



Ridgway Housing Efforts

Our community is a beautiful, desirable and inspiring place to live, work and visit. We want to encourage a variety of housing options for people to call home, while we strengthen our economy, maintain our unique character, and try to manage the costs of housing development for all. The Town of Ridgway has been committed to working on housing and will continue to prioritize these efforts.

Some strategies that the Town has pursued over the past 15 years or so to address housing development and affordability include:

- 1) Participating in the State of Colorado Space to Create program to design and construct up to 28 affordable rental housing units in downtown Ridgway;
- 2) Negotiating for deed restricted units and the terms of the deed restrictions during the Planned Unit Development (PUD) process, including: 10 affordable housing units constructed and sold in the River Park PUD, 6 affordable housing units in the Parkside PUD to be built, and the commitment of 9 additional affordable housing units in 3 pending PUDs;
- 3) Waiving excise taxes, building permit, and plan check fees for permanent deed restricted units; Waiving tap fees for ADUs and reducing monthly utility costs for ADUs; continuing to consider other possible cost reductions, such as deferred development fees, for permanently deed restricted units;
- 4) Allowing for and promoting ADUs, including one plat amendment to allow for ADUs in the Parkside subdivision (at least 5 ADUs are built or in progress here). A total of 5 ADUs were built in 2017 and 5 more in 2018 (from 2007 to 2016, only 1 or no ADUs had been built per year.);
- 5) Developed a specific module for affordable housing strategies in our 2018-2019 Master Plan, which prioritizes action items that are outcome-driven;
- 6) Updated and distributed a Ouray County Housing Resources document in 2019 to share available housing resources within the county;
- 7) Revised short-term rental (STR) regulations in 2017 to limit total number of STRs in town and to mitigate the conversion of accessory dwelling units (ADUs) to STRs while providing local families with supplemental income opportunities to increase home affordability;
- 8) Attended the Community Builders Housing Institute with regional partners to collaborate on actions to address housing in our region;
- 9) Weatherized 40 homes in Ouray County in 2009 in coordination with regional partners to help maintain existing housing stock and stabilize homeowner utility costs;
- 10) Supported the efforts of the Delta Housing Authority to manage the Housing Rehabilitation and Rental Rehabilitation Loan Programs for Ridgway and the county.
- 11) Involved in creating and participating in the Ouray County Multi-jurisdictional Housing Authority in 2007, now the Ouray County Housing Advisory Committee.

We acknowledge that there is no “one size fits all” approach to housing challenges. We also recognize that affordability in housing is a much larger issue that transcends our community. If there were easy and effective long-term solutions, we would have done them! What we have done is remarkable for a community of our size with significant resource constraints when addressing national and statewide challenges.