

MINUTES

WORKFORCE AND AFFORDABLE HOUSING COMMITTEE

MAY 8, 2024

The Town Council acting in its capacity as the Workforce and Affordable Housing Committee convened for a meeting at 5:30 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, Kevin Grambley, Polly Kroger, Beth Lakin, Russ Meyer, Josey Scoville and Terry Schuyler.

1. Resolution Adopting a Policy Addendum for Solar System Costs

Ross Valdez, with Impact Development Services, acting as the third party administrator of the affordable housing for Ridgway Wetterhorn Homes, presented a memorandum dated 4-11-24.

Mr. Valdez explained the housing units in the Wetterhorn housing development included pre-installed photovoltaic rooftop solar systems. The system cost of \$13,000 was in addition to the original base sales price of the home, and either paid by the buyer at the time of purchase or financed through the Colorado Clean Energy Fund. He explained the deed restrictions contain a maximum resale for sales price and capital improvements, but there is not an opt-out provision to install the solar system. He recommended adoption of policy providing consistency for sellers on solar system costs and presented a proposed policy with costs under the deed restriction guidelines and in the maximum sales price.

There were questions from the Committee.

ACTION:

Terry Schuyler moved to adopt Resolution 24-01 of the Ridgway Workforce and Affordable Housing Committee of Ridgway, Colorado, Approving Adoption of a Policy Addendum Solar System Costs 2024-01 to Use in the Administration of Rural Homes: For Sale, for Locals Affordable Housing Regulations and Guidelines Ridgway Wetterhorn Homes. The motion was seconded by Russ Meyer and the vote passed unanimously.

2. Update regarding housing units and compliance

Jim Kolnick reported all units are occupied except one home, which is currently for sale. A two year update from the homeowners will be conducted in the fall of 2024, and compliance requirement updates will be presented to the committee.

ADJOURNMENT

The meeting adjourned at 5:45 p.m.

Respectfully Submitted,

Pam Kraft, MMC
Town Clerk