

**The Basalt Affordable Community Housing (BACH) Meeting will be held by Teleconference –  
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**TOWN OF BASALT MEETINGS  
Basalt Affordable Community Housing (BACH)  
Thursday, April 22, 2021**

**Basalt Town Hall**

**101 Midland Avenue**

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- 12:00 PM    Roll Call**
- 12:01        Welcome new member Mike Kosdrosky**
- 12:03        2021 BACH Work Program**
- 12:30        Stott's Mill Lots**
- 12:45        Rental Assistance Program Update**
- 12:50        Member Updates**
- 1:00         Adjourn**

**BACH**  
**March 11, 2021**  
**12:00 pm - 1:00 pm**  
**Via Zoom**

*Attendees included: James Lindt, Sara Nadolny, Doug MacDonald, Anne Baker, Cathy Click  
and Clyde Foster*  
*Guest: Mike Kosdrosky*

Agenda items

- Roll Call
- Interview of BACH Applicant
- SHEC Review
- Livability Guidelines – Proposed Amendments
- Eviction Prevention Program Update
- Member Updates
- Other

The meeting began at 12:10 pm

**1. Interview of BACH Applicant**

Mike Kosdrosky introduced himself as the principal and owner of Workforce Housing Solutions. His company consults on workforce and affordable housing throughout the country. Mike was the former director of the Aspen Pitkin County Housing Authority (APCHA). In this role he worked with others on the funding for Real America through CHFA tax credits. Mike indicated that he has a background in policy, economic development, public management, city management, and real estate finance. He has a strong expertise in housing and commercial development and public policy at local, state and federal levels. Mike said that he is a six-year resident of Basalt. He loves the mid-valley and has a desire to contribute to Basalt and continue to do good work in the realm of affordable housing.

James noted that BACH is being asked to make a recommendation to the Town Council on Mike's appointment to the Commission.

Anne asked if there could be a possible conflict of interest, and if so, would Mike recuse himself from those items where a conflict could be presented. Mike responded that there is always the potential with conflict, and he has dealt with this in the past. Often what some view as a conflict of interest is not such. A conflict would present if he were to benefit from an action or participation. Mike said that he would speak up when the appearance of conflict was present and recuse himself if necessary.

Cathy expressed her gratitude for Mike's participation and his experience and knowledge of issues related to affordable housing. Cathy believes Mike would be a good asset to BACH.

M/S Doug and Cathy to provide a recommendation to Town Council to appoint Mike as a member to BACH. Motion passed 3:0.

James indicated that Staff would set up a date for Council interview and appointment.

## **2. SHEC Review**

James explained that BACH makes a recommendation to SHEC, the Special Housing Evaluation Committee, for a waiver from the housing guidelines. He recently received a request from a tenant of the Willits Seven apartments who is up for renewal and is requesting a shorter lease. Willits Seven requires a 12-month lease minimum, and the tenant is requesting a variation from requirement upon renewal. She explained that she has been offered a job and new home out of state and is looking for a lesser lease term to September rather than carry through to next March. SHEC can grant waivers from administrative requirements. James explained that Town Staff is supportive of this waiver, and asked BACH members if they have any comments, or would be willing to make a recommendation to SHEC on the request.

SHEC is composed of four Staff members and BACH member. Doug currently represents BACH on SHEC.

Doug said that SHEC has been fairly lenient when given a good reason, and believes the requester is providing a valid reason. Anne agrees with Doug. Cathy said that September/October is a good time to rent units.

M/S Anne and Doug to recommend to SHEC to allow for a reduction in the minimum lease term through September, 2021.

## **3. Livability Guidelines – Proposed Amendments**

James reviewed the prior discussion regarding BACH's proposed amendments to the Town's affordable housing Livability Guidelines.

James reminded the group that SHEC currently has the ability to waive individual guidelines standards. BACH has proposed that BACH be the entity to waive individual requirements of a development application rather than SHEC. In the instance a senior living facility is proposed BACH could waive the tub requirement in favor of a just a shower.

Sara reported having discussed Energy Star appliances with Green Team, as BACH had previously considered making this a recommended amendment to the Livability Guidelines and were looking to the Green Team for support. Members of the Green Team indicated that the federal regulations for appliances are very close to Energy Star ratings, and the better energy and cost savings would be found in requiring double layer honeycomb blinds and LED lighting.

Other proposed amendments include a minimum of 50 square feet for storage and adding enclosed bicycle storage.

There was some discussion of whether to require electric appliances but was ultimately felt that if there was going to be a requirement not to allow gas it should be in another location other than the affordable housing Livability Guidelines.

Doug said he is supportive of LED lighting, as they are efficient and long-lasting.

James clarified that BACH can be supportive of electrical appliances, just not include that within the guidelines. Town Staff and Council will be having a broader conversation about electrification of all development projects.

Doug brought up the fact that the Town does not have a formal category for senior housing, which is different from ADA. He asked if this is something BACH should think about. James agreed that BACH could think about it or have the potential to waive standards for a senior living facility. Doug feels that the Town will need to think about senior housing at some point.

James said that he had checked in with Eagle County on their guidelines regarding tubs in senior housing units, but their guidelines do not address this.

James reviewed again the Guidelines with the amendments included.

M/S Doug and Cathy to approve the amendments to go to Council. Motion passed 4:0.

#### **4. Eviction Prevention Program Update**

Sara presented one application for rental assistance funding for a tenant of the Roaring Fork Apartments in the amount of \$591. The application meets all of the require criteria for the Rental Assistance Program.

M/S Doug and Anne to approve the applicant for funding. Motioned passed 4:0.

James explained a bit of the program to Clyde as he started on with BACH after the program was approved by Council. Clyde asked if repayment could be through Community Service of some sort. James explained that it was not part of the requirement when it was set up/approved. Cathy pointed out that this program is specific to the pandemic. Doug noted that there are ongoing programs for community work but dealing with individual cases that are worth a certain amount of time it would be more costly from an administrative point of view.

#### **5. BACH Member Updates**

Doug provided an update about the newest round of DOLA state funding. Municipal governments are eligible to receive up to \$25,000 towards homeless prevention activities. Sara indicated that she had discussed this with the Finance Director who was going to pass the information along to the Town Manager. Sara indicated that additional funding might not be necessary at this point as the Town has only had one rental assistance application for 2021. James said that many tenants in Basalt's affordable housing are currently in a requalification period for most units, and they are not seeing vacancies. The Application date is mid-April. If we see more rental assistance applications the Town may reach out and apply. BACH agreed with this plan.

James reminded the group that we are looking to have a worksession with Council on March 23<sup>rd</sup> to review the report as discussed at the last BACH meeting. Generally, the report comes from the Chair (Cathy). James will get confirmation on the date and time asap.

M/S Doug and Anne to adjourn.