

BACH
February 25, 2021
12:00 pm - 1:00 pm
Via Zoom

Attendees included: James Lindt, Sara Nadolny, Doug MacDonald, Cathy Click
Guest: Mike Kosdrosky, Suzanne Wheeler-Del Piccolo

Agenda items

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

Meeting started at 12:04 pm

Suzanne is a member of the Eagle County Regional Housing Committee and was attending the meeting to provide an updated on the Eagle County group and to see what BACH is currently working on. Suzanne introduced herself as a former member of BACH. She is also a board member on Habitat for Humanity and was formerly the principal of Basalt Elementary. She expressed a passion for issues related to affordable housing, noting that while she was the principal, she had teachers and school staff move outside of Basalt or leave Basalt altogether due to the lack of affordable housing options. Suzanne explained that the current focus of the Eagle County group is hosting listening circles on the proposed development of the Forest Service parcel that is in the Crown Mountain area. She said she is interested in getting BACH's feedback to bring information back to Eagle County.

James provided some background on the Forest Service parcel. He indicated that Staff has talked with Suzanne about the 2020 Master Plan in relation to the Forest Service parcel, noting that the Town did not support worker housing at this location. The area lacks lighting and sidewalks. There is the potential that a development could encourage more sprawl on adjacent properties. Staff previously indicated that senior housing could be a workable use for the property. James said he would turn it over to BACH for additional comments.

Suzanne said that the Forest Service parcel is fairly isolated. Eagle County has expressed interested in linking public transportation to affordable housing.

Cathy suggested BACH update the spreadsheet of affordable housing project with categories indicating what has been approved and unbuilt, built, rental, owner, size of units, etc. Staff will look into this update.

Doug likes the idea of talking with developers to get real-world input on understanding what types of units are in the most demand and what to encourage through policy.

BACH reviewed and completed the topics for the report to Council. Sara will get the report in good shape and send to Cathy to put her final touches on it. BACH will use the report in a worksession with Council on March 23rd to discuss 2020 accomplishments and the 2021 workplan.

Livability Standards

At the last meeting BACH asked for more information on the minimum sizes for four burner and two burner stoves in smaller units. BACH also discussed the necessity of a tub in studio apartments, the necessity of any tub in studio units, and suggesting Energy Star appliances be required as part of the Town's Livability Standards for affordable housing units.

Cathy and Doug both agreed with the requirement of fifty square feet of storage.

Sara shared images of 20" ranges, countertop convection ovens, and countertop cooking surfaces. James asked if the Green Team is interested in weighing-in on the appliances. Cathy noted that Sara was showing 20" ranges that are gas, but that perhaps BACH should be looking into electric appliances in the interest of beneficial electrification. Staff agreed and will return to BACH with some additional images/options if available.

James noted that Staff did some research on Energy Star appliances and found that there is a nominal difference between the energy and non-energy star appliances.

Cathy said we should absolutely require Energy Star appliances in all affordable housing units. Doug is in agreement. Sara will check in with Green Team. Cathy noted that it would be good to get support from another of the Town's advisory boards. She thought that BACH might consider not even offering gas.

James asked if BACH is interested in allowing a two-burner stove option for a studio and one bedroom. BACH is not comfortable yet making a decision on this and wants more information. BACH directed Staff to follow up on electric and energy star rated smaller stoves.

James asked if BACH would like to provide an opinion on mini-tubs for studio and one-bedroom units. James noted the Town's affordable housing stock does not contain many studios but noted that we do have a single parent in a one-bedroom unit with child. Doug noted that tubs are necessary for those with children. Cathy indicated a desire to improve the quality of life in affordable housing units. Doug said the size of the tub might be the same as a pan in a shower stall. Elderly occupants of a studio may have difficulty climbing over the edge of a mini tub. Responding to a question, James said there are ADA requirements for units in any development. Those ADA units would have an accessible shower. The ADA units could be deed-restricted affordable housing units. BACH could suggest a caveat that requires one full bath that includes a tub. The tub may be a mini tub with the exception for units that are required by building code to meet ADA requirements. Cathy pointed out that senior living is not ADA living.

Eagle County could be a resource to discuss more senior housing projects. James said that BACH has the ability to vary requirements on a case-by case-basis. BACH directed Staff to check in with Carbondale on their new senior housing project.

Doug said he does not want to entertain the idea of reducing the size of the units.

Staff will package the revised amendment text to bring to next meeting.

Cathy suggested being on top of budget allocations this year.

Doug offered an update on the newest DOLA program.

The meeting adjourned at 1:14 pm