



Work Session Meeting Agenda
2 Park Drive South, Great Falls, MT
Gibson Room, Civic Center
May 04, 2021
5:30 PM

UPDATES CONCERNING PROCESS OF MEETINGS

In order to honor the Right of Participation and the Right to Know (Article II, Sections 8 and 9 of the Montana Constitution), the City of Great Falls and City Commission are making every effort to meet the requirements of open meeting laws:

- Effective May 4, 2021 City Commission members and City staff will be attending the meeting in person.
- The agenda packet material is available on the City's website: <https://greatfallsmt.net/meetings>. The Public may view and listen to the meeting on government access channel City-190, cable channel 190; or online at <https://greatfallsmt.net/livestream>.
- Public participation is welcome in the following ways:
 - Attend in person. Please refrain from attending in person if you are not feeling well. Masks will be required in the Gibson Room and the City will be following current COVID-19 directives from the Public Health Officer.
 - Provide public comments via email. Comments may be sent via email before 12:00 PM on Tuesday, May 4, 2021, to: commission@greatfallsmt.net. Include the agenda item or agenda item number in the subject line, and include the name and address of the commenter. Written communication received by that time will be shared with the City Commission and appropriate City staff for consideration; and, will be so noted in the official record of the meeting.
 - If you are unable to attend in person or submit written comments via mail or email, contact the City Clerk's Office (406) 455-8451.

As we transition back to in person meetings, staff is working on improving the call in service option. Unfortunately, this will not be available for this Work Session. The public is asked to participate by using one of the ways listed above.

CALL TO ORDER

PUBLIC COMMENT

(Public comment on agenda items or any matter that is within the jurisdiction of the City Commission. Please keep your remarks to a maximum of five (5) minutes. Speak into the microphone, and state your name and either your address or whether you are a city resident for the record.)

WORK SESSION ITEMS

1. Affordable Housing Update from Neighborworks - Sherrie Arey.
2. Semi-Annual Litigation Update - Sara Sexe.
Pursuant to MCA §2-3-203 (4) (a) Except as provided in subsection (4)(b), a meeting may be closed to discuss a strategy to be followed with respect to litigation when an open meeting would have a detrimental effect on the litigating position of the public agency.

If closed executive session is held, re-opening of the meeting and report on executive session.

DISCUSSION POTENTIAL UPCOMING WORK SESSION TOPICS

ADJOURNMENT

City Commission Work Sessions are televised on cable channel 190 and streamed live at <https://greatfallsmt.net>. Work Session meetings are re-aired on cable channel 190 the following Thursday morning at 10 a.m. and the following Tuesday evening at 5:30 p.m.

Wi-Fi is available during the meetings for viewing of the online meeting documents.

UPCOMING MEETING SCHEDULE

Work Session -- Tuesday May 18, 2021 5:30 p.m.

Commission Meeting -- Tuesday May 18, 2021 7:00 p.m.



GREAT FALLS

Affordable Housing
Work Session
May 4, 2021
5:30



GREAT FALLS

[Annual Meeting Video: 2020 Review](#)

Our History

NeighborWorks Great Falls has been committed to building strong neighborhoods and creating successful homeowners by developing and promoting quality, affordable housing throughout Cascade County.

Since 1980:

- Over 2400 first time homebuyers helped into Homeownership
 - And thousands more assisted in their homeownership journey
- 43 High School Houses Built
- Close to 500 distressed properties removed
- Over 400 New Homes Built or Homes Renovated
- 146 Owner Built Homes
- Over \$50 million dollars added to the tax base
- Involvement in almost 400 rental homes in Cascade County



What are we talking about?

- What affordability means for Great Falls
- Renter vs. Homeowner
- 80% Area Median Income threshold – Typical Maximum
- How we move forward



| Family Size | | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 |
|--------------|------|----------|----------|----------|----------|----------|-----------|-----------|-----------|
| Income Level | 100% | \$50,000 | \$57,125 | \$64,250 | \$71,375 | \$77,125 | \$82,813 | \$88,563 | \$94,250 |
| | 80% | \$40,000 | \$45,700 | \$51,400 | \$57,100 | \$61,700 | \$66,250 | \$70,850 | \$75,400 |
| | 115% | \$57,500 | \$65,694 | \$73,888 | \$82,081 | \$88,694 | \$95,234 | \$101,847 | \$108,388 |
| | 120% | \$60,000 | \$68,550 | \$77,100 | \$85,650 | \$92,550 | \$99,375 | \$106,275 | \$113,100 |
| | 125% | \$62,500 | \$71,406 | \$80,313 | \$89,219 | \$96,406 | \$103,516 | \$110,703 | \$117,813 |

Cascade County Area Median Income

What can families afford? (equation)

- A family of three making 51,400 with a credit score between 660-679.
- A single wage earner making \$15 dollars an hour.

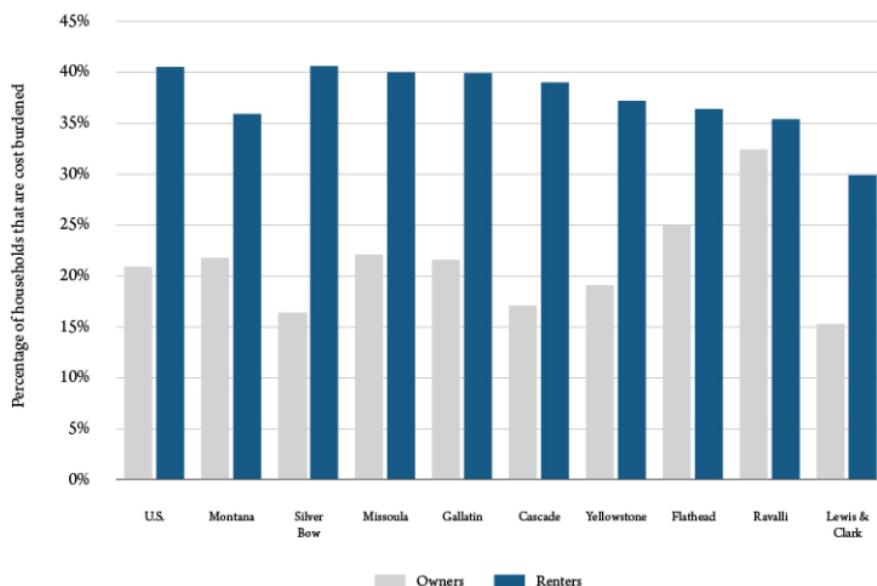


Figure 1: Percent of households that are cost burdened. Source: U.S. Census Bureau.

Secondary Source: Montana Business Quarterly

Who Are We Talking About?

Owner Built:

- Family of three
- Father works as EMT
- Mom in school working towards degree

LIFT Recipient:

- First time homeowner in her 60's
- A mother and grandmother
- Full time teacher in Great Falls

HOME Unit Tenant:

- Family of four
- Single mother, with 3 kids
- Works full time at the hospital



History of Uses

- CDBG for Housing Related Activities – including land acquisition, blight removal, construction subsidy
 - Subsidize cost of construction vs. fair market value
- HOME for construction subsidy
- HOME funding utilized for Down Payment Assistance as 0% deferred loans
- HOME used in the development of affordable apartments
- USDA Rural Development – Self Help



Benefit?

- Significant reduction in slum and blight in lower north and south side neighborhoods
- Creation of attainable homeownership for low- and moderate-income families
- Creation of new homes people can afford in our City (without external funding – not possible)



Things to Consider

- Aging housing stock will continue to decline
- Homes with failing foundations often turn into subpar rental properties
- Soil conditions, particularly in lower south/northside neighborhoods create disinterest in investment
- Supply and Demand: Lack of supply, greater demand, greater pricing
- Housing at all levels – Homes people can afford
- Housing growth coinciding with affordable housing

Things to Consider

- Housing at all levels – homes people can afford
- Need to consider our wages and our housing together
 - Cost burden and severe cost burden are the most common housing problems in Great Falls and can lead to housing instability. From 2010 to 2018, census data indicates the median home price in Great Falls increased at a rate of more than 17%, from \$144,200 in 2010 to \$168,900 in 2018. During the same time span, the median household income increased at a smaller rate of 11.4%, from \$40,935 in 2010 to \$45,620 in 2018.
- Median Home Sale Price reported by 2021 Economic Outlook Seminar – \$215,000.00 and going up
- Average Apartment rent for a 2-bedroom above \$749



What's Next?

- HOME/CDBG/Rescue Plan – Most impactful uses for funds?
- How do we create affordability for families the missing middle?
- City Housing Strategy - working alongside stakeholders to develop
- The role and leadership of the City.

