

MINUTES

WORKFORCE AND AFFORDABLE HOUSING COMMITTEE

SEPTEMBER 11, 2024

The Town Council acting in its capacity as the Workforce and Affordable Housing Committee convened for a meeting at 6:05 p.m. in the Ridgway Community Center at 201 N. Railroad Street. The meeting was held both in person and via Zoom Meeting, a virtual meeting portal, pursuant to the Town's Electronic Participation Policy.

In attendance John Clark, Polly Kroger, Beth Lakin, Russ Meyer, Terry Schuyler, Josey Scoville.

1. Consideration of exception request to add non-permitted capital improvement to maximum sales price

Jim Kolnik, with Impact Development Services, acting as the third party administrator of the affordable housing for Ridgway Wetterhorn Homes, presented a memorandum dated 8-21-24.

Mr. Kolnik explained the Ridgway Wetterhorn Homes Affordable Housing Regulations and Guidelines address Permitted Capital Improvements under Section 1.9. All permanent improvements to real property that provide long term upgrade or improvements must be approved the Housing Authority prior to erection and shall not include upgrades for esthetic or personal preference. Carmen Messina, who purchased a home at the end of 2023, has elected to sell the property, and has made improvements totaling \$995.42 which she wishes to include in the selling price, yet the Housing Authority was not notified prior to the improvements being made. He stated staff is recommending a denial of the exception as the items of a EV charger and shed are not attached to the residence and may be listed for individual sale outside of the home sale, and there are no receipts to validate the cost of the house painting improvement.

There were comments from the Committee.

ACTION:

Beth Lakin moved to deny the exception request to include non-permitted capital improvements based upon the finding that granting such an exception does not meet the General Policy Goal of providing high quality homes for working residents and their families who make a living primarily from employment in the Ridgway School District and does not meet the requirements for a Permitted Capital Improvement pursuant to Section 6.11 and 8.23. The motion was seconded by Russ Meyer and the vote passed unanimously.

2. Implementation of a Covenant Rental Application for persons interested in occupying deed-restricted housing owned by the Ridgway R-2 School District

Paul Major with Rural Homes explained the school district has requested a "stream line application process" for district renters, and he recommended creating a system for "future use".

Jim Kolnik with Impact Development Services stated the agency does not recommend a simplified employee application. He stated if adopted it should be open for all homeowners and renters.

There were questions from committee members.

Homeowner Carmen Messina noted hardships for a landlord to find a renter which "stops the flow of providing affordable workforce housing" and supported the idea of a "streamline application process".

The committee requested Mr. Major and Mr. Kolnik prepare a streamline process for all applicants.

ADJOURNMENT

The meeting adjourned at 6:35 p.m.

Respectfully Submitted,

Pam Kraft, MMC
Town Clerk