

**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: 81809422822**

**Passcode: 555552**



**TOWN OF BASALT MEETINGS**  
**Basalt Affordable Community Housing (BACH)**  
**Thursday, July 7, 2022**

**Basalt Town Hall**

**101 Midland Avenue**

---

- 12:00 PM    Roll Call**
- 12:01        Approval of Minutes- June 23, 2022**
- 12:03        Update and Preparation for Joint Meeting with Town Council on Parcel 5, Sopris Meadows Subdivision/PUD**
- 12:30        Member Updates & Other**
- 12:40        Adjourn**

Public Comment is limited to 3 minutes. Those who wish to speak should email [james.lindt@basalt.net](mailto: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](mailto:james.lindt@basalt.net), but it is not guaranteed that the email will be seen in a timely fashion.

**BACH Meeting Minutes  
June 23, 2022**



**CALL TO ORDER**

The BACH Committee was called to order at 12:02pm.

Committee Members Present: Cathy Click, Michael Kosdrosky, Anne Baker, Katie Erickson, and Doug MacDonald (joined at 12:15).

Staff : James Lindt, Michelle Bonfils Thibeault

Members of the public present: None

**AGENDA ITEMS**

**Minutes**

This committee approved the minutes from both the May 26 and June 9, 2022 meetings.

**Romero Group Essential Employee Designation request**

James gave a presentation of the Romero Group's request to be considered Essential Employees in The Willits for housing priority per the Town's Housing Guidelines. James noted that the Essential Employee definition includes provisions for the Special Housing Evaluation Committee (SHEC) to determine if employees should be considered essential employees when there is a gray area. SHEC is made up of Town Staff and includes two members of BACH. One of the BACH representatives is Doug, the second position needs to be appointed. James described the Romero Group's role in Willits as the property manager for the Master Association, many of the duties they are responsible for are duties Town Staff performs in other areas of Basalt such as utility work, snow removal, etc.

The committee discussed concerns that there are many property management companies and allowing this request might lead to other property management companies making a similar request.

M/S Cathy and Katie made a motion to deny the request. The motion passed 3-1.

*Doug joined the meeting at 12:15*

## **Update on Parcel 5**

James gave an update on the Parcel 5 application, reminding the committee that a joint meeting with Town Council to review the application is scheduled for July 12, 2022. The next regular BACH meeting is July 14<sup>th</sup> – BACH desired a special meeting July 7<sup>th</sup> for the committee to further develop discussion items for Building AH2 for the joint meeting. The committee agreed to meet July 7<sup>th</sup> at noon.

Michael asked for clarification if BACH's recommendation against the Parcel 5 application had been presented to Council. James confirmed BACH's recommendation was part of the Council packet and noted during his presentation to Council. Michelle noted that the request for for-sale housing units has been off the table with other development applications due to construction liability periods and it was surprising that the applicant returned with a proposal of for-sale units.

Cathy asked for an update on the \$6M housing bond and if any plans or projects had been determined for that money and what BACH's role would be in consideration of future planning.

## **Regional Housing Committee Update**

James relayed information from Elyse Hottel, the Town representative on the committee. The committee is pursuing a Colorado Housing & Finance Authority (CHFA) grant to cover administrative costs associated with running the organization. The Committee is also asking each jurisdiction to contribute approximately \$10K for 2023, a similar amount requested and paid by the Town of Basalt in 2022. Many of the grants the Committee is applying for having matching requirements. Cathy asked if Elyse could make a presentation to BACH on the Committee's goals and plans. Staff agreed to work with Elyse to schedule a presentation.

## **Member Updates/Comments**

Cathy thanked the members for their commitment to the Board.

M/S Cathy and Michael made a motion to adjourn that passed unanimously at 12:53pm.

## **Next Meeting**

July 7, 2022, 12:pm Via Zoom

# DRAFT

## Parcel 5, Sopris Meadows BACH Discussion Bullet Points

- BACH has reviewed several versions of affordable housing proposals from the applicant since late March, investing significant volunteer time. During the lengthy review process, individuals on BACH asked the Applicant if for-sale units (meeting existing mitigation requirements averaging category 2) were possible, the Applicant declined.
- BACH expressed support for following the existing land use code mitigation provision requiring Applicant to provide an average of category 2 housing units.
- BACH has expressed that the deed-restricted units proposed beyond the required mitigation units have flexibility in category/maximum income designation only after the land use code mitigation requirement is met.
- BACH's charge is to support and promote affordable housing based on existing guidelines. The process of allowing a code amendment to meet mitigation requirements or other such policy changes may be better discussed outside of the evaluation of a development review application.
- BACH finds the income levels that the Applicant is proposing to serve the "missing middle" component are too high and should be capped at 200% of AMI (for the 23 units beyond the required mitigation units). This cap may be more consistent with the Regional Housing Study findings.
- On a broader level, BACH would like Council to clarify BACH's role with regards to development application review. BACH currently works within the confines of the land use code and Community Housing guidelines and believes they have little negotiating ability.