

Moab Area Housing Task Force

May 2018 Meeting Agenda

Thursday, May 3, 2018 at 11:00AM
Large Conference Room, Grand County Public Library

Type of Meeting: Monthly MAHTF Meeting

Meeting Facilitator: Shik Han, Chair

- I. Call to order
- II. Attendee Sign in Sheet
- III. Approval of minutes from last meeting (3 min)
- IV. Open Items (50 min)
 - a) Updates (20 min)
 - a. Moab City Update (5 min)
 - b. Grand County Update (5 min)
 - c. Advocacy Committee Update (5 min)
 - d. Public Outreach Committee Update (5 min)
 - b) Presentation: Moab Area Community Land Trust Update (30 min)
- V. New business (7 min)
- VI. Adjournment

IV. a) c. Advocacy Committee – Draft Budget Letter to Moab City Council

Dear Councilmembers,

The Moab Area Housing Task Force (MAHTF) recommends to the City Council that it **retain and expand the established Housing Fund for Moab City’s 2018/2019 FY budget. The MAHTF recommends Moab City increases its affordable housing allocation to \$250,000 from its current proposed amount of \$150,000 and include this amount as a permanent line item in the City’s budget.**

The MAHTF is a non-partisan, voluntary body of local professionals working to expand the supply of affordable and attainable housing in the Moab Area. Its members work in various public and private industry sectors and come together to identify housing solutions for residents and workers in the community. The City and County formally established the Task Force by resolution in 2009 in conjunction with the completion of the first Moab Area Affordable Housing Plan (MAAHP). The group was heavily influential in completing the 2017 plan update, which was also adopted by the City and County.

The MAAHP Action Plan outlines numerous short- and long-term items for various community stakeholders. At the beginning of 2017, the Task Force outlined its top priorities from the MAAHP, including but not limited to: 1) Implementing an “Assured Housing” Policy, 2) Supporting the Moab Area Community Land Trust 3) Requiring, implementing, and enforcing deed restrictions on affordable units and 4) Increasing funding allocations for affordable housing. Several members of the MAHTF are taking initiative in their own organizations to reach these goals, and they are encouraging others, especially community leaders and elected officials, to follow suit.

The MAHTF would like to highlight certain Housing Plan actions to guide the Council as they move toward finalizing the 2018/19 budget:

- Evaluate policy scenarios and set intermediate (1, 2, 5, and 10 year) goals that lead to the achievement of the Vision (to be a community that includes an affordable housing opportunity available to each resident of the Moab Area) (MAAHP Sec. 1E) and share these goals with the MAHTF to assist with implementation;
- Hire staff person explicitly responsible for housing plan implementation (1A), or provide funding to organizations to implement the City’s housing strategy;
- Consider technical and/or financial support to the Moab Area Community Land Trust.

When the Council is considering housing fund allocations, the MAHTF recommends allowing for a myriad of items that could benefit from the existence of an otherwise restricted housing fund:

- Strengthen and formalize incentives for affordable housing developers (4D) and allow input from the public and the MAHTF on the City’s proposed Planned Affordable Development (PAD)
- Offer direct subsidies to eligible low-income households or developers of affordable housing (8D), this can take the form of infrastructure improvements for permanently affordable developments;
- Promote low-interest loans and incentives for energy reducing improvements (5K);
- Establish agreements and funding mechanisms for deed restriction administration, energy efficiency and utility cost reduction programs (6E, 5I, 5J);
- Evaluate opportunities to develop housing or mixed-use developments on publicly owned parcels (8B)and;
- Consider direct subsidies to City employees to subsidize increased housing costs

- Consider using funds for direct investment into affordable housing through the purchase of land or housing units

A larger affordable housing fund could bring about substantial, positive results to our community as we enter into the 2018/19 budget cycle. Greater funding gives City staff the ability to offer more carrots than sticks to affordable housing developers; it supports the establishment of public-private partnerships through the community; it provides opportunities for locals to live and work locally rather than move away.

The Moab Area Housing Task Force strongly encourages the Moab City Council to consider maintaining and substantially increasing its Housing Fund for the 2018/19 fiscal year. The MAHTF stands ready to help the City of Moab in implementing affordable housing initiatives

Sincerely,

The Interlocal Housing Task Force