

Workforce Housing Steering Committee

Summary

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

Present: Russ Born, Jo Ann Eder, Tracy Timmons, Eric Allen, Kristen Sidener, Chris Lorash, Marcella Manuel, Angela Getchell

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

Introductions: Angela introduced herself as the new WFH Manager – Angela grew up in Red Lodge and recently returned to be closer to family having worked for 16 years as a Real Estate Underwriter. She is looking forward to being a part of the RLACF Team and working on Affordable Housing for our Community and surrounding area.

Summary of the 7.28.2022 meeting reviewed

Old Business:

Owner-Built Housing Status Update: Kristen reported on the dedication ceremony which celebrated 3 new home owners, 2 of the families from the next build group were present as well. Kristen reported on how powerful and moving the ceremony was.

Suggestions and ideas for the next dedication ceremony are welcome.

Angela gave an update of the next build cycle - 2022-2023:

Four families have been selected - plans are to start this fall. Per email on 8/8/2022, The City has signed off on the infrastructure.

Angela reported that there are enough lots for this next cycle however, we need land for future builds. Tracy spoke of the importance of the Workforce Housing Committee to help with any leads or resources that may be willing to work with us on future sites. We discussed forming a separate fund raising committee, allowing Angela to stay focused on the Self Built Homes. A letter describing the structure of the committee will be sent out next month. Marcella shared potential build sites that she has relationships with and either Tracy or Marcella will reach out to them.

CDBG Funded Projects Update: Cushing Terrell has said that we need to identify sites in both city and county per the contract. We will then narrow down to one site in the city limits and one site out of the city limits but in Carbon County.

Housing study: Cushing Terrell met with the Commissioners: Commissioners moved to allow to have a study for 5 acres in Joliet where the prison was proposed. The Mayor of Red Lodge agreed to allow the City owned property by the AY Supply to be used for the study. Marcella suggested additional potential sites located on Cooper Avenue, Oaks & 10th and North Hauser between 1st & 3rd. Angela will meet w/ Marcella on these. There is a possible site in the Roberts area with more information to follow. Angela will relay addition sites to Joel w/ Cushing Terrell

August 4th Stakeholder meeting: Joel scheduled this meeting for Cushing Terrell

Angela reported that she sent out the invite to all involved groups; she visited with Joel at Cushing Terrell about potential sites in the Roberts area and the possibility of sites in Bridger and Bearcreek although no sites have been identified at this time

Chris Lorash said that possible sites for future builds are owned by Ron Wolfe. Chris will reach out to Ron.

Questions raised by the committee: Does the project need to be in the city limits? Community septic and wells?

New Business:

Future Build Considerations: Cost of materials has increased. Original cost per unit was \$250000.00 now closer to \$279000.00. The mortgage would be closer to \$666000.00 vs \$350000.00 originally. This will be updated as we receive more information.

HOME Funds w/ the city \$50000.00 **Need to confirm this amount with the City. Impact fees have tripled. Could we use some of these Home Grant funds to pay the impact fees or other fees for this project? Angela will ask Jen and Hermina about additional funds available for this project with the cost increase. Funds in Missoula for down payment assistance that were not used in Missoula. Possible donor to help with the difference of the increase of \$160000.00 from the original cost.

We are working on submitting updated CDBG-CV Start Up documentation to submit to Jen Stepleton with Department of Commerce in order to meet our September 1st due date. Mark Leland has provided the updated budget, Bill and Steven are working on the legal docs for the foundation including the bylaws, Maryvette, Tracy and Angela are working on requested documentation and Loni, from the City of Red Lodge is also providing requested documentation from Commerce. Per Jen, the environmental review has been completed and confirmation of RLACF meets HUD's CBDO requirements.

Chris Lorash agreed to provide information for the RLACF Board Meeting on 8/9 in regards to the cost increase, affordability for the people intended for use and for key business owners to support rentals for employees.

Potential Property Managers: Lisa with CLDI in Billings would be willing to train potential managers per Jo Ann, Heather Quinn was hired for the HOA in the Spires, Jenn Cap?

We are looking at a September 2022 start date for the Self Built Homes and Rentals starting in the Spring. The City has signed off on the infrastructure as of 8/5/22 per Mark Leland with Habitat for Humanity.

Fun Run: Attendees talked about forming a fund-raising committee to send out letters to past financial supporters. Tracy has a list of donors and the Home Forum. Angela will reach out to Jacob about the solar studies for the booth and to Kevin Owens on the Beartooth House to share any information for our booth. Marcella to help with ideas for the booth.

Volunteer hours - Workforce Housing needs 22 volunteer hours. Angela asked if committee members can volunteer, she will also reach out to the current home owners to volunteer. Fund raising goal is \$5000.00. We need a booth in the park the day of the event suggestions for the booth are welcome.

Updates: Jacob Kuntz with Helena Habitat for Humanity is on the Governor's Housing Task Force. Angela to reach out to Jacob about attending meetings. There was an open discussion about housing ADU's.

Realtor Relief Funds are still available. Reach out to the committee members for help.

The meeting adjourned at 5:30 pm

Respectfully submitted

Angela Getchell