

**** DRAFT ****
MINUTES
Dixie Area Workforce Housing Affordability Committee
Tuesday, September 16, 2008 - 10:00 a.m.
Washington County Administration Building, Commission Chambers
St. George, Utah

Washington County Commissioner Alan Gardner, Chair, opened the meeting and welcomed those in attendance. Representation of the subcommittees was as follows:

Education Outreach	Rick Wixom
Employer Incentives	Dean McNeill
Financial	Not represented today
Land Availability	Not represented today
Land Use Policies	Rick Rosenberg
Permitting & Fees	Gloria Shakespeare
Project Development	Alan Gardner

Others In Attendance:

Ken Sizemore, Five County AOG
Darren Janes, Five County AOG
Matt Ence, Southern Utah Bar Association
Kim Ewers, Hometeck Services
Michael Dinsmore, SGI Mortgage
Tresa Frei, Consumer Credit Counseling Service
Carol Sapp, Southern Utah Home Builders Association
Barbara Button, Southern Utah Home Builders Association

Members Not In Attendance:

Jean Arbuckle, Washington City
George Elwell, Ivins City
Kyle Gubler, LaVerkin City

AGENDA:

The agenda for today's meeting was as follows:

Welcome.....	Alan D. Gardner, Chair
Approval of June 3, 2008 & August 12, 2008 Minutes.....	Alan D. Gardner
Financial Report.....	Ken Sizemore
City Council Presentation - Final Review.....	Darren Janes
Strategic Plan and Priority List Review.....	Darren Janes
Set Next Meeting Date.....	Committee
Adjourn.....	Alan D. Gardner

APPROVAL OF JUNE 3, 2008 AND AUGUST 12, 2008 MINUTES

Chairman Gardner presented minutes of the June 3, 2008 and August 12, 2008 meetings for committee consideration and approval.

MOTION WAS MADE BY MAYOR RICK ROSENBERG, SECONDED BY COUNCILWOMAN GLORIA SHAKESPEARE, TO APPROVE MINUTES OF THE JUNE 3, 2008 & AUGUST 12, 2008 MEETINGS AS PRESENTED. MOTION CARRIED.

FINANCIAL REPORT

Ken Sizemore provided a spreadsheet summarizing the financial activities of this committee over the past fiscal year for the period July 1, 2007 through June 30, 2008. He mentioned that the Association of Governments runs on a fiscal year July 1st through June 30th. A balance of \$21,600 was available as of June 30, 2007 to expend. Quarterly expenditures are included across the fiscal year through June 30, 2008. The spreadsheet also includes the budget which was established for FY 2008. He noted that the committee stayed within this budget. As mentioned at the previous meeting, a portion of funds raised in the golf tournament which occurred in 2007 were reserved for the preparation of design guidelines with consultants. These guidelines were prepared in-house with Rick Rosenberg and Washington County Planners working cooperatively to make this happen. At the previous meeting it was determined that the remaining funds would be utilized for this fiscal year. The intent is that Darren and Ken will be working with the banks in the spring to solicit donations for the next fiscal year. There are sufficient funds on hand for operations through this fiscal year, including a small amount which is still in reserve for consultant services and contingency.

MOTION WAS MADE BY COUNCILWOMAN GLORIA SHAKESPEARE, SECONDED BY COUNCILMAN DEAN MCNEIL, TO APPROVE THE FINANCIAL REPORT AS PRESENTED. MOTION CARRIED.

CITY COUNCIL PRESENTATION - REVIEW AND REFINEMENT

Darren Janes reviewed the presentation which will be delivered to local jurisdictions with their city councils and planning commissions. Using information provided last month, a number of changes have been made to the presentation. However, the main shell is still in tact. Necessary revisions, based on today's meeting, will be made prior to providing presentations to jurisdictions. He reviewed the general description of what workforce housing is as defined by the DAWHAC committee. The challenge and difficulty is that housing prices and income have risen at very different levels. The red bar depicts single family homes and the blue bar is condominiums with the left side showing the sale price for each of these types of housing units. The bottom yellow line shows the median income from 2002 to 2008, which has only risen approximately \$2,000 to \$3,000 dollars from \$48,000 to \$51,500. The green and black lines outline the DAWHAC range with green being the low range (\$175,000) and black being the high range (\$219,000). The difficulty is people looking within these ranges being able to afford a detached single family home product. The next slide presented was a representation of the values and home sales. It was suggested that it might be more valuable to have the information representing what is actually out there as product. Mayor Rosenberg mentioned that perhaps a second slide should be included with this information. Consensus of the committee was to add another slide which represents the range of home sales prices. Darren indicated that he would gather specific information to create a new slide.

The next slide represents housing affordability based upon the housing opportunity index. St. George ranks 191 out of 222 U.S. markets of affordability based on the share of homes available for that median income. Information obtained from the 2nd quarter 2008 is comparable to data obtained for last year. Several metropolitan areas (Las Vegas, Salt Lake, Provo) were

added to provide comparable examples. The bottom three (2 in California and 1 in New York) are high end. The next slide indicates that even though it is very expensive to live here, the area is in a state of growth. The slide depicts simple averages of data collected for the larger jurisdictions in the Dixie area. This does not include anything at the state level. The growth rate particularly for Washington City (72% from 2000 to 2007) is amazing. The Hurricane area has also seen an amazing amount of growth as well as other cities represented on the slide. It was pointed out that growth has become stagnant, but it is anticipated that it will increase in the future. It was suggested that it may be good to gather data depicting what has occurred in the last 12 months. Darren mentioned that most data is collected quarterly and there would be some data for 2008 which could be accessed. It was suggested that a title change to "potential" may be the best approach. Mr. Sizemore commented that population numbers for each of those communities are anticipated to increase. Darren indicated that the intent of these two slides is to represent the amount of growth in the area and what could be expected in the future. This will allow communities the opportunity to alter their regulations and put things in place to make sure that when growth does come other opportunities are created. It was determined that the order of slides would be switched as a segway into projected housing numbers.

Information on the next slide has been fine tuned from the last meeting to include scenarios from the strategic planning group on their study. Three scenarios were presented and it was determined that Scenario C would most closely represent this area. This included the premise that household size would continue to climb, there would continue to be growth and the need for a significant number of additional housing units in the future. The 2007 housing units total a little over 54,000. Based on their assumption for Scenario C, the 2035 housing units would be nearly 242,000. Suggested changes for this slide include more detailed information for 2012 to 2035.

The next few slides get more into the nuts and bolts of DAWHAC and the subcommittees for government regulation and permitting, ombudsman, financial assistance, legal policies, etc. Through these subcommittees, goals have been established which DAWHAC is moving forward with including: 1) Adopting design and building guidelines that promote workforce housing; 2) Encouragement to revise existing general plans to include extra density bonus for PUD's and other types of development; 3) Rewriting existing municipal codes to reduce the need for variance requests and more easily allow workforce housing type uses; 4) Utilizing home-buying programs and partnerships which provide these types of housing opportunities; 5) Countywide and/or municipal efforts to identify and promote sites that would enable workforce housing.

The slide "DAWHAC moving forward", includes information on programs assigned to subcommittees such as working with attorneys from the Southern Utah Bar Association to provide model ordinances, covenants and deed restrictions which can enable workforce housing. In addition, presentation of this information to cities providing them with the opportunity of deciding what options they would like to pursue. Lastly, providing workforce housing related resources to those seeking that type of information. The committee is trying to represent to city councils and planning commissions the importance of having mixed uses and making modifications to ordinances to permit single-family detached homes amongst multi-family units. As far as planning methodology is concerned, having those uses together is vital and important.

In conclusion, Darren asked members if all contact information contained in the presentation is correct. Gloria Shakespeare provided her cell number (688-9896) for inclusion in the slide. She also provided a new e-mail: gloriashakespeare@yahoo.com Members also asked that jurisdictional representation be included on this slide.

In regard to discussion from the last meeting, the committee requested that Darren do some research and generate information on the public meetings. He was surprised to learn that most jurisdictions offer scheduled joint work meetings. It was suggested previously that this would be the method of presentation and that would also be his preference. Darren anticipates being able to schedule agenda time on jurisdiction meetings within the next month.

Committee members also requested that Darren gather sample of ordinances which could be delivered to the cities. Since the last meeting Darran has spoken with Matt Ence and most of the information being provided was obtained through efforts of this group. Matt has provided copies of a deed restriction, an inclusionary housing ordinance, a reduction in development fees schedule, as well as bonus incentive ordinance information. Mr. Sizemore commented that the group should take advantage of their Website for information dissemination. He noted that Darren has been working with the county webmaster to gain access to the Website. The vision is to have a data base available on that Website which includes these documents where any community could access the information. The data base should include a pretty strong disclaimer stating that any information taken from the website be reviewed with their city attorney, make sure the city is comfortable with the ordinance and even perhaps utilize a rating system such as seen in consumer reports. It may be possible to have a group of local planners evaluate these documents and provide a rating of this type. Darren indicated that it would be nice when meeting with the jurisdictions if he could direct them to this resource as well as providing a few hard copies. The ultimate goal would be providing information and being a resource to these jurisdictions.

STRATEGIC PLAN AND PRIORITY LIST REVIEW

Darren indicated that the strategic plan and priority list were not discussed at last months meeting. Copies of the priority list were forwarded to members, with the exception of Councilman Dean McNeill, prior to today's meeting. He asked for committee members assistance in prioritizing the list of implementation tools from 1 to 13. Mayor Rick Rosenberg asked if the group was being short sighted in light of changes which are currently occurring. Darren indicated that his hope is that the strategic plan can be reviewed at the next meeting and have the implementation tools as part of that plan. At some point, it is anticipated that this committee will adopt the strategic plan and implementation tools. It was noted that financing will be a major issue given the current economic climate. Darren stated that he would look through the list in greater detail, but noted that he did not want the list to be too long. Members commented that some tools may be moved from the more detailed list onto the shorter list and some items on the shorter list may drop off. It was noted that finance definitely needs to be included on the shorter implementation list as this is currently one of the biggest issues for home buyers. Darren indicated that he would begin making slight modifications to the list. In the interim, he asked members to rank how this list prioritizes 1 through 13, and to note any item they felt should be removed from the list as well. A presentation of the revised list and strategic plan will be provided at the next meeting. Darren explained that he really is not aware of what has happened with the strategic plan which has been in draft form for sometime. The strategic plan, as well as the implementation tools, are critical for this committee. It is important to get this developed on paper with clear and concise methods of moving forward.

This provides members of the committee the opportunity to reevaluate the strategic plan and implementation tools as the process moves ahead.

Darren reported that the Washington County Webmaster has provided access for him to remotely access the DAWHAC website to make necessary changes. This will make it easier for posting items such as agendas, minutes, news articles, and other specific information. As part of this, a housing data base has been created for presentation on the website. He reviewed a copy of the data base noting that it is not all inclusive. This was developed through his own research in reviewing new developments which are coming on line and speaking with representatives from each development. This is something that he hopes to update every 1-2 months. It is interesting to note that there is a lot of product out there available for purchase. Granted it may not be the two story home that is 5,000 square feet, but it is certainly a product that is priced well and provides a lot of opportunities for people. It was pointed out that even though there is a lot of product available it may be difficult to qualify people for financing.

At the last meeting members asked that another HR workforce housing tour be organized. Darren suggested that in lieu of a tour the group could sponsor a housing finance seminar. In general this could include discussion of property which is available, things that need to be done as a home buyer desiring to purchase a home, information from a lending standpoint outlining what needs to be done to have their credit in line and money available to actually purchase a home. This is very important information to provide to potential home buyers. It was pointed out that many mortgage groups provide this type of information to clients considering buying a home. It was suggested that presentations be provided, one geared more towards employers and the other to Realtors. It is critical to get the most amount of information possible out to people. Darren indicated that he would move forward with setting up these types of seminars in lieu of bus tours to see housing product. It is anticipated that presentations could be available within the next 30-45 days. It was also suggested that it is important to provide information about the presentations to jurisdictions to encourage their participation. There is also the potential to deliver these seminars to individual employers such as the school district.

Mayor Rosenberg mentioned that the Utah League of Cities and Towns provided a booklet on workforce housing at recent meetings which is posted on their website. There is a lot of good information in this booklet that could provide direction to this committee. This group may want to pursue some ideas that came out of this initiative. He asked Darren to e-mail the link to this information so that committee members could download a copy. There is also computer software which is available for use to fill in data which will tell you where housing shortages are. This software is relatively easy to use to depict where housing shortages are based on current inventory, population, income levels, etc. This appears to be a very effective tool that is available to jurisdictions. Mr. Sizemore commented that the AOG is aware of this process and noted that the software program has been under development for sometime. He reported that Gary Zabriskie on his staff was very involved in that process in his role as regional planner to assist entities throughout the Five County region.

SET NEXT MEETING DATE

Darren commented that a meeting in October would not be necessary unless the committee felt it was necessary. His preference would be to schedule the next meeting in November which would provide adequate time to analyze the strategic plan and implementation tools. Committee members asked if Darren would like them to participate with him in providing the presentation to cities. Mr. Sizemore responded that it would not be necessary for the entire committee to participate in these presentations. Mayor Rosenberg commented that it may be

helpful to have members of this committee present for city presentations. He cited the Vision Dixie process, noting that it was helpful to have multiple individuals involved in the presentations. This is helpful when cities are asking questions and there is a broad range of knowledge and experience to draw upon. It is important that an elected official is available to help with the information being presented. Darren proposed that he begin setting up the meetings and then provide a schedule to committee members who could then coordinate their schedules.

Committee members set the next meeting of Tuesday, November 25, 2008 beginning at 10:00 a.m. in the Washington County Commission Chambers.

ADJOURN

Chairman Gardner thanked everyone for participating. The meeting adjourned at 11:03 a.m.