

# Moab Area Housing Task Force Meeting Minutes

*Large Conference Room, Grand County Public Library*

*May 3, 2018*

Chair Shik Han called the meeting to order at 11:03.

## Minutes

Ben Riley moves to approve the minutes from the April meeting. Shik Han seconds. Motion passes unanimously.

## Open Items

### City of Moab Update

- Discussion of making Amy Weiser's old position into a housing specialist
- Council is in the budget process and is currently allocating the same amount (\$150k) to affordable housing
- Planning is in the process of removing conditional uses from code
  - PC/staff gave insight to CC on process and thoughts, future workshop still possible
    - In places where housing is conditional, the City is considering whether it should be permitted or not allowed; for example, for residential upper floor in commercial zones, which is currently allowed, PC is questioning how to prevent from turning units into to STRs
- PAD will be discussed in May 10 meeting; HTF should weigh in on this.

### Grand County Update

- High Density Development Overlay – PC/staff is currently redrafting maps and policies and aims to be ready to go before public for feedback in coming months
- Assured Housing Feasibility Study – 2nd phase results should be published in coming weeks
- Spanish Valley Multi-Use Path – funds approved to be used for survey
- Land Use Table - Currently working on removing conditional uses from table

### Advocacy Committee Update

- Letter to city council about retaining and expanding housing fund
  - Discussion
    - Kalen Jones says if HTF adds specific items and amounts as line items in the letter, it's easier to argue for increased funding than just for increasing the big fund; HTF should further break down \$250K proposal.
    - Suggestion: Set clear parameters for how affordable housing fund can be spent so new housing specialist knows better how to administer
      - Suggest specific parameters, not specific projects, specify outside initiatives that may need city funding (ex. deed restriction management)
    - Budget Timeline: May is for amending the budget, adopted in June
    - Amy suggests HTF members show up to May 8th meeting to advocate for letter and allocation
      - Important for community and press to see as much as council

- Send revised letter in time for workshop next week
  - Rachel Moody wants to make sure to specify that affordable housing fund rolls over and compounds
    - If that's not possible, it's important for outside organizations like the land trust to ask for funding to use up current allocated funds
    - If the current funds don't roll over and compound, organizations should look into requesting affordable housing funds from 16-17 fiscal year in order to use up the existing pot
  - Rachel moves to approve letter, knowing some edits may be made, with additional recommendation that the City roll over unspent affordable housing funds to future budgets. Amy seconds. Kalen abstains, all others approve.
- Letter to be drafted giving our input on PAD

### Public Outreach Committee Update

- Send out alert to HTF members to come to May 8<sup>th</sup> City Council meeting (7:15PM) to advocate for increase in funds
- Jenna Whetzel says the structure of the monthly newspaper articles is still being fine-tuned, but the stories are being published.

### New Business

#### Community Organization Updates

- HASU
  - Ben advocating with local organizations about a new deed restriction administrative position. He wonders how this will/could overlap with possible new city housing position.
  - Utah Housing Corporation is reconsidering tax credit allotments for current projects; solution supposed to be provided 5/4/18, which will hopefully fix issues with MAPS funding
- SJC Housing Development on GC Land
  - If anything moves forward, HTF should weigh in.
- GCSD
  - GCSD working to create 501(c)3 so that donated money not specifically for education can be accepted (like using funds for housing) and grants can be pursued
  - Aside from Jim - in county leadership meeting, was mentioned that 6 new hotels, 800 rooms in city and county planning offices, to augment our 2700 rooms

### Next Meeting

The next meeting will be Thursday, June 7 at 11:00 in the Large Conference Room of the Grand County Public Library.

### Draft Upcoming Agenda Items

1. Moab Area Community Land Trust will present an update
2. Matthew Starley will present his findings from the GeoDesign Workshop

Meeting adjourned at 12PM.