

**Interlocal Housing Task Force
Meeting Minutes
November 30, 2010**

Committee Chair Donna Metzler called the meeting to order at 9:00 am. Unfortunately, attendance was not formally taken. The Chair apologizes.

- I Approval of October 26th Meeting Minutes (5 minutes) --The minutes from October 26 were approved by acclamation.
- II Land Trust Update – Audrey Graham and Fremont Woodward (10 minutes) -- Audrey and Fremont were not present at the time, so Ken Davey gave a report, as follows: The paperwork for the Association for the Tree of Life (ATL) is not up-to-date. ATL had received a notice of revocation. There is an individual who will be doing the paperwork to ensure that ATL remains a certified IRS corporation, and ATL should be able to function. It will be best if the community starts its own organization for the Land Trust, rather than using ATL. **Ken Davey Audrey Graham, Sarah Bauman and Fremont Woodward will meet to put together the process for this. Audrey has books on how to put together a land trust.**
- III Review Potential Board Members for the Land Trust and CHDO (10 minutes) -- It was determined that **the Land Trust Committee will report back to the task force on the regulations for the constituency of Land Trust and CHDO Boards before the group starts talking about who should be on the board.** There were various opinions expressed about the appropriate make up of the boards. It was expressed that the group needs to work with Community Rebuilds. **This item will be rescheduled for a report and discussion at the next meeting.**
- IV Temporary Housing Committee Update (10 minutes) -- This committee had not met since the last meeting. Nonetheless, there was considerable discussion about possible directions to go with this topic. Chris Baird indicated that a review of Castle Valley’s temporary ordinance was underway. There was discussion about the possibility of a temporary trailer park, but that the issue of impact fees for temporary units needed to be addressed. There was discussion about the possibility of more permanent-living-style RV Parks with temporary facilities. It was suggested that given the many directions this topic could go, that the group decide on what we want the Temporary Housing Committee to look at. The Temporary Housing Committee is composed of Laurel Hagen, Jim Nelson, Chris Baird and Fremont Woodward. Laurel Hagen is leading the group. **The task force determined that we would like the Temporary Housing Committee to look at the following issues and then report back:**

Definitions/categories of temporary housing; impact fees for temporary housing; permanent parks for mobile housing; Castle Valley’s temporary housing ordinance; and other relevant ordinances.

Chris Baird said he would get in touch with Laurel.

- V Review of Draft Letter to the County, the City, and GWSSA Requesting a Review of Existing Impact Fees (15 minutes) -- Draft letters were disseminated. **It was determined that task force members would provide any input regarding the letters to Ken Davey through email, and that the letters would be sent in December.**
- VI Discussion regarding One-year Work Plan for the Affordable Housing Task Force (10 minutes) – Donna Metzler suggested that the group put together a one-year work plan to focus and prioritize the group’s efforts over the next year. It was agreed to place this on the next agenda.
- VII Review of Current and Possible Affordable Housing Proposals (5 minutes) -- It was reported that the tax credit application for the Cinema Court project was in an excellent position for approval, and that there was an application for a CDGB grant for project infrastructure. It was reported that there are ten people ready to build sweat equity projects. It was reported that bids are out for work on the Virginian project. It was reported that GWSSA had discussed and approved a request for adjustments to the Cinema Court impact fees. For sewer, there was a deferment approved, and for water there was a reduction based on use of irrigation water. There was an approximate 40% reduction. It was reported that Community Rebuilds will finish their first house on December 10. Community Rebuilds is trying to find two projects that are close together and that they are looking to start a land trust. **Ken Davey and Audrey Graham agreed to meet with Emily Niehaus on the land trust issue, to avoid duplication of effort.** It was reported that Hogan and Associates is looking Health Care District property for a possible affordable housing project.
- VIII Other Affordable Housing Issues (15 minutes)
- Discussion regarding Mobile Home Rental to Owner Program – Steve Goodwin led this discussion. He wanted to know what the program was. It was discussed that there was no official program in place, and that it was Steve’s efforts with Grand Oasis that were the main efforts. A detailed discussion about the challenges with such a program took place. Some issues include the ratio of owner to renter at Grand Oasis, the difficulty of financing through a land trust or other mechanism, interest rates, down payment problems and removing the RV use as part of the zoning. It was discussed that a lobbying effort with the Federal Home Financing Agency would help. It was also discussed that Mark Lundgren could provide technical assistance. It was suggested that we determine what kind of priority the task force wanted to place on this issue when we talk about our work plan.
 - Discussion regarding possible Rent Stabilization Ordinance -- It was discussed that the rent stabilization issue needed to be addressed at the state level. It was discussed that there is a state-wide issue of the corporate purchase of

mobile home parks which leads to financial evictions because the rents get increased so high. Support of possible legislation was discussed.

IX Housekeeping (5 minutes) – April Labine asked to be added to the email list. Mike Duncan asked to be on the Impact Fee Committee. It was discussed that in cases in which Krissie Killoy was unable to attend the meeting to take notes, if someone on the group besides the Chair would volunteer and then produce minutes, that would be helpful.

X Next Steps/Meeting (5 minutes) – **It was agreed that because of the holidays, the next meeting would be January 25 at 10:00 am.**