



**MINUTES**  
**City of Glenwood Springs**  
**Housing Commission**  
**October 19, 2020**  
**Virtual**  
**101 W. 8<sup>th</sup> Street**  
**4:00PM**

1. Roll Call  
Present: Sumner Schachter, Kathryn Grosscup, Matt Spidell, Erin Morelli, Ellen Dole, Sean Nesbitt, Hannah Klausman  
  
Not present: Steve Beckley, Matt Spidell
2. Minutes from September 9 2020  
Minutes were not available at time of meeting, moved to the following meeting.
3. 8<sup>th</sup> and Midland, and Iddings Property Pilot Project Update
  - a. Goal Statement and Project Vision (final attached)  
Commissioners reviewed the draft goal statement and made revisions.  
The goal statement is to be used in contacting potential partners for the actionable housing project.
  - b. Next Steps
    - a. Finish contact list
      - i. Municipalities who have done a project
      - ii. Developers
      - iii. Finance Organizations
    - b. Framework of questions for contact list
      - i. Separate sets of questions by organization category

Questions from Kathryn Grosscup. What demographic is the project benefitting? Do we have direction from Council that the project can be narrowed to only specific employee benefit, or must it be a broader community benefit?

Ellen Dole commented this should be a question asked the private employer upon contact, would they be interested if was a larger benefit, or only their employees? Add this information in the contact follow up based on employer response.

Can this project be focused to only benefit a certain business's employees?

**4. Joint Housing Meeting Preparation**

- a Staff reviewed the agenda for the upcoming joint housing meeting with Planning and Zoning Commission.
- b Staff asked for any comments or additions to the agenda.
  - i Ellen Dole asked for a summary of previous challenges on consensus on some of the topics that are being reviewed again.
  - ii Matt Spidell commented that the discussion was somewhat monopolized by opposition to the topics.
  - iii Commissioners expressed a desire to encourage a more inclusive discussion and keeping the meeting on task.
  - iv Suggestion that the Comprehensive Plan and a broader vision of community goals for housing be reviewed.
  - v Request for a representative from Transportation Commission to attend the joint meeting.
  - vi Suggestion that Housing Commission (and other Commissions) can alleviate some of the burden of updating the Comprehensive Plan within specific sections that pertain to their duties.
    - 1 Future agenda possibility.

**5. Next Meeting is November 11, 2020**

**6. Adjourned at 5:00 PM**

**(Final Version) Glenwood Springs Housing Commission  
Partnered housing steps**

Housing is a key challenge to the long-term viability of our community.

We, the Housing Commission, propose an actionable project for the city to use available resources and provide a housing benefit to members of our community. We propose the City, with little or no direct costs, albeit indirect cost, provide land and fee waivers as the basis for a partnered project for additional housing in Glenwood. We view this as an opportunity to use a City resource as an effective method to address our housing challenges.

City Council supports the Housing Commission efforts to develop an actionable project for these two properties. Council's support and endorsement shows its commitment to finding solutions for the local housing environment.

The City has identified two potential locations for review. ; type of housing; who are the beneficiaries; AMI guidelines or site plans until we explore partnerships and engage the community.

We are seeking to maintain flexibility and responsiveness in search of a creative and inclusive solution.

## **Glenwood Springs Housing Commission Project vision**

Why - Housing need is a key challenge to the long-term viability of our community. There is a demonstrated demand for more housing options.

Goal – Lead and support the development of a small housing project on behalf of the City of Glenwood Springs.

What – Receive support and commitment from City Council for a housing development on a City-owned land parcel. Receive consideration, if reasonable, for beneficial financial or soft support.

How – Explore preliminary site plans, proforma modeling, development and construction partners, long term stewardship options, examples from other communities, and other relevant concerns.

Who – City Glenwood Springs Housing Commission, City staff, and other partners with necessary expertise.

### Parameters -

1. The project will benefit households at 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. Ownership and/or rental models will be considered.
4. Long term public benefit is assumed.

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