

# Workforce Housing Steering Committee

## Summary

**August 25, 2022 4:00pm - 5:30pm**

**Present:** Russ Born, Jo Ann Eder, Tesla Palmatier, Angela Getchell **\*No on line attendees**

The Meeting was called to order by Angela Getchell at 4 pm

**Introductions: No new introductions.**

Summary of the 8.25.2022 meeting reviewed

**Old Business:**

**Mutual Self-Built Housing Status Update:** We have taken full applications for our current Mutual Self-Built Housing Program families and these will be submitted to USDA/RD by the end of August or the first week of September to reserve funds. All applicants that were chosen as the Group III are qualified borrowers. They may need to submit additional documentation per USDA/RD once the full file has been reviewed.

Group III families are required to take the First Time Homebuyers Education Class prior to September 30<sup>th</sup>. They have also been assigned weekly homework that includes reviewing the Trust Montana model, the Pre-Construction Group Agreement and Lockton Safety Training on-line course that will be beneficial during the construction of the homes. We will have our Meet & Greet on September 17<sup>th</sup> where all four families come to the RLACF for coffee and donuts to mingle and get to know each other. Our very own Schyler, will be on hand to take some photos for the start of our next Mutual Self-Built Housing journey! Group III will be working on Wednesday evenings for 3 hours and Saturdays for 7 hours for a total of 10 hours per week per homeowner from the start of the build to the completion of the build. The Red Lodge High School Trade Class will be making all of the cabinets for the homes this year. They are able to make the cabinets at the school and not have to travel back and forth from the build site.

We continue to look for additional sites for future builds. We will ask that the Workforce Housing Committee help with any leads for potential build sites for our Mutual Self-Built Housing program that continues to help with the housing crisis in our area.

**CDBG-CV Funded Projects Update:** We met our September 1<sup>st</sup> deadline for the CDBG-CV Start Up docs and these were submitted to Commerce on August 31<sup>st</sup>. We have had several meetings with the Commerce and we are on track to move forward. More to come.... We also received the HOME Funds of \$80,358.00 from the City. Helena Habitat for Humanity will be carrying the construction loan for this project then once completed, we will roll the loans to permanent financing. The management plan for this project will be the next big step. Per Commerce, once construction starts this documentation/plan will be required. Angela will travel to Billings in September with Jo Ann to visit with Lisa at CLDI (who has been a resource to the RLACF) to see what their process is for selection and management of their rental projects. Jo Ann and Tesla shared that the Board was ok with expanded spending for this project due to the increase in cost and materials from the original budget.

**Housing Study & PAR:** We have two out of city limits sites: The County owned 5 acres in Joliet and the private site in Roberts. The owners of the Zoo property and the Hauser property have opted out of the study. As of now we have the City owned property by the AY Supply that also has a piece of private property within that site. Angela and Courtney are looking to have a meeting with the owner of AY Supply to let him know what is going on with the study. The other "in city limit" sites are pending. Joel reached out to the owner of the Old Hospital once again to see if any interest there. He has not heard back as of 9.7.2022. We will have to re-evaluate our "in city limit" sites for the study.

**Stakeholder meeting:** The next meeting is pending due to collecting additional information of potential sites for the study. Joel will schedule this meeting for Cushing Terrell. He would like to have a couple community meetings and release the informational website as part of the invite. More to come on this topic.

Chris Lorash was not attending the meeting on 8.25.2022 and we will look for an update from him on the possibility of future sites owned by Ron Wolfe. Chris has a relationship with Ron.

Questions raised by the committee: What is happening with Cedar Wood? Conversation was that it was an open bid for less than 24 hours and they had multiple offers and then had to re-open the bid for legality reasons. It was a private entity that has purchased it.

### **New Business:**

**Future Build Considerations:** We continue to look for potential build sites in our community and surrounding areas.

Potential Property Managers: Lisa with CLDI in Billings is willing to train potential managers per Jo Ann. Heather Quinn was hired for the HOA in the Spires. Would Jen Cap be interested for future projects?

The Mutual Self-Built Housing program families will have a Meet & Greet on September 17<sup>th</sup> @ 10:00 am to mingle and get to know each other. We are still looking at late September 2022 for a start date for the Self Built Homes and Rentals starting in the Spring.

**Fun Run:** Angela had the Mutual Self-Built Housing program fliers at the RLACF booth. I did visit with a couple people about the program.

Volunteer hours - Workforce Housing needed 22 volunteer hours. Angela reached out to the WFH Committee and the Mutual Self-Built home owners asking for volunteers and received a few responses. As of 9.7.2022 I don't think we reached our 22 hours however, Jo Ann Eder had 5 hours, Kristen Sidener had 3.5 hours, Leah Niemi had 4 hours and Angela Getchell had 5.5 hours for the WFH Charity. There may be additional hours that I am not aware of at this time. Thank you for donating your time to the Fun Run Event.

**Updates:** Jacob Kuntz with Helena Habitat for Humanity is on the Governor's Housing Task Force. Angela will continue to attend the virtual meetings. They do record these meetings and are found on the Montana.Gov website:

<https://deq.mt.gov/about/housing-task-force>

Realtor Relief Funds are still available per Marcella. Reach out to her for more information @ Marcella@cbthebrokers.com

City Council Meeting 8.23.2022 brought up conversation about a Short Term Rental Task Force. Tesla talked about the gray space between Council and Zoning and the need for conversation of what needs to be done about the concerns of Short Term Rentals. She also added that the Foundation should not be involved in this. Council requested that we put the ask out to our Workforce Housing Committee members (we did share the contact list) however, if they choose to apply, they must apply on a citizen level and not as a representative of the RLACF. The Foundation is a neutral convener and does not advocate.

We had a small discussion on the 7 new townhomes to be built in the Spires that are not considered affordable housing. This was an article mentioned in the Carbon County Weekly Newspaper.

RLACF Fall News Letter to come in October and will be on the RLACF website. <https://www.rlacf.org/>

The meeting adjourned at 5:30 pm

Respectfully submitted

Angela Getchell