



AGENDA
City of Glenwood Springs
Housing Commission
Agenda
December 9, 2021
City Hall
Community Development Conference Room
101 W. 8th Street
4:00PM

1. Roll Call
2. Minutes from November, 2021
3. Update on Ad Hoc Committee and RFQ
4. Discussion of information requested by Housing Commission
5. Future agenda topics and action plan discussion
 - Presentation and discussion of newly-configured “score card” from Sumner

Discussion Outcomes: At the 11/11 meeting, Sumner presented his “score card” concept. Staff sees this as a potential “action plan” for Housing Commission and has reformatted it. Provide feedback on this document as a plan for Housing Commission. Request additional information from Staff if necessary.

6. Update on reporting requirements for deed-restricted units
7. Preparation for 1/20/22 Joint Worksession with City Council
8. Next Meeting is January 13, 2022
9. Adjournment



MINUTES
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November 11, 2021
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1. Roll Call

Present: Housing Commissioners Bobbi Hodge, Sean Nesbitt, Sumner Schachter, Matt Spidell, and Erin Morelli

Not present: Ellen Dole

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

2. Minutes from October, 2021

M/S Sumner and Erin to approve the minutes. Motion passed by a vote of 5-0.

3. Update on Ad Hoc Committee

Sumner provided background on the purpose and progress of the ad hoc committee. City Council will discuss the committee again at its next meeting. Councilor Kaup suggested including names of people who have been identified as good candidates for the committee in City Council's information packet.

In response to questions about the moratorium, Watkins said that there are ongoing discussions with administration about the moratorium. While there will be an opportunity for the Housing Commission to make recommendations to City Council at some point, no details about the moratorium are known yet.

In response to questions about the RFQ for developers, Watkins said that there are ongoing discussions with administration about the project still, and so the RFQ has not been released.

4. Future agenda topics discussion

Watkins discussed some of the research he has completed for the Housing Commission, including the City's code requirements regarding tiny homes. Tiny homes are allowed by code as long as they are on foundations and meet building code requirements. Small-lot subdivisions for tiny homes, however, are more problematic.

Sumner presented his proposed "report card" framework for Housing Commission tasks. Some tasks involve data collection and research, others potential code changes, and put together, the framework is intended be a comprehensive guide to the Housing Commission and the City.

Sean requested data investigation into nonlocal ownership trends in the City, housing unit deficits, effects and changes in short-term rentals, ownership versus rental breakdown of housing units, aging trends in the community, cost of construction, and commuting patterns. These could be added to Sumner's report card idea.

The Commission discussed mobile home communities and links Sumner sent Watkins regarding other communities. To preserve these important sources of affordable housing, Sumner mentioned measures such as purchasing rights of first refusal, talking to the owners, talking to residents, and the benefit of having a dedicated funding source for affordable housing. Shelley floated that the City when a mobile home community is put up for sale, the City could buy the park in the interim, in order to give more time to the residents to organize and form a resident-owned community.

Next Meeting is December 9, 2021

Staff next steps:

- Send to Housing Commission a list of development projects that are in-process
- Send to Housing Commission Sumner's draft "report card"
- Send to Housing Commission Bobbi's rental data
- Send to Housing Commission Sumner's links about mobile home communities
- Send to Housing Commission City Council packet when it is available