

MINUTES

WORKFORCE AND AFFORDABLE HOUSING COMMITTEE

OCTOBER 9, 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, Terry Schuyler, Josey Scoville.

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

Jim Kolnik, with Impact Development Services, acting as the third party administrator of the affordable housing for Ridgway Wetterhorn Homes, presented a memorandum dated 10-1-24.

Mr. Kolnik explained the Ridgway Wetterhorn Homes Affordable Housing Regulations and Guidelines address Minimum Work Standard under Section 1.57. A person must work 1,200 hours per year by working physically within the Ridgway School District R-2 boundaries no less than eight of every twelve months on a rolling twelve month basis AND during the qualifying eight months must work at least forty hours per month. He explained at a prior meeting the committee approved sale of the unit owned by Carmen Messina. The property owner has not been able to find a qualified buyer and has requested to allow the minimum work standard to be met with applicants employed in Ouray, Montrose and San Miguel counties as long as all other guideline requirements for qualification are met. He noted staff is recommending to grant the exception request.

There were questions and comments from the Committee.

Ms. Messina explained her process to try to obtain a qualified buyer in the Ridgway School District.

ACTION:

Josey Scoville moved 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, Colorado so long as the following condition is met, the applicant meets the minimum work standard in either Ouray, Montrose or San Miguel County. The motion was seconded by Beth Lakin and the vote passed unanimously.

ADJOURNMENT

The meeting adjourned at 5:55 p.m.

Respectfully Submitted,

Pam Kraft, MMC
Town Clerk