

# Moab Area Housing Task Force Meeting Minutes

*Large Conference Room, Grand County Public Library  
February 7, 2019*

Chair Ben Riley called the meeting to order at 11:02.

## Minutes

Jazmine Duncan moves to approve the January 3 meeting minutes. Jenna Whetzel seconds the motion. Without further discussion, the motion carries unanimously.

## Open Items

### City of Moab Update

- City Council and staff continues to discuss changes to the PAD internally. Tracy Dutson has been meeting with councilmembers and staff to update development and economic elements of PAD.
- The Council will host its annual retreat on February 9.

### Grand County Update

- The County Council passed the High Density Housing Overlay and a six-month moratorium on overnight rental uses.
  - CED is working with the Attorney's office to clarify language on minor procedural amendments in the Assured Housing and HDHO ordinances
- The County and Dark Skies working group are hosting a public open house about the County's proposed dark skies lighting ordinance on February 20 at the Grand Center from 5-7pm
- The Moab Business Summit is on February 11 from 8-2:30 at the Springhill Suites

### Advocacy Committee Update

- Jazmine has been forwarding legislative updates to committee members. In particular, the committee has been watching SB34 – Affordable Housing Modifications, though Zacharia does not know how or if it will affect the Moab area.
- Over the last few months, the committee sent several letters of support to City and County Councils in support of various affordable housing items.

### Public Outreach Committee Update

- No updates.

### Housing Agency Updates

#### *Community Rebuilds*

- Staff transitions: Rikki Epperson will replace Emily Niehaus as the Executive Director. CR has two new office interns, Jamie Shalvey and Brittany Vallene.
- A new round of interns arrived on February 1. This semester, CR will build one house in the County and two twinhomes in the City, and the interns will work to salvage materials at the 808 Millcreek property for next semester's Living Building Challenge build. The new interns are living in the newly constructed bunkhouse, and the Rancho Fandango houses YGP interns and CR apprentices and staff.

### *Housing Authority of Southeastern Utah*

- Still interviewing for a new Housing Specialist
- Submitted a preliminary plat application to the County for Wingate Village. HASU is still looking for syndicators because they did not receive the full tax credit amount for which they applied. The project will include 22 LIHTC townhome rentals and 11 Mutual Self Help homes.
- MAPS is working toward final plat and will hopefully break ground in December.

### *Moab Area Community Land Trust*

MACLT submitted an application for New Market Tax Credits (NMTC) to build infrastructure for Arroyo Crossing and will receive notification on the award by the end of the month.

### *Local Homeless Coordinating Committee*

LHCC meetings currently operate as an unofficial case management group and has been encouraged by members of the state to formalize and take advantage of upcoming state homeless funding sources. HASU is a part of this committee. HTF members expressed interest in receiving regular LHCC updates.

## New Items

### 2019 MAHTF Priorities

- Preservation of existing housing stock, not just a focus on new housing construction
  - Workshops and greater education on existing housing rehab programs
  - Indeed Vail – mechanism to purchase deed restrictions on existing housing stock; paying a free market housing owner the value of a deed restriction;
    - What will be the funding source (first time and ongoing) for this project?
- Greater consistency of elected official representation at HTF
- Implement guidelines for fee waivers and deferrals (e.g. impact fees, development review fees, building permit fees, and others)
- Supporting affordable housing funding allocations from City/County
- HASU deed restriction ILA

### Suggested priorities for City retreat

1. Deed restrictions –
  - a. formalize ILA with HASU,
  - b. protect existing housing stock, exploration of Indeed Moab program
2. Continuing public land purchase and land development/redevelopment opportunities
3. Assess opportunities to defer or waive fees for affordable housing development – fee related incentives, fast-track development review process
4. Highlight nexus of housing and transportation, consider putting funds toward a focused parking analysis/study
5. Set minimum densities and/or study incentives for undeveloped/underdeveloped parcels

HTF will send a letter of support outlining these priorities by Friday, February 8 and will update Google spreadsheet priorities by Monday, February 11.

Meeting adjourned at 12:10.

The next meeting will be March 7 at 11:00 at the Grand County Public Library.