

**MINUTES**  
**City of Glenwood Springs**  
**Housing Commission**  
**Minutes**  
**March 10, 2021 Virtual – 4:00 PM**  
**101 W. 8th Street**

- 1) Roll Call
  - Present, Housing Commissioners: Ellen Dole, Sumner Schachter, Kathryn Grosscup. City Councilor Paula Stepp, Mayor Pro Tem Shelley Kaup.
  - Not present: Sean Nesbitt, Matt Spidell, Erin Morelli.
- 2) Minutes from January 13, 2021, February 11, 2021
  - Minutes were not ready at time of meeting. Moved to next regular meeting.
- 3) Interfaith Alliance of Colorado Housing Training
  - Staff presented the homework assignment from the Housing Training aimed at identifying project specifics including target demographic, desired site features and needs.
  - Group to schedule a meeting with the training team for one on one review of the RFQ proposal to receive professional advice.
- 4) City Property RFP Draft Review
  - Discussion on asking for more of a conceptual sketch plan in the RFQ so as not to deter developers in requiring detailed plans.
  - RFP must align with any regulations passed for inclusionary housing.
  - Questions from Commissioners: Does Council have to make a formal vote to put land into a potential project? Need clarity for developer for what is on the table. This needs to be more transparent. Is the land meant to be leased/transferred/sold? Assurance of site control. Staff to check with legal.
  - Desire from Commission and City Council Liasons to further define project details prior to the RFQ/RFP. Recommendation that we put in that the City will commit the land and then City Council determine if that is appropriate.
  - Project details for further clarification.
    - i) AMI range of 80-100%
    - ii) Preference of for sale product versus rental.
    - iii) Target Demographic: Workforce
    - iv) Land to be committed.

- Discussion on what is “workforce housing?” What income does that actually mean? What do Nurses/Police/Teachers/Grocery actually make in this valley?
- Commissioner Grosscup advises to apply for the Technical assistance program with CHFA to get at project feasibility and pro forma. Also get cost to build statistics of this project.
- Estimation on building costs without land. \$250-\$300 square foot.
- Suggestion to reach out to the Chamber to connect with employer opportunities who might want to partner. Timing for this would be after City Council gives a preliminary green light.
- Connect with Garfield County Housing Authority on partnering?

5) Inclusionary Housing Update

- Staff explained that City Council will review the Inclusionary Housing Ordinance on Second Reading on March 18, 2021.

6) Next Meeting is Wednesday April 10, 2021

7) Adjourned at 5:01pm.

## **(Final Version) Glenwood Springs Housing Commission Partnered housing steps**

Housing is a key challenge to the long-term viability of our community.

We, the Housing Commission, propose an actionable project for the city to use available resources and provide a housing benefit to members of our community. We propose the City, with little or no direct costs, albeit indirect cost, provide land and fee waivers as the basis for a partnered project for additional housing in Glenwood. We view this as an opportunity to use a City resource as an effective method to address our housing challenges.

City Council supports the Housing Commission efforts to develop an actionable project for these two properties. Council's support and endorsement shows its commitment to finding solutions for the local housing environment.

The City has identified two potential locations for review. ; type of housing; who are the beneficiaries; AMI guidelines or site plans until we explore partnerships and engage the community.

We are seeking to maintain flexibility and responsiveness in search of a creative and inclusive solution.

### **Glenwood Springs Housing Commission Project vision**

Why - Housing need is a key challenge to the long-term viability of our community. There is a demonstrated demand for more housing options.

Goal – Lead and support the development of a small housing project on behalf of the City of Glenwood Springs.

What – Receive support and commitment from City Council for a housing development on a City-owned land parcel. Receive consideration, if reasonable, for beneficial financial or soft support.

How – Explore preliminary site plans, proforma modeling, development and construction partners, long term stewardship options, examples from other communities, and other relevant concerns.

Who – City Glenwood Springs Housing Commission, City staff, and other partners with necessary expertise.

Parameters -

1. The project will benefit households at 120 percent Area Median Income (AMI) or less.
2. The project will maximize the number of units on the site with a goal of density.
3. Ownership and/or rental models will be considered.
4. Long term public benefit is assumed.