

Moab Area Housing Task Force Meeting Minutes

*Large Conference Room, Grand County Public Library
September 6, 2018*

Vice Chair Zacharia Levine called the meeting to order at 11:06.

Minutes

Kalen Jones moves to approve the August meeting minutes. Liz Dana seconds the motion, and without further discussion, the motion passes unanimously.

Open Items

City of Moab Update

City staff is not present at the meeting, so Kalen Jones gives the update.

- The City is under contract to purchase a property located off Walnut Lane. The due diligence deadline is approaching (October 25), so the City must decide soon about the purchase. Rachel Moody is representing the seller of the property.
- Kalen reports that the City Council has not been actively working on housing things, so he cannot report on the status of the draft PAD ordinance.
- Zacharia talked to David Everitt about assigning Tracy Dutson, the City's new Senior Projects Manager, to be the new City Vice Chair for the HTF, but Tracy isn't in Moab on Thursdays.

Grand County Update

- The County Planning Commission has a public hearing scheduled about the High Density Housing (HDH) overlay proposal, set for September 25 at 5:00. Staff is hopeful the Commission will forward a recommendation to the County Council at that meeting. Zacharia anticipates some minor tweaks associated with the map after the PC meeting. He emphasizes that the County needs physical and written support on the policy throughout the next several weeks.
- Zacharia has taken the lead on updating the assured housing policy. He sent a draft of the updated proposal to city and county councils and attorneys for review and has received some feedback. Time is now of the essence to pass this ordinance, as the established 6-month period ends on October [X] for City and on November 12 for the County. City and County staff are working closely to pass legal review with both. Zacharia notes that passing the ordinance is especially critical to the City, as he is aware that they have received a couple of hotel development applications since passing the resolution.
- CED staff is presenting next Wednesday, September 12, to the Southeast Utah Chapter of the Utah Realtors Association.
- The County Community Reinvestment Agency (CRA) is hosting a public hearing about the proposed CRA plan and budget. Comments of support will be appreciated and suggested, though CED hasn't received much pushback thus far. Zacharia is still waiting to receive authorization from City for City-governed parcels to be included in the CRA.
- Kaitlin Myers and Councilmember Curtis Wells will present on affordable housing at the USACCC conference on September 19.

Advocacy Committee Update

No updates. This month, committee should draft letters of support for assured housing policy and CRA plan and budget, and shall help gather support for the HDH proposal.

Public Outreach Committee Update

Jordan Deschamp is the newest member of the committee and will be responsible for the monthly newsletter. The committee anticipates sending out the first newsletter next week.

Discussion: HTF Support for HDH Overlay Proposal

Review of Support Letter

- Jenna Whetzel provided a draft letter for members of the public to sign in support. HTF members felt it would be better to send the currently drafted, longer letter from the HTF directly and to draft a shorter, bulleted version for members of the public to sign.
- Rachel Moody moves to accept Zacharia's edits to the letter as written, Liz seconds. During discussion, Kalen notes that he has additional edits:
 - Change the abbreviation explanation of "MAAHP" to its first mention in the letter
 - Replace "written by the Housing Task Force..." with "as adopted into the City's and County's General Plans"
 - Replace "restricts" with "targets"
- Rachel amends her motion to include Kalen's edits, listed above. Jazmine Duncan seconds the amended motion. Motion passes unanimously.
- Kaitlin will distribute the edited letter for final approval. At the time of distribution, she will ask for members of the HTF to designate whether they would prefer to be listed as individuals or as organizations.

Strategic Plan to Acquire Written & Physical Support

- Members of the HTF shall make a personal appeal to key community leaders and workers to ask them to personally attend and speak at the public hearing, including but not limited to:
 - JT Stroder
 - Chief Winder
 - Jen Sadoff
 - EMS staff/Andy Smith
 - Chamber of Commerce
 - Fire Districts
 - Moab Area Travel Council
 - Local realtors
 - Elwood Staffing
 - MVMC
 - Rotary Club
 - Local outfitters
 - NPS, BLM, etc.
 - DWS
 - Interfaith organization
 - Millennial workforce members

- Jim Webster will take the finalized support letter to the GCSO meeting on September 12 for support and signature.
- The HTF notes that it is important to have members of the public not just *attend* the meeting, but to *speak* as well.
- Kaitlin will send out a reminder email to the HTF to remind members to continue calling/inviting people to attend the meeting in support. She will send out an updated letter to the HTF for review tomorrow, September 7.

New Business

Assured Housing Policy

HTF members discussed public outreach concerning the upcoming assured housing policy. Major points of the discussion are as follows:

- Shik Han expresses that the local development community generally seems opposed to the assured housing proposal. Suggests appealing to the developer's emotions.
- Continue narratives that place the emphasis on:
 - Expenses and time spent to have outside professionals to recommend policy
 - What the fee goes to, how it will be used, how it will positively affect the community
 - Distinguish between impacts to general commercial development community compared to those who are accommodations-specific
 - Rewrite the "extortion" narrative (and remove the word from the conversation).
 - The policy is not a silver bullet, but one of the many solutions being used to solve the housing problem.
 - Takes necessity to develop housing off developer's shoulders; "you're already providing housing to your employees, now it is just being formalized as a process and policy so others will follow suit"
- Try to get personal stories from developers who have done projects in areas with an assured housing policy, find counter-narratives from other communities
- Start proactive communication to state legislators about the policy on a state level

HTF Chair

Shik Han resigned as the Chair of the HTF due to time constraints, but he will continue to be a member of the group.

Next Meeting

The next meeting will be Thursday, October 4 at 11:00 in the Large Conference Room of the Grand County Public Library.

Draft Upcoming Agenda Items

1. Elect a new HTF Chair.

Meeting adjourned at 12:17.