



**AGENDA**  
**City of Glenwood Springs**  
**Housing Commission**  
**Agenda**  
**April 14, 2021 Virtual**  
**101 W. 8<sup>th</sup> Street**  
**4:00PM**

1. Roll Call  
Present: Matt Spidell, Ellen Doles, Sumner Schachter, Kathryn Grosscup, Sean Nesbitt. City Councilors Paula Stepp, Shelley Kaup.
2. Minutes from January 13, 2021, February 11, 2021, March 10, 2021
  - a Minutes were not available. Moving to next meeting.
3. Agenda Change  
Motion to move Diemoz Property Annexation item to the end of the meeting for Commissioner Schachter and City Councilors Stepp and Kaup to leave the meeting.  
Motioned by Ellen, Seconded by Matt Spidell. Unanimous.
4. Interfaith Alliance of Colorado Housing Training  
The training committee went to office hours to review our RFQ. Received great feedback from the training team. Staff has forwarded the next steps and RFQ example of another project from the training team to Housing Commission.
5. City Property RFP Draft Review  
Staff proposed a special meeting with Commissioners Schachter and Doles to refine and review the RFQ outside of regular meeting. Commissioner Nesbitt also volunteered to be part of that meeting.

Commissioner Grosscup mentioned the CHFA Technical Assistance program again in later summer for further project development. The financial modelling provided in the TA would be helpful to make sure the project is feasible.

Discussion on housing commission making a recommendation on how the land should be handled. Commission states needs more information on the options.

Councilor Kaup thinks the Commission is ready to go back to Council for a work session. Wants Council vote on approval for us to move forward with the Free CHFA technical assistance, or committing funds for pre-development funds.

Commissioner Schachter makes motion for Council to make a formal agreement on moving forward with 2 properties with the general parameters as stated in the project goals.

Commissioner Schachter desires to discuss Mobile Home Park first right of refusal if parks go up for sale. Commissioner Grosscup offered resources on this topic.

**6. Inclusionary Housing Update**

- a Ordinance 1 of 2021 effective 4/1/2021

4:43 PM Commissioner Schachter and City Councilors Stepp and Kaup recused themselves from the meeting and left the zoom meeting.

**7. Recommendation on Diemoz Property Annexation**

Staff explained the annexation and development application. The City has the ability to negotiate the terms of development in exchange for annexation and this includes the possibility of community housing. The Application includes an Annexation Agreement that stipulates 35 deed restricted housing units proposed by the developer. Staff has recommended that the developer meet the new Inclusionary Zoning standards for their project. Meeting this would mean the developer needs to lower the AMI level they have currently proposed.

Discussion around the opportunity, and common practice, of requesting above and beyond inclusionary zoning requirements. Commissioners voiced a desire to see either additional units that are AMI limited, or a deeper affordability threshold for the proposed units.

Consensus on asking for additional components of affordability with flexibility for the Developer to work within those parameters. Commissioners want the recommendation to be iterative and flexible.

Final recommendation attached to the minutes.

**8. Next Meeting is Thursday May 13, 2021**

## 9. Adjournment at 5:15PM



### Memorandum

To: Planning and Zoning Commission, City Council  
From: Glenwood Springs Housing Commission  
Date: April 19, 2021  
Re: Planning Item 09-20, R2 Partnership LLC

480 Donegan Development

The Housing Commission reviewed Planning Item 09-20 at their regularly scheduled meeting on April 14, 2021. Commissioners voted to provide the following recommendation to Planning and Zoning Commission and City Council for review and consideration.

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The Glenwood Springs Strategic Housing Plan includes specific strategies aimed at keeping up with housing needs as growth occurs in the community. An annexation policy that provides community housing standards is the seventh identified strategy in the document.

The Plan identifies the following actions as recommended regarding new annexation policy:

- *Communities often require higher standards from developments in trade for providing the added amenities of city services through annexation.*
- *The number of affordable units required should be higher than if imposed under Inclusionary Zoning and linkage requirements for in-town parcels.*

Annexations are the best opportunity for the city to maximize its affordable housing percentage of overall newly created housing, because annexation agreements enable the City to achieve by contract negotiation what it cannot achieve by legislation. Given the large size and geographic importance of

the project the Housing Commission agrees with the above recommendations in the Housing Plan and has provided the following recommendation for the proposed annexation.

Staff has recommended that the developer meet the minimum standards as outlined in Ordinance 1, Series of 2021, Inclusionary Housing, with 20% of total units designated for Resident Occupied, and 10% of total units designated affordable to 100% AMI rental prices as set by Colorado Housing and Finance Authority.

The Housing Commission is recommending the developer provide additional measures, as recommended in the Housing Strategy Plan, by providing one of the following:

1. Provide up to an additional 10% of deed restricted units limited to rental prices affordable to 100% AMI households.
  - a. If providing less than 10%, affordability shall be set to less than 100% AMI proportionate to percent of units being provided.
  - b. Units shall be equally distributed amongst unit types provided.
  - c. Additional units provided beyond Inclusionary housing requirements shall not be held to geographic employment requirements.
  - d. Unit locations may “float” within the development as long as the number of units is maintained.
2. Increase the affordability level of the 10% deed restricted units requested by staff to comply with the Inclusionary Housing Ordinance, to average 90% AMI.
  - a. units shall be equally distributed amongst unit types provided.

In addition Planning and Zoning Commission and City Council should consider requiring a payment (annual or lump sum up front) to the City for the management of compliance and enforcement of deed restricted units.