

1 - Agenda - September 14, 2021

2 - Gunnison Valley Health BOT_update

3 - Whetstone Housing project update

GUNNISON COUNTY BOARD OF COMMISSIONERS
MEETING NOTICE

DATE: Tuesday, September 14, 2021
PLACE: Board of County Commissioners' Meeting Room at the Gunnison County Courthouse
200 E. Virginia Avenue, Gunnison, CO 81230
(Remote Option, below)

GUNNISON COUNTY BOARD OF COUNTY COMMISSIONERS WORK SESSION:

- 8:30 am • Gunnison Valley Health Board of Trustees Update
- 10:00 am • Discussion; Community Wildfire Protection Plan (CWPP)
- 10:15 am • Discussion; Whetstone Housing Project
- 11:15 am • Memorial for Linda Nienhueser
- Adjourn

Please Note: Packet materials for the above discussions will be available on the Gunnison County website at <http://www.gunnisoncounty.org/meetings> prior to the meeting.

ZOOM MEETING DETAILS:

Join Zoom Meeting
<https://us02web.zoom.us/j/88336680665?pwd=MVhiUzIBZnRrNjdma0JoUllXUzRaUT09>

Meeting ID: 883 3668 0665

Passcode: 149941

One tap mobile

+16699006833,,88336680665#,,,,*149941# US (San Jose)

+12532158782,,88336680665#,,,,*149941# US (Tacoma)

AGENDA ITEM or FINAL CONTRACT REVIEW SUBMITTAL FORM

Agenda Item: Gunnison Valley Health Board of Trustees Update

Action Requested: Discussion

Parties to the Agreement:

Term Begins:

Term Ends:

Grant Contract #:

Summary:

Please see the attached report. Time allotted needs to actually be 90 minutes, but I could not select that in LF for some reason . mkb

Fiscal Impact: n/a

Submitted by: Melanie Bollig

Submitter's Email Address: mbollig@gunnisoncounty.org

Finance Review:

Required

Not Required

Comments:

Reviewed by:

Discharge Date:

County Attorney Review:

Required

Not Required

Comments:

Reviewed by:

Discharge Date:

Certificate of Insurance Required

Yes No

County Manager Review:

Comments:

Reviewed by: GUNCOUNTY1\mbirmie

Discharge Date: 9/10/2021

Consent Agenda

Regular Agenda

Worksession

Time Allotted: 90

Agenda Date: 9/14/2021



GVH and BOCC Work Session
Tuesday, September 14, 2021
BOCC Boardroom – Courthouse

AGENDA

For Gunnison Valley Health:

- Rob Santilli, CEO
- Mark VanderVeer, CFO

Conversation Outline

- | | |
|---|---------------------------|
| I. Opening Comments & Introductions | Rob Santilli |
| • EMS Presentation | Rob Santilli / CJ Malcolm |
| II. Operational Items | Rob Santilli |
| • COVID-19 | |
| - Testing | |
| - State Vaccination Regulations | |
| • Electronic Health Record | |
| III. Finance | Mark VanderVeer |
| • July 2021 Financials | |
| IV. Strategic | Rob Santilli |
| • Western Colorado University Healthcare Model | |
| • Behavioral Health | |
| • Urology Service | |
| • Medical Arts Building | |
| V. Commissioner Questions and Observations | |



GUNNISON VALLEY HEALTH

Operation review Period Ending July 31, 2021

COMBINED OVERVIEW:

The combined financials for the month show that the hospital system earned \$1.2M, on a budget of \$1M, an increase in net income of \$181k from budget; as compared to same month last year, where the system earned \$1.1Mk, this year's earnings are above last year, same month by \$39k. YTD, the system has earned \$4.3M, on a budget of \$3.2M, an increase of \$1M; compared to last year's gain of \$4M, this year is up \$280k. Other operating revenue related to Covid-19 funds was \$61k (\$6k GVH and \$55k SCC) for July and \$462k (\$306k GVH and \$156k SCC) YTD.

July-21							
	MONTH TO DATE						
	Net Income	Budget	Var	% Var	P/Y	Var	% Var
GVH	\$ 1,430,002	\$ 1,183,373	\$ 246,629	20.8%	\$ 1,384,969	\$ 45,033	3.3%
SCC	\$ (194,611)	\$ (179,204)	\$ (15,407)	-8.6%	\$ (270,074)	\$ 75,463	-27.9%
Hospice	\$ (6,693)	\$ 2,970	\$ (9,663)	-325.4%	\$ 6,421	\$ (13,114)	204.2%
Home Health	\$ (21,542)	\$ (18,545)	\$ (2,997)	-16.2%	\$ (11,469)	\$ (10,073)	-87.8%
Assisted Living	\$ (19,547)	\$ (10,105)	\$ (9,442)	-93.4%	\$ (22,424)	\$ 2,877	12.8%
Foundation	\$ (5,042)	\$ 22,941	\$ (27,983)	122.0%	\$ 56,082	\$ (61,124)	-109.0%
Grand Total	\$ 1,182,567	\$ 1,001,430	\$ 181,137	18.1%	\$ 1,143,505	\$ 39,062	3.4%
	YEAR TO DATE						
	Net Income	Budget	Var	% Var	P/Y	Var	% Var
GVH	\$ 5,663,021	\$ 4,583,904	\$ 1,079,117	23.5%	\$ 5,644,737	\$ 18,284	0.3%
SCC	\$ (1,397,990)	\$ (1,254,981)	\$ (143,009)	11.4%	\$ (1,582,884)	\$ 184,894	-11.7%
Hospice	\$ 2,605	\$ 14,627	\$ (12,022)	82.2%	\$ (14,854)	\$ 17,459	117.5%
Home Health	\$ (125,952)	\$ (79,135)	\$ (46,817)	-59.2%	\$ (140,898)	\$ 14,946	10.6%
Assisted Living	\$ (93,549)	\$ (72,490)	\$ (21,059)	29.1%	\$ (102,271)	\$ 8,722	-8.5%
Foundation	\$ 209,593	\$ (17,763)	\$ 227,356	100.0%	\$ 174,098	\$ 35,495	20.4%
Grand Total	\$ 4,257,728	\$ 3,174,162	\$ 1,083,566	34.1%	\$ 3,977,927	\$ 279,801	7.0%

DEBT SERVICE COVERAGE RATIO - The Debt Service Coverage Ratio for CoBiz was 5.47. The bond covenant requires GVH to keep a debt service ratio of 1.25.

DAYS CASH ON HAND - The cash on hand, was 365 days (Jun'21 344 days & Jul'20 389 days) as compared to the bond covenant requirement of 90 days. This excludes the remaining balance of the CMS Advance payments of \$4.1M and unrecognized Covid Relief funds of \$3.2M.

INPATIENT VOLUMES – Admissions of 42 were unfavorable to budget by 15 for the month and favorable to prior year's same month by 5. YTD, admissions were 63 below budget and 1 above prior year.

Gross Inpatient revenue was \$472k below budget for July and \$58k above prior year. YTD, Inpatient revenue was \$2.4M below budget and \$526k below prior year.

OUTPATIENT VOLUMES – Outpatient visits were 450 above budget and 241 above prior year. YTD Outpatient visits are 2,582 above budget and 8,122 above prior year. July Emergency room visits were up 126 versus budget and up 140 versus PY. YTD, Emergency room visits were up 63 vs budget and up 96 vs prior year.

7/31/2021	CY	Bgt	Var.	% Var.	PY	Var.	% Var.
Outpatient Visits	6,292	5,842	450	7.7%	6,051	241	4.0%
Radiology	2,101	1,732	369	21.3%	1,652	449	27.2%
Laboratory	1,807	1,563	244	15.6%	2,197	(390)	-17.8%
YTD	CY	Bgt	Var.	% Var.	PY	Var.	% Var.
Outpatient Visits	38,376	35,794	2,582	7.2%	30,254	8,122	26.8%
Radiology	11,420	10,587	833	7.9%	8,760	2,660	30.4%
Laboratory	12,614	9,665	2,949	30.5%	10,679	1,935	18.1%

Gross Outpatient revenue was up \$1.2M from budget and up \$1.5M from prior year. YTD Gross Outpatient revenue was up \$3.1M vs budget and up \$13.5M vs prior year.

56 orthopedic surgeries were performed during the month on a budget of 66, 10 below budget and a decrease of 12 from PY. YTD, 404 surgeries have been performed on a budget of 447, a decrease of 43 and an increase from PY of 45.

2021	Griggs	Elfenbein	Moore	Beim	Clifton	Total
Surgeries as %	55%	5%	2%	5%	32%	100%
Surgeries	31	3	1	3	18	56
2020	Griggs	Elfenbein	Moore	Beim	Clifton	Total
Surgeries as %	50%	10%	0%	7%	32%	100%
Surgeries	34	7	0	5	22	68

Other Topics:CARES Act Funds received:

As of July 31, 2021 GVH has received approx. \$12.5M in CARES Act and other COVID-19 Relief Funds. The various Grants all have guidelines regarding approved uses. HHS reporting was originally due February 15th for funds used through December 31, 2020 – the HHS reporting Portal opened July 1, 2021 and the reporting of funds used through June 30, 2021 is due September 30, 2021 – GVH has recognized ~ \$4.5M that must be reported by September 30, 2021. In 2021, GVH has recognized \$306k in deferred COVID Relief funds offsetting direct COVID expenses. As of July 31, 2021 GVH has recognized a total of ~\$4.5M in Relief funds since the start of the Pandemic (~ \$3.1M in lost revenue and \$1.4M in direct COVID expenses and Capital purchases) as Other Operating Revenue – Note: amounts have been adjusted to reflect final 2020 recognized funds per the final 2020 Audited Financials.

As of July 31, 2021 GVH has approx. \$8.0M of Deferred CARES Act Relief funds on the balance sheet:

- CARES Act Grants of \$3.2M.
 - Funds to be recognized through June 30, 2021 for specific COVID-19 expenses as incurred.
 - Note: HHS extended the period of use for funds received between June 30, 2020 and December 31, 2020 until December 31, 2021. GVH received ~ \$2.2M in this period.
 - Funds recognized in 2020 of \$4.2M were finalized during the 2020 Audit.
- Paycheck Protection Program (“PPP”) Loan of \$4.8M.
 - GVH completed the Forgiveness application and submitted to BBVA on May 25, 2021.
 - BBVA reviewed and approved or PPP loan for forgiveness on June 17, 2021. BBVA submitted the application to the SBA for final review and approval on June 17, 2021. The SBA has 90 days to review and approve.
 - **On July 14, 2021, GVH was notified that the SBA has approved the full PPP loan of \$4.8M for forgiveness!** GVH has received the official letter that the loan has been paid off by the SBA. GVH will recognize the \$4.8M as non-operating income in December 2021.

OTHER OPERATING REPORTS:**SENIOR CARE CENTER**

Jul-21

MONTH TO DATE									
	Unit	C/M	Bgt	Var	% Var		PY	Var	% Var
SCC	Days	1,393	1,457	(64)	-4.4%		1,287	106	8.2%
H/H	Census	41	45	(4)	-8.9%		39	2	5.1%
A. Living	Days	434	434	-	0.0%		448	(14)	-3.1%
Hospice	Days	59	138	(79)	-57.2%		148	(89)	-60.1%
Palliative	Days	93	171	(78)	-45.6%		168	(75)	-44.6%

YEAR TO DATE									
	Unit	C/M	Bgt	Var	% Var		PY	Var	% Var
SCC	Days	9,047	9,964	(917)	-9.2%		9,381	(334)	-3.6%
H/H	Census	323	373	(50)	-13.4%		278	45	16.2%
A. Living	Days	3,021	2,968	53	1.8%		3,117	(96)	-3.1%
Hospice	Days	730	961	(231)	-24.0%		815	(85)	-10.4%
Palliative	Days	805	1,093	(288)	-26.3%		900	(95)	-10.6%

SENIOR CARE CENTER

Patient days of 1,393 for the Senior Care Center were 64 under budget and were 106 days above prior year. Net operating revenue of \$536k shows an increase from budget of \$70k (due to the \$55k in COVID funds received from the State of Colorado in July) and an increase of \$107k from PY. Current operating expenses show an increase of \$109k from budget and an increase of \$11k from prior year.

HOME MEDICAL SERVICES

Census of 41 for home health is 4 under budget and an increase of 2 from prior year. The current month net operating revenue for Home Medical Services is favorable \$7k from budget and is unfavorable \$1k from PY. Total current month operating expense is unfavorable \$10k from budget (due to additional FTE to cover staff PTO/Vacation time) and unfavorable \$8k from PY.

GUNNISON VALLEY HOSPITAL
 OPERATING/INCOME STATEMENT
 FOR THE 7 MONTHS ENDING 07/31/21

08/13/21 08:23 AM

	S I N G L E M O N T H				Y E A R T O D A T E			
	ACTUAL	BUDGET	\$ VARIANCE	% VAR	ACTUAL	BUDGET	\$ VARIANCE	% VAR
PATIENT REVENUE								
INPATIENT	834,864	1,225,716	(390,851)	(31)	4,985,312	7,173,201	(2,187,888)	(30)
OUTPATIENT	4,954,384	5,450,762	(496,377)	(9)	33,848,740	34,109,087	(260,346)	(0)
EMERGENCY ROOM	2,948,918	1,825,009	1,123,909	61	12,295,649	10,160,145	2,135,504	21
OBSERVATION	600,387	291,844	308,543	105	2,386,060	1,885,068	500,992	26
SWING	131,077	212,159	(81,082)	(38)	1,332,604	1,589,937	(257,332)	(16)
PROFESSIONAL FEE	1,213,092	1,085,470	127,622	11	7,501,088	6,804,579	696,509	10
CB MTN CLINIC	364,961	213,143	151,818	71	1,561,574	1,267,229	294,345	23
GVHFM	230,571	252,831	(22,259)	(8)	1,574,009	1,800,610	(226,600)	(12)
TOTAL PATIENT	11,278,258	10,556,934	721,324	6	65,485,038	64,789,856	695,182	1
REVENUE DEDUCTIONS								
MEDICARE	(2,313,171)	(2,035,740)	(277,431)	(13)	(12,472,006)	(12,380,300)	(91,706)	(0)
MEDICAID	(897,934)	(996,440)	98,505	9	(6,873,237)	(6,059,830)	(813,407)	(13)
COMMERCIAL	(1,345,619)	(1,295,196)	(50,423)	(3)	(7,841,467)	(8,206,526)	365,058	4
CHARITY	(83,869)	(160,716)	76,846	47	(772,338)	(977,393)	205,054	20
OTHER	(59,592)	(107,144)	47,551	44	(498,321)	(651,597)	153,275	23
BAD DEBT	(596,224)	(214,288)	(381,936)	(178)	(1,068,374)	(1,303,187)	234,812	18
TOTAL REVENUE	(5,296,411)	(4,809,524)	(486,887)	(10)	(29,525,746)	(29,578,833)	53,086	0
OTHER OPERATING	75,030	35,118	39,912	113	610,943	245,646	365,297	148
NET OPERATING	6,056,877	5,782,528	274,349	4	36,570,236	35,456,669	1,113,567	3
OPERATING EXPENSES								
SALARIES	2,042,359	2,205,051	162,691	7	13,868,554	14,666,262	797,707	5
CONTRACT LABOR	116,393	15,499	(100,894)	(650)	444,769	115,877	(328,892)	(283)
BENEFITS	586,091	618,491	32,399	5	4,334,096	4,290,789	(43,307)	(1)
PROFESSIONAL FEE	221,885	231,032	9,146	3	1,347,376	1,361,593	14,216	1
TRAVEL AND EDUCA	31,051	44,658	13,606	30	112,084	312,606	200,521	64
PURCHASED SERVIC	408,485	391,887	(16,598)	(4)	2,804,369	2,700,129	(104,240)	(3)
SUPPLIES	1,004,040	820,108	(183,932)	(22)	5,310,393	5,149,993	(160,400)	(3)
INSURANCE	46,865	35,397	(11,468)	(32)	310,622	247,779	(62,843)	(25)
DEPRECIATION/AMO	170,135	177,105	6,969	3	1,170,952	1,188,232	17,279	1
INTEREST	12,902	12,903	0	0	90,316	90,321	4	0
OTHER	208,800	195,941	(12,859)	(6)	1,424,544	1,187,846	(236,698)	(19)
TOTAL OPERATIN	4,849,009	4,748,072	(100,937)	(2)	31,218,079	31,311,427	93,347	0
NON OPERATING REV (EXP)								
INVESTMENT INCOM	105,084	25,000	80,084	320	64,057	175,000	(110,942)	(63)
DONATIONS	117,035	125,000	(7,964)	(6)	316,456	242,500	73,956	30
OTHER NON OPERAT	14	(1,083)	1,097	101	(69,649)	21,162	(90,811)	(429)
TOTAL NON OPER	222,134	148,917	73,217	49	310,864	438,662	(127,797)	(29)
TOTAL EXPENSE	4,626,875	4,599,155	(27,720)	(0)	30,907,214	30,872,765	(34,449)	(0)
NET INCOME	1,430,001	1,183,373	246,628	20	5,663,021	4,583,904	1,079,117	5 23

Gunnison Valley Hospital Variances

Revenue:

Favorable to budget ~\$721k

- Inpatient Unfavorable ~\$391k, I/P Days were 122 vs a Budget of 121
 - OR \$322k unfavorable
 - OB \$83k unfavorable
- Outpatient Unfavorable ~\$496k, OP Visits 6,292 vs Budget of 5,842
 - OR \$413k unfavorable
 - PT \$74k unfavorable
- Emergency Room Favorable ~\$1.1M, ER Visits 726 vs Budget 600
- Observation Favorable ~\$309k
- Pro Fees Favorable ~\$128k
- CB Mtn Clinic Favorable ~\$152k

Other Operating Revenue:

A portion of the COVID 19 Stimulus Grant in the amount of \$6k was brought to the income statement to cover specific COVID expenses (COVID Dept. Labor and other direct expenses). July also included \$48k A1 Collections equity check.

Labor & Benefits:

Overall Labor & Benefits were \$94k under budget. Contract labor was \$101k unfavorable to budget due to General Surgery Pro Fees \$33k, Lab \$23k, Med Surg \$17k, Anesthesia Pro Fees \$15k, and MC Imaging \$15k. Salaries were \$163k favorable to budget. Benefits were \$33k favorable to budget.

Supplies Expense:

Supplies were unfavorable \$184k to budget, primarily due to Pharmacy.

Non-Operating Income/ (Expense):

Investment gain of \$80k was made up of Investment income of \$9k over budget and unrealized gains of \$71k. Donations of \$117k was for the Ambulance Grant.

Capital:

Capital purchases in July total \$70,701 (monthly expense is included in Depreciation, based on the useful life of the asset).

- FMC Temporary Office Trailer \$59,056
- FMC/Urgent Care Remodel \$11,645

GUNNISON LIVING COMMUNITY
 OPERATING / INCOME STATEMENT
 FOR THE 7 MONTHS ENDING 07/31/21

08/13/21 08:24 AM

	----- S I N G L E M O N T H -----				----- Y E A R T O D A T E -----			
	ACTUAL	BUDGET	\$ VARIANCE	% VAR	ACTUAL	BUDGET	\$ VARIANCE	% VAR
PATIENT REVENUE								
HEALTH CARE CENT	542,406	532,303	10,103	1	3,460,887	3,640,578	(179,690)	(4)
HOSPICE/HM HEALT	61,675	72,749	(11,073)	(15)	526,195	554,645	(28,449)	(5)
ASSISTED LIVING	49,099	52,185	(3,085)	(5)	356,128	356,876	(747)	(0)
TOTAL PATIENT	653,181	657,237	(4,055)	(0)	4,343,210	4,552,099	(208,888)	(4)
REVENUE DEDUCTIONS								
C/A	(97,747)	(91,002)	(6,745)	(7)	(684,908)	(622,335)	(62,573)	(10)
C/A - HOSPICE	1,358	(1,768)	3,126	176	(23,294)	(11,750)	(11,544)	(98)
C/A - HOME HEALT	(6,598)	(2,597)	(4,001)	(154)	(9,910)	(21,528)	11,617	53
BAD DEBT	0	(286)	286	100	0	(1,956)	1,956	100
TOTAL REVENUE	(102,987)	(95,653)	(7,334)	(7)	(718,113)	(657,569)	(60,544)	(9)
OTHER OPERATING	91,201	25,346	65,855	259	334,265	177,422	156,843	88
NET OPERATING	641,395	586,930	54,465	9	3,959,362	4,071,952	(112,589)	(2)
OPERATING EXPENSES								
SALARIES	342,363	399,386	57,022	14	2,514,848	2,743,430	228,581	8
CONTRACT LABOR	171,323	41,109	(130,214)	(316)	687,678	281,132	(406,546)	(144)
BENEFITS	175,099	125,012	(50,087)	(40)	944,892	868,270	(76,622)	(8)
TRAVEL AND EDUCA	713	3,485	2,771	79	8,267	24,787	16,519	66
PURCHASED SERVIC	59,793	62,201	2,407	3	386,720	443,312	56,591	12
SUPPLIES	49,855	54,600	4,744	8	319,787	380,089	60,301	15
INSURANCE	23,056	19,026	(4,030)	(21)	158,356	133,182	(25,174)	(18)
DEPRECIATION	155,157	160,671	5,513	3	1,086,104	1,095,525	9,420	0
INTEREST	37,658	37,658	(0)	(0)	264,485	263,606	(879)	(0)
OTHER	1,217	3,048	1,830	60	20,116	22,096	1,979	8
TOTAL OPERATIN	1,016,237	906,196	(110,041)	(12)	6,391,259	6,255,429	(135,830)	(2)
NON OPERATING REV (EXP)								
PROPERTY TAX REV	132,395	113,132	19,263	17	813,844	782,756	31,088	3
INVESTMENT INCOM	53	0	53	0	665	0	665	0
OTHER NON OPERAT	2,500	1,250	1,250	100	2,500	8,742	(6,242)	(71)
TOTAL NON OPER	134,948	114,382	20,566	17	817,009	791,498	25,511	3
TOTAL EXPENSE	(881,289)	(791,814)	(89,475)	(11)	(5,574,249)	(5,463,931)	(110,318)	(2)
NET INCOME	(239,893)	(204,884)	(35,009)	(17)	(1,614,886)	(1,391,979)	(222,907)	(16)

Senior Care Center Variances

Revenue:

Senior Care Center revenue was \$10k favorable or 2% vs budget in July. Patient days were 4% below budget.

Hospice revenue was \$22k unfavorable vs budget and Home Health revenue was \$11k favorable to budget. Home Health census was 9% below budget and Hospice visits were 5% below budget.

Labor & Benefits:

Overall Labor & Benefits were \$123k unfavorable. Contract labor was \$130k unfavorable. Salaries were \$57k favorable and Benefits were 50k unfavorable.

Other Operating Revenue:

This includes \$55k Covid Supplemental Payment.

AGENDA ITEM or FINAL CONTRACT REVIEW SUBMITTAL FORM

Agenda Item: Discussion; Whetstone Housing Project

Action Requested: Discussion

Parties to the Agreement:

Term Begins:

Term Ends:

Grant Contract #:

Summary:

[no materials for portfolio - per Cathie, MKB] Update from consultant team on Whetstone housing and public engagement

Fiscal Impact:

Submitted by: Cathie Pagano

Submitter's Email Address: cpagano@gunnisoncounty.org

Finance Review:

Required

Not Required

Comments:

Reviewed by:

Discharge Date:

County Attorney Review:

Required

Not Required

Comments:

Reviewed by:

Discharge Date:

Certificate of Insurance Required

Yes No

County Manager Review:

Comments:

Reviewed by: GUNCOUNTY1\mbirmie

Discharge Date: 9/10/2021

Consent Agenda

Regular Agenda

Worksession

Time Allotted: 60

Agenda Date: 9/14/2021

Whetstone Community Housing DRAFT Project Statement

Vision: *Whetstone is envisioned as a significant development of **affordable housing** for a **diverse** mix of local individuals and families to live and work in the Gunnison Valley.*

*To create a neighborhood at Whetstone, the county imagines **amenities** such as a park or community garden where neighbors can cultivate a **sense of community**.*

*Gunnison County will also be looking for ways to be innovative with the Whetstone Community Housing development and looks forward to hearing the community's ideas for potential uses, creative solutions, and **community priorities**.*

Desired Outcomes:

Gunnison County purchased the Whetstone Parcel in response to the growing shortage of housing attainable to local residents in the valley. In bringing the community together to create a plan for the parcel, Gunnison County seeks to:

- Make a meaningful and long lasting contribution to community attainable housing by developing new housing for our community members and permanent workforce. Utilize the land to its full potential while providing a significant number of attainable housing units.
- Alleviate the stress of housing insecurity that many members of our community are experiencing, focusing on homes for rent to households below 120% AMI, and homes for sale for households below 200% AMI.
- Align with the community's sustainability goals including reducing energy intensity of buildings and reducing cost to heat homes by increasing the efficiency of homes
- Work efficiently to begin bringing housing to market by 2023.
- Support our economic vitality by ensuring that the current workforce is able to remain in the community.
- Create opportunities for workers currently forced to commute to live near their jobs.
- Create a great neighborhood, where residents and neighbors make meaningful connections, put down roots, and experience pride of place.
- Create multi-modal connections and access to the site that supports long term vision of a well connected community.

Process Considerations:

- Create and implement financially feasible development.
- Engage with a broad spectrum of community members and stakeholders to gather feedback, inform, and collaborate in design solutions.
- Partner with the private sector and coordinate with public sector entities to share risk and benefit from specialized areas of expertise.

- Work with the public sector entities including the Towns of Crested Butte and Mt. Crested Butte, Gunnison Valley Regional Housing Authority, RTA, CDOT and others to develop housing solutions that align with community needs expressed in the Gunnison Housing Needs Assessment and Market Update.

What Whetstone is Not: The Whetstone Parcel has the opportunity to make a significant contribution to alleviate community impacts of rapidly changing demographics in the north valley. The parcel will be planned in the context of regional dynamics. Gunnison County will continue to work on the multitude of challenges faced by the community, and this site cannot solve every community issue in this particular location. Some examples:

Transportation - the site will be planned for future transportation connections to support connections to town for multi-modal transportation including trails and mass transit. The site is not appropriate for intercept parking for Gunnison to Crested Butte commuters and transit service. The County acknowledges that Hwy. 135 and the intersections in the area of the site are busy and dangerous, the development of the site cannot solve pre-existing problems but development will work to inform and influence parallel efforts to improve highway safety.

Schools - the site does not have room to accommodate room for a school extension, which is an observed community need. The site can provide housing to support the school district in hiring and retaining employees and support currently enrolled families with children who are experiencing housing instability.

Safe Camping - the site is not an appropriate place for hosting campers as temporary living space.

Parks and Ball-Fields - the site should include open space and communal spaces for residents to utilize. The site cannot accommodate ball-fields or large public spaces.

Single Family Detached Affordable Housing - The costs associated with extending infrastructure to the site, combined with the high demand for accessible and affordable housing, do not make this site suitable for low density, suburban style, single family residential development. Market demands show that there is significant demand for the range of housing that is being contemplated for the Whetstone parcel, including single family attached (townhomes, duplexes, triplexes, row homes, etc.), as well as live/work units and multi family accessible units.