

## MINUTES

### WORKFORCE AND AFFORDABLE HOUSING COMMITTEE

JULY 10, 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, Josey Scoville and Terry Schuyler.

#### 1. Consideration of exception request for Leave of Absence

Jim Kolnik, with Impact Development Services, acting as the third party administrator of the affordable housing for Ridgway Wetterhorn Homes, presented a memorandum dated 6-12-24.

Mr. Kolnik explained the Ridgway Wetterhorn Homes Affordable Housing Regulations and Guidelines address Leave of Absence under Section 5.2.4.1. Carmen Messina, who purchased a home at the end of 2023, has requested a leave of absence exception. At the end of March her employer permanently closed, and she has been unable to locate any local employment opportunities. She would like to accept a temporary contract to work out of state, he explained, and is requesting the exception. She would rent the property to a qualified tenant household which will work with Impact Development for qualification. At this time she intends to rent the property until Spring of 2025 and then hopes to find local employment.

There were questions from the Committee.

#### ACTION:

Josey Scoville moved to grant the exception request for Leave of Absence to Carmen Messina based upon the following findings: Owner otherwise qualifies to continue ownership of a Wetterhorn Homes Ridgway Unit, meeting the requirements of Guidelines 5.2 Qualified Household Continuing Requirements. The Exception for Leave of Absence promotes or recognizes the long term commitment of the Exception Applicant to residency, employment and community involvement outlined in 11.1.3.2.b for two years. The motion was seconded by Beth Lakin and the vote passed unanimously.

#### ADJOURNMENT

The meeting adjourned at 5:45 p.m.

Respectfully Submitted,

Pam Kraft, MMC  
Town Clerk