

Moab Area Housing Task Force Meeting Minutes

Conference Room, Moab City Hall

November 1, 2018

Secretary Kaitlin Myers called the meeting to order at 11:04. Vice Chair Levine arrived shortly after at 11:08.

Minutes

Ben Riley moves to approve the September meeting minutes. Kalen Jones seconds the motion. Without further discussion, the motion carries unanimously.

Open Items

City of Moab Update

- The City is scheduled to close on the Walnut Lane property this afternoon.
- The Planning Commission forwarded a favorable recommendation on the Planned Affordable Development (PAD), and the City Council will consider it in a workshop on Monday, November 5. The workshop will also include a discussion of Title 17 amendments and occupancy limits, and on the Assured Workforce Housing (AWH) ordinance.
 - Kalen notes the AWH is now tied to PAD regarding the housing construction requirement. He states that the ordinance is on track to pass before the 180-day deadline, but expresses some concern that the PAD element may slow down approval.

Grand County Update

- The County has scheduled a public hearing on Wednesday, November 7, for the High Density Housing (HDH) Overlay and for the Assured Housing (AH) ordinance.
 - Zacharia states he has received several legal reviews on AH and feels confident in the current proposal, but a private local developer has requested a legal opinion from the state's Property Rights Ombudsman about the legality of AH. County is hoping the opinion will be returned before the Council has to vote; CED staff hopes the Council will vote on both policies as early as November 20.
- Terry Morse will be replacing Greg Halliday as the County's HTF representative.
- Zacharia and Kaitlin presented in an affordable housing webinar hosted by the National Association of Counties (NACo), and Grand County's housing efforts were featured in a recent NACo report titled *Planning Ahead: County Planning, Land Use and Zoning Strategies for Affordable Housing*.
- CED staff recently attended the Utah Land Use Institute's annual conference, which focused on affordable housing this year. Based on conversations at the conference, Zacharia believes many state and local leaders across Utah are looking at the example the Moab area is setting to move the needle on the affordable housing crisis.
- Kaitlin thanks the HTF members for drafting and circulating letters of support for the HDH. She says CED received 34 letters of support with the help of the HTF's bulleted letter.

Advocacy Committee Update

Committee will draft HTF letters of support for City's PAD and AWH ordinances.

Public Outreach Committee Update

Committee will draft HTF letters of support for County's AH ordinance.

New Business

Elect new HTF Chair

Jenna Whetzel nominates Ben Riley to be the new Chair of the HTF. Jazmine Duncan seconds. Ben states that he is willing to be the Chair, and does not want Kaitlin to be Chair because she does a good job as Secretary. Motion carries unanimously.

HTF Support for City and County Housing Proposals

Zacharia emphasizes the importance of the HTF pounding the housing drum in the final hour of public engagement for each of the four proposals, emphasizing the need for members to show up and speak at the respective council meetings.

During the HTF meeting, members engaged in conversation about the likelihood of each proposal passing, and some major concerns for the HDH, PAD and AWH ordinances, including concerns about water and maximum zoning buildout, connections between PAD and AWH in development, and impacts of the overnight accommodations market.

Other Updates

Housing Authority of Southeastern Utah (HASU)

- The Moab Area Partnership for Seniors (MAPS) development is going well. Ben hopes new construction drawings will be out in next couple of weeks and construction will start in spring.
- HASU submitted a LIHTC application for Wingate Village. Reports indicate 6 other projects also submitted; will find out award amount in December.
- Valley View MSH development will be complete on December 20. Jenna is considering a night celebration, and will release more details soon.
- MSH starts excavation in Blanding, and HASU is looking for two rehab projects.
- Staff is working on deed restriction administration process right now and will implement its first deed restriction on a CROWN home.

Community Rebuilds

- Local builds are going well and are scheduled to finish on December 14. The bunkhouse (8-bedroom workforce housing development) should be done by end of January.
- After this semester, CR will begin work to develop a 5-lot subdivision where the current intern house is located.

Moab Area Community Land Trust

- Tom Shellenberger just joined the MACLT board and brings real estate and development experience.
- MACLT acquired a 3.26-acre parcel adjacent to the 38-acre parcel and will now be able to connect Spanish Valley Drive to US-191. The board is working with Mountainlands to develop a new site plan and will release the plan to the public when available.

Meeting adjourned 12:06.