

**Glenwood Springs Realtor Association**

**Governmental Affairs Committee**

**Meeting Minutes**

**Tuesday February 18th, 2025 11:00 AM**

**Rifle Library Conference Room**

Call to Order **11:00 am**

**In attendance:** Diane Schwenke, Shandice Churchill, Shannon Kyle, Carlos Ramos

**GAC Comprehensive Plan Overlook:**

- GAC 2025 Comprehensive Plan was presented, outlining goals for committee operations and effectiveness, upcoming events, and creating resources to supply to members for advocacy and participation with community and county leadership.

**CRFR Proposed Impact Fees Update:**

- A brief update was given regarding CRFR Proposed Impact Fees—updates to the Nexus study were presented at the CRFR board meeting on 2/11.

**Call to Action — AI Bill:**

- Senate Bill 24-205 Consumer Protections in Artificial Intelligence and the CAR call for action were discussed.

**Legislative Update**

- Diane Schwenke gave a legislative update regarding housing bills, wildfire mitigation bills, and construction defects bills at the state level.

**SWOT Analysis — Garfield County Housing Issues**

The committee was given a SWOT analysis printout to fill out, and after, discussed topics surrounding housing issues in Garfield County. Discussion points are outlined on next page.

Other Business

Next meeting - March 18th 11:00 AM — Perry Will (tentative)

**Adjourn at 11:52 am**

# **SWOT ANALYSIS**

## **Topic: Garfield County Housing Issues**

Strengths | Weakness | Opportunities | Threats

Strengths:

**What are we doing well? What sets us apart? What are the good qualities?**

- Garfield County is a desirable location to live.
- Garfield County's "bubble." Economic downturn is delayed in our area.

Weaknesses:

**Where do we need to improve? Are resources adequate? What do others do better than us?**

- We are lacking collaborative efforts between private and public entities.
- Why are builders not building here? What are the additional costs? Development fees? Is there an inability for builders to profit in our area?
- Is it economic instability overall?
- Limited deed restrictions. Deed restrictions that "time out" after a certain amount of time.

Opportunities:

**What are our goals? Are demands shifting? How can it be improved?**

- More affordability throughout the valley.
- No additional implementation of development fees.
- Creation of additional down payment assistance programs.
- Invite builders to the conversation. Increase collaboration between municipalities and builders and incentivize more development.
- Look to those who are doing it well. Find alternative approaches to proposed deed restrictions, such as limited deed restrictions and deed restrictions that time-out after a certain amount of years.

Threats:

**What are the challenges we're facing? What factors are outside of our control?**

- Shortage of housing and inventory.
- High interest rates.
- Missing inventory of starter homes, townhomes, and condos.