

Workforce Housing Steering Committee Minutes

November 18th, 2021 4:00pm – 5:30pm

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

Meeting Attendees: Marcella Manuel, Chris Lorash, Russ Born, Angie Hazelswart, Jo Add Eder, Jenn Capp, Eric Allen, Robin Adams

Agenda

Introduction of Guests – no guests to introduce

Owner-Built Housing Status Update

- 1st round of owner/builders that moved in back in August are on track to close on their USDA 502 Direct loans in January 2022. They have been “renting” their homes from Habitat for \$0/month but will begin paying rent December 1.
- Closing has been delayed due to conflicts between HAHFH and the City of Red Lodge concerning the water and sewer line connections on the lot. Jacob Kuntz is putting together a written report detailing the issue, Robin will make sure the committee has access to this once its finished.
 - o Chris says that HAHFH has been a lifesaver with the financials since the delay affects the construction loan.
- Volunteers
 - o From Eric:
 - Tuesdays – Fridays the Red Lodge High School Workplace Construction Experience students are at the build site for an hour and a half, our NCCC team of 7 is on site Thursdays and Fridays
 - Community Build Day on November 13 went very well with 20 – 25 volunteers donating 96 hours working on truss bracing, roof sheeting, air sealing, and sheeting on the garage. Pizza Company sponsored lunch for everyone! The partial purpose of the build day was to get the word out that we need consistent volunteers on site Thursdays – Saturdays 8:30-4:00, there have already been folks that came out for the first time that day return to volunteer.
 - o Marcella says that neighbors have been calling about Habitat construction debris
 - o Landscaping will start in Spring
- Current group is on track, applications are open for the cycle that will begin building Summer 2022. 4 households will be selected. Robin would like to connect more with realtors to get referrals to the program.

LTR Committee Report (Eric Allen)

- Next meeting is December 9th at 4pm.
- Have been working on feasibility research for a landlord incentive program to open up for long-term rental units in the area.
- Robin will reach out to Jim Dufour to ask him to come to the next Workforce Housing meeting for an update on the WDU proposal.

Housing Needs Assessment (Eric Allen)

- Eric asked for volunteers to give feedback on a beta version of the survey. Marcella, Jenn, and Angie volunteered.
- When we move into strategic planning and with the WDU proposal, Marcella would like to help to identify properties that would be ideal for workforce housing since she has already done this work.

Journey Mapping

- The group spent 1 hour brainstorming and identifying our past, present, and future work to articulate our story of what we are working on and why. Robin will compile notes from the session into a timeline to review at the next meeting, then will consolidate into a graphic for the website.

1. Meeting Summary (*5 minutes*)