

BACH Meeting
July 29, 2021
12:00 pm
Via Zoom

Attendees include: James Lindt, Susan Philp, Sara Nadolny, Doug MacDonald, Cathy Click, Mike Kosdrosky, Anne Baker

Brief discussion of whether BACH wants to meet in person. It was decided that BACH would continue virtually for the time being.

Meeting began at 12:08 pm

James – Special meeting to discuss BACH’s comments and recommendations on the Affordable housing 9options related to the Basalt 2030 project. Briefly looked at the last meeting at options discussed by the CNC.

Want to review and see what comments BACH members have, and any recommendations.

Cathy said CNC meets tonight and on August 2nd. Tonight preparing a vote on recommendation on what should be included in potential bond program.

Wednesday open house at library. Laying out boards of projects seen at prior meetings. Citizens will vote given poker chips. Scheduled on August 10th for presentation for CNC recommendations, then Town Council will make a decision on 24th of August on what projects to include.

- 1) What projects
- 2) How much money

Susan shared slide for AH options - \$4-\$5 million

- Buy land to partner with others
 - Stott’s Mill available for Town purchase per PUD
 - Land purchases up to 50 dwelling units
- Develop Parcel 9 in Sopris Meadows
- Buy Down Deed Restrictions

Plan is to show this on a board at the public open house next Wednesday. Can be tailored before board is printed based on feedback from BACH.

Susan showed a site plan regarding a proposed development at Parcel 9. Has two different site plans developed. Same architect that did Lakeside Townhomes. Geared toward families.

Mike said as representative to the CNC, not a lot of specifics on cost estimates, save for the childcare piece. For AH workforce housing the Council may look to BACH for costs. The CNC will likely take a

broader recommendation. BACH lacks information on these potential projects and don't want to pigeonhole ourselves into a project.

Doug agrees since he hasn't fully digested the Mountain Migration report. Need to re-read their conclusions. Its an important topic.

Cathy sees disconnect about all wanting AH but no one wants it near them. Potential site map may help people visualize the possibility of where it could go. Say it up front.

Mike questioned why we weren't looking at the full 14 million dollars?

Cathy asked when the bond would come before the voters. Susan said the second week in November.

Mike said that AH is the strongest preference, but if we acquire the right land to do it we can combine more projects into one parcel.

Anne said she agrees with letting people know where the affordable housing may be.

Doug said we have been using both terms, and what we hear from Mike is that it should be affordable workforce housing. One fo the take-aways from the Mountain Migration Report ist aht is a very important distinction. WE need to decide on language used.

Mike said CNC agreed to use Affordable Workforce Housing.

Susan said takeaways: 1) Be as general as possible; 2) Use workforce housing

Cathy prefers Community Housing. Mike said there will be pushback from the community. A real issue that needs to be addressed. Can't be all things to all people. The program isn't intended to provide for all people who want to move here.

Cathy said that is not the person qualified. Susan said we have one of the most restrictive retirement provisions. Mike said its an issue for still allowing for retirees into the program. Not in the long term best interest of the community. Real concern about how program has been set up. Locks up deed-restricted inventory.

Anne likes term Community Housing. More than just a place for a place for workers.

Doug is not as concerned about specific language currently. Thinks we need to come to some mutual understanding of what we're trying to do in the future. When time comes to take action we can apply what we think is best under whatever name we give it. His takeaway is that we need to be more protective of the community, and being restrictive more than we have been about how to manage low cost rental or ownership housing. To whom would BACH present the language?

Cathy said we want to say Affordable Community Housing. Mike disagrees. Thinks the CNC should decide. Says to stick with Community Housing. AH is entirely different than community or workforce housing. Cathy says say Affordable Workforce Housing and see where the community goes with that.

Cathy thinks we need to use language that is consistent with the survey. Mike agrees.

Cathy said that the top two priorities senior housing and affordable housing.

Thinks that housing should be the bulk of the bond.

Take-Aways:

Affordable workforce housing

Wants the biggest pot of money

Support being general to allow flexibility