

Moab Area Housing Task Force Meeting Minutes

Large Conference Room, Grand County Public Library

March 7, 2019

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

Minutes

Jazmine Duncan moves to approve the February 7 meeting minutes. Jenna Whetzel seconds the motion. Without further discussion, the motion carries unanimously.

Open Items

City of Moab Update

- City Council held a two-hour workshop on the PAD, including information from Tracy Dutson about local stakeholder feedback. Kalen Jones's impression is there is still more work to do before adoption; biggest questions still remain on R-2, parking, and architectural/design standards. The Council is currently considering passing the PAD soon without R-2 and sending the ordinance back to Planning Commission to find a solution for R-2.
- City is working with Landmark Design on a future land use plan study. The County recently joined this effort and will partner with the City and Landmark to find a solution for overnight accommodations uses. The City and County will host open houses for this joint future land use plan on March 26 from 5-7 and March 27 from 11:30-1:30.

Grand County Update

- Planning Commission and Council are working to find a solution for overnight accommodations before the end of the moratorium (see above).
- CED staff is working with the Attorney's office to finalize application and other procedural elements of the ordinance. The application will hopefully be done soon to release to interested developers.

Advocacy Update

- Kaitlin Myers and Zacharia Levine will be attending Housing Day on the Hill on March 7.

Moab Area Community Land Trust Update

- MACLT received notification of a \$4.3M New Markets Tax Credit allocation to build all necessary infrastructure for the Arroyo Crossing development. Amy Rowland from Community Development Finance Alliance (CDFA) and Scott Loomis from Mountainlands Community Housing Trust (MCHT) will be down to meet with MACLT and other local partners on March 18-19.

Community Rebuilds Update

- Current semester is working on three houses – one single-family, and a set of twinhomes. They will host a stomp party on Saturday, March 23 from 8-4.
- Staff hopes to receive feedback from City staff on the 808 development site plan by the end of the week.

Housing Authority of Southeastern Utah Update

- HASU is working with its legal team to develop its first deed restriction for a CROWN property about to be up for sale.
- On March 12, HASU will go before City Council for final plat for MAPS development, and County Planning Commission for preliminary plat for Wingate Village. They are still having financing issues for both projects – about 90% there, but still searching for gap financing sources.

Continued Discussion to Set 2019 Housing Priorities

Kaitlin compiled the list of priorities indicated on the Google spreadsheet for discussion.

At the meeting, members decided to first set priorities and then develop action items to address during the year. Some of the priorities, like aiding MACLT with the Arroyo Crossing project, are important but HTF members were unclear how the HTF could best serve the project.

The top priorities are as follows:

1. Increase public education
 - a. Increase public education through workshops, advertisements, and outreach campaigns
 - b. Provide educational resources to local development community
2. Develop ways to preserve affordability of existing housing stock
 - a. Develop Indeed Moab program; Kalen Jones to lead?
 - b. Deed restriction administration with HASU
3. Update Housing Plan

The group also discussed sending a letter of support to MACLT to ask how to support Arroyo Crossing, providing research for deed restriction administration work, and how to change HTF's dwindling membership, including bringing back City staff representation.

New Business

Approval of a Letter of Support for HASU's Mutual Self Help grant application

HTF members approved the letter with no additional changes.

Next meeting items –

- Discussion of primary points for recently passed ordinances to start designing public outreach materials to distribute to local stakeholders and developers

The meeting adjourned at 11:52.