

Meeting Notes: May 28th, 2020

Park County Housing Coalition

- Past Housing Efforts: Review of Livingston/Park County Housing Reports and 2018 Park County Housing Coalition meetings.
 - We Will Park County – Park County Community Foundation
 - 31% housing burdened in Park County
 - \$300k median home price
 - Successful Gardiner – Future West
 - 92% increase in rent rates 12-18
 - Median rents required an income of \$45k and 47% had incomes less than \$50k per year.
 - \$320k median purchase price. 50% of Gardiner salaries below the level required to afford this price (\$65k).
 - 96 short term rentals in 2015, 120 in 2019...260 in the wider Gardiner area.-
 - Total acreage of buildable land 25 acres
 - Increase and preserve current supply.
 - Building organizational/financial capacity for affordable housing
 - Regulatory issues to address affordable housing.
 - 2017/2019 Community Needs Assessment – HRDC
 - Gardiner 38% reported that lack of income prevented purchasing
 - 11% said down payment and closing costs were barrier
 - Business Owners believed lack of housing was affecting ability to recruit and retain.
 - Construction has kept pace with growth but not conversion of long term rentals to short term/overnight.
 - Higher demand not based on community market conditions.
 - Market Study, Bluebunch Flats – Homeward
 - Shortage of new units in Livingston. 91 new units needed.
 - Shortage of vacant rentals across low income, senior and market rate. 0%
 - Average 14-36 individuals/families on waitlist at below market rental properties.
 - Population growth projected to be .8% annually in Park County.
 - Mini-Market Study, Livingston Cabins – HRDC
 - Projected increase of 143 renter households in Livingston over next five years
 - Total households projected to increase by 447 over next five years.
 - 2018 Housing Coalition Meeting Series
 - Income doesn't match the markets
 - Limited resources to address housing issues for municipalities
 - Debt and lack of resources destabilizing housing.
 - Zoning/Infill/Density
 - Housing Vacancies
 - Non-owner occupied housing
 - Rank of Importance at the time
 - Subsidized Rentals
 - Non Subsidized Rentals
 - Homeownership Assistance

- Lack of land for high density/multi-family.
 - Livingston/Gardiner Nightly Rentals
 - Who is responsible for housing solutions?
 - Need to be community collaborations
 - Gaps in housing
 - Emergency housing
 - Homelessness
 - Senior Housing
 - Wages/Job Creation
- Overview of effort and expected outcomes.
 - Key details of the Park County Housing work plan.
 - Coalition
 - Assessment
 - Working Group
 - Action Plan
 - Discussion of studies and previous meetings.
 - Pat Baltzley - Gardiner Ground Lease – School District- Beginning work with Future West- Initial plans to register Gardiner Investment Co-op. Hoping that local investment can drive local housing development.
 - Bill Berg - Cooke City shares in the challenges. Coop in Gardiner is a high potential idea that allows locals to invest in their community. Regulatory mechanism may be necessary.
 - Steve Caldwell - comprehensive economic development strategy submitted to EDA.
 - Katie Weaver - 2015 Assessment revealed that many tools are not easily available to unincorporated communities. Investment Co-Op seems ready. Have to be creative.
 - Tim Stevens - Natural resource concerns layer for housing. Identifying the best places to build and be ahead of the curve in the creation of spaces. Noted Headwaters report.
 - Barb Oldershaw - Headwaters Economics is available and has offered their support of this work.
 - Tracy Menuet - long-term affordability. Shift in resources from front end affordability to density, distance to services, etc. REsources are moving towards density and away from isolated projects far from services.
 - Jesse Wilcox - next round of comments on the growth policy. Opportunity for comments is coming. Infill discussion in 2018. Funding sought for downtown projects to utilize second floor units is critical.
 - Jennifer Madgic - don't forget foundational community planning documents. Growth policy (Park and Livingston) and, in the works, new downtown plan for Livingston offer opportunities to address housing in more traditional ways.
 - Melissa Nootz - one of the topics being brought to city commission is impact fees. Would be important to hear affordable housing advocates at the hearings. Commissioners want more information regarding how to utilize impact fees. Who pays for what and the impact that could have on renters/buyers?

- Ashea Mills - roles and responsibilities need to be clear to make an impact. Narrative should be broad based and focus on the intersection of environment, common values, family, diversity, public health, open spaces, etc. Not singularly focused on "housing".
- Tim Stevens - who is missing from the conversation? Who needs a voice at this table?
Residents? Employers?
2nd Question - Bozeman connection? What they're doing should inform what Park County does? How do we make sure we aren't just paying attention to what's going on in Livingston? Regional approach?
- Overview of Upcoming Meetings and Topics
- Clarification of next steps: upcoming meetings, the formation of a Working Group, the Housing Assessment plans, ultimate goal of creating a Housing Action Plan
- Current Housing Project Updates:
 - Livingston Cabins – HRDC
 - Vista View ROC – NeighborWorks Montana
 - Bluebunch Flats – Homeword

We heard report backs from project managers on three current housing projects, with the following updates:

- Julie Stiteler - Bluebunch Flats. 34 (studio, one and two bed) units scheduled to be completed in August. Lease up info will be up on-site in a few weeks. Actively reviewing applications. Grand Opening date to be determined.
- James Domino - View Vista. NeighborWorks Resident Owned Community program. 13th ROC in the state. View Vista residents are now owners of the park and have begun the process of beautifying the lot and committed to making it a positive contribution to the Livingston community. NeighborWorks has identified Livingston and Park County as priority areas for the ROC program. Seeking owners willing to sell to residents. NeighborWorks has a dedicated source for purchasing the parks in a time of limited options. Owners potentially interested in selling should be directed to James.
- HRDC Livingston Cabins - will be ready for occupancy in late summer. 12 units of below market rentals. Foundations laid and landscaping to begin shortly.

Next Meeting - June 25th at 1:30 pm

Attendees at May 28 meeting – see next page.

Questions? Please reach out to:

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Barb Oldershaw, PCCF: barb.oldershaw@pccf-montana.org or call 406-570-4580

RSVPs to May 28 Housing Coalition Re-Launch Meeting

Andrew Doolittle, Chico Hot Springs
Ashea Mills, Gardiner housing advocate
Barb Oldershaw, Park County Community Foundation
Becky Bird, Park County Senior Center
Bill Berg, Park County Commissioner
Brad Hanson, First Interstate Bank
Brian Guyer, HRDC
Deb Anczak, Livingston HealthCare
Dennis McIntosh, Greater Gardiner Community Council
Gavin Clark, Park County Community Foundation
Heidi Barrett, ASPEN
James Domino, NeighborWorks
Jen Madgic, consultant re: growth policy & planning
Jessie Wilcox, Livingston HealthCare
Jim Baerg, Livingston Zoning Commission (Chair)
Johnathon Hettinger, PCEC
Julie Stiteler, BlueBunch Flats Project Manager
Justin Robbins, Sage Lodge
Karrie Kahle, Yellowstone Gateway Business Coalition
Katie Weaver, MSU Extension / Park Local Development Corporation
Laura Williams, Greater Gardiner Community Council
Linda Gray, Gardiner Food Pantry
Melissa Nootz, City of Livingston
Michael McCormick, Livingston Food Resource Center
Michael Wojdylak, Maverick Realty / President, Park County Board of Realtors
Michal DeChellis, Livingston Zoning Commission
Pat Baltzley, Gardiner Schools
Peter Brown, Gallatin Valley Land Trust
Steve Caldwell, Park County Commissioner
Tawnya Rupe, AMB West Philanthropies
Tim Stevens, Kendeda Fund
Tracy Menez, HRDC