

Moab Area Housing Task Force

Minutes: 8.3.15

Present:

Joey Allred
Audrey Graham
Heila Ershadi
Jazmine Duncan
Molly Marcello
Jeff Whitney

Rani Deraseray
Jim Webster
Jaylyn Hawks
Rachel Moody
Mel Hugentobler
Shik Han

Michele Blackburn
Ben Riley
Zacharia Levine

1. Welcome
2. Introductions
3. Subcommittee Updates

Finance & Next Project –

Ben is meeting with developers and financiers that are interested in doing housing developments. He will update the subcommittee on recent conversations.

It sounds like more lots are likely to be coming online soon – lots of 30-50 unit proposals

Trying to coordinate meetings between all the necessary players

Zacharia: a couple rezone applications likely in the pipeline

Legislator & Public Outreach –

The subcommittee is working on finalizing an elevator speech. The group noted that it must contain some statistical information that supports a clear statement of the problem.

~100 Utah legislators will be coming through Moab on September 16-17. The subcommittee needs to hone its message. There will be an opportunity to address the group directly on housing and economic development. All HTF members will be invited to a planning meeting hosted by this subcommittee.

Similarly, the City and County Councils have asked for a review of the 2009 affordable housing plan, an update on progress made since 2009, and a clear list of action items going forward. Hopefully, this can take place before the 9/16-17 tour.

Bldg & Construction –

Dennis Brown is finalizing his 1, 2, and 3 bedroom plans to be reviewed by the building inspector and made available to builders/developers looking to create basic, affordable units. In Dennis' absence, the group addressed some of his questions:

0. Who will own and hold the pre-approved plans?

Either the Land Trust or the Building Department.

1. Will the plans be provided free-of-charge?

Yes. Pre-approved plans shall be provided free of charge to the applicant.

2. If multiple authors provide building plans for free, should plan authors be compensated if their specific plans are chosen by a builder/developer?

No. Plans shall be provided free of charge to the applicant. If an author offers to provide pre-approved plans, the offer should be unconditional.

3. Should an applicant be required to use the plan author for site-specific information?

No. The applicant should be free to work with any licensed professional to identify the site-specific information for a building permit. The building department does not require licensed architects or engineers for single family houses.

Questions raised by the group:

4. Who should have access to pre-approved plans?

Builders and developers shall have access to the pre-approved plans if they are willing to sign a deed restriction ensuring affordability for a minimum of 5 or 10 years. Otherwise, a standard fee should be charged to the applicant.

5. If a fee was charged, where would the money go?

The Moab Area Community Land Trust could be the recipient of development review fees for affordable housing developments.

Data

Zacharia is refining the housing projections using data from the Decennial Census, 5-yr ACS, HUD, CHAS, GOPB, and MLS. He and Mary Hofhine are collecting housing information on our trailer parks and mobile home communities as well.

REQUEST: Zacharia needs assistance gathering employee housing information from: restaurants, retailers, and outfitters. The spreadsheets are already designed. A volunteer simply needs to call and fill in the information.

Moab Area Community Land Trust –

Founding (and only current) Members: Audrey, Ken, and Emily

Est. 501-c-3 (no money, no land) – finalizing bylaws

Joined National Community Land Trust (over 200 in the Country)

Owners can create equity in housing, but not equity in land

Going for a bigger board (founding members willing to step down)

The Land Trust “driver” needs to be identified still

Banker, Developer, Titles, Land Documents, Fundraisers, “Connectors,”

Could hold in many ways: apartment complex for employers, linkage fees, voluntary, employer donations

Target estate planners

Possible target: Andrew Riley’s 6 acres – not easy to build on...needs a lot of infrastructure

Business & Housing –

Ashley Korenblat recently convened a meeting of local business owners who recognize the business community’s necessary role in solving our housing crisis. The group is likely to meet again. Perhaps their topic of conversation could be employee housing: how to create it; how to regulate it; how to provision short-term/emergency units. The business community is also looking for a quick and accessible housing information card. Mel, Shik, Rachel, and Zacharia will continue to serve as a bridge between the two groups.

Minority, Disabled, & Seasonal Populations –

Ensure corporate ownership is aware of local housing conditions (managers know, but corporate decision-makers don’t know)

Enforce nightly rentals

Linkage fees?

Is citizenship required? Not for tax-credit developments

Looking for representatives from Rotary Club and Chamber of Commerce

Does the City or County provide incentives for employee housing

Seasonal employee housing

Zoning that allows short-term, but not nightly rentals

Land Use Regulations –

Tiny homes mean different things to different people. It is important to specify whether you are talking about stick-built primary residences, stick-built ADUs, or RV/Travel Trailer style units. Although the stick-built units are the only ones that typically pass the IRC, RV/Travel Trailer units can and should be used to fill our short-term and emergency housing needs. A good question is how to regulate them...time, location, design, occupancy, etc.

4. Follow-up on 7.31.15 Joint City-County Meeting

The Moab City and Grand County Councils have requested to hear a review of the 2009 affordable housing plan, an outline of the progress made since 2009, and a clear action agenda for the immediate future. Who will provide this presentation?

Options: Jeff Reinhart, Zacharia Levine, Audrey Graham, Ken Davey, Emily Niehaus.

Invite HTF members, Chamber, Rotary, Hospital Board, and other concerned groups

NEXT MEETING: BECAUSE THE REGULARLY SCHEDULED MEETING FALLS ON A HOLIDAY, THE HOUSING TASK FORCE WILL MEET THE 2ND MONDAY IN SEPTEMBER AT THE SAME TIME AND PLACE.

September 14, 2015

Grand County Council Chambers

1pm.