

Moab Area Housing Task Force Meeting Minutes

*Large Conference Room, Grand County Public Library
January 3, 2019*

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

Minutes

Kalen Jones moves to approve the December 6 meeting minutes. Jazmine Duncan 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, but the ordinance is currently formally put on hold for public engagement and discussion.
- Kalen suggests the HTF give an annual update on the implementation of the Affordable Housing Plan and feels it will give helpful context to the newer council members. HTF could develop a condensed “cheat sheet” to distribute to both City and County Councils to report progress and major points of the Plan.
- Jeff Reinhart retired at the beginning of the year. The City will be posting a job posting soon to replace him, and Sommar Johnson will be the contact until then. Barry Ellison is the new building inspector for the City.
- City and County staff had a meeting in December to discuss administrative changes to each respective assured housing ordinance based on current implementation sticking points.
- Council hosted a workshop on Living Community Challenge.
- Annual Council retreat will take place in late January or early February.

Grand County Update

- At the December 18 meeting, Councilmember Clapper moved to approve the HDH ordinance, and it failed for lack of a second. Councilmember McGann brought up on January 2 as a discussion item, and the council had substantial conversation about it, discussing remaining concerns and next steps toward approval.
 - Council will host a workshop before the January 15 meeting to hammer out remaining items, primarily including map changes, not as much text changes, like changes to boundary, changes in density, and phasing and/or changing the language of the proposed sunset clause.

Advocacy Committee Update

- Submitted a letter of support and comment to the City on the PAD
- Committee should start preparing letters for upcoming legislative session, esp. the bill on housing. Zacharia will send bill out to HTF beforehand to be discussed at the February meeting.

Public Outreach Committee Update

- HTF members decided the housing Q&A event put on backburner for a few months until all relevant housing ordinances are passed and annual updates are produced.

- Future outreach idea: gather information from the public about new affordable housing solutions, aside from high density, including reaching out to/hosting events at GCSD.
 - Host event similar to Box City program or Sim City game where participants are given the ability to place a required number of units in a certain area

Moab Area Community Land Trust Update

The MACLT board met with Amy Rowland of Community Development Finance Alliance (CDFA) in December to discuss feasibility and next steps to apply for New Market Tax Credits (NMTC) later this year.

Seekhaven Update

Zarena Ribgy, Seekhaven's Transition Specialist, attended her first HTF meeting. As Transition Specialist, she helps clients access funding and housing resources.

HASU Update

- Wingate Village was awarded LIHTC credits and will include one set-aside unit for Seekhaven and one unit for veterans
- David Everitt is putting together a draft contract to send to HASU for deed restriction administration

New Items

Affordable Housing Plan & Goals

- Before the February HTF meeting, members plan to update the progress of the strategy & action table in the Affordable Housing Plan. Table will be circulated to HTF members as a shared, editable spreadsheet for group to update, sorted by different categories. A new column will be added to prioritize items.
- After updating table, HTF members will present to City and County Councils about implementation progress over the last two years and continued barriers to housing
- HTF members also discussed need for shared visioning for Spanish Valley and HTF's respective role, setting boundaries on the lodging industry, and joint City-County Planning Commission meetings and/or workshops.
- HTF will update/develop relevant materials before the City Council retreat and the February HTF meeting; if retreat is before Feb meeting, HTF may consider calling an additional meeting to prepare materials, but will plan to give a presentation at the City's February 12 meeting.

Meeting adjourned at 12:02.

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