

Housing Task Force

10.5.15 Minutes

Members Present:

Zacharia Levine
LaDonna Kiniston
Michele Blackburn
Emily Niehaus
Rikki Epperson

Melissa Byrd
Jazmine Duncan
Heila Ershadi
Tiffany Van Sickle
Mel Hugentobler

Jeff Whitney
Ben Riley

The 10.5.15 meeting involved a discussion entirely dedicated to legislative recommendations appropriate for the 10.30.15 housing presentation at the joint City-County Councils meeting. A full list of recommendations follows. Chairman Levine amended the meeting minutes below with additional recommendations and explanations where warranted.

2015 Recommendations to the City and County Councils:

0. Exercise political leadership – Councilmembers will need to be resolute in their commitment to improving housing affordability. It is essential we correct a persistent market disequilibrium.
1. Incentives
 - a. Density
 - i. Amend the City/County General Plans and Zoning Maps to Increase densities in association with deed restricted properties.
 1. Across the board, nodal development, or concentric zones...whichever is chosen, compact development is important for minimizing system-wide infrastructure costs.
 2. Start with the R-3 and mixed-use zones in Moab City, then look at the MFR, SLR, and HC zones in the County.
 3. Consider an additional “high-density” overlay zone for multiple nodes throughout Moab City.
 - ii. Significantly increase existing density bonuses for developments that include deed restricted housing units
 - b. Impact Fee Deferrals and Waivers
 - i. Establish a dedicated funding stream to support more impact fee waivers.
 1. TRT, General Funds, Commercial Impact Fees
 - ii. Any developer willing to create deed restricted housing should qualify.
 - iii. The City and County may designate waivers as matching-funds within grant and loan applications
 - c. Seasonal & Workforce Housing (where and for how-long?)
 - i. Temporary residents working seasonal jobs require unique housing opportunities that differ from full-time residents’ needs.
 - ii. Enable seasonal employers to provide creative workforce/employee housing

1. Look to RV/Campground regulations rather than the International Residential Code (IRC).

1. Regulations

- a. Allow for “fast-track review” of deed-restricted housing developments.
- b. Subdivision Regulations
 - i. Lot Design Standards
 1. Reduce setbacks and minimum lot sizes
 - a. Allow setbacks to count towards open space requirements
 - b. Remove “buffer” requirements in the Grand County LUC
 2. Increase maximum building coverages
 3. Increase height maximums (with protections for solar access)
 4. Remove minimum building sizes (already true in GC)
 5. Reduce parking requirements and street widths
 - ii. Implement a housing mitigation plan requirement for demolitions of (acceptable) housing units, expansions of CUPs or parking areas that decrease residential land availability, or residential-to-commercial rezone requests.
 1. In other words, mitigate the loss of housing through fees or building requirements
 - iii. Assured Housing (aka Inclusionary zoning)
 1. Require developers to build deed restricted housing units for all new development
 - a. <5 units: Pay a fee-in-lieu
 - b. ≥5 units: Build the units & pay a fee-in-lieu for fractional requirements
- c. Increase commercial impact fees – decrease residential fees
 - i. Construction of deed restricted residential units provides impact fee credits
- d. Mixed Use Development
 - i. Allow ground floor residential units in commercial zones
- e. Overnight Accommodations
 - i. Allow only R-1 (IBC) units to be used as overnight accommodations. This would require overnight rentals to have fire suppression systems. It would have the effect of limiting the construction of new overnight accommodations, and equally important, conversions of residential units.
 - ii. Business licenses for overnight accommodations
 1. <5 units: Increase fees to reflect impacts on housing stock (i.e. linkage fee)
 2. ≥5 units: must build deed restricted renter- or owner-occupied units equivalent to 20% of development
- f. Deed Restrictions
 - i. We can be creative. Deed restrictions come with a lot of flexibility, and we can write them to suit the Moab Area. Typically, restrictions set cap limits on:
 1. Renter Occupancy
 - a. Income

- b. Employment status within the County
 - c. Employment type
 - 2. Owner Occupancy
 - a. Income
 - b. Employment status within the County
 - c. % of appreciation realized upon transfer of title (i.e. resale price controls)
 - d. Right of first refusal to purchase conferred upon City, County, and/or HASU.
 - e. Expiration dates
 - 3. Who will hold and enforce the deeds?
 - a. The Moab Area Community Land Trust
 - b. Housing Authority of Southeastern Utah
 - c. Community Rebuilds
 - g. Accessory Dwelling Units (ADUs)
 - i. Allow on all lot sizes as long as setback requirements are met.
 - ii. Consider removing the owner-occupancy requirement
 - h. Local Minimum Wages
 - i. If wages align with housing costs, housing affordability will improve
- 2. Budgetary Decisions
 - a. Housing is a community (social, economic, and environmental) priority – budgets should reflect community priorities.
 - i. Create restricted funds within the General Funds to be designated as the “Moab Area Housing Trust Fund”
 - 1. Sales and use taxes may be diverted to housing
 - ii. Create a budget to fund the Moab Area Community Land Trust – land, infrastructure, construction, personnel
 - iii. Fund HASU, Community Rebuilds, and any other low-income housing developer
 - 1. Operations and/or capacity building
 - b. Build a City-, County-, or Jointly owned apartment complex
 - c. When impact fees are waived, the impacts still exist – the City and County “pay” the impact fees
 - d. Workforce development
 - i. Local builders aren’t experienced in tax-credit construction
 - ii. Additional tradespeople are needed locally
 - e. Develop active transportation infrastructure to accommodate non-motorized transportation for lower-income residents throughout Grand County
 - i. This is essential if residential infill within Moab City doesn’t lead the way, and developers are forced to build south of City limits.
- 3. Do nothing alternative: Hope the market self-corrects, or have this conversation again, and again, and again.