AGENDA  
CARBONDALE BOARD OF TRUSTEES  
SPECIAL MEETING  
CARBONDALE TOWN HALL  
JULY 18, 2017  
6:00 P.M.

<table>
<thead>
<tr>
<th>TIME*</th>
<th>ITEM</th>
<th>DESIRED OUTCOME</th>
</tr>
</thead>
</table>
| 6:00  | 1. Consent Agenda  
a. Liquor License Renewal – Senior Taco Show | ATTACHMENT A  
BOT Action Desired |
| 6:00  | 2. Day Care Discussion | ATTACHMENT B  
Discussion |
| 7:30  | 3. Affordable Housing Discussion | ATTACHMENT C  
Discussion |
| 9:00  | 4. Adjourn | |

* Please Note Times Are Approximate
To: Mayor Dan Richardson and
   Carbondale Board of Trustees

From: Gene Schilling
       Chief of Police, Carbondale Police Department

Ref.: Liquor License Renewal for Senor Taco, 46 N 4th Street

Date: July 18, 2017

I have completed the requested checks for the establishment and following individual:

   Maria Curiel / Owner

I have completed the requested in-house record check for the establishment and have found no liquor violation records that would cause me to recommend denial of this liquor license renewal.

I recommend the approval for the liquor license renewal.
Submit to Local Licensing Authority

Retail Liquor or 3.2 License Renewal Application

Please verify & update all information below

<table>
<thead>
<tr>
<th>Licensee Name</th>
<th>Doing Business As Name (DBA)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Somin Taco Show</td>
<td>Somin Taco Show LLC</td>
</tr>
</tbody>
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<table>
<thead>
<tr>
<th>Liquor License #</th>
<th>License Type</th>
<th>Sales Tax License #</th>
<th>Expiration Date</th>
<th>Due Date</th>
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<tbody>
<tr>
<td></td>
<td>Liquor Repl.</td>
<td></td>
<td>7/20/17</td>
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<table>
<thead>
<tr>
<th>Business Address</th>
<th>Phone Number</th>
</tr>
</thead>
<tbody>
<tr>
<td>413 4th St, Carbondale CO 81623</td>
<td>63</td>
</tr>
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</table>

<table>
<thead>
<tr>
<th>Mailing Address</th>
<th>Email</th>
</tr>
</thead>
<tbody>
<tr>
<td>413 4th St, Carbondale CO 81623</td>
<td>y. El Jebel CO 81623 970-486-2902</td>
</tr>
</tbody>
</table>

Operating Manager: Maria Curiel

<table>
<thead>
<tr>
<th>Date of Birth</th>
<th>Home Address</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>y. El Jebel CO 81623 970-486-2902</td>
</tr>
</tbody>
</table>

1. Do you have legal possession of the premises at the street address above? [ ] Yes [ ] No

Are the premises owned or rented? [ ] Yes [ ] No

2. Since the date of filing of the last application, has there been any change in financial interest (new notes, loans, owners, etc.) or organizational structure (addition or deletion of officers, directors, managing members or general partners)? If yes, explain in detail and attach a listing of all liquor businesses in which these new lenders, owners (other than licensed financial institutions), officers, directors, managing members, or general partners are materially interested. [ ] Yes [ ] No

3. Since the date of filing of the last application, has the applicant or any of its agents, owners, managers, partners or lenders (other than licensed financial institutions) been convicted of a crime? If yes, attach a detailed explanation. [ ] Yes [ ] No

4. Since the date of filing of the last application, has the applicant or any of its agents, owners, managers, partners or lenders (other than licensed financial institutions) been denied an alcohol beverage license, had an alcohol beverage license suspended or revoked, or had interest in any entity that had an alcohol beverage license denied, suspended or revoked? If yes, attach a detailed explanation. [ ] Yes [ ] No

5. Does the applicant or any of its agents, owners, managers, partners or lenders (other than licensed financial institutions) have a direct or indirect interest in any other Colorado liquor license, including loans to or from any licensee or interest in a loan to any licensee? If yes, attach a detailed explanation. [ ] Yes [ ] No

Affirmation & Consent

I declare under penalty of perjury in the second degree that this application and all attachments are true, correct and complete to the best of my knowledge.

Type or Print Name of Applicant/Authorized Agent of Business

Maria Curiel

Signature

[Signature]

Date

7-11-17

Report & Approval of City or County Licensing Authority

The foregoing application has been examined and the premises, business conducted and character of the applicant are satisfactory, and we do hereby report that such license, if granted, will comply with the provisions of Title 12, Articles 46 and 47, C.R.S., and Liquor Rules.

Therefore this application is approved.

Local Licensing Authority For

Signature

[Signature]

Title

Attest
Childcare, Early Education and Out of School Care
In Carbondale
June 2017

This white paper created by Aspen to Parachute Cradle to Career Initiative, Carbondale Childcare Coalition and Aspen Community Foundation
Produced on behalf of elected officials of the Town of Carbondale

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Comparative Analysis of Zoning and Childcare in the Roaring Fork Valley
Email from Town of Basalt re: childcare planning
Little Blue Preschool Planning Sub-committee memo
Basalt Childcare Fee Structure
Why Childcare, Early Education and Out of School Care Are Important

Because 90% of brain development occurs before age five, educating and caring for young children to set them up for success in kindergarten and later life is critically important (Lenroot & Giedd, 2006). When young children are exposed to educational programming, they learn social and emotional skills at the time that their brains are the most malleable. This opens an opportunity for decades of success. Ensuring broad access to quality early education helps children to gain equal footing when they begin school...

The number of spoken words heard by a young child has a dramatic effect on the child’s cognitive development. “Language exposure not only bears an obvious relationship to a child’s linguistic development but also significantly influences a child’s overall cognitive and educational achievement” (Hart & Risley, 1992, 1995; Huttenlocher, Vasilyeva, Cymerman, & Levine, 2002; Kashinath, Woods, & Goldstein, 2006). The number of words heard by age three is correlated with the child’s later IQ and academic success. Typically, children of professional parents will hear three times as many spoken words by age three as children in welfare-recipient families, and the three-year-old child of professional parents will have a vocabulary over twice as large (Hart & Risley, op. cit.).

Likewise, studies demonstrate that quality preschool can have strong, positive effects on the success of low-income children. These effects include higher scores on achievement tests at age 14, higher high school graduation levels, less special education required, higher wages, lower welfare rates, lower incarceration rates and higher homeownership (Heckman, 2013).

Early education is one of the best investments a society can make. “The Institute for a Competitive Workforce, an affiliate of the United States Chamber of Commerce, found in a 2010 report that ‘for every dollar invested today, savings range from $2.50 to as much as $17 in the years ahead.”’ (Pepper & Zimmerman, 2013).

– from the Aspen to Parachute Cradle to Career Initiative Action Plan (May 1, 2014)

According to a 2012 report by the Brookings Institution, less than half of poor children show up to school prepared with the early math and reading skills, emotional and behavioral control, and physical well-being needed to be ready to learn, and that disadvantage persists into adulthood. The report continues, “children with higher levels of school readiness at age five are generally more successful in grade school, less likely to drop out of high school, and earn more as adults, even after adjusting for differences in family background.

– The Atlantic (“Poor Kids and the Word Gap,” October 2014)

Quality early education increases graduation rates by as much as 44 percent.
– The High/Scope Perry Preschool Study Through Age 40 (Schweinhart, et. al., 2005)

If we invest early, the dividends for society are tremendous... Less dropouts, less teenage pregnancy, less crime, more high school graduates, more people working, more people becoming productive members of society.
– Arne Duncan, U.S. Secretary of Education
Youth who participate in out of school activities experience academic success including higher grades and standardized test scores, and lower dropout rates than youth who do not participate in out of school activities. Additionally, as compared to students who do not participate in out of school activities, participants report higher life satisfaction, have lower rates of depression and greater social competence. Youth who demonstrated the most benefits attended programs at least two to three times per week.

– from the Aspen to Parachute Cradle to Career Initiative Action Plan (May 1, 2014)

The Search Institute has identified 5 elements of Developmental Relationships that are particularly accessible in out of school time activities where adult/youth relationships may have the flexibility to form differently than at home or school. Expressing Care, Challenging Growth, Providing Support, Sharing Power and Expanding Possibilities make up the dynamic mix that builds youth resilience and the social emotional skills needed to thrive. After decades of forming hypotheses, conducting surveys, crafting and rewriting definitions, analyzing data, and writing journal articles, Search institute researchers and practitioners have arrived at a surprisingly simple conclusion: nothing—NOTHING—has more impact in the life of a child than positive relationships.

– from Relationships First, Creating Connections That Help Young People Thrive, Search Institute, 2017
Unmet Needs in Carbondale for Families with Children 0-12 Years Old

Our community’s lack of enough affordable, quality childcare negatively affects the health of our families, businesses and quality of life. Childcare cost can exceed the income of a low-income parent, and businesses often lose quality employees when they cannot find affordable childcare. Businesses also lose institutional knowledge and incur the substantial expense of training new employees, while the lack of affordable childcare and housing can make attracting outside workers extremely difficult. When parents are forced to leave the workforce to care for a young child, they often leave our valley to avoid the high cost and difficulty of living here.

Obtaining quality childcare is a challenge for all families. With the cost of childcare averaging $60 a day per child, a family with two young children can expect to pay approximately $30,000 annually in childcare tuition alone. This cost is driven by our valley’s high cost of labor and real estate, as well as licensing requirements. State and County financial assistance programs such as CCCAP (Colorado Childcare Assistance Program) and CPP (Colorado Preschool Program) are limited in scope and funding. Childcare and preschool programs that accept children from these programs (with their accompanying paperwork and regulations) often suffer a significant financial loss.

\[ \textit{Families in poverty spend approximately 30\% of their income on childcare while families not in poverty spend approximately 8\% of their income on childcare.} \]

– US Census report “Childcare an important part of American life”

School-age care and opportunities can vary widely and are often provided from multiple sources at a variety of locations requiring multiple registrations becoming a logistical nightmare with a lot of gaps in care. Demand from both middle and low-income parents for high quality programs far outstrips existing supply. In addition, the lack of afterschool care for 5-10 year olds becomes the responsibility of middle and high school siblings. Older siblings miss out on activities to support their ongoing development and build community engagement that is so necessary as a protective factor for risk behaviors during adolescence. Elementary school children are in care situations that put them at risk of unsafe environments, lots of tv and not enough physical activity leading to impacts on health and academic achievements.

Our local middle schoolers have taken the Gallup Student Poll every Fall since 2013 which assesses their Hope and Engagement. These outcomes are strongly associated with graduation rates and post high school success. Only 50% of our 5th graders are hopeful for their future and that number drops to 41% by 8th grade. 72% of our 5th graders are engaged at school but by 8th grade only 42% feel engaged and connected to school. Out of school time programming can provide opportunities for our youth to find engagement and meaning in ways that resonate with their adolescent development if they have access.

The impact on our local government resources cannot be ignored. Carbondale’s Public Library reports an average attendance during the school year of 50 children a day from 3:30-5pm with over 70 on early release Wednesdays. While many are with a sibling, there are approximately 20 elementary school children unaccompanied and staying at the library until a parent can pick them up after work.
Childcare and School-Age Care Landscape in Carbondale

Approximately **2060 children** between 0 and 12 years old live in Carbondale making this group **1/3 of the total town population.**

![Number of children in Carbondale by age group](image)

74% of children under 5 years old are in households where all adults are working and 61% of those adults are working 35+ hours a week.

**Definitions:**

**Capacity** is the number of daily spaces available in any type of program. The aggregate charts include full time, year-round programs as well as any part time, part day or school year only programs. Enrollment data would show about an 8% increase in the actual number of children being served.

**Licensed** means the program has completed basic training, background and environmental screenings through the Garfield County Department of Human Services and receives periodic monitoring from the County. The county provides licenses for programs serving children 0-12 years old.

**Quality** is determined through a variety of assessments, professional development and standards for programs who reach beyond the basic licensing requirements. Early childhood programs work extensively with Early Childhood Professional Coaches and receive a quality rating between 1 and 5 with the State’s quality improvement program. [www.coloradoshines.com](http://www.coloradoshines.com)

**Informal Family, Friends and Neighbors (FFN)** refers to anyone other than parents who cares for a child at any time who isn’t part of a licensed caregiver program. FFN caregivers fill a cultural, financial and flexibility gap that is critical for families.

**Formal** programs recognized in the data may not be officially licensed but are still considered to have met licensing standards.
Early Childhood Capacity – Birth to 5 years old

The following data is representing only the capacity of formal childcare and school age programs.

Carbondale's 0-5 capacity versus population

<table>
<thead>
<tr>
<th></th>
<th>0-2 population</th>
<th>0-2 capacity</th>
<th>3-5 population</th>
<th>3-5 capacity</th>
<th>0-5 population</th>
<th>0-5 capacity</th>
</tr>
</thead>
<tbody>
<tr>
<td>0-2</td>
<td>303</td>
<td>78</td>
<td>503</td>
<td>263</td>
<td>809</td>
<td>329</td>
</tr>
</tbody>
</table>

Only 2 of the 5 centers in Carbondale offer year-round, full day childcare. Licensed home providers tend to offer very flexible care to meet longer work days and non-traditional work schedules. All other care is part day, and school year only.

Family choice about care for their youngest children varies widely and is influenced heavily by culture. However, the cost of care for infants and toddlers also greatly impacts the type of program that can afford to meet licensing and quality standards. While licensed center providers can offset infant and toddler care costs by providing a large preschool program, licensed home providers with usually only one adult, can be greatly disadvantaged with a wide range of ages in their programs. Licensed home providers often choose to focus on older toddlers through preschool children.

Commuter kids: While we are still unsure of how many infants and toddlers are traveling to other communities for care, we know at least 57 Carbondale preschoolers are attending licensed programs in other communities. In many cases, families are reverse commuting to access care in a different community before going the opposite direction to work.
Out of School Care – 5-12 years old

The school age childcare landscape in Carbondale has changed dramatically in the past 2 years. Prior to 2014, families had Camp Run-a-Muck which serves approximately 25 elementary school children until 6pm and all day in the summer. Access After School at the middle school provided daily afterschool programming from 3:30-5pm. Access After School reports serving approximately 270 children through this school year program. In 2016, Access After School did not implement their full afterschool program in Carbondale but intends to begin programming again in the 2017-18 school year. Blue Lake Preschool in El Jebel does offer afterschool and summer care for school agers and serves approximately 45 children between Carbondale and Basalt by busing the kids to their El Jebel location.

Outside of ala carte part day summer activities, there is no other full day, all summer childcare for school age children in Carbondale other than Camp Run-A-Muck. The addition of Stepping Stones has doubled our summer capacity for the 10 and over youth. While they have almost reached capacity, if Stepping Stones doesn’t find a 2nd location, they will not be able to provide school year programming. The capacity gap is so large for afterschool care in Carbondale that we are uncertain how the cost impacts families. Current programs range from $10-$20 a day for afterschool care and $45-$55 a day for summer care. Stepping Stones offers free programming for youth 10 and up.

<table>
<thead>
<tr>
<th>5-12 year old capacity versus population</th>
</tr>
</thead>
<tbody>
<tr>
<td>Summer 10+ capacity</td>
</tr>
<tr>
<td>Summer 5-10 yr. Capacity</td>
</tr>
<tr>
<td>Afterschool Capacity</td>
</tr>
<tr>
<td>5-12 year old population</td>
</tr>
</tbody>
</table>

NOTE: This data only includes daily programs that support full time working families. This does not include ala carte sports, arts and enrichment activities that are offered less than 5 days a week throughout the year.

**2015-16 School Year**
- Approximate 5-12 year olds in Carbondale ~1450
- Capacity of afterschool care ~300
- Capacity of summer all day care ~50
- Gap ~1100

**2016-17 School Year**
- Approximate 5-12 year olds in Carbondale ~1450
- Capacity of afterschool care ~50
- Capacity of summer all day care ~35
- Capacity of summer drop in MS care ~30
- Gap ~1350
Systems Approach To Sustainable Solutions

A financially sustainable childcare and preschool business model depends on a few key factors. Enrolling enough preschool children to offset the cost of care for infants and toddlers is crucial. Licensing and quality standards set space and ratio requirements for each age level so there are limited numbers of infant and toddler spaces in order to fill the preschool spaces to meet the cost of care. This issue also contributes to the lack of infant and toddler capacity we have not just in Carbondale but throughout the region from Aspen to Parachute. In addition, home providers with only one caregiver find it especially difficult and expensive to provide infant and toddler care.

When programs like Blue Lake Preschool add school-age care to their 0-5 program, they strengthen their business model. Little Blue expanded to Carbondale last year as an extension of the El Jebel location and yet it is financially dependent on the original program because it does not have the space to include much needed school-age care in Carbondale.

Almost all childcare and preschool programs are highly subsidized by government and philanthropy. Sustainable programs are in communities with dedicated taxes for early childhood programs, have subsidized rent through a landlord or school district partnership, own their property or were built from development fees and policies. Stepping Stones has discovered that the rent needed to expand to middle school programming permanently could cost them up to 20% of their annual budget.

The Carbondale Childcare Coalition has intentionally pulled together early childhood and school age care providers to think about a systems approach to the challenges in Carbondale. The primary question has been, what strategies could support all providers and strengthen the mosaic of 0-12 care and opportunities?
How Other Communities and the School District Have Responded

Carbondale
- Worked extensively with Stepping Stones to draft zoning policies to support a youth drop in center that has now begun to serve Middle School Students
- Worked with Children’s Rocky Mountain School to approve zoning on main street.

Basalt
- Budget commitment to increase access – $182,000 over three years for tuition assistance and childcare expansion for 0-5 year olds
- Development – town planner works closely with the Basalt Childcare Coalition to gather feedback on new development for the council to consider. In addition, Basalt has a requirement for space or fee in lieu for large development projects.
  - physical space based on architectural designs for a sustainable childcare center
  - portion of the property for future childcare sites
  - RETA designated for childcare funding support.
- Town property designated for future childcare site
- Zoning and code analysis – what type of landuse or zoning issues could be adapted to remove barriers for both land/property owners and providers?

Aspen
- Tax split between housing and childcare – Kids First was created to manage the sustainable funding. Generates just under $2M a year. They provide the following to childcare providers in Pitkin County:
  - Tuition assistance
  - Quality improvement for providers
  - Expansion funding
  - Professional Development for ECE teachers

Roaring Fork School District
- Worked with early childhood and afterschool care providers to provide low cost leases on school property
- Partner with middle school providers to use school space for programming
- Negotiated with new providers to offer before and afterschool care temporarily during bridge construction and encouraged current providers to strive to meet the needs of our low-income families by access government funding
Recommendations

ZONING – see attachment
1. Create some zones where childcare is a use by right – this in effect will create a childcare node in the town
2. Expand the zones where childcare is allowed by special review to have a goal of 75% of zones will consider allowing care
3. Change parking to one per employee with drop off areas to be determined by facility size
4. Review Basalt’s new zoning as a model to encourage space for childcare in development – see attached Basalt Childcare Fee and email
5. Consider allowing a zoning holiday on the Blue Lake property at 8th and Merrill to allow the facility to expand.

Coalition Questions for the Council
1. Does the town have any influence on HOA’s?
2. Is there a mechanism for incentivizing property owners to rent to childcare and school age care providers?
3. Arts and housing have been town priorities but childcare and school age care is a basic need, as important as housing, for families to work and thrive here. Will the town consider these needs along with new development?
## Comparative Analysis of Zoning and Childcare in the Roaring Fork Valley

<table>
<thead>
<tr>
<th>Commercial Daycare</th>
<th>Home based daycare</th>
</tr>
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<tbody>
<tr>
<td># of zones</td>
<td>% of zones</td>
</tr>
<tr>
<td>Town of Carbondale</td>
<td>9</td>
</tr>
<tr>
<td>Town of Basalt</td>
<td>8</td>
</tr>
<tr>
<td>Glenwood Springs</td>
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<tr>
<td>Aspen</td>
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<td>Garfield County</td>
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</tr>
<tr>
<td>Eagle County</td>
<td>12</td>
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<tr>
<td>Pitkin County</td>
<td>16</td>
</tr>
<tr>
<td>New Castle</td>
<td>11</td>
</tr>
<tr>
<td>Vail</td>
<td>27</td>
</tr>
</tbody>
</table>

### Items to note

- Carbondale (with the exception of Vail and Aspen) has the lowest percent of zone districts that allow child care center or home based child care. The low percentage in Vail and Aspen is partially due to large number of zones many related to outdoor recreation.
- Carbondale is in the middle range of its parking requirements.
- Most jurisdictions have a few zones where commercial child care is a use by right. Carbondale does not. Neither does Pitkin Co., Eagle Co., or Garfield Co.
- All jurisdictions except Carbondale and Vail have some districts where home based child care is a use by right.
- Where a planning review is required, Carbondale’s fees are at the lower end.

### Suggested Changes

1. Create some zones where childcare is a use by right - this in effect will create a child care node in the town.
2. Expand the zones where childcare is allowed by special review to have a goal of 75% of zones will considering allowing care.
3. Change parking to one per employee with drop off areas to be determined by facility size.
4. Review Basalt’s new zoning as a model to encourage space for childcare in development - see email from Basalt Planning attached.
5. Consider allowing a zoning holiday on the Blue Lake property at 8th and Menil to allow the facility to expand. See attached memo.
Good afternoon Angela. In response to your question below, Basalt does have a policy of requiring either the construction of a physical child care structure or fee-in-lieu for large-scale projects. This is currently not found in the code, but is on the list of future Code Amendments. Currently applications are referred to Basalt’s Child Care Coalition for input in deciding how the mitigation will be accomplished (by fee or physical unit).

Two recent examples of projects that have been through the process include the Stott’s Mill Property Annexation and the Willits Town Center PUD.

The Stott’s Mill Property was expected to construct a shell/core building for a child care center to be built-out in the future. Ultimately, the project did not receive Council approval at second reading, and the applicant is expected to resubmit a revised proposal that will include a smaller structure. This will, again, be referred to the Child Care Coalition for review.

In the Willits example a child care impact fee was assessed based on the size of each free-market unit constructed. I have attached the approving Ordinance (No. 28, Series of 2015) for the Willits PUD for your review. While the Willits example is a good starting point for understanding fee requirements, please note, mitigation is assessed based on the unique conditions of each project.

Please feel free to contact me if you have any questions or would like further information on either of the example projects.

Sincerely,

Sara Nadolny, AICP
Planner
Town of Basalt
970.927.4401, ext. 203
MEMO

FR: Little Blue Preschool Planning Sub-Committee and Blue Lake Preschool
TO: Town of Carbondale Trustees
DT: July 12, 2017
RE: Zoning Holiday or Tax incentive

Little Blue is the Carbondale outpost of Blue Lake Preschool. The Little Blue facility was opened in Carbondale in December of 2015 at 744 Memill Ave. It took over the space from Faith Lutheran Daycare that had operated as a daycare in that location since October of 2014. Blue Lake Preschool currently rents the land from Bill Roberts. This is a relationship that both parties would like to continue.

In May of 2016 the UDC (uniform development code) was adopted by the Town of Carbondale. That adoption made daycare not allowed in Industrial zones where the facility is located. As such Little Blue Preschool is an existing non-compliant use. Under current code the facility will not be allowed to expand. The owner of the property does not wish to re-zone the property. Blue Lake Preschool has explored purchasing the property to engage in re-zoning but believe the expense of such a move would hinder the primary mission of quality child care.

Blue Lake Preschool along with property owner Bill Roberts are seeking a creative solution to allow the program to expand without changing the underlying zoning.

Additionally, the property in question has had 27% property tax increases each of the last 2 years. Our lease is a fixed rate, but the owner is seeking to re-negotiate due to the tax burden. Is there any action that can be taken at the Town of Carbondale level relative to property taxes and incentivizing landlords to lease to child care tenants?
Daycare Fee

1. From Daycare Center Development Guidelines:
   - Infant = 112 sf of floor area
   - Younger Toddler = 88 sf of floor area
   - Older Toddler = 75 sf of floor area
   - Preschool Age student = 72 sf of floor area
   - Avg. = 86.75 sf per student

2. Local Study of Childcare and Preschool Needs of Low-income in Basalt and El Jebel showed 187 kids aged 0-5 in 604 homes = 1 daycare aged child per 3.23 units

   Estimated daycare children per unit

   0 students generated for units of 749 sf and less

   .15 students for units of 750 sf (min. 2 bedroom unit size in Community Housing Guidelines)-999 sf (max. 2 bedroom unit size in Community Housing Guidelines)

   .31 students (1 student/3.23 units from local study) for units of 1,000 sf (min. 3 bedroom unit size in Community Housing Guidelines) and larger

3. Discount - 55% of toddlers in the study use a daycare center, so discount above generation rates by 45%

4. Generation Rates with 45% discount:
   - 0 students generated for units of 749 sf and less
.08 students for units of 750 sf (min. 2 bedroom unit size in Community Housing Guidelines)-999 sf (max. 2 bedroom unit size in Community Housing Guidelines)

.17 students (1 student/3.23 units from local study discounted by 45%) for units of 1,000 sf (min. 3 bedroom unit size in Community Housing Guidelines) and larger

5. **Daycare Improvement Fee for Units:**
   
   0 students generated for units of 749 sf and less
   
   .08 students multiplied by 86.75 square feet of space per student, multiplied by $300 per square foot to construct daycare space= $2,082 fee for units of 750 -999 sf
   
   .17 students multiplied by 86.75 square feet of space per student, multiplied by $300 per square foot to construct daycare space= $4,424 fee for units of 1,000 sf and larger

6. **Daycare Land Fee for Units:**
   
   0 students generated for units of 749 sf and less
   
   .08 students multiplied by 115 square feet of land per student, multiplied by $15 per square foot= $138 fee for units of 750 -999 sf
   
   .17 students multiplied by 115 square feet of land per student, multiplied by $15 per square foot= $293.25 fee for units of 1,000 sf or larger

7. **Daycare Improvement and Land Fees**
   
   $0 for units of 749 sf and less
   
   $2,082 Improvement Fee and $138 Land Fee= $2,220 fee for units of 750 - 999 sf
$4,424 Improvement Fee and $293.25 Land Fee = $4,717.25 fee for units of 1,000 sf or larger
TITLE: Affordable Housing Discussion

SUBMITTING DEPARTMENT: Town Manager

ATTACHMENTS: Additional info on Artspace

BACKGROUND:

The Town Board requested a work session discussion on affordable housing. Topics to be discussed include:

- The status of the proposed Regional Housing Authority
- Artspace Study Grant Application
- The new rental housing guidelines
- Any new issues on short term rentals
- Town owned housing
- Potential voluntary RETA concept

DISCUSSION:

The concept of a regional housing authority continues to be discussed. A draft IGA has been circulating among potential members. Trustee Henry has been involved in this process for the Town. An RFP has also been drafted for a regional housing needs assessment.

Artspace - Artspace is a national non-profit consulting firm that plans to create nine mixed use (Artspace and artist housing combination) live/work housing projects in Carbondale within 8 DOLA regions. Artspace has already initiated and completed two such projects in Loveland and Trinidad, and they have 7 more to go. It is the hope of Town administration and the Carbondale Creative District that Artspace’s next project will be built in Carbondale. Such a facility, will house and professionally facilitate local creatives and attract new creative talent and tourism to the Town. The Town has submitted a DOLA EIAF grant application requesting $30k in funds and pledged $30k in matching funds ($25k from the Town’s housing fund, and $5k from the Creative District) to secure the services of Artspace and initiate a feasibility and arts market study to
determine if Carbondale is an ideal location for mixed use live/work artist housing. Carbondale hopes to secure funds for the project by September 1st.

Rental Housing Guidelines – We have only used them for one project: Cooper Place. There were two rental units. There were difficulties finding renters who met the 80% AMI level. So the pool was opened up to people who qualified for 100% AMI; however, the rent was maintained at the 80% level. We anticipate a one year review of the rental housing guidelines and we will also review the form of the deed restriction. We will be using them again for the Stein development. It is early in the process so it is difficult to evaluate the need to modify the AMI levels.

P&Z talked to the Board about short-term rentals at our Board/P&Z work session this winter. The Board seemed to accept the Planning Commission’s conclusions. At that time, there seemed to be a consensus to minimize the regulation of short-term rentals. The Town just entered into a contract with Airbnb to have local taxes collected and submitted directly by Airbnb. This will commence August 1st.

The Town currently owns five housing units for Town employees. Our inventory includes three manufactured homes, half of a duplex, and the house at the RV Park. We are keeping one of our manufactured homes vacant during the bridge construction in case we need temporary staff housing. The home at the RV Park has some deferred maintenance and will require some upgrades over the next few years. We continue to explore opportunities to expand our Town employee housing stock within our financial limitations.

The mayor would like to continue the discussion on a voluntary RETA system.

Prepared By: Jay Harrington

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Jay Harrington
Town Manager
Additional info on Artspace

Why is an artist housing unit beneficial for Carbondale creative community citizens?

Artist mixed-use live/work housing specifically caters to the Creative District, and will mitigate artist displacement. Displacement of long time citizens of the Roaring Fork Valley has been a commonly known issue for some years now. Continued loss of our creative population will take away from Carbondale’s authentic culturally rich artistic identity. According to the US Census Bureau in 2016, more than 38% of people in Carbondale are paying 35% or more of their household income toward rental or mortgage payments (United States Census Bureau, 2016), while it’s recommended that no more than 30% of any household’s income go toward housing costs. The Garfield County Housing Authority (GCHA) is presently in place to address the issue of affordable/employee housing, and there are currently no programs in place specifically for artists. Housing currently available through the GCHA is growing sparser creating a crisis level gap in the need. In 2014, the average home sale price in Carbondale was $729,000 and the rental vacancy rate was less than 1%. Incomes do not match the cost of housing, and longtime residents and business owners are being displaced. An Artspace project could begin to fill this gap, which threatens the fundamental cultural identity of the Town of Carbondale and the success of Carbondale’s citizens and businesses. Artspace owns all of the properties and a portfolio of more than $500 million in assets, and as part of their non-profit mission Artspace is able to ensure costs remain affordable for artists. The goal of the Artspace movement is to embrace the value of the arts as a part/way of life, and seek to spur social change by pulling artists out of poverty by providing affordable mixed use housing. These goals align closely with that of the Carbondale Creative District, and fundamental culture of Carbondale.

Carbondale culturally continues to identify with art as a deeply ingrained and meaningful piece of its identity. This culturally rich identity is evidenced from the Carbondale Public Arts Commission work with Art Around Town to the public schools in Carbondale transforming into “Creative Learning Campuses.” By the end of 2017, the Creative District, will have invested over $100k in infrastructure (i.e. Rio Grande art way, Latino Folk Art Garden, directional signage, website, iPads strategically placed around town, and benches around town). Keeping this forward flowing momentum will allow Carbondale to embrace and build on its culturally rich and authentic artistic identity.