

## **History of Affordable Housing Objectives in Ouray County**

### **Ouray County Master Plan**

- Acknowledges attainable housing is more scarce with growth and recognizes the need for a “diverse and varied population” to achieve social and economic balance in the County
- Stated goal “to assure the continuing availability of diverse housing to meet the needs of the County's growing population” and considers land use code changes to address housing need

### **2000 Town of Ridgway Master Plan Update**

- Survey data and public input define Goal IX of the Master Plan to “Encourage the availability of attainable housing within the town”
- In the Master Plan the Town states the objective to work with Ouray County toward establishing attainable housing

### **2002 Ridgway/ Ouray County and Ouray/ Ouray County IGAs**

- Focus growth within established municipal areas to direct and manage growth, provide efficient services and protect “open land, agricultural lands and alpine lands”

### **2003 City of Ouray Master Plan**

- Preserve the existing housing stock to ensure quality residential areas.
- Develop regulations to create affordable housing opportunities.

### **2006 Blue Ribbon Panel on Housing**

- Statewide study on housing affordability establishes format and criteria for housing assessments and funding for assessment becomes available through DOLA

### **2007 Ouray County Multi-Jurisdictional Housing Authority Established**

- Ouray County, City of Ouray and Town of Ridgway enter into an intergovernmental agreement to actively address county-wide housing needs

### **2008 Housing Needs Assessment Completed**

- 33% of Employees in Ouray commute from outside Ouray
- 75% Ridgway Employees commute from outside Ridgway
- The median sale price for ownership housing has increased 11.6 percent annually since 2003 from \$255,000 to \$395,000
- In Ouray County Real Wages up only 2.1% (2000–2006)
- New Residents Pay ~\$1600 - \$1800/ mo for housing
- No/ Little permanent affordability in Ouray County
- “Catch Up” (149 units); “Keep Up” (176 - 264 units by 2015)
- 73% survey respondents indicate housing options as insufficient
- 85% survey respondents say lack of affordable housing is a problem

### **2008 Town of Ridgway Housing Task Force Established**

### **2008 Ouray County LIHTC Feasibility Assessment Completed**

### **2009 County Wide Strategic Plan for Affordable Housing**

### **Social and Environmental Costs**

- As a result of households commuting across counties to get to work, Montrose, Delta and San Miguel Counties have joined Ouray County in a Regional Transit Study, including community survey, and is now exploring Regional Transportation Objectives
- Emergency Service providers are responding from their homes outside of Ouray County, increasing the response time for emergencies
- Teachers and government workers are commuting from Montrose County, limiting their involvement, socialization and integration into the community in which they work