

## Interlocal Housing Task Force

Meeting Minutes: 12.7.15

### Individuals Present:

La Donna Kiniston	Kalen Jones	Rachel Moody
Jazmine Duncan	Mel Hugentobler	Rebecca Davidson
Heila Ershadi	Michele Blackburn	Tiffany Van Sickle
Emily Niehaus	Ruth & Dennis Brown	Zacharia Levine
Rikki Epperson	Ben Riley	
Rani Derasaray	Melissa Byrd	

- Rebecca Davidson provided an update on the City's efforts to adopt a housing vision, goals, policies, and strategies (see attached draft document). The task force provided feedback and commentary on individual bullet points, and the document as a whole. Recommendations included: a) adding transportation costs to the concept of affordable housing, and b) define "essential" housing as opposed to "affordable" or "attainable" housing (employment vs. income vs. other qualifiers).
- Zacharia Levine received a vote of approval to use "Improving housing affordability for Moab's residents and workforce" as the mission statement/tagline for the task force.
- The task force discussed which recommendations presented to the city and county councils on October 30, 2015 should be researched further and translated into draft ordinances to amend the Moab City and Grand County land use codes. Zacharia will present the list of recommendations and, hopefully, their associated draft ordinances to the Grand County Planning Commission during their first regular meeting of 2016, on January 13<sup>th</sup>. The following recommendations were selected (in prioritized order):
  - Code Enforcement
  - Budgetary
    1. All recommendations are considered valid and desirable, but do not represent land use code amendments.
      - \*Rebecca Davidson will serve as the Moab City staff representative to the housing task force until a new Community Services Director is hired.
      - \*Grand County allocated \$15,000 to "housing" in its 2016 budget. Moab City is exploring a similar budgetary allocation of \$150,000 in its next FY.
  - Incentives
    1. Density (w/affordability requirements)

- 2. Infrastructure
  - construction/maintenance agreements between developers and jurisdictions
  - utilize “housing funds” to waive or defer impact fees and/or development review fees
- 3. Enable more opportunities for seasonal housing opportunities, including formalized campgrounds and other group living situations
- Regulations
  - 0. Assured housing (inclusionary zoning) – ensure that all new development includes an affordable component.
  - 1. All amendments that encourage compact development and smart growth (i.e. first category of recommendations)
    - Relax ADU (mother-in-law) regulations
  - 2. Require deed restrictions on all future housing termed “affordable” or provided via density bonuses.
  - 3. Require housing loss mitigation plans for development proposals that decrease long-term housing stock (demolition/rezone/commercial conversions).
    - Define parameters for exceptions
  - 4. Further specify commercial impact fees by structure/use type and evaluate potential modifications to current impact fee schedule
- Also attached:
  - Draft policy consideration statement, City of Moab
  - Background information on housing trust funds (internal to city/county budgets as opposed to a 501(c)(3) community land trust) – Zacharia Levine
  - Map: Publicly owned parcels in Moab City and Grand County – 12.2016 (see Adobe link in e-mail). Minor adjustments to be made prior to 1.4.16 meeting.