

Workforce Housing Steering Committee

Summary

September 22, 2022 4:00pm - 5:30pm

Present: Russ Born, Jo Ann Eder, Tesla Palmatier, Eric Allen, Myrna Lastusky, Angie Hazelswart, Marcella Manuel, Jacy Head, Angela Getchell

Minutes (recording here) I apologize there is no recording for this meeting.

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

Introductions: No new introductions

Summary of the 9.22.2022 meeting reviewed

Old Business:

Mutual Self-Built Housing Status Update: Two of the four homes currently have the foundation forms ready for the pouring of concrete that is schedule for October 26th.

The group met on Saturday morning, Sept. 17th and had great conversations getting to know each other. We started our weekly Wednesday meetings on Wednesday, Sept. 28th and started reading the Group Agreement that consisted of 22 pages, and were able to finish reading that document at our Oct. 5th meeting. We will meet again on Oct.12th and go over the budget and pre-construction topics with Mark Leland (HAHFH Construction Director) & Rex Peterson (HAHFH Construction Superintendent) prior to our first “on site” gathering Saturday October 15th.

The Construction Crew Leader National AmeriCorps Member position with Helena Area Habitat for Humanity is still open. Please feel free to share the link if you know anyone that may have interest. This position works closely with Rex on our Mutual Self-Built housing project in the Spires. This link will take you to the job description:

<https://www.habitat.org/about/careers/amerikorps/construction-crew-leader-2022-23-7769br>

All of our Mutual Self-Built 2022-2023 applicants have been USDA/RD approved and funds have been reserved for those loans.

It is very important that the Workforce Housing Committee is on board with any leads or resources that may be willing to work with us on future sites. Please feel free to direct any potential contact information to Tracy, Tesla or myself. This also includes sites throughout the Carbon County area. Sandy Conlee mentioned a lot in Bearcreek however, it would not be large enough for our three or four home plans. We will keep this site in mind for future possibilities. Angela will reach out to Chris Lorash to see if there was any conversation with Ron Wolfe on possible future build sites that we had discussed in a prior meeting.

CDBG-CV Funded Project Update: Mark Leland opened construction bids for the Spires Rental project on October 6th and these will run for three weeks. Contracts will be awarded in the fourth quarter. We will be having conversation with our local lenders about the permanent finance options. Stockman Bank in Helena is carrying the construction loan for HAHFH and is interested in possible permanent financing as well.

WFH Study & PAR: Carbon County Workforce Housing Development Community Gathering on **Wednesday, October 12th @ 6:00 pm** at Roberts Public School-Gymnasium (106 Maple St, Roberts).

Thursday, October 14th Virtual @ 12:00 pm via Zoom

Zoom link: <https://cushingterrell.zoom.us/j/97865378804?pwd=dE96TjIvK20zQzVPZDVhNmtOcklDQT09>

Password: 187906

Thursday October 14th @ 6:00 pm Roosevelt Center Conference Room (519 Broadway, Red Lodge)

We are hoping that the community will attend one of the three gatherings and give some insight on our future "Affordable Housing" possibilities.

****We are asking that our WFH Steering Committee bring a friend and also share the invitation with others.**

Courtney and Angela met with the owner of AY Supply and he chose not to have his site as part of the study at this time.

New Business: On September 8, 2022, Beartooth Resource Conservation & Development Area, Inc. was selected as a recipient of the RCDI Grant. The goal for this grant is as follows:

Beartooth Resource Conservation & Development Area (Beartooth RC&D) will utilize the RCDI grant to help implement the Red Lodge Area Community Foundation's (RLACF) goal to increase the number of affordable housing opportunities for Carbon County residents, thereby strengthening local economies and providing access to equity-building for low-income households. Beartooth RC&D's technical expertise will help RLACF achieve this overarching goal by providing training and technical assistance for funding opportunities that facilitate affordable housing development and preservation and engaging a professional consultant for Housing Authority feasibility research. With the retention and training of a Workforce Housing Manager, Beartooth RC&D will help RLACF increase locally hosted homebuyer education and financial literacy courses, sustain the Mutual Self-Help program with statewide partners, and leverage funding to develop housing that is affordable for the Carbon County workforce. RLACF has a robust workforce housing program that currently partners with Trust Montana and Helena Area Habitat for Humanity to benefit very-low to low income (50% - 80% AMI) individuals and families in the Red Lodge area.

More to come on this RCDI Grant as it unfolds....very exciting!!!

Angela sent out a Doodle Poll to the WFH Steering Committee Members to help choose a better day & time that will hopefully allow for better attendance at our monthly meetings. If you have not completed this poll, please take a few minutes and do so. Thank you!

<https://doodle.com/meeting/participate/id/dG5JoQ0a>

Updates: Jo Ann and Angela are still working on a date/time to meet with Lisa @ CLDI to go over their property management process in regards to the Spires Rental Project.

RLACF Fall News Letter to come in late October/early November and will be on the RLACF website.

<https://www.rlacf.org/>

Angela attended several of the MNA virtual seminars in Sept. and these were very informative. There is a book titled Four Thousand Weeks by Oliver Burkeman that inspired one of the seminars that is very powerful.

Tara Mastel (one of our own) also did a presentation "Who Are the Newcomers and Why Are They Coming?"

Cassie Elliot, Jacob Kuntz & Mark Leland (all with HAHFH) will be here in Red Lodge to have a HOA Meeting with the last two build groups in the Spires.

The meeting adjourned at 5:15 pm

Respectfully submitted

Angela Getchell