

The Basalt Affordable Community Housing (BACH) Meeting will be held by Teleconference – The Public may access the meeting by calling the number below and entering the Meeting ID when prompted.

Phone Number: 16699006833

Meeting ID: 85411867023

Passcode: 240144



**TOWN OF BASALT MEETINGS
Basalt Affordable Community Housing (BACH)
Thursday, June 23, 2022**

Basalt Town Hall

101 Midland Avenue

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| 12:00 PM | Roll Call |
| 12:01 | Approval of Minutes- May 26, 2022
June 9, 2022 |
| 12:03 | Request from Romero Group for their Employees to be Considered
Essential Employees in Community Housing Priorities |
| 12:20 | Update on Parcel 5, Sopris Meadows Review |
| 12:40 | Update on Regional Housing Coalition |
| 12:55 | Member Updates & Other |
| 1:00 | Adjourn |

Public Comment is limited to 3 minutes. Those who wish to speak should email james.lindt@basalt.net before the meeting starts with their name, phone number, and identify what item they would like to address. During the meeting those wishing to comment may also email james.lindt@basalt.net, but it is not guaranteed that the email will be seen in a timely fashion.

BACH Meeting Minutes May 26, 2022



CALL TO ORDER

The BACH Committee was called to order at 12:05pm.

Committee Members Present: Cathy Click, Mike Kosdrosky, Anne Baker, Doug MacDonald

Staff : James Lindt, Michelle Bonfils Thibeault, Sara Nadolny

Absent : Clyde Foster

Members of the public present: Tim Bellinski, Andrew Light, and Scott McHale

AGENDA ITEMS

Minutes

This committee has not approved or reviewed minutes in previous meetings.

Sopris Meadows Parcel 5

James started the meeting with an update regarding the agenda. Regarding the Parcel 5 Application that BACH was slated to discuss as the first agenda item -- the Council directed the Applicant and Staff this week to explore the potential to make at least a portion of the Parcel 5 Community Housing as a for sale product. The Applicant has agreed to explore the concept, so Staff and the Applicants have mutually agreed to continue the Parcel 5 BACH review to the next meeting without discussion today to give Staff and the Applicants time to explore the for-sale concept. That being the case, the BCC Application that was scheduled at second on the agenda is proposed to be the first item.

M/S Anne and Cathy made a motion to continue the Parcel 5 discussion to the next meeting. Discussion about the motion was a request by Mike for information about how the Council decided to pursue a for-sale units. The motion then passed 4-0.

Basalt Center Circle Application

James reviewed the Basalt Center Circle application. Andrew Light reviewed updates to the application since it was previously presented to BACH. James discussed BACH's general review parameters for the application including the proposed mitigation requirement (exceeded by in this application) and livability standards (met except the 50ft storage locker requirement, however the applicant has proposed an alternative gear storage area).

Discussion: Anne inquired about the location of closets in the studio units. Scott clarified the closet is located at the front of most units. Mike inquired about the mix of units. Tim responded that the proposed mix is a revision per Town Council's request. Doug supported the storage space provided in the application.

Cathy inquired about the occupancy priorities for this project. James clarified the applicant added a layer of prioritization above the Town's guidelines. Priority for the community housing units would be first priority to employees of the commercial of the project (estimate 25 employees); second priority to Roaring Fork School District employees; third priority to Essential Workers employed for Town of Basalt (including emergency services) and fourth priority to persons generally employed in Basalt. When multiple candidates apply for a unit, all first priority candidates are considered initially and then the landlord will work down the priority list. As demand is deemed to be so significant, there is no time restriction for moving from one priority level to the next.

Doug asked if ownership had been considered for these units. Andrew responded that insurance for rental units in a mixed-use project is more desirable than insurance on condominiums. Similarly, the issue of construction defect legislation adds to the preference of rental units. Tim noted that at the end of the 8-year construction defect period, should they decide to sell the units the Town holds the right of first offer.

Anne asked for clarification regarding the stated 60% of units will be permanent residents, how would the remaining 40% work? Andrew clarified that flexibility is important for the remaining 40% but that short-term rentals are prohibited per the proposed deed restriction.

Cathy asked what the rentals rates are anticipated to be for the free market rental units. Tim noted that rental rates will be similar to existing rentals in Basalt. Andrew clarified that the project won't be completed and move-in ready for approximately two years so it is too early to determine rental rates.

M/S Mike and Anne made a motion to recommend approval to Council as the application is presented. The motion passed unanimously 4-0.

Comments from BACH members on items not listed on the agenda: Cathy asked staff if there are many upcoming development applications for BACH to review or if there is an opportunity for the Committee to add some workshops into future agendas to review existing mitigation requirements and guidelines in perspective of our current community goals. Anne supported Cathy's suggestion and asked What are Basalt's tools now and what could they be for achieving the community's goals. Staff noted that no new development applications had been submitted at the time of the meeting that require BACH review and it appeared there would be availability on future agendas.

Next Meeting

June 9, 2022, 12:pm Via Zoom

M/S Doug and Anne made a Motion to adjourn at 1:00pm which passed unanimously.

BACH Meeting Minutes June 9, 2022



CALL TO ORDER

The BACH Committee was called to order at 12:03pm.

Committee Members Present: Cathy Click, Mike Kosdrosky, Anne Baker, Doug MacDonald

Staff : James Lindt, Michelle Bonfils Thibeault

Absent : Clyde Foster

Members of the public present: Jeff Orsulak, Katie Erickson, Myki Jones

AGENDA ITEMS

Minutes

This committee decided to postpone approving minutes to the following meeting.

Sopris Meadows Parcel 5

Michelle reviewed the goal of the meeting as having BACH make a recommendation on the current proposal brought forward by the Applicant. It was noted that the application would be at the next Town Council meeting for public hearing on June 14, 2022. She summarized the current proposal noting that the applicant's revised proposal was in response to Council direction requesting the applicant consider providing for-sale units as much of the deed-restricted inventory existing and in the pipeline are rental units. She noted the quick turnaround of the applicant needing to respond to Council's direction and the related challenge of providing the revised proposal to BACH sooner.

It was determined that an open motion from the prior meeting needed to be resolved before continuing to new business. The open motion was a proposal from member Mike regarding the rental deed-restricted proposal for the Parcel 5 application. Mike read his motion.

M/S Doug and Anne made a motion to approve the motion brought by Mike. The motion failed 1-3.

The Applicant, represented by Jeff Orsulak, summarized the current for-sale deed-restricted proposal for both buildings AH-1 and AH-2 noting the direction recently received from Town Council. He noted that the first building would be a mix of proposed category 3 – 6 income levels (i.e. for individual making up to \$250k annual income) and the second building undefined, allowing the Town to determine categories for that building in the future after monitoring the demand for units in the first building.

James shared his screen to further review the proposal. Mike asked for clarification about the proposal being for one or both buildings. He stated that it is not appropriate to allow flexibility on AH-1 building that is required to satisfy category 2 mitigation requirements, but flexibility is acceptable on the AH-2 building that is beyond mitigation requirements. Doug requested clarification on the 220 units of existing category 2 units described in the proposal. James corrected the proposal noting that existing units in the Town's inventory are a mix of categories 1, 2, and 3.

M/S Cathy and Anne made a motion to approve the proposal. The motion failed unanimously. Discussion around the failed motion cited insufficient time to review the proposal and concern that Council's direction to the applicant regarding for-sale units needed to be better understood by BACH. Several members noted concern of how the current proposal meets the required category 2 mitigation requirements, as a for-sale or rental proposal.

Cathy made a motion that AH-1 be built to meet the category 2 mitigation requirement. The applicant responded that the cost of category 2 for-sale units would likely inhibit the applicant from building AH-2. Doug noted understanding that the category 2 units are more costly to produce. Mike stated his disagreement with the mayor's request for for-sale units. Anne noted there is a case for ownership in promoting long-term residents who create roots in the community.

Cathy made a motion directing staff to schedule a joint meeting between BACH and Council to align direction and discuss Town's AH goals for the project. The motion passed unanimously, and the meeting was adjourned at 1:00pm.

Next Meeting

June 23, 2022, 12:pm Via Zoom