

**Ridgway Workforce & Affordable Housing Committee  
Meeting Agenda  
Wednesday, October 9, 2024**

Pursuant to the Town's Electronic Participation Policy, the meeting will be conducted both in person and via a virtual meeting portal. Members of the public may attend in person at the Community Center, located at 201 N. Railroad Street, Ridgway, Colorado 81432, or virtually using the meeting information below.

**Join Zoom Meeting**

<https://us02web.zoom.us/j/84853474937?pwd=4rMG2pW236K9vJKx1wLvaXaTPBLtYS.1>

Meeting ID: 848 5347 4937

Passcode: 977065

Dial by your location

+1 346 248 7799 US

+1 253 215 8782 US

**5:30 p.m.**

**ROLL CALL** Polly Kroger, Kevin Grambley, Beth Lakin, Terry Schuyler, Josey Scoville, Russ Meyer and John Clark

**PUBLIC HEARING**

1. Consideration of an exception request to grant Impact Development Services administrative authority for the Minimum Work Standard to be met in Ouray, Montrose, and San Miguel Counties

**ADJOURNMENT**

# AGENDA ITEM #1



## MEMO

**To:** Ridgway Work Force & Housing Committee (RWFHC)  
**From:** Jim Kolnik, Impact Development Services (IDS)  
**Date:** October 1, 2024  
**Re:** Consideration of an Exception Request to Grant IDS Administrative Authority for the Minimum Work Standard to be met in Ouray, Montrose, and San Miguel Counties  
**Attachments:** August 28, 2023 Minutes from Workforce and Affordable Housing Committee Meeting

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### Introduction

1.57 *Minimum Work Standard* is defined as follows:

*In order to meet the Minimum Work Standard, a person must work 1,200 hours per year by working physically within the Ridgway School District R-2 boundaries no less than eight (8) of every twelve (12) months on a rolling twelve (12) month basis AND during the qualifying eight (8) months must work at least forty (40) hours per month.*

#### 3.1.1 *Minimum Work Standard:*

3.1.1.1 *Qualified Employee.* At least one member of the Household who is an Owner shall be a Qualified Employee who must demonstrate and verify 1,200 hours of employment physically performed in the School District boundaries for a minimum of forty (40) hours per month for at least eight (8) of the previous twelve (12) months immediately prior to submission of an application or provide verifiable intent to physically perform 1,200 hours of work in the School District boundaries within twelve (12) months of application at a minimum of forty (40) hours per month for eight (8) of the next twelve (12) months.

3.1.1.2 *Exemptions.* Those who have been determined by HA to be Qualified Elderly or Qualified Individual with a Disability as defined below, prior to application for ownership or rental, as well as Immediate Family and Dependents of a Qualified Employee are exempt from the required employment hours.

3.1.1.2.a *Qualified Individual with a Disability –* Those persons with a disability may apply to be Qualified Individual with a Disability by providing a verifiable history of employment meeting the Minimum Work Standard on a rolling twelve (12) month basis for at least five (5) of the seven (7) years within the County immediately prior to application for Qualified Individual with a Disability as defined. Note: Persons with a disability who cannot meet this exemption standard may request an Exception under §11.1.3



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*3.1.1.2.b Qualified Elderly – Those who are 65 years or older may apply to be Qualified Elderly by providing a verifiable history of employment meeting the Minimum Work Standard on a rolling twelve (12) month basis for at least five (5) of the seven (7) years within the County, immediately prior to application for Qualified Elderly as defined.*

### **Background**

Carmen Messina is the current owner of a Ridgway Wetterhorn Housing Unit. Carmen was approved for a Leave of Absence exception for up to 2 years while renting her property to a qualified tenant by the Housing Committee on Wednesday, July 10, 2024. Carmen has been unable to find a qualified tenant for her property and thus has provided notice of intent to sell her home on Sunday, August 18, 2024. Carmen is having difficulty finding a qualified buyer and requests IDS receive administrative authority to allow for the minimum work standard to be met with applicants employed in Ouray, Montrose, and San Miguel counties so long as all other guideline requirements for qualification are met. An exception of the same nature was approved by the Housing Committee on August 28, 2023 that expired on December 31, 2023 to sell the remaining homes after the initial lottery.

### **Staff Recommendation**

Staff recommends an approval of this exception request for administrative authority of the minimum work standard exception outside the Ridgway R-2 School District boundary as a similar exception was granted and utilized to sell the remaining homes after the initial Ridgway Wetterhorn lottery in 2023.

### **Exception Review Criteria:**

Pursuant to Guidelines §11.1.3, the applicant must demonstrate and the Committee must find that the Exception meets one or more of the following review standards:

- 11.1.3.1 That the Exception meets the general RH policy goals; and
- 11.1.3.2 That the Exception meets one or more of the following review standards:
  - 11.1.3.2.a Promotes greater affordability through decreasing the long-term operating and maintenance costs of the Housing Unit in question; enabling the Exception Applicant to take advantage of a financing opportunity that would not be available without the Exception; and/or, protecting the long-term affordability of the Housing Unit through a price control or other similar means.
  - 11.1.3.2.b Promotes or recognizes the long-term commitment of the Exception Applicant to residency, employment, and community involvement within the County in which the Housing Unit is located or provides housing for a critical community need.
  - 11.1.3.2.c Provides increased livability or durability in materials, finishes, fixtures or appliances or useful increased square footage (which shall not include “luxuries”).



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11.1.3.2.d Creates living space for an additional member of the Household while maintaining the Income Tier for the Housing Unit

11.1.3.2.e Enables a Household to own and occupy a Housing Unit more suitable to the Household's needs; or

11.1.3.2.f Enables the Household to respond to life circumstances that arise beyond the reasonable control of the Household (such as need to care for an Elderly or Household member who is Individual with a Disability.)

**Motions for Consideration:**

The following motions are presented for the Committee's consideration:

**Deny:** Move to *deny* the exception request to grant IDS administrative authority to approve minimum work standard exceptions with work performed in Ouray, Montrose, and San Miguel Counties for the current sale of 414 N. Laura Street, Ridgway, CO 81432:

- 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 (R-2).

OR

**Approve:** Move to *grant* the exception request to delegate authority to the Administrator to approve minimum work standard exceptions for applicants that work in Ouray, Montrose, and San Miguel County for the current sale of 414 N. Laura Street, Ridgway, CO 81432 so long as the following conditions are met:

- The applicant meets all the requirements of the Covent and Guidelines except the minimum work standard in the Ridgway R-2 School District.
- The applicant meets the minimum work standard in either Ouray, Montrose, or San Miguel County.
- Said assignment of exception authority shall expire on \_\_\_\_\_.
- Any additional condition(s): \_\_\_\_\_.

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End of Memorandum

## 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