



AGENDA
City of Glenwood Springs
Housing Commission
Agenda
March 10, 2022
4:00PM

Meeting to be held in-person at City Council chambers

1. Roll Call
2. Approval of the January and February meeting minutes
3. Presentation from Association of Realtors
4. Update from Ad Hoc Committee
5. Discussion on how to use potential future housing funding

Discussion outcome: This subject was requested at the last meeting by Housing Commissioners. In the event that City Council puts an affordable housing funding measure on the ballot and it passes, what projects or programs would Housing Commission recommend funding?

6. Next meeting is April 14, 2022
7. Adjournment



MINUTES
City of Glenwood Springs
Housing Commission
Agenda
January 13, 2022
Meeting held remotely by Zoom
101 W. 8th Street
4:00PM

1. Roll Call

Present: Housing Commissioners Bobbi Hodge, Sean Nesbitt, Ellen Dole, and Erin Morelli

Also present: City Councilor Paula Stepp; Watkins Fulk-Gray, Senior Planner; Hannah Klausman, Community Development Assistant Director; and Annemarie Glenn, resident interested in joining the Housing Commission

Not present: Sumner Schachter and Matt Spidell

2. Minutes from December, 2021

M/S Bobbi and Erin to approve the minutes. Motion passed by a vote of 4-0.

3. Update on RFQ process and ad hoc committee

Hannah informed Housing Commission that the RFQ for the housing development project on City-owned parcels has been released. The ad hoc committee's makeup has been decided and the group will meet for the first time on January 24th.

4. Discussion about conversions of hotels to residential projects

Jenn presented her memo about conversions of hotels to multifamily housing buildings. Staff has held several meetings with developers that were potentially interested in such a conversion, but who walked away from the project for various reasons. The memo is an attempt to come up with potentially radical code solutions to make such conversions more possible. Housing Commission members were generally in support of incentivizing hotel to multifamily conversions, liked the

options in the memo, and requested more information about what other communities have done to incentivize conversions with code changes.

5. Preparation for 1/27/22 Joint Worksession with City Council

Bobbi agreed to be the Commission's spokesperson if Sumner is not available or willing.

6. Discussion about date for next meeting

Watkins explained that he will be out of town for the next regular meeting date, and offered that Housing Commission could either meet without him or choose a new date. Housing Commission asked for a Doodle poll to be sent out to choose a new date.

Staff next steps:

- Research what other communities have done to use code changes to incentivize hotel to multifamily conversions
- Send a Doodle poll to determine next meeting date



MINUTES
City of Glenwood Springs
Housing Commission
Agenda
February 16, 2022
Third-floor conference room
101 W. 8th Street
4:00PM

1. Roll Call

Present: Housing Commissioners Bobbi Hodge, Sean Nesbitt, Ellen Dole (who participated by phone), Sumner Schachter, and Matt Spidell

Also present: City Councilor Shelley Kaup; Watkins Fulk-Gray, Senior Planner; Hannah Klausman, Community Development Assistant Director

Not present: Giovanna Kennedy, Annemarie Glenn, and Erin Morelli

2. Update on Joint Worksession with City Council & Update on Ad Hoc Committee

Sumner said the check-in with City Council was brief but good. He reiterated Housing Commission's desire to get more top-down direction from City Council. Shelley recommended an upcoming worksession that may take place in April. Housing Commission could present specific questions or recommendations to City Council at that time. Shelley added that the more specific the questions, the better. She recommended Housing Commission review the adopted inclusionary zoning requirements.

Sumner, Matt, and Ellen described the Ad Hoc Committee's work through two meetings to the group. Sumner recommended careful work with the Ad Hoc Committee to not preclude any future use of funding related to housing. Matt said that he thinks the Housing Committee members on the Ad Hoc Committee should speak up and be more assertive.

3. Update on DOLA Housing Planning Grant Award

Hannah informed the group that they have been awarded a \$45,000 grant from DOLA for consultant to help the City develop a housing action plan.

4. Update on RFQ for Affordable Housing Project on City Property

The RFQ seeking a developer partner for this project has been released, and responses have a 60-day deadline from its release, meaning late March. The goal is for City Council to approve the final project in April or May.

5. Hotel to Residential Conversions

Watkins and Hannah explained the research that they have done to see if other cities have tried to accommodate hotel to residential conversions with code changes. Unfortunately, their research has turned up very little information about this. A hotel in Longmont was converted to multifamily housing, but they did not do anything radically different than what the City already allows.

6. Letter of Intent for Regional Housing Coalition

Hannah explained the background of the proposed regional housing coalition, which is on City Council's agenda for February 17th. The proposal is to formalize the coalition that was responsible for commissioning the regional housing study in 2019. Sumner expressed trepidation that the coalition would not be successful with only a \$10,000 buy-in for members.

Staff next steps:

- For Housing Commission and also for the Ad Hoc Committee, research what the intent was in the past when certain tourism-related uses were exempted from sales tax.
- For HC members: come prepared to discuss ideas for how to use future housing funding, if funding is secured through the Ad Hoc Committee's work and a ballot measure. Some ideas are contained resources on the HC Action Plan.