

Workforce Housing Steering Committee

Summary

October 26, 2022 1:00 - 2:30 pm

Present: Joel Anderson, Alex Ator, Bill Foisy, Alan Schyler, Martha Brown, Russ Born, Jo Ann Eder, Myrna Lastusky, Angie Hazelswart, Kristin Sidener, Angela Getchell

Minutes (recording here: https://youtu.be/c_D0sQK5liQ)

The Meeting was called to order by Angela Getchell at 1:00 pm

Introductions: Joel Anderson (Cushing Terrell) Update on the WFH PAR Study

Fall Favorites from around the table: Fall colors, raking leaves, cooler weather, less pesky bugs, closer to winter (shame on you Bill), less tourist, crispness of an apple, fall smells, crunchiness of the leaves, fall veggies and soups, football (Go Packers!!!)

Old Business:

WFH Study & PAR updates:

We had great conversations at all three community meetings supporting the Roberts and Brewery Hill sites. Site selection criteria to be used to select final site selection:

- 1) Regulatory compliance & permitting
- 2) Land acquisition issues
- 3) Construction site concerns
- 4) Site development cost estimates
- 5) Environmental considerations (UNIAP)

The report will reflect visuals for both selected sites. An in depth environmental checklist must be completed on the site to be considered for workforce affordable housing in order to get all the tax credits that an affordable housing developer would be looking for.

The Roberts site is well supported, engaged and the want is there. We need to focus on all of Carbon County and not just Red Lodge. We could pave the way for our smaller communities on the housing needs in all of Carbon County.

Discussion only of a MOU (memo of understanding) for the private site owner

Next step will be drafting up the development test fittings so the Cushing Terrell team can then start to put numbers into the proforma. Joel will work to have a draft completed by Thanksgiving.

Learn more on the project website: <https://cushingterrell.com/red-lodge/>

CDBG-CV Updates:

Management plan is still in the works. Angela and Jo Ann will be traveling to Billings on November 10th to discuss rental logistics with Lisa and Miriam at CDLI (Community Development Leadership, Inc).

Contracts for the project to be awarded in the fourth quarter 2022 per Mark.

Permanent financing to be discussed with both local lenders and Stockman Bank of Helena who is carrying the construction loan for the entire project for HAHFH.

Mutual Self-Built Housing Status Update:

The foundations were poured for the first two homes on October 26th and they have started framing in one of the homes. The families are working well together and lots of great conversations within the group. The group is all set up on Builder Trend to view their invoices and log their build hours.

Rex was hoping for a "Big Build Day" on November 5th. I have reached out to four organizations to see if we could get a team of 7 volunteers for this date.....unfortunately, I only have two volunteers as of November 2nd. Please spread the word for the need on November 5th from 8:30-4:00. They can contact either Rex: 1-307-202-1718

rexp@helenahabitat.org or me @ 1-406-426-1983 angela@rlacf.org

Jo Ann & Martha mentioned that the Harvest Dinner falls on the 5th and maybe they could offer the volunteers a free dinner. I'll reach out to Jo Ann today, November 2nd and follow up on this.

We have a NCCC Team of nine that will be volunteering November 11th -17th that HAHFH has recruited. They will be staying at the Community Church and Beartooth Forest Service is providing the use of their cots for the team. The hope is to get two of the homes enclosed before the snow arrives so the group can continue building throughout the winter months.

I ask that the Workforce Housing Committee is committed and on board with any leads or resources that may be willing to work with us on future sites. This also includes sites throughout the Carbon County area. Please feel free to reach out to me with questions, concerns or thoughts. I appreciate all of you!!!

Governor's Housing Task Update:

Link to the preliminary draft submitted to the Governor on October 15th: <https://deq.mt.gov/about/Housing-Task-Force>
The second draft is due December 15th that shall include regulatory changes and best practices that could be adopted by state agencies & local governments.

The goal is to increase the supply of affordable, attainable workforce housing.

RCDI Grant Updates:

The letter of commitment has been signed by RLACF and is in the hands of Myrna with Beartooth RC&D. 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 Carbon County area.

This project is very exciting and more to come as this unfolds.

New Business:

Are there incentives for a private donor and are they aware of them? (Tax Credits, Acquisition money and what else) Educational Announcement on benefits of donating?

Martha mentioned city land near the Two Mile Bridge. I will reach out to Courtney on this. Public Land Analysis the city has done & if this is public information (ask Courtney about this)

Updates:

The RLACF Fall 2022 Newsletter is on the RLACF website: <https://www.rlacf.org/who-we-are/quarterly-newsletter/>
We discussed the Mutual Self-Built Housing program wait list and the need for homes for these qualified applicants.

Next WFH Steering Committee Meeting to be held on Monday, November 21st @ 10:00 am **We will try to alternate the Monday 10:00 am and Wednesday 1:00 pm times each month to help with attendance from our committee members.

The meeting adjourned at 2:30 pm

Respectfully submitted

Angela Getchell