

BACH
May 27, 2021
12:00 pm - 1:00 pm
Via Zoom

Attendees included: James Lindt, Sara Nadolny, Anne Baker, Clyde Baker, Cathy Click, Doug MacDonald

Agenda items

- 1. Discuss Questions for Potential Partners on Stott's Mill Lots**
- 2. Affordable Housing Maps**
- 3. Review SHEC Policy Language**
- 4. Capital Needs Committee Update**
- 5. Member Updates**

The meeting began at 12:12 pm

1. Discuss Questions for Potential Partners on Stott's Mill Lots

Staff was directed at the prior meeting to return to BACH with some questions to take to potential partners regarding the development of the four Stott's Mill lots for single family homes. James listed the eight draft questions as proposed by Staff, including:

- 1) Does your organization have a need for workforce housing?
- 2) Is your organization potentially interested in partnering with the Town of Basalt to develop up to four single-family residences?
- 3) What are the occupancy priority requirements your organization might desire if you choose to partner with the Town on the development of the lots?
- 4) Are you interested in the potential to develop the units as for-sale or as rental units?
- 5) The approximate purchase of the land and the development is estimated to be in the range of \$800k at this time. What type of funding or construction assets would your organization likely be able to contribute?
- 6) The lots are required to receive building permit within two years after their purchase. What is your organizations time frame for your ability to partner on this development?
- 7) What role could you see your organization having in developing the lots (e.g. funding partner, funding partner + construction manager, etc.)?
- 8) Has your organization partnered in the development of affordable housing in the past?

Cathy felt that the list presents a really good start for outreach. She said this may bring to light some organizations that are interested but unable to participate at this time and may want to partner with the Town in the future.

Anne suggested reordering the questions. Sara said that we could do so, but rather than a list sent to organizations, the questions would be used to guide the discussion during a meeting or call. They would not necessarily be asked in order but are topics of discussion as the conversation develops organically.

Cathy asked if the lots are zoned to allow multifamily development. James responded that the lots allow for single family residences, but two adjacent will allow a duplex with a zero-foot setback and common wall. Either way, the allowance is for one housing unit per lot.

Clyde asked whether the \$800,000 price tag is for all lots or a single lot. James responded that the Town has the ability to purchase four discounted lots at the price of \$190,000 per lot. He explained that Staff has investigated current building costs and found that the construction of a 2,000 square foot home to be in the \$500,000 range.

Cathy wondered how the reported construction cost was inflated to reflect current costs. James said that Staff's findings did not include any inflation, but rather took construction costs for current development valuation in for building permit. He heard from some contractors that everything is currently inflated, and after the wave of effects from pandemic levels out, it is unknown whether materials will return to a lower cost or if they will remain inflated for some time.

Clyde asked what exactly a funding partner would be. James said that organization, such as Special Districts or nonprofits, may need housing and the Town will have difficulty financing the entire package without partners. If another entity were interested in providing funding, they would get an occupancy priority for the units for their employees.

BACH discussed creating an introductory email that would serve as a summary prior to meeting or a phone conversation with potential partners.

Clyde questioned whether the lots would have any real impact on the capacity issue for affordable housing. James said the project has 113 total units, with quite a few in the program being affordable housing. The four subject lots were made available to the Town for purchase or to allow the Town to choose the purchaser. In terms of the Town's affordable housing inventory, James said that there is not a lot of family housing.

James asked if Doug, BACH's Alternate representative on the Capital Needs Committee (CNC), would provide BACH with an update from the first meeting. Doug reported that the meeting was mostly related to the procedural data gathering process done by the consultants, based on the Town's development of the 2020 Master Plan. There was not a lot of feedback from those in attendance, nor the opportunity to do so.

Next steps: CNC BACH representatives to take the list of questions to the CNC at the next meeting. Staff will coordinate with Mike Kosdrosky on this matter.

2. Affordable Housing Maps

James indicated that at the last meeting BACH got through their review of the East Basalt map, but not the West Basalt map. He shared his screen to show the current West Basalt map, which contains affordable housing projects that have been completed, and properties listed as priority sites for affordable housing. The El Jebel Mobile Home Park is completed with eight deed-restricted units, and the remaining as worker housing. The Tree Farm has been approved with 40 affordable housing rental units and 10 for-sale affordable housing units. James noted that at this time the infrastructure to the new subdivision is under construction. Block 7 at Willits Town Center contains 50 affordable housing rental units, 27 which are owned largely by the RE-1 school district. The Town also owns housing in that building as well as the Fire District.

Parcel 2E in Willits Town Center is on the map. BACH previously had this parcel listed as a priority site however, the site has also been looked at as a viable location for childcare. Sara provided some information as to where the Basalt Early Childhood Coalition is in their pursuit of partners to help develop an early childhood education center and community room. James asked BACH if they wish to keep the parcel listed as a priority site. Cathy said that there is no sense in two of the Town's entities fighting for the site. She suggested keeping it on the map but lowering its priority as a site for affordable housing. BACH agreed to keep Parcel 2E on the map as a potential site for affordable housing, but no longer designated as a priority site.

James indicated that Sopris Meadows Parcel 9 is on the map as a priority site. This parcel is adjacent to the rugby field in Willits and Parks Department shed. The site was planned to be used as a childcare site as part of original Sopris Meadows development, but it has been found to be a bit small for a childcare use, and Parcel 2E was identified as a better site. The Town owns the property. Staff thinks it is good to keep the parcel on the map. The site measures at .4 acres. There is the potential to do a multi-family project on the site. BACH agreed to keep the parcel on the map as a priority site.

James showed Parcel 5 which is in for the review of a development application. The proposed development includes a mix of free market and affordable housing as part of the proposal. James noted that BACH will have the opportunity to review the application for the development in the coming months. Staff was thinking it appropriate to keep on the map. BACH agreed.

The tiny homes at the Basalt Campground are constructed and currently occupied. Doug asked if there is any sense from the Aspen Skiing Company if they will ultimately do anything different than tiny homes on the site. James said we can bring the parcel back for discussion after a check in with the Aspen Skiing Company.

3. Review SHEC Policy Language

This item has been tabled until the next meeting when Mike is present.

4. Member Updates

James invited BACH to go on a site visit with the P&Z, and Green Team to tour the Block 9 affordable housing at Willits. The visit will take place tomorrow at 9:30 am and 3:00 pm. Staff will be there with representatives of the Aspen Skiing Company to go through the building to tour some of the affordable housing units as well as other SkiCo housing units on second and third floors. James indicated that the units will be occupied first of June. The affordable housing units on first floor have a childcare professional priority, and they were successful in getting mid-valley childcare professionals in to occupy the units.

Anne indicated that she will be back in Colorado at the end of June.

Anne asked if there is a priority for those seeking affordable housing. James explained the program is set up with occupancy priority being given to essential employees (for instance, Sanitation District workers, Fire and Police personnel), then full-time employees within the Town of Basalt, then to people working full time between Aspen and Glenwood Springs (1,500 hours per year). Anne said that families will have different needs than a single person will have. The Town has a lot of units for singles or two people but not for families. James indicated there is still need in both categories, as identified by the Regional Housing Study. It is difficult to get developers to build family housing. He indicated that this is a topic of consideration when BACH reviews development proposals.

M/S Anne and Doug to adjourn the meeting. Motion passed 4 to 0.

Meeting ended at 1:08 pm.