

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

*Attendees included: James Lindt, Sara Nadolny, Doug MacDonald, Anne Baker*  
*Guest: Mike Kosdrosky*

Agenda items

- Roll Call
- Livability Standards – discuss feedback from P&Z
- Eviction Prevention Program
- Member Updates
- Other

Anne and Doug introduced themselves to the meeting guest Mike Kosdrosky. Mike then introduced himself and expressed his interest in becoming a member of BACH. He provided a bit of background – currently he is the owner of Workforce Housing Solutions LLC, a consulting firm that focuses on building workforce housing throughout the country. He was previously Executive Director of APCHA. Mike also worked on the Regional Housing Study (2019) and noted that APCHA was the primary funding source that seeded that study. He said he took APCHA through some of its largest changes in its history, and developed hundreds of new affordable housing units throughout Aspen and Pitkin County. Mike is a Basalt resident and has lived in Willits for the past six years. He said he is interested in making positive contributions to the Town.

James noted that since BACH was lacking a meeting quorum, there would be discussion but no votes.

**Item 1: P&Z Feedback on BACH's recommended updates to the Livability Guidelines for Affordable Housing**

Sara explained that Staff brought BACH's proposed Affordable Housing Livability Guideline amendments to the P&Z for discussion, which elicited some feedback. James showed BACH's proposed changes.

James provided P&Z's feedback on BACH's various proposed amendments, as outlined below:

- Four-burner stove too large for studio and one-bedroom unit.
- Questioned need for an oven. Consider smaller convection appliance.
- Reduce overall footprint of units to elicit environmentally friendly construction.
- Mixed feelings between two Commissioners on mini-tub – one sees as useless, one voiced support.
- Energy Star rated appliances should be encouraged.
- No VOC paint, cabinets, fixtures, etc. (Non-toxic interior finishes)
- Encourage sustainable development and interior finishes – incentivize?
- Instead of 7'x7' storage spaces, consider requiring 50 square feet of storage space.
- Consider requiring more accessible (Type A) units in TOD style settings.
- Discussion about requiring more energy efficient units v. need for as much affordable housing as can be provided – financial balance.

Discussion items:

- BACH members expressed support for a general minimum square footage for storage (e.g. 50 sq. ft.) over a dimensional requirement (7'x7').
- BACH wanted to further discuss (where a quorum is present) whether it is necessary to require a bathtub (any size) in a studio apartment.
- BACH members agreed that BACH should make the recommendation to vary things such as appliance sizes and other livability standard items instead of SHEC.
- BACH members present felt that a two-burner stove is fine for studio and one-bedroom units, but an oven should be required.

Staff follow up items:

1. What are the costs to developers and energy savings associated with Energy Star appliances?
2. Staff to bring back examples of two-burner stoves and ovens for consideration.

BACH follow up item:

3. Brainstorm ways to encourage or incentivize sustainable interior finishes.

Mike offered his opinion from experience that creating conditions that are too prescriptive creates a lot of regulatory red tape.

## **Item 2: Emergency Rental Assistance Program Updates**

Sara explained that the Council-approved 2021 Emergency Rental Assistance Program information has been sent to all affordable housing property managers within the Town of Basalt. She has been contacted by two individuals and provided them information. Sara said that she expects to see at least one application for review either at the next meeting or early March.

## **Item 3: Updates**

Anne asked for clarification of BACH's role in the DHM Design listening sessions. BACH was invited to participate in outreach meetings regarding the US Forest Service property near Crown Mountain Park. DHM reached out to a broad range of stakeholders and possible interested parties to discuss potential development scenarios for the property. Per Jason Jaynes' (DHM Designs) email, the purpose of the meeting is to express ideas and concerns which will be relayed to Eagle County and the White River National Forest Supervisor.

## **Item 4: Other**

BACH's annual report to Town Council is due. Staff will draft a report about BACH's role and accomplishments in 2020 and programs for the coming year and review this with BACH at the next meeting to discussion adjustments.