Workforce Housing Steering Committee Minutes

October 28th, 2021 4:00pm - 5:30pm

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

Attendees: Walter Clapp, Jenn Capp, Jo Ann Eder, Al Bloomer, Jim Dufour, Gabrielle Robinson, John Bueg, Martha Brown, Angie Hazelswart, Myrna Lastusky, Jacy Head, Theresa Whistler, Chris Lorash, Robin Adams (RLACF staff), Eric Allen (RLACF staff), Tesla Palmatier (RLACF staff)

<u>Minutes</u>

Fun Run Summary

- The Workforce Housing fund raised $1,675 in the Fun Run this year.

ADU Proposal

- See presentation slides and recording for details and Q&A.
- Jim Dufour, Walter Clapp, John Beug, Al Bloomer have been developing the "Workforce Dwelling Unit" concept for 6-7 months as a solution to the lack of long-term rentals in Red Lodge. Their proposal is to locate small Workforce Dwelling Units on residential properties within Red Lodge City Limits; requiring a collaborative effort between business owners, property owners, local financiers, and the City of Red Lodge.
- They have interested funders / partners in place and are hoping to work with business owners, property owners, financiers, the City, and other community stakeholders to refine and implement.
- Units will be identical and roughly 300 square feet.
- RLACF involvement: we can potentially assist with connecting to resources and potential partners, finding funding, educating homeowners/renters, etc...

VISTA quarterly service update / Economic Summary presentation

- Economic Summary: see report for full summary. Takeaways:
    a. Unemployment rate in Carbon County is currently lower than pre-pandemic levels.
    b. Average home price in Carbon County increased 72% 2016 – 2020. The median price of single-family homes in 2020 was $114,000 higher than what average wage earners in the county can afford.
    c. 46.4% of renters in the county are "cost-burdened", or paying more than 30% of their income on rent and utilities.
    d. In the second quarter of 2021, there were 151 active short-term rental units listed on Airbnb and VRBO within the City of Red Lodge. There are 268 units listed in the 59068 zip code, a 50% increase over the last two years.
- Service Update
    a. Volunteers

      i.   July – September there were 38 volunteers accumulating 326 hours at the Spires

      ii. Red Lodge High School is successfully partnering with us and Helena Habitat to offer students hand-on construction experience at the build site 4 days a week

     iii. Community Build Day November 13th 8:30am – 4pm, lunch sponsored by Pizza Co

b. Housing Needs Assessment

      i.   Survey to be released in November to whole County

      ii. Final results and analysis set to be released in early January

c. Long-Term Rental Research and Recommendations

      i.   Currently in researching phase, developing incentive program for landlords to make units available to long-term renters

d. Housing Strategic Plan

      i.   Will begin after needs assessment is complete potentially in partnership with Future West

LTR Committee Report (*tabled to next meeting*)

CDBG Planning Grant for Housing Study and PAR

- $30k awarded from MT Dept of Commerce!!
    a. $15,805 match from RLACF
- Schedule:

Implementation Schedule

TASK	MONTH
PROJECT START UP	
Preparation of MDOC Contract	November 2021
PROCUREMENT OF PROFESSIONAL ASSISTANCE	
Submit Request for Proposals to DOC for approval, if required	November 2021
Publish RFP	November 2021
Select professional	January 2022
Execute agreement with professional	January 2022
PROJECT IMPLEMENTATION	
Prepare draft deliverables	April 2022
Submit interim Request for Funds, Progress Report and draft deliverables	May 2022
Public review and comment	June 2022
Finalize deliverables	July 2022
PROJECT CLOSE OUT	
Submit final deliverables	July 2022
Submit final Request for Funds and Completion Report	October 2022

- Workforce Housing Committee representatives needed to serve on the selection committee in early January 2022 to choose a firm to complete the study. Gabrielle and Walter expressed interest, Robin will send details when available.

Journey Mapping (*tabled to next meeting*)