

Workforce Housing Steering Committee Minutes

September 23rd, 2021 4:00pm - 5:30pm

Meeting Recording: <https://youtu.be/s6WamTN7DRI>

Meeting Attendees: Jo Ann Eder, Theresa Whistler, Kim Haman, Kristen Hobson, Angie Hazelswart, Russ Born, Martha Brown, Eric Allen, Robin Adams, Bill Henry (Trust Montana Stewardship Coordinator), Laura Seyfang (BSCHT Executive Director), Hermina Harold (Trust Montana Executive Director)

Minutes

Big Sky Community Housing Trust: Current Projects and Q&A (Laura Seyfang, Executive Director)

1. See attached PowerPoint slides and meeting recording (timestamp 0:00 – 35:00) for full presentation. More info on their website here: <https://bigskyhousingtrust.com/>
2. Summary:
 - a. The Big Sky Community Housing Trust started under HRDC, then became its own separate nonprofit last July 2020. 2 full time staff members, 1 part time.
 - b. Completed projects:
 - i. 52 workforce housing condos built on a trust, purchased by locals.
 1. Equity gain limited to unearned interest of 2% annually.
 2. Negotiations with the water and sewer district has allowed them to acquire land that otherwise wouldn't have been available
 - c. In progress / ongoing projects:
 - i. RiverView rental housing development (public private partnership, LIHTC application pending).
 - ii. Rent Local program
 1. Converted 14 units in first 18 months with no cash incentives
 2. First seven weeks with cash incentives, added 11 new units
 3. Funds came from Resort Tax and local foundations and clubs
 4. Offer property management services in house

Trust Montana: Current Projects and Q&A (Bill Henry, Stewardship Coordinator)

1. See attached PowerPoint slides and meeting recording (timestamp 35:00 – 60:00) for full presentation. More info on their website here: <https://trustmontana.org/>
2. Summary:
 - a. In the continuum of asset building and affordability strategies, Trust Montana leans on the side of perpetual affordability with subsidy retention while allowing homeowners to earn limited equity. Affordable Rentals are the furthest from asset building there is
 - d. Common for CLTs to work with municipalities to prioritize affordability in community goals

- i. The Cities of Kalispell, Helena, East Missoula, and Missoula have supported affordable housing with CLTs through funding allocation, land donations, and zoning changes

Policy Toolkit Development and City Collaboration Strategy (Robin and Theresa)

1. Theresa and Robin would like to put together a toolkit for City staff and elected officials to understand what actions can be taken at the City level to ensure local wage earners can access stable housing. Will meet separately from regular WFH meetings, would like an additional 2-3 people to help.
2. Trust Montana is putting together a similar statewide toolkit, Hermina and Robin can work together on a Red Lodge specific one.
3. Angie Hazelswart will also join the task force.

CDBG-CV Cares Act Grant

1. City of Red Lodge passed the resolution unanimously authorizing submission of the grant with RLACF as sub-recipient.
2. 4 long-term rental units with Helena Area Habitat for Humanity and Trust Montana to be completed by December 31, 2022. See CDBG-CV Presentation Notes for full details and preliminary budget.
3. Advise for RLACF board on \$350k construction loan holding
 - a. We've held loans before, there's a precedent for this. We are not necessarily locked into permanent ownership if another organization makes sense to take it over in 5-10 years.
 - b. CLT rental structure – the CLT own the land, someone local owns improvements on the land (i.e. the homes) and follows rental requirements. Need to keep serving same AMI level in the event of resale.
 - c. Owner would be ground lease signer and commit to selling to another entity that signs a new ground lease.
 - d. With CDBG we need to stick to 80% AMI for a certain amount of time, but we would go beyond that with 75+ years ground lease.
 - e. No bankers were present at the meeting, so Robin will gather opinions then send email to committee for head nod approval before the RLACF Executive Committee meeting October 5.

Owner-Built Housing update

1. Recruiting at least four applicants for 2022-2023 cycle.
2. Many past applicants have continued to work on their financial readiness for this cycle, so it's very likely that some households selected will be from the existing waitlist.
 - a. Robin would still like as many new applicants as possible for a robust pool to select from as well as more opportunities to connect households with financial counseling and 1st time homebuyer education.

Fun Run Summary (Chris and Jo Ann)

1. Tabled to next meeting

Other news/announcements (none)