

# WFH Steering Committee Minutes

*August 26<sup>th</sup> 2021 4:00pm - 5:30pm*

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

**Attendees:** Theresa Whistler (City of Red Lodge Council representative), Jo Ann Eder, Chris Lorash, Myrna Lastusky, Russ Born, Kristen Hobson, Jenn Capp, Robin Adams (RLACF Staff), Eric Allen (Workforce Housing VISTA)

## Minutes

**Introduction of Guests** – no guests to introduce

### **Owner-Built Housing Status**

- 1) Dedication Ceremony summary
  - a) Dedication Ceremony event on the evening of the 18<sup>th</sup> went well with all partners represented and speaking. Weather was chilly but no rain. Families moved into their homes over the weekend!
  - b) Theresa Whistler was given a framed copy of 'The Whistler' home plans which Helena Area Habitat names after her.
- 2) Next cycle timeline
  - a) 3 households have been selected for this cycle (a teacher, CNA, and Forest Service employee).
  - b) First preliminary work day this Saturday, regular sweat equity starts September 4<sup>th</sup>
  - c) Volunteers
    - i) high school Construction Trades class is coming out to the build site Tuesday – Friday
    - ii) Eric has a list of groups that have expressed interest in volunteering, working on timeline after Sept 4<sup>th</sup>. Theresa will ask STEAM advisory board if they want to volunteer. In most cases, 8 volunteer limit maximum.
    - iii) For volunteers ages 16 -18 there are some restrictions (no heights, power tools, 3:1 adult to minor ratio, etc...)

- d) Landscaping:
  - i) The schedule for the current cycle to finish landscaping has been moved up from spring to this fall. Theresa has an appointment with Rex Tuesday at 9am to discuss details.
  - ii) Mark will come up with a budget estimate, can't hire landscapers – needs to be volunteer driven.
  - iii) Eric knows organizations that are interested in volunteering for landscaping.
  - iv) 1 tree, 3 evergreens, 4 shrubs.
  - v) Robin will connect with homeowners to decide on landscaping options.
  - vi) May be a good time to talk with Baldwin landscaping.

### **City of Red Lodge Zoning Updates and URD Plan Priorities: Discussion**

- 3) Housing is currently identified as the #1 priority for housing in the draft goals
- 4) Committee roles are to be "steering": gather data, give resources, recount stories and anecdotes, such as:
  - a) How many ADUs do we already have?
    - i) Should have a tour of ADUs
  - b) Tiny homes – are these allowed in the City? Can they consider the tiny home an improvement to the property?
  - c) Enhanced utility access to charge for tiny home to access City service?
  - d) Point to Arlington, VA example: the City is allowing homeowners to park tiny houses in their homes / yards
  - e) The Sustainability Board is doing a vacant lot inventory, so some City properties may be identified
  - f) Robin will follow up with Kat about Bozeman contact for tiny homes
  - g) Russ: if we buy used tiny homes, they need to be custom built for snow load. Has a contact (TJ Hermann) that has experience with modular homes interested in expanding business into RL. There have been 2b 1bath modular homes designed for renting out.

- h) Right now a 12-unit tiny home site would only be able to exist in R4. Suggest a change to this?

### **CDBG-CV Cares Act Grant: Discussion**

- 5) The most "shovel-ready" project we have due to environmental review requirements is housing on the lot next door at Spires. Robin is working with Habitat to narrow the project scope and City to meet the environmental requirements.
- 6) Original deadline was September 15<sup>th</sup>, but after feedback from municipalities the State extended it to October 7<sup>th</sup>.
- 7) The City will have a resolution and public hearing at their regular Council meeting on September 14<sup>th</sup>.
- 8) The project must be tied back to COVID – overcrowding, homes rehab, businesses impacted by staffing issues related to the pandemic, etc...

### **Fun Run update**

- 9) Workforce Housing be sharing a table with rest of foundation
- 10) Haven't made any assignments for volunteers – we DO need to put in 20 hours in order to qualify for the match.
  - a) Chris and Robin can be at table all day
  - b) Jo Ann will help with clean up
  - c) Robin will send more details and openings after talking with the Fun Run Coordinator.

### **Sub-committee reports**

- 11) Risk Mitigation Fund – planning to present to board in early October, Eric is currently vetting incentives to landlords and contacting short term rental owners.

### **Other news/announcements**

- 12) Myrna said that Deb Brown does walkthroughs around town and does a tour of empty storefronts, she's had success with this. Would be great to do a walk with

some City leaders, interested homeowners that want to make some housing happen,  
tiny home / ADU education, etc...