

Interlocal Housing Task Force
Meeting Minutes
Sept 28, 2010
9:00 am

Present at the meeting were the following: Audrey Graham, Lance Christie, Chris Baird, Laurel Hagen, Jeanette Kopell, Michele Blackburn, Matt Mecham, Rachel Moody, Ken Davey, Jeff Reinhart, Krissie Killooy, Fremont Woodward, Sarah Bauman, and Donna Metzler.

I Approval of July 28th and Aug 31st Meeting Minutes (5 min): Approved.

II Review Action Steps 10-18 (20 min): The group reviewed Action Steps 10-18.

III Review Priority Dates (20 min): The group combined agenda items III and IV.

IV Review Items Where the Task Force is Listed as the Lead Agency (20 min)
The group reviewed priority dates for items where the Task Force is listed as the lead agency. The following changes were made:

- Determine target populations (3.b) = already determined, strike from action plan
- Investigate temporary housing alternatives (4.c) = Year 0-1
- Investigate possibility of mandatory real estate transfer assessments on high value transactions (10.b) = Year 0-2
- Housing Counseling (14) = strike Grand San Juan Board of Realtors from funding sources
- Change "Year 0" to "Year 1" throughout the action plan

V CHDO and Land Trust Update, Lance Christie and Ken Davey (5 min)
Ken Davey and Lance Christie reported on the next steps for forming a Community Housing Development Organization (CHDO):

1. set board -must do this first to amend papers
2. expand CHDO wording to include area outside of Power House
3. Audrey to send list of potential CHDO Board members to Ken Davey
4. Task Force to review prospective Board members

Fremont Woodward reported that the next step for forming the Land Trust is to file incorporation papers with the state.

VI Review of Current and Possible Affordable Housing Proposals (5 min)

Impact Fee Committee

Donna Metzler provided an Impact Fee Committee update and distributed a handout with five suggested recommendations:

1. Recommend to GWSSA that they review their impact fee study to use a more conservative time horizon for build-out projections.
2. Recommend to the City and Grand Water that both entities adopt a multi-family rate.
3. Recommend to the City and Grand Water that they adopt a special rate review provision for affordable housing projects that use less water or have less impact on the sewer system per unit than the average residential unit (above and beyond that for a multi-family unit).
4. Recommend that the City and County adopt a revolving fund program to help offset impact fee costs for affordable housing projects.
5. Recommend that Grand County review their overall impact fee rate structure.

The group agreed to have the Impact Fee Committee draft a letter to be reviewed by the Task Force and then sent to the City, County, and GWSSA. The group agreed the letter should address both short and long term considerations and established a goal of getting this letter out by November 1st.

The Impact Fee Committee, consisting of Donna Metzler, Ken Davey, Chris Baird, Lance Christie, Fremont Woodward, and Krissie Killoy, agreed to meet on Wednesday, October 13th at 2:00 in the City Conference Room.

Cinema Court Project

Fremont Woodward reported that the County Council approved a rezone for the Cinema Court site and that a tax credit application will be submitted for this project October 1st. HASU and Cinema Court project partners are currently pursuing annexation into the City.

Self Help Housing

HASU anticipates the development of ten self help homes in the Tierra Del Sol subdivision –currently nine families have qualified.

County

The County is currently working on an amendment to the Land Use Code intended to promote Accessory Dwelling Units as an additional affordable housing opportunity for County residents.

City

Richard Walker from the Rural Community Assistance Corporation (RCAC) recently made a presentation to the Moab City Planning Commission on the topic of “Barriers to Affordable Housing”.

VII Other Affordable Housing Issues (5 min)

Laurel Hagen discussed the need for an amendment to City and County land use and building codes in order to permit either alternative housing or temporary housing. A temporary housing committee was established to further research the issue –consisting of Fremont Woodward, Laurel Hagen, and Chris Baird.

VIII Housekeeping (5 min)

None

IX Next Steps/Meeting (5 min)

Review potential Board members for the Land Trust and CHDO

Land Trust update

Temporary Housing Committee update

Impact Fee Committee update