



**MINUTES**  
**City of Glenwood Springs**  
**Housing Commission**  
**August 12, 2020**  
**Virtual ZOOM Meeting**  
**101 W. 8<sup>th</sup> Street**  
**3:30PM**

**1. Roll Call**

Present: Sumner Schachter, Kathryn Grosscup, Matt Spidell, Steve Beckley, Erin Morelli, Ellen Dole, Sean Nesbitt, Paula Stepp, Shelley Kaup

Other staff present Trent Hyatt, Gretchen Ricehill, Jenn Ooton, Jennie Koenig, Matt Langhorst.

**2. Minutes from July 8 2020**

- a. Sumner Schachter motioned to approve July minutes.
- b. Erin Morelli seconded.
- c. Minutes unanimously approved.

**3. City Available Property Update**

- a. Map of Properties
- b. Legal determination of land status and RFP Process
- c. Rank and Prioritization
- d. Recommendation to Council

Community Development Staff presented 9 City owned properties for review for possible housing projects moving forward. Categories reviewed included size, zoning, number of possible units, distance to transit, utilities, encumbrances, and whether the property would require a public vote to move forward with development. Category spreadsheet attached.

Commissioners discussed criteria for each property. Concern over the Ballard, Raymond and Lone Pine properties being cumbersome to move forward with.

Com. Dev. Director Jenn Ooton pointed out that the Ballard Property is being considered for the 6F exchange which would remove it as a development opportunity.

Trent Hyatt reviewed the Iddings Property. Largest challenge identified as the distance to transit. Explained that 14 units was maximized density considering parking and other factors.

Steve Beckley commented that the area of the property makes an expensive build given that parking may need to be tucked under. Maximizing the unit number might make a project unaffordable and perhaps fewer units would be better.

Hannah Klausman presented the 8<sup>th</sup> and Midland property. Commissioners commented that it would be a great location to have a City project. Property needs a revised survey to show exact right of way location. Largest challenge is access in and out of the site. Staff also pointed out that a site plan exists for this site including 6 units in three buildings. Initial site plan only, the City is not held to the layout.

Councilor Kaup requests preliminary concepts based on regional housing study, and housing policy ideas, and make a recommendation to Council on type of product, and income level target.

Commissioners prioritized two properties deemed most feasible for a project to bring forward to City Council. Those two properties are:

- a. Iddings Property (Airport Road)
- b. 8<sup>th</sup> and Midland Corner Lot

Kathryn Grosscup proposed the following goals for the Pilot Project utilizing City owned property to present to City Council:

1. The project will benefit 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. The Housing Commission has no commitment to either rental or ownership product other than Long Term Affordability in either model.

Sean Nesbit added a broad goal that this is a test project as an example of how a P3 affordable housing might go forward and then develop specific goals around the right density, and mix, and then move onto other more specific development standards.

Commissioners discussed what topics to bring up to Council at the scheduled joint meeting on August 20, 2020 as well as getting direction from Council on what type of project is preferred moving forward.

Sumner Schachter motions to present Council with the two prioritized properties with preliminary goals listed above to move forward with a project.

Ellen Seconded the motion.

Motion passes unanimously.

Ellen Dole brought up the topic of Mobil Home Parks and possible next steps in developing relationships with Glenwood Springs parks and how to preserve that aspect of local affordable housing. Sumner Schachter mentioned inviting representatives from Latinx community to hold a listening session on needs and goals.

- a. Idea to hold future meeting/listening session with key leaders.
- b. Kathryn Grosscup brought up the Machebeuf Affordable Housing project in West Glenwood Springs that is owned by the Archdiocese Catholic Charities. The projects affordability commitment is coming to an end within the next 6 months. The Land Use Restriction is coming to the end of the term.
- c. City should contact and inquire about plans for the property and rent levels. Signal that the City is aware of the project and has a desire as an entity for the affordability to continue.
- d. Many models exist for continuing affordability.

4. Meeting adjourned at 5:02 PM.

APPROVED