | 512 N Main St. | 435-259-6122 | 27 | 0 | 0.0% | 5 | 0 | 0.0% | | Jim | | | | | | | |
| Apache Motel | 166 South 400 East | 435-259-5727 | 35 | 0 | 0.0% | 6 | 2 | 33.3% | off site | talk w mngr | | | | | | | |
| Best Western Plus Canyonlands Inn | 16 S Main St. | 435-259-2300 | 80 | 0 | 0.0% | 35 | 3 | 8.6% | off site | Candy | | | | | | | |
| Best Western Plus Greenwell Inn | 105 S Main St. | 435-259-6151 | 75 | | 0.0% | | | #DIV/0! | | manager | | | | | | | |
| Big Horn Lodge | 550 S Main St. | 435-259-6171 | 58 | 0 | 0.0% | | | #DIV/0! | | mgr N/A | | | | | | | |
| Bowen Motel | 169 N Main St. | 435-259-7132 | 41 | | 0.0% | | | #DIV/0! | | message machine | | | | | | | |
| Comfort Suites | 400 North Main St | 435-259-5455 | 94 | 0 | 0.0% | 40 | 0 | 0.0% | | Sean - out of season employees 10 | | | | | | | |
| Days Inn | 426 N Main St | 435-259-4468 | 50 | | 0.0% | | | #DIV/0! | | | | | | | | | |
| Fairfield Inn & Suites Marriott | 1863 N Highway 191 | 435-259-5350 | 89 | | 0.0% | | | #DIV/0! | | message | | | | | | | |
| The Gonzo Inn | 100 W 200 South | 435-259-2515 | 43 | 0 | 0.0% | 12 | 0 | 0.0% | | front desk | | | | | | | |
| Hampton Inn | 488 N Main St | 435-259-3030 | 79 | | 0.0% | | | #DIV/0! | | | | | | | | | |
| Holiday Inn Express & Suites | 1515 Hwy 191 North | 435-259-1150 | 119 | 0 | 0.0% | 50+ | 0 | #VALUE! | 0 | Jeremy | trailer park | | | | | | |
| Hotel Moab Downtown | 182 S Main St | 435-259-7141 | 81 | | 0.0% | | | #DIV/0! | | | | | | | | | |
| Inca Inn | 570 N Main St | 435-259-7261 | 24 | 0 | 0.0% | 5 | 0 | 0.0% | | mgr | | | | | | | |
| Kokopelli Lodge | 72 South 100 East | 435-259-7615 | 9 | | 0.0% | | | #DIV/0! | | | | | | | | | |
| La Quinta Inn & Suites | 815 S Main St | 435-259-8700 | 99 | 0 | 0.0% | | | #DIV/0! | | | | | | | | | |
| The Lazy Lizard Hostel | 1213 S Hwy 191 | 435-259-6057 | 36 | 0 | 0.0% | 2 | | 0.0% | offsite | mgr | house some of the visa students, for higer rates | | | | | | |
| Moab Rustic Inn | 120 East 100 South | 435-259-6177 | 35 | | 0.0% | | | #DIV/0! | | | | | | | | | |
| Moab Valley Inn | 711 S Main St | 435-259-4419 | 126 | | 0.0% | | | #DIV/0! | | mgr N/A | | | | | | | |
| Motel 6 Moab | 1089 N Main St | 435-259-6686 | 66 | 0 | 0.0% | 16 | 10 | 62.5% | offsite | Jennifer | | | | | | | |
| Quality Suites | 800 S Main St | 435-259-5252 | 75 | 0 | 0.0% | | | #DIV/0! | | | | | | | | | |
| Red Stone Inn | 535 S Main St | 435-259-3500 | 52 | | 0.0% | | | #DIV/0! | | | | | | | | | |
| River Canyon Lodge | 71 West 200 North | 435-259-8838 | 80 | | 0.0% | | | #DIV/0! | | | | | | | | | |
| Riverside Inn | 988 N Main St | 435-259-8848 | 51 | | 0.0% | | | #DIV/0! | | | | | | | | | |
| Rodeway Landmark Inn & Suites | 168 N Main St | 435-259-6147 | 36 | | 0.0% | | | #DIV/0! | | | | | | | | | |
| Silver Sage Inn | 840 S Main St | 435-259-4420 | 17 | 0 | 0.0% | 4 | 0 | 0.0% | | Ben | rates for people that need extended stays | | | | | | |
| Sleep Inn | 1051 S Main St | 435-259-4655 | 61 | | 0.0% | | | #DIV/0! | | | | | | | | | |
| Super 8 Motel | Moab 889 N Main St | 435-259-8868 | 146 | | 0.0% | | | #DIV/0! | | | | | | | | | |
| Virginian Motel | 70 East 200 South | 435-259-5951 | 37 | | 0.0% | | | #DIV/0! | | | | | | | | | |
| Moab Under Canvas | 13784 North Highway 191 | 801-895-3213 | 40 | | 0.0% | | 12 | #DIV/0! | | | | | | | | | |
| Red Cliffs Lodge | Mile Marker 14 Hwy 128 | 435-259-2002 | 110 | 0 | 0.0% | 160 | 50 | 31.3% | offsite | Charley | includes Moab Lodge, Redstone, Big horn, Red cliffs, and rustic. | | | | | | |
| Sorrel River Ranch | Mile Marker 17 Hwy 128 | 435-259-4642 | 55 | | 0.0% | | | #DIV/0! | onsite | message machine | | | | | | | |
| | | | 2123 | | | | | | | | | | | | | | |
| Moab Lodge, Redstone, Big Horn, Red Cliff and Rustic are all under umbrella of Red Cliffs - approximately 12 employees come from H2B visa program | | | | | | | | | | | | | | | | | |
| many hire international students (J-1 visa) and house them for the season | | | | | | | | | | | | | | | | | |
| problem with onsite housing is the mixing of tourists and business. | | | | | | | | | | | | | | | | | |
| Most managers are concerned more about middle housing, having a hard time finding affordable housing for managment | | | | | | | | | | | | | | | | | |

