



**MINUTES**  
**City of Glenwood Springs**  
**Housing Commission**  
**May 13, 2021**  
**Virtual Zoom Webinar**  
**4:00PM**

1. Roll Call  
Present: Sumner Schachter, Ellen Dole, Erin Morelli, Bobbi Hodge, Sean Nesbitt, Matt Spidell, City Councilor Paula, City Councilor Shelley Kaup.
2. Agenda change to move item 4 Diemoz Property to the end of the agenda. Sumner moved, Ellen seconded. Unanimous.
3. Introduction of Bobbi Hodge, newest Housing Commission member.  
Commission expressed desire to have Latino leader outreach for last open seat on the commission.
4. Minutes from January 13, 2021, February 11, 2021, March 10, 2021, April 2021  
Sumner had a question about April 14 regarding moving forward with RFQ moving forward. Second question on moving forward the Mobile Home Park action call. Staff noted that there was not a formal action taken on the RFQ but did not need one to move to Council. A motion was made with no second on the Mobile Home Park item. Sumner Motioned. Ellen Seconded. Approved unanimously.
5. City Property RFQ Draft Update
  - a Staff gave a brief summary of the RFQ for new Commission member.
  - b Staff explained that there will be a work session on May 20, 2021 with City Council and Housing Commission to discuss the RFQ item prior to the regular agenda item. Direction from City Councilor Kaup is to have a list of questions that the Commission wants answered to make the work session efficient.
  - c Staff explained that CHFA 2<sup>nd</sup> Round of Technical Assistance Training is happening in the fall. We will need to work on a strong application to submit. Commissioners asked whether technical assistance funding is included in the Council ask. Staff explained that there are requests for funding. Councilor Kaup pointed out AARP funding that could possibly be tapped into.

Councilor Kaup wanted an edit to the introduction of the RFQ move the proposal summary and vision to the top of the document and mention “one/or both” properties to make sure developers know that there is an option.

Discussion on what level of interest we might receive and whether the RFQ is asking too much from developers to show interest. “Are we putting obstacles in front of interest?”

Discussion on how Commissioner Ellen, who will be on the Project Advisory Group, can have continued interaction and back and forth with the Housing Commission during that process.

Tour date of the property to be incorporated into the RFQ proposal as well as deadline for questions to be submitted to staff and then a combined answer sheet sent out to participants.

**6. Comprehensive Plan Update**

Staff explained that the City of Glenwood Springs was awarded a grant from DOLA for the Comprehensive Plan Update. This will involve an update to the Housing section, and possibly the Strategic Housing Plan. More information on the timeline and involvement for Housing Commission will be available later.

**7. Mobile Home Parks Discussion**

Sumner asks Commission permission to ask staff or Council to ask legal staff to explore what it would take to look at rights of first refusal on the current mobile home parks, as a first step. The ability to go to legal and advise on options for identified mobile home communities.

**8. Ellen proposes to ask legal to provide more general advice to the Commission with respect to options available for mobile home park preservation generally and the steps to get there.**

**9. Diemoz Property Annexation**

- Discussion on updating Housing Commission memo regarding affordable housing request for the West Glenwood Pasture annexation.
- After staff had discussion with Developers, some clarification on areas for flexibility might be helpful for P&Z and City Council to consider.
- Discussion on what areas flexibility could be incorporated. Strong feelings that there must be at least some affordable units in the larger units and not just in the studios.
- Consensus that Commission would like to include a sentence that the Housing Commission supports the development in that it is supplying much needed units, both market and affordable.
- Staff drafted memo attached to minutes.

**10. Meeting adjourned at 5:30PM**



## Memorandum

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

On May 13, 2021 the Housing Commission met and further discussed Planning item 09-20. The Commission wanted to provide additional clarification on the previous recommendation.

### **The housing commission supports the R2 Partnership project based on the need for more rental housing in Glenwood Springs.**

The Regional Housing Study completed in 2019 estimated Glenwood Springs housing shortfall at roughly 2,000 units in 2017, which was also predicted to remain relatively the same through the year 2027 even with assumed growth in the housing sector. The estimates showed significant need increases in the 60-100% AMI category, with a 1,000-unit shortfall predicted in 2027 in those income categories alone. For reference, 2021 Area Median Income statistics for a single person are as follows for Garfield County with additional salary information as collected by the Commission from area employers:

<u>Garfield County, CO</u>		<u>Correlating Professional Incomes</u>	
60% AMI	\$37,140	Certified Nurse Assistants	\$31,000-\$35,000
70% AMI	\$43,330	Teachers	Starting: \$41,000, Median: \$56,000
80% AMI	\$49,520	Clinic Registered Nurse	\$54,000-\$56,000
100% AMI	\$61,900	Police Officer	\$53,000-\$75,000

\*Not an exhaustive list. Information provided by Roaring Fork Schools, Valley View Hospital, and City of Glenwood Springs.

This is the basis for the commission's recommendation for additional units, or increased affordability within the project. The Commission's goal is to maximize the community benefit of housing options at different income levels. The housing commission's recommendation is intended to be an iterative process with the Developer to achieve the maximum community benefit while also maintaining a financially feasible project. The commission is open to reviewing a proposal from the Developer on how the project can best meet both needs.

Housing Commission's recommendation from April 19, 2021 is included below for reference.

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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.