

MINUTES

WORKFORCE AND AFFORDABLE HOUSING COMMITTEE

AUGUST 28, 2023

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 and Terry Schuyler. Russ Meyer and JT Thomas were absent.

Town Clerk's Notice of Meeting dated August 23, 2023.

1. Request for exception from Ridgway Wetterhorn Homes Affordable Housing Regulations and Guidelines

Ross Valdez, with Impact Development Services, acting as the third party administrator of the affordable housing lottery and deed restriction process for Ridgway Wetterhorn Homes, presented a memorandum dated 8-28-23 with an exception request from Alisha Brieske.

The Town Manager noted there are 14 affordable housing units within the project site, and after completion of the initial sales lottery process, 11 homes are under contract for sale. The project administrator waited five weeks to allow locals that did not require an exception to apply to purchase, and during that time one purchaser came forward and is requesting an exception to the regulations.

Mr. Valdez explained applicant Alisha Brieske is requesting consideration of an exception to Ridgway Wetterhorn Homes Affordable Housing Regulations and Guidelines 3.1.1.1 Qualified Employee. The applicant does not meet the requirement of employment in the R-2 School District, but has demonstrated 10 years of continuous residency in the region. He stated he is recommending the Committee consider approval based on the fact that during the five week period when exceptions could be requested, this was the only application received.

There were questions from the Committee to Mr. Valdez.

Applicant Alisha Brieske addressed the Committee and explained she wishes to become a part of the community.

It was noted by the Committee the applicant does not live or work in Ouray County, and the Committee made a commitment through the use of tax dollars to help subsidize the project, to provide housing for residents of the Town, and County. There was discussion by the Committee members. There were questions from the Committee to Mr. Valdez regarding advertising the available homes, and barriers to completion of the project.

ACTION:

Moved by Member Lakin based upon the findings of fact, grant an exception to the applicant Alisha Brieske, from Guidelines 3.1.1.1. Qualified Employee to the physical performance of employment in the School District boundaries, conditioned upon the following: the exception is granted for a limited time and should the applicant not close on a Ridgway Wetterhorn Housing Units pursuant to the Guidelines within ninety days of today's date, the exception shall be null and void; should applicants employment status change between today's date and the closing.

applicant is required to notify Administrator of such change within five days of said change. Committee member Schuyler seconded the motion, which carried unanimously.

2. Request to consider delegation of authority to Administrator to approve Minimum Work Standard exceptions for Ridgway Wetterhorn Homes deed restricted units

Memorandum dated 8-24-23 from Lois Major, Counsel to Rural Homes LLC, requesting consideration of creating a protocol for a temporary delegation of authority to approve exceptions to the Ridgway Wetterhorn Deed Restriction Covenant and Guidelines.

Mr. Valdez explained in order to find buyers for the remaining units, the Administrator and developer (Ridgway Homes LLC) are requesting the Committee authorize the Administrator the ability to grant exception requests to applicants who meet the requirements of the Covenant and Guidelines except that work standard maybe performed outside the Ridgway School District.

There were comments by the Committee and it was agreed that exemptions should be received from residents within Ouray County, not just the Ridgway School District boundaries, but in an attempt to assist in getting the remaining homes sold, consensus was to allow the Administrator the authority to approve minimum work standard for applications residing in Ouray, Montrose and San Miguel Counties, until December 31, 2023.

ACTION:

Moved by Member Lakin, seconded by Member Grambley and unanimously carried to delegate authority to the Administrator to approve Minimum Work Standard exceptions for Ridgway Wetterhorn deed restricted units with the following conditions: applicants meet all the requirements of the Covenant and Guidelines, except the Minimum Work Standard; applicant meets the Minimum Work Standard outside the Ridgway School District; applicants work in Ouray County.

ACTION:

Member Lakin moved, Member Schuyler seconded to delegate authority to the Administrator to approve exceptions for Ridgway Wetterhorn deed restricted units with the following conditions: applicant meet all the requirements of the Covenant and Guidelines, except minimum work standards; applicant meets the Minimum Work Standard outside the Ridgway School District; applicants work in Ouray County; applicants work in Montrose County; applicants work in San Miguel County; said assignment of authority shall expire on December 31, 2023. On a call for the vote the motion carried unanimously.

ADJOURNMENT

The meeting adjourned at 6:00 p.m.

Respectfully Submitted,

Pam Kraft, MMC
Town Clerk