

Meeting Notes: July 23rd Park County Housing Coalition

Park County Housing Coalition: Home Rental Opportunities in Park County

- What are our stakeholders experiencing?
- Bluebunch Flats Project Update
- LIHTC - How does it work?
- Gardiner updates
- Vista View update

- Discussion of Rental Housing
 - Overview from Hannah Cain – Property Manager
 - Two available rental properties in Livingston as of 7/23
 - Properties that are listed are immediately leased.
 - People who are noticing that they will be leaving their rentals are frequently rescinding the notice when they discover that the rental market is so tight.
 - Out of state renters and Bozeman renters coming into community.
 - Need more multi-family housing in Park County. We are at a critical point.
 - Many new home owners are using their homes as short-term rentals and for use when on vacation.

- Short Term Rentals
 - Increasing demand for short-term units being driven by out-of-state renters.
 - Many staying in the community for several weeks.
 - Local employees are being priced out of market.

- Impact of current housing market on employers?
 - Chico Hot Springs – Andrew
 - Using dorms for short-term “transitional” housing for employees to land and find a more permanent housing situation.
 - Also own 14 units in Livingston to rent to employees. Rarely a vacancy in their units.
 - Help employees buy homes. Offer down payment assistance and host homebuyer education on site.
 - Enables them to expand their hiring pool and find talent outside of region.

- Livingston School District – Jenny Stringer
 - Challenge to recruit new employees.
 - Many live in Bozeman but then they often lose the employee if a position opens up in Bozeman so they don't have to go over the pass.
- Gardiner School District – Pat Balzley
 - Many recruits look at housing situation and pass the opportunity to work for the school district.
 - Looking at utilizing ground lease to provide teacher housing on district property.
 - Struggling to get families.
- Livingston Health Care – Deb Anczak
 - Struggle with filling even professional level positions.
 - Inventory and price is discouraging candidates.
 - Livingston Health Care has units for employees to rent but units are occupied.
- ASPEN – Heidi Barrett
 - Conversion to short-term rentals has had an impact on employees.
 - People who rent are at risk of losing their units to short-term rentals.
 - Clients are also having issues finding housing which means they have to stay in transitional housing for extended periods of time. Takes up space in the emergency shelter.
- Gardiner – Ashea Mills
 - Neighborhoods being impacted by vacation rentals.
 - Many families being lost to the vacation rental markets and it is making it harder for school district to fill classrooms.
 - “Causing us to rethink our priorities” in terms of life in Gardiner.
- Bluebunch Flats/Low Income Housing Tax Credit (LIHTC) Overview
 - Bluebunch is available for lease.
 - 34 units – studio, 1-bed and 2-bed in the old Livingston Memorial Hospital.
 - LIHTC project which means residents have to be income-qualified. People earning 60% or less of the area median income or approximately \$30,000/year gross income.
 - Power Point available for review
- Meeting Wrap-Up: Next Meeting Aug. 27th @ 1:30 pm



PARK COUNTY HOUSING COALITION

This collaborative effort made possible with support from AMB West Philanthropies.



Meeting Attendance: July 23, 2020 – Home Rental Opportunities in Park County

Amy Atwood, Gardiner Food Pantry
Andrew Doolittle, Chico Hot Springs
Ashea Mills, community activist/Gardiner
Barb Oldershaw, Park County Community Foundation
Becky Bird, Park County Senior Center
Brad Hanson, FIB
Brian Guyer, HRDC
Chip Njaa, Keller Williams
Deb Anczak, Livingston HealthCare
Doug Braham, Divide Development Company
Gavin Clark, Park County Community Foundation
Hannah Cain, Hannah Montana Rental Properties
Heidi Barrett, ASPEN
James Domino, NeighborWorks
Jeffery Lubell, Abt Associates
Jen Madgic, consultant / growth policy & planning
Jenny Stringer, Livingston School District
Jessie Wilcox, Livingston HealthCare
Johnathon Hettinger, PCEC
Julie Stiteler, BlueBunch Flats Project Manager
Justin Robbins, Sage Lodge
Karrie Kahle, Yellowstone Gateway Business Coalition
Katie Weaver, MSU Extension (co-hosts of previous housing coalition)
Laura Williams, Greater Gardiner Community Council
Leslie Feigel, Chamber
Lila Fleishman, HRDC
Linda Gray, Gardiner Food Pantry
Mathieu Menard, Deputy Director of Planning, City of Livingston
Melissa Nootz, City of Livingston
Michael McCormick, Livingston Food Resource Center
Michal DeChellis, Livingston Zoning Commission
Pat Baltzley, Gardiner Schools
Peter Brown, Gallatin Valley Land Trust
Sonja Wheeler, HRDC
Suzie Lalich, Printing for Less
Tawnya Rupe, AMB West Philanthropies
Tim Stevens, Kendeda Fund
Tracy Menezes, HRDC
Yancey Arterburn, AMB West / Mountain Sky