

Workforce Housing Steering Committee Minutes

April 28th, 2022 4:00pm - 5:30pm

Attendees: Marcella Manuel, Theresa Whistler, Chris Lorash, Kristen Hobson, Russ Born, Jacy Head, Robin Adams, Tracy Timmons

Meeting Purpose: Monthly workforce housing steering committee meeting to discuss and take action on Committee mission and goals.

Minutes:

1. Introduction of Guests (2 minutes)
2. Community Convening Presentation on housing (Tracy Timmons, 5-10 minutes)
 - a. We are at a pivotal point in housing with multiple studies finishing up, CARES funding for rentals, Owner-Built Housing program continuing, RCDI grant recently applied for, etc... amid a context of rising home prices and scarce rentals. In the past, RLACF has made efforts to host community events to detail major updates and we'd like to host this for housing before summer kicks off. Does not need to be limited to work of RLACF and can include other groups working on this issue locally including our partners at Habitat, Trust Montana, as well as BEC, the City, employers, developers of long-term rentals, etc...
 - b. We can record and follow up in the fall with another update
 - c. Potential speakers
 - i. Planning Board / City
 - ii. Chris can be a resource for lending questions
 - iii. Should present on draft data from our 2022 Housing Needs Assessment and the BRCD Regional Housing Study
 1. Jacy will reach out to Cushing Terrell to see if they'd be willing to present. Robin will send this study to the group with the minutes.
 - iv. Jim Dufour and Walter on ADU idea
 - v. Developers
 - vi. Habitat and TM
 - vii. Alpine Lodge
 - viii. Forest Service and other employers
 - ix. Can break up into small groups to discuss solutions
 - d. Thursday, May 19th will be the goal date: make sure that speakers are limited to a certain amount of time 1 hour of presentation, with 30 minutes of Q&A / mingling
 - i. 7pm – 8:30pm
 - e. Panelist format may be better than separate presentations from everyone in order to be more time efficient
 - f. Agreement from members present to allocate \$400 for budget
 - g. Robin will need 2-3 volunteers from the committee to form the planning and coordination team
3. Owner-Built Housing Status Update (15 minutes)

- a. First group: Habitat has received the final letter needed from the Spires HOA to be able to proceed with closings!
 - b. Second group: plugging along, Beartooth House tours are taking place 10am – 3pm on Saturday April 30, May 7, and May 14.
 - c. Third group: Robin has 2/4 spots filled, will need 2 additional households to join the build group **by May 25th** in order to run the program as scheduled this year.
 - i. Marcella says that buyers are standing on the sidelines due to high prices and interest rates, which could be part of why our applicant pool is slim.
 - ii. Robin will put out press releases in May and other outreach efforts to increase applications.
 - iii. Habitat may be able to be more flexible with work schedules this year due to the nature of working in Red Lodge with Saturdays difficult to take off work.
4. Altana Construction Loan (Chris Lorash, 10-15 minutes)
- a. Phase 1 wrapping up now, Altana wasn't involved in Phase 2 because of issues surrounding liens on the first phase. They would've had lien confusion if they financed Phase 2, so Helena Habitat carried the loan themselves on that project. Hasn't had a draw in a while, so it's sitting until the loan gets converted.
 - b. Across the street, the financing will need to get put out to bid to FIB / Altana / Bank of Red Lodge.
 - c. Good learning experience for Chris and Altana when multiple phases of one project on the same lot.
5. CDBG Funded Projects Update (15-20 minutes)
- a. CDBG Planning: contract negotiations wrapping up, and Cushing Terrell should be able to start work on the Housing Study and PAR in Red Lodge and surrounding areas of the county in early May. Robin is hoping that one of the sites that can be looked at is a City-owned lot on the bench near the Mountain View Apartments.
 - b. CDBG CARES: This is for the four affordable long-term rental units, which will be on the same lot as the next phase of the Owner-Built Housing program (so eight units will be on the lot total, four rentals and four Owner-Built). Environmental Review in progress, Habitat is scheduled to apply for the Conditional Use Permit at the planning board meeting on May 25.
6. Workforce Housing in Fun Run 2022 (10 minutes)
- a. Robin will need volunteers for fun run, Workforce Housing submitted an application to raise funds for the CARES homes project but can change up until June 6th – dates to commit to are as follows:
 - i. Fun Run Kick Off Meeting, **May 18th** at the Roosevelt Center, **5:30-6:45**
 - ii. **June 6th**, Online Fundraising page finalized
 - iii. Fun Run Marketing Meeting, **July 13th** at the Roosevelt Center, **5:30-6:30**
 - iv. Fun Run Event Day, **September 3rd** at Lion's Park, **7:00-12:00**
 - v. **September 7th**, all Volunteers hours submitted
7. Other News/Updates (5-10 minutes)
- a. RCDI Grant Submitted – this will help fund the current position for the next three years as well as fund consulting work, financial literacy program development, and regional housing authority / land trust / nonprofit entity feasibility research.

- b. Earth Day 2022 Table
 - i. For Workforce Housing solar the fund the last 2 homes of the current cycle
- c. Workforce Housing Position is open! Robin will be leaving the foundation in July to attend graduate school in Denver.
- d. Next meeting: is the fourth Thursday still working for us?
 - i. Robin will be out of town on the 26th, so next meeting will be Thursday, June 2nd.
- e. Planning board is going to be revisiting ADUs and potentially other housing-related issues in zoning on May 11
- f. Marcella is selling an 800 square foot unit, listed for \$195k and want to move it immediately including getting it lifted on the truck and on the highway so probably closer to \$235k after development costs