

BACH
June 24, 2021
12:00 pm - 1:00 pm
Via Zoom

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

Guests: Tim Belinski, Andrew Light, Scott McHale, Seth Hmielowski

Agenda items

- 1. Continued Discussion of BCC Application**
- 2. Capital Needs Committee Update**
- 3. Stott's Mill Lots**
- 4. Review Draft SHEC Policy Language**
- 5. Member Updates**

The meeting began at 12:04 pm

James provided the update to BACH that the proposed amendments to the Town's Affordable Housing Livability Guidelines were approved by Council, with the adjustment that the storage does not have to be provided on the first floor – just exterior to the unit. All other adjustments recommended by BACH were maintained.

Doug provided an email from DOLA regarding the State's Homeowner Assistance Program.

1. Continued Discussion of BCC Application

James provided a recap of the proposed development that includes a grocery store on the first floor, and 70 apartment units on the 2nd, 3rd and 4th floors. The Applicant will provide 15% of floor area and 15% of the number of units as affordable housing and provide a 1.5% RETA to meet the Code requirements for mitigation. James noted that there was significant conversation at the last meeting related to the proposed storage units and the lack of bathtubs within the deed-restricted units.

Tim provided update on the changes made since BACH's last review of the application materials. He noted Cathy indicated a desire to have tubs in the units, and the team took a second look at the issue. They were able to include one bath within one of the two bathrooms in the two-bedroom units. He indicated that there is one two-bedroom unit within the proposed affordable housing mix.

Tim said that regarding the storage, the team has struggled to provide a larger unit than the proposed 24 square feet, measured as 8'x3'. He indicated that they would continue to look for ways to enhance the storage units. He said the size is larger than the storage lockers that were constructed at 110 Harris Street and the Lumen Residences in Willits. The storage units will be as tall as ceiling space allows, with hard walls instead of cages.

Tim said that the building's free market rental units will be in line with the market rates. He indicated that the Lumen Residences, which was fully leased within about two months, has 1-bedroom units renting at

\$2,370 and 2-bedroom units renting at \$2,938 month. 110 Harris Street has 1-bedroom units renting for \$2,275 and month, and 2-bedroom units renting for \$2,850.

James provided an analysis of the Town's deed-restricted inventory of rental units, broken out by the number of bedrooms per unit. The current inventory includes 140 one-bedroom units, 64 two-bedroom units, and 27 3-bedroom + units. There are no studios within the current inventory mix.

The Applicant team provided some additional information on the project. Tim reminded BACH that the proposed breakdown of the deed-restricted units within the project include three 1-bedroom units, one 2-bedroom unit, and seven studio units. He said that overall, combined with the free-market rentals, the building is proposed to have 54% as studio units.

Cathy questioned whether there would be any special considerations for workforce eligibility. James indicated that the priority for the units will follow the Town's regular guidelines.

Anne asked the height of the building. James replied that the building is four-stories, with a height of 49 feet. Cathy said that the height seems to be consistent with the Downtown Advisory Committee's height for the downtown parcel. Density and mass would be focused on the site which would help to keep the density and mass lower at the River Park development.

M/S Mike Kosdrosky and Doug MacDonald to provide a recommendation to Council in support of the affordable workforce units proposed at the Sketch Plan level, and request that the Applicants continue to review the project against the Livability Guidelines, including the storage units, as the project progresses. Motion passed 4 to 0.

2. Capital Needs Committee Update

Mike reported that a lot of the Committee's discussion thus far has revolved around getting additional feedback on desired paths forward and referred to the public survey that was released. The Committee will look for feedback from BACH on some of the items. Four items were listed on the spreadsheet that was provided to the Committee under the category of Affordable Housing/Workforce Housing, which included the development of the four lots at Stott's Mill (discussed at a prior BACH meeting) and also purchasing land and partnerships to add affordable housing to the community.

Doug said he was looking at the community survey. He noted that there were projects related to affordable/workforce housing and senior specific affordable housing.

Mike said the Committee will need to make a recommendation to Council as to the priorities for investment and going to the voters within the fall. The Committee is hoping for some good feedback from the public. He expressed concern that the Committee is asking for feedback from all of the Town committees (BACH, Green Team, BPAC, etc.) on all of the topics, which may not be the best way to get value to inform the process.

Doug questioned how the Committee will gather weigh the information. He said it is not just a matter of citizens taking an opinion survey and getting the answer. There will be a lot of consideration that happens at the Committee level.

James said we can get the scoring sheet and send out to BACH and put on next meeting.

Mike found the Committee's spreadsheet and displayed it on his screen. Regarding the affordable housing projects listed, James explained that the Town has the option to buy down the Category 2 units at SkiCo's building in Willits Town Center to allow rental rates at Category 1 for childcare professionals.

Mike said the issue to explore is how to narrow gap between supply and demand. The project list includes maximizing opportunities by buying land for affordable housing, which may be developed through partnerships. He is not a fan of putting a lot of effort into developing the Stott's Mill lots, as they make such a small dent.

Mike encouraged completion of the survey online or paper. The results of the survey will generate a list of projects to be refined to bring back to BACH and the committees.

Doug said he think affordable housing is the major issue on the Committee's plate. Confusion arises when what is to rank order projects from 1 through 5 by each of the Town committees, which is a different system than what is found in the survey distributed to the public.

Cathy said she sees affordable housing and green initiatives, but nothing from BPAC or POST. She said there seems to be other projects in the mix that were not developed through the Master Plan process.

Mike replied the Town Hall and Police Headquarters and other things were added due to the completion of the Facilities Needs Study.

James noted that POST has its own funding source.

James asked if BACH would like to revisit this as a separate item on next BACH agenda. Mike requested Staff explore how to structure feedback from the respective committees (e.g. BACH).

Mike said we need to condense the feedback, prioritize it in regard to the Master Plan, and condense the list. He feels that there are too many cooks in the kitchen, which is creating an awkward process.

Sara introduced Draft SHEC waiver criteria. BACH requested the item to be tabled to the next meeting (put in agenda packet).

M/S Doug MacDonald and Mike Kosdrosky to adjourn the meeting. Motion passed 3 to 0. (Cathy left prior to the vote.)

The meeting ended at 1:09 pm.