

Grand County Affordable Housing Task Force  
Grand County Council Chambers  
March 16, 2015 10:00 am  
Summary of comments

Chair Levine opened the meeting with a review of past task force work, specifically the 2009 Affordable Housing Plan which was passed after a great deal of public input. While the 2009 Plan is still in effect, supply and demand are seriously out of balance. The need for greater density allowances, public/private partnerships, economic development, and higher wages remains paramount to addressing housing issues. The "emergency" nature of the lack of housing cuts across all income levels and is felt most acutely by the school system, the hospital and many local service based businesses. Distinction was made between taxpayer subsidized housing and affordable housing for low and moderate income households. The Times Independent was commended for their informative series on housing. Several speakers pointed out that the existing private sector "affordable" housing is often sub-standard, dilapidated, energy inefficient, inaccessible, and expensive. Current rentals at the \$800-\$1,200 level are too expensive for most renters and too cheap for developers to make the project worthwhile. The Moab City Planning Commission's affordable development plan ordinance to streamline projects was discussed. The Cinema Court development was cited as an example of a successful affordable housing project. Cinema Court only has low and very low income units. Several participants noted the social and economic benefits of mixed income projects when planning for future developments. Ben Riley of the Housing Authority of Southeastern Utah (HASU) requested letters of support from the City and County to the State Housing Authority ahead of a March 26th meeting to gain more rural tax credits for similar projects. The Board of Realtors may be helpful in that lobbying effort. Community Rebuilds asked to be included in the list of organizations and projects addressing affordable housing and were also commended for their design features. Byrd Construction was also offered as an example of a private business helping to resolve the housing shortage. Planned Unit Developments, Transferable Development Rights, and Deed Restrictions were mentioned as examples of incentive and disincentive tools used by other municipalities for obtaining and assuring the future of affordable housing. The League of Women Voters will be hosting a meeting on April 13th at the Library to hear a presentation on Affordable Housing. All are welcome. At present, it is believed the State USDA office does not permit HASU's Mutual Self Help homes to be deed restricted, and there are pros and cons for deed restriction. (As a starter home, the appreciation on it helps the owner step up but also eliminates an affordable house from the pool and deed restriction can reduce the value of the property). When pushing for greater density, the case was made for deed restrictions and contracts on projects to avoid having greater numbers of expensive high density housing. A suggestion was made to lower impact fees on accessory dwellings. Castle Valley was offered as a possible source of expansion of accessory units to address the employee housing needs of Red Cliffs and Sorrel. Other temporary or manufactured housing suggestions were made, although concern about their energy consumption was voiced. Seasonal employees in the tourism and construction industries were noted as groups in need of more temporary housing options. Considerable discussion followed about the Land Trust that was formed to hold land for affordable housing projects. Three members of the Task Force (Ken Davy, Audrey Graham, and Emily Niehaus) are in the process of drawing up policies and procedures for the Trust. The Trust is now recognized by the IRS as a 501(C)(3) capable of accepting money and land donations from donors wishing a tax credit. Possible sources of land donations and donors (school, lands SITLA etc) were discussed. It was suggested that bankers, developers,

contractors, hotel owners, and SITLA representatives be invited to the next meeting.  
The meeting was adjourned at 12:00PM. The next meeting will be scheduled via Doodle poll sent out by Chair Levine.

Old Business:

Summary of past work of the Housing Task Force  
City Affordable Housing efforts

New Business:

Examine work of previous Task Force (see attached)  
-what needs more work?, what's been completed?, what can be dropped?  
Letter of support for HUSA from Grand County and City of Moab  
to the State Tax Credit Input Meeting

Future Business:

Re-work the focus of the Task Force  
Define and form Subcommittees to meet monthly  
Work on Moab City Planning Commission's Planned Affordable Development Ordinance  
Study Deed Restrictions  
Lobby for State Housing Authority tax credits  
Get the Land Trust up, operational, and funded  
Expand the Task Force membership