

Housing Task Force

6.1.15 Minutes

Individuals present:

| | | |
|-------------------|-----------------|---------------|
| Dennis Brown | Rachel Moody | Ken Davey |
| Jeff Whitney | Peggy Hosner | Katlyn Keane |
| Jazmine Duncan | Mike Duncan | Melissa Byrd |
| Jeff Reinhart | Audrey Graham | Jim Webster |
| Michele Blackburn | Michael Badger | Heila Ershadi |
| Todd Thorne | Leticia Bentley | |
| Ben Riley | Molly Marcello | |
| Zacharia Levine | Emily Niehaus | |

General information:

- The Housing Authority of Southeastern Utah (HASU) and Community Rebuilds (CR) will host open houses for recently completed projects. These will both take place on June 26. More details will be provided closer to the event.
- Claudia O’Grady gave a presentation on the Utah Housing Corporation’s Tax Credit Program at the joint City-County meeting held May 29 in the County Council Chambers. The Housing Task Force discussed the accuracy of Ms. O’Grady’s numbers related to land costs, land availability, and local income levels in Grand County.
- The developers of Mulberry Grove subdivision are considering deed restricting a portion of the remaining lots to ensure primary homeownership (and not 2nd/3rd homeowners or nightly rentals)
- Jim Webster (USU-Moab Dean’s Advisory Council) noted that USU-Moab is aware of the need to develop housing alongside (or possibly ahead) of the USU campus development.
- The Housing Task Force briefly discussed the dynamics of employee housing. Is it fairly conducted? What regulations are needed to ensure it is provided fairly? Are housing conditions and costs for workforce housing acceptable?

Subcommittee reports:

- Land Use Regulations (Jeff Reinhart)
 - Moab City has adopted a list of “Barriers to affordable housing” by resolution
 - Grand County could do the same
 - The list of barriers was generated from a national list of barriers
 - Moab City planning commission held workshops following adoption of the resolution. One example included using the building code to determine minimum home sizes.
 - Moab City is working on a Planned Affordable Development regulation that preserves setbacks, but allows for increased density, setbacks to satisfy open space requirements, and other incentives for housing that is affordable.

- This subcommittee began working on an elevator speech. It recognizes the need to communicate housing issues in a way that engages all segments of the community.
- Finance (Ben Riley)
 - Subcommittee is communicating with Amy Rowland of National Development Council to develop a pro-forma and boilerplate responses for tax credit applications
 - The subcommittee is trying to get a handle on the Moab real estate market
- Near Term Project (Ben Riley)
 - This subcommittee is evaluating the potential for a MFR development along south US Hwy 191. HASU would also like to develop an MFR property closer to the city core and may choose to build townhomes and “family-oriented” housing further south in the valley.
 - Possible properties available for purchase to rezone and develop MFR properties that are affordable
 - (\$795k) 6 acre parcel for sale northwest of Cinema Court on Millcreek Dr.
 - Are there concerns about traffic volumes on Millcreek Dr.?
 - (\$705k) property location unknown?
 - We should strive to get the land trust up and running as soon as possible to facilitate land banking and development of workforce housing.
- Design and Construction (Dennis Brown)
 - This subcommittee is working through several questions, including but not limited to:
 - What does pre-approved mean?
 - What would be provided through pre-approved plans?
 - Where would pre-approved plans live?
 - How would the public access pre-approved plans?
 - What are the temporary housing needs that exist in Grand County?
 - Who would fund temporary housing?
 - Where could temporary housing exist?
 - How does temporary housing connect to infrastructure and utility services?
 - Goal to develop community design standards for residential infill that is also affordable.
 - Goal to develop a system for rehabilitation
 - How do you define dilapidated?
 - How do you make a dilapidated home safe and livable?
- Public and Legislator Outreach (Emily Niehaus)
 - Several ideas emerged in the last meeting:
 - “Charge the Capitol” by taking a group on the Elevated Transit Bus to SLC
 - Reach out to legislators when local events take place (ex: HASU and CR open-houses)
 - Elevator speech – 30 seconds to establish need and ask
 - 3 minute video to share with legislators, public and elected officials, and funders

- Minority, Disabled, and Seasonal Populations (Joey Allred/Leticia Bentley)
 - Committee did meet, but Leticia left early and Joey was not available to report
 - Jazmine Duncan from Sellers Group (Cinema Court Management Company) informed the group that developments built with tax credits DO ALLOW undocumented individuals.

- Data (Zacharia)
 - Subcommittee was not able to meet in person, but has been communicating
 - Zacharia is working with a local real estate office to acquire current and accurate market information
 - Housing forecast tools is continually being refined and updated
 - Questions arose around the accuracy of population estimates in Grand County given the disproportionately high level of seasonal citizenship.
 - Questions also surfaced around the number of tourists that visit the area.

Next Meeting:

The HTF will meet again on July 6, 2015 at 1pm in the County Council Chambers. The goal of the next meeting is to create a strategy and timeline for updating the 2009 Affordable Housing Plan.