



**MINUTES**  
**City of Glenwood Springs**  
**Housing Commission**  
**March 10, 2022**  
**City Council chambers**  
**101 W. 8<sup>th</sup> Street**  
**4:00PM**

**1. Roll Call**

Present: Housing Commissioners Bobbi Hodge, Sean Nesbitt, Ellen Dole, Sumner Schachter, Giovanna Kennedy, Annemarie Glenn, Erin Morelli

Also present: City Councilor Shelley Kaup; City Councilor Paula Stepp; Watkins Fulk-Gray, Senior Planner; Hannah Klausman, Community Development Assistant Director; Konnie Krahn-Prosenca, realtor; Phil Weir, realtor

Not present: Matt Spidell

**2. Approval of Minutes**

M/S Ellen and Giovanna to approve the minutes from January and February.

**3. Presentation from the Glenwood Springs Association of Realtors**

Guests Konnie Krahn-Prosenca and Phil Weir presented to Housing Commission about the community and current real estate market. In their market update, they highlighted the increase in sales prices for 2021 compared to 2020. They showed information gathered by Bobbi that included a one-day snapshot of advertised rental rates. They also displayed multifamily development projects in the City that are in construction or in the pipeline.

In response to a question about who the home purchasers are who are buying real estate in the market that is rapidly getting more expensive, they said there is not one single profile of buyer. Many are from out of state or from the Front Range.

In response to a question about what type of home product is most appealing right now, they cited townhomes with multiple bedrooms, some yard, and a garage.

#### 4. Discussion on how to use potential future housing funding

In response to how to use funding for affordable housing if funding were available, Sean recommended a program helping to offset system improvement fees for new affordable housing projects. Ellen suggested funding staffing and expertise for housing, incentivizing the conversion of short-term rentals to long-term rentals, payment and rent assistance to individuals, and land banking. Bobbi reiterated that mobile home preservation, somehow, should be at the top of the list. Shelley added that buying mobile home parks in an interim basis to facilitate a resident-owned community could be one strategy. She also offered public/private partnerships and refurbishing older properties as other ways to use funding.

#### 5. Update from Ad Hoc Committee

Sumner and Ellen discussed the funding options for affordable housing that have been identified. Sumner recommended sending some of the materials presented to the Ad Hoc Committee.

Staff next steps:

- Send materials presented by Konnie and Phil and materials presented to the Ad Hoc Committee