

Carbon County Workforce Housing Meeting

October 2022

CONNECTING PEOPLE
BUILDING COMMUNITY



Cushing
Terrell

Agenda

- **Introduction**
- **Previous BRCD Housing Study**
- **Sites under consideration**
- **Q & A**



Introduction

Purpose:

Low availability of stable, affordable housing options negatively impacts local businesses and their workforce. Business owners and employers share the need for affordable long-term rental units for the local workforce.

Goals for this Project:

- Present and analyze potential housing development sites **within** the Red Lodge City limits, and propose a specific course of action for solving any identified problems
- Present and analyze potential housing development sites **outside of** the Red Lodge city limits
- Assess the feasibility of affordable housing projects on potential sites
- Provide estimated costs of workforce housing construction
- Incorporate public input in the selection of the preferred architectural design of the workforce housing project
- Increase the capacity for a viable project to construct 8-20+ units with at least 51% reserved for low to moderate income residents

BRCD Regional Housing Study

Purpose:

- Studied housing and market trends in 5 Montana Counties including Carbon County
- Analyzed barriers to affordable housing and provided recommended tools and steps to increase housing options
- Identified sites for the potential development of affordable housing

Land Suitability Profile: Red Lodge, Carbon County

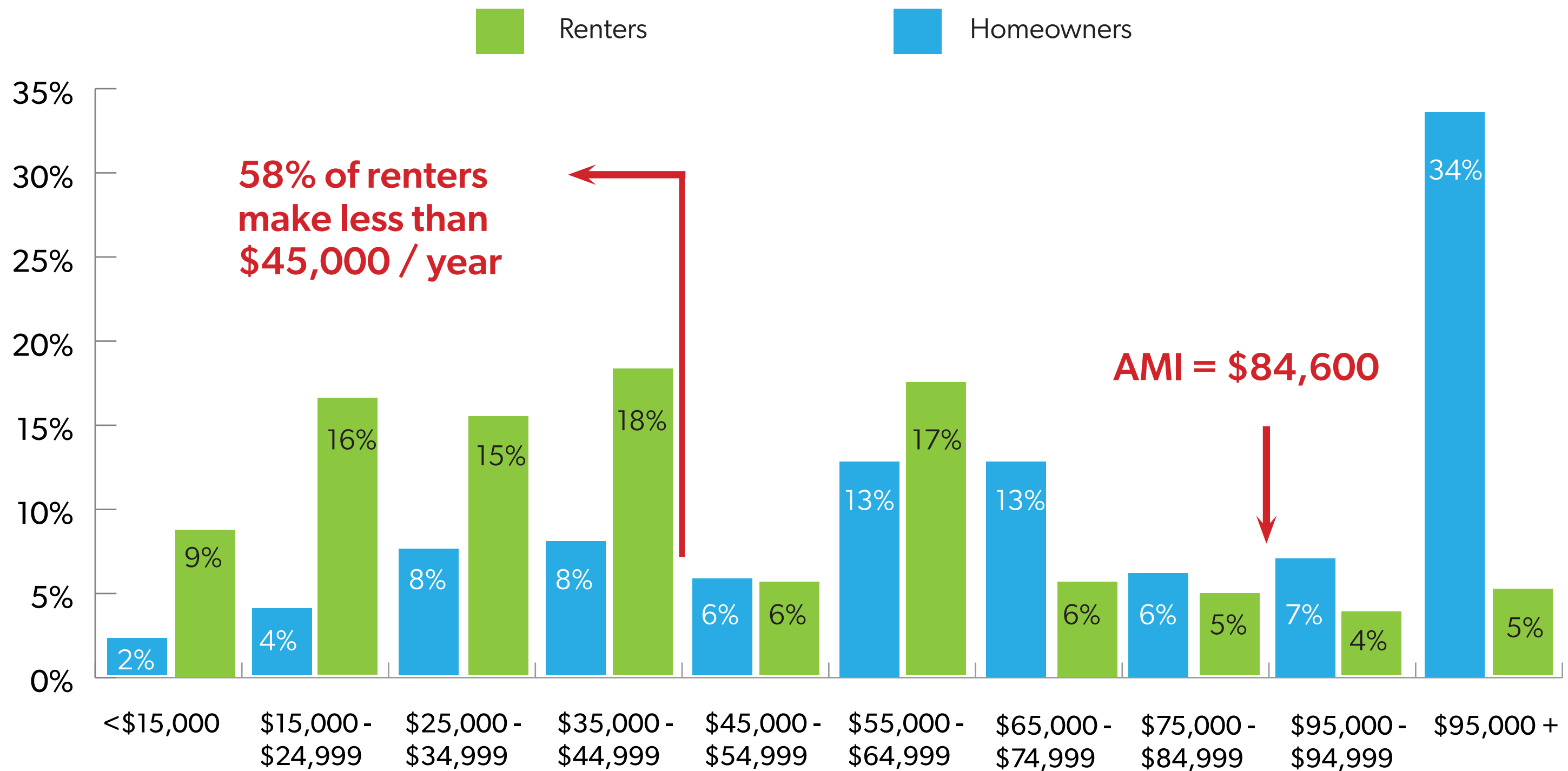
Figure 29: Land Suitability Map, Red Lodge



Housing Need

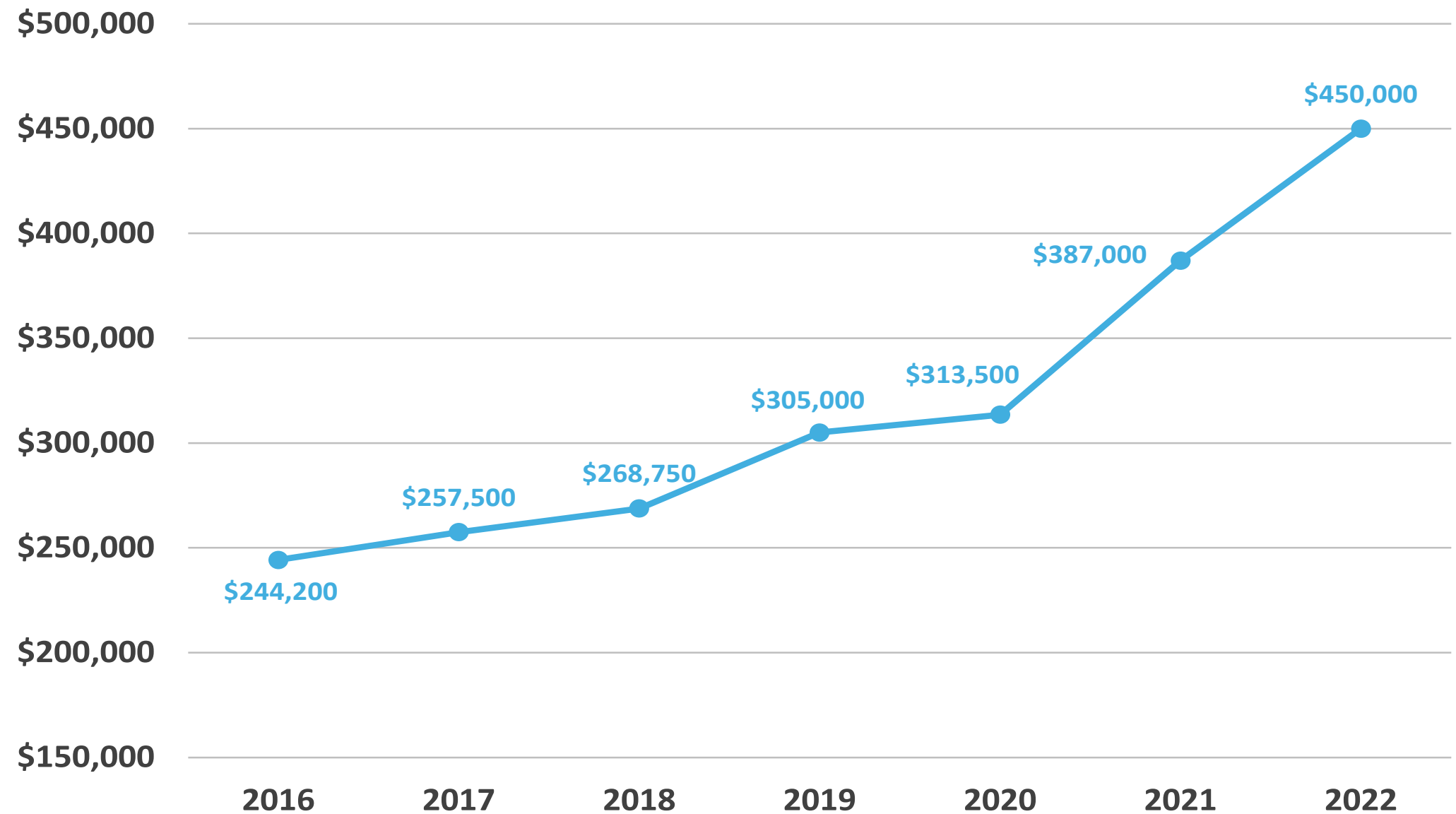
- The current median sales price for a single-family home in Carbon County has increased by over 12% annually over the past 5 years
- In 2020, the median price of a home was \$391,000 - which is over \$100,000 higher than what is affordable to households earning 100% of the Area Median Income (AMI).
- Over 40% of renters in the Red Lodge area are spending more on housing than what HUD considers affordable (more than 30% of their income).
- 1 in 4 homes in the City of Red Lodge is owned by second homeowners and is used for a short-term rental (such as AirBnB or VRBO), and is no longer available to rent long-term for the town's workforce

2022 Housing Survey



Median Sale Price, Carbon County

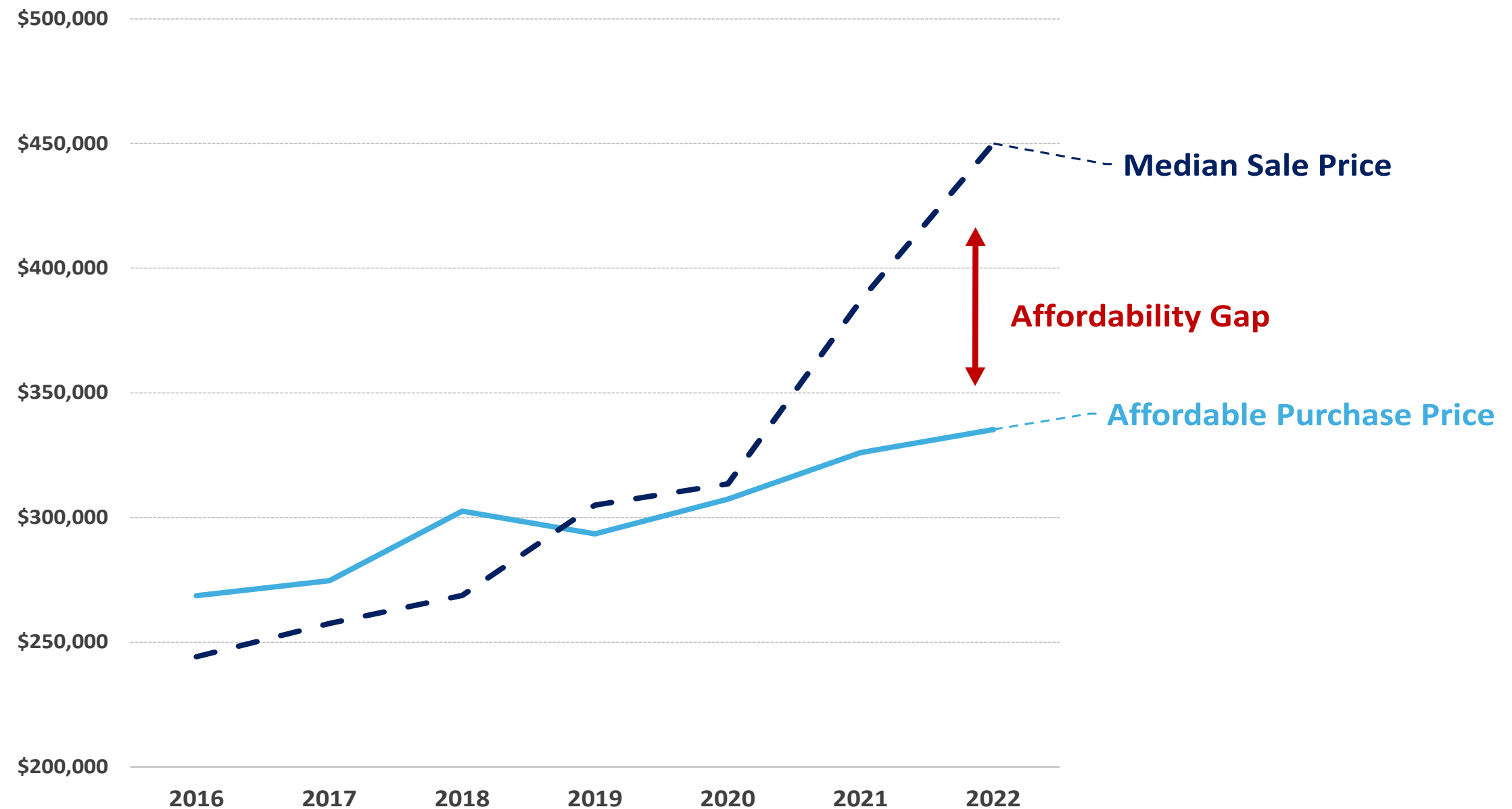
- Median Sale Price is nearly double what it was 7 years ago
- The largest percent change for a year was an increase of 23.4% between 2020 and 2021



Source: MLS; Economic & Planning Systems

Median Sale Price and Affordable Purchase Price

- The largest increase in the gap came between 2021 and 2022
- The gap is currently at a record \$114,000

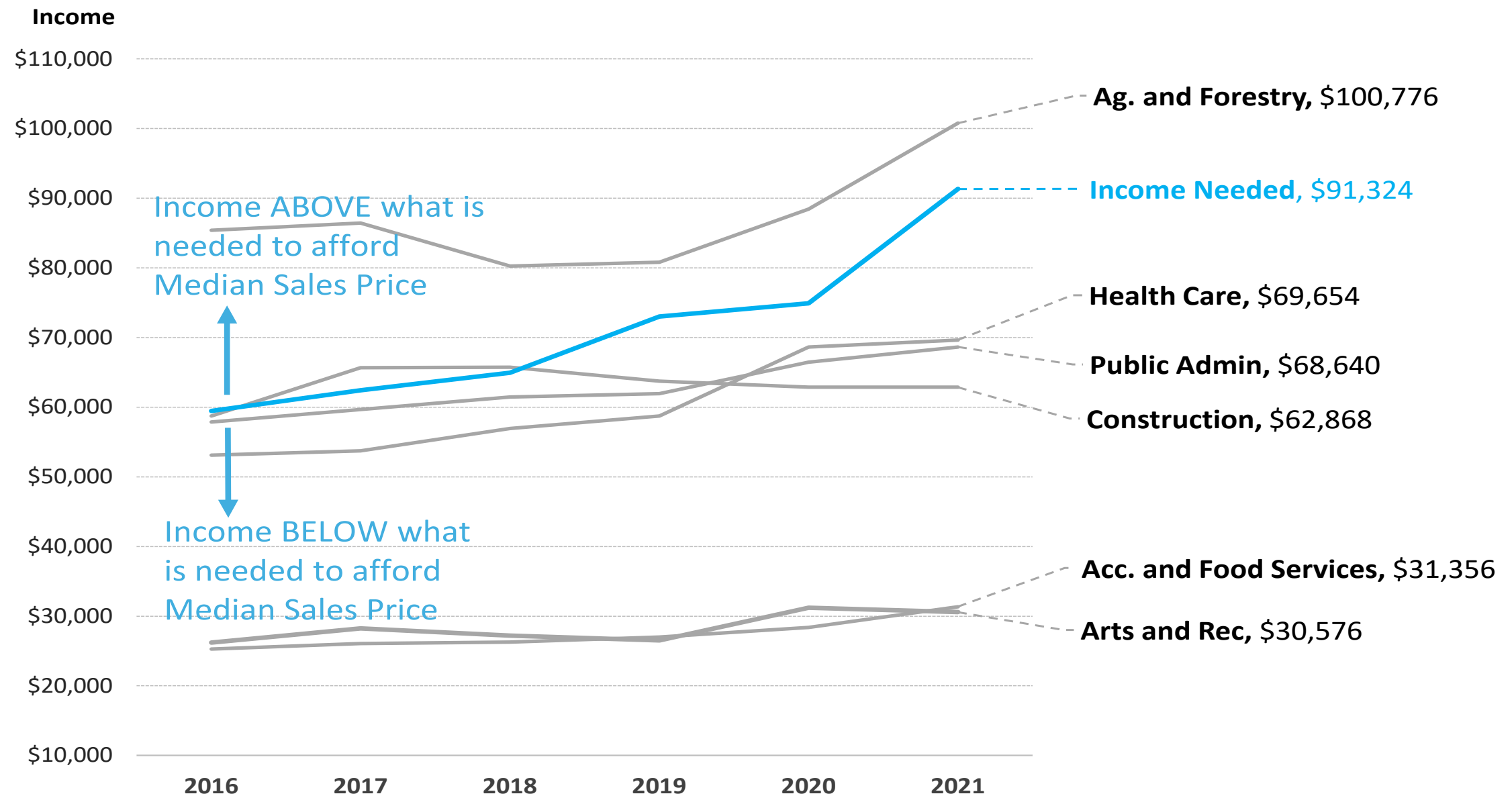


Source: MLS; Economic & Planning Systems

*Affordable Purchase Price = Home price point that is affordable to low to Moderate income households

Income needed to buy a home at median price relative to household incomes of top sectors

- Income needed to buy a home growing faster than any of top sector incomes
- Ag and Forestry sector only household able to afford median sales price
- Gap has widened between all other sectors



Source: MLS; BLS; Economic & Planning Systems

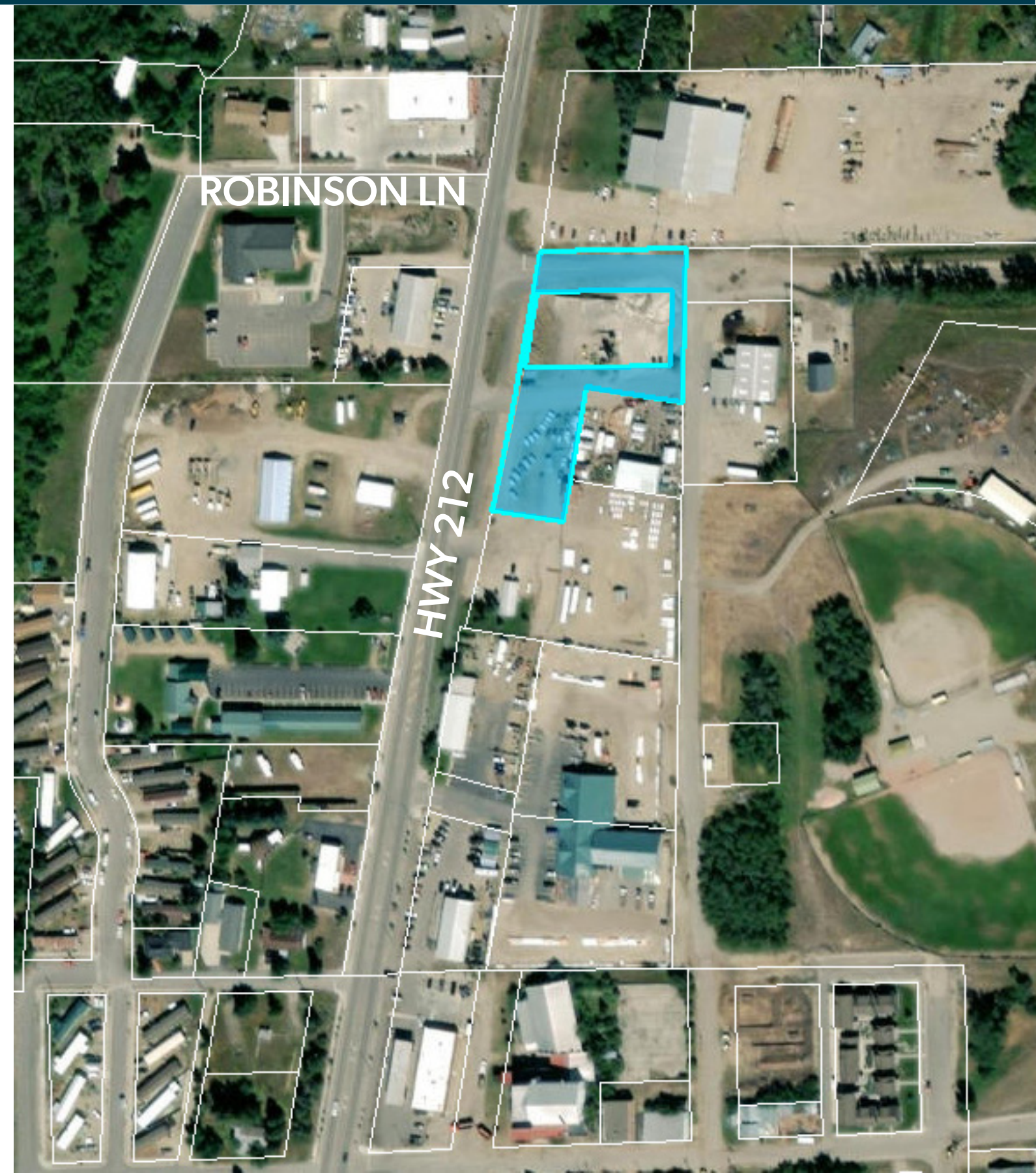
Brewery Hill, Red Lodge

- Centrally located in an area that has been identified for workforce housing
- Adjacent to other multifamily housing
- Utility connections at Highway 78 provide opportunity to develop utilities south of Highway 78 towards the airport
- Opportunity to develop the walkable trail to downtown Red Lodge from Brewery Hill



City Lot

- Part of the newly formed Tax Increment Financing (TIF) district which is designed to assist with affordable housing
- Located on a multi-use path for walking and biking into downtown Red Lodge
- May qualify as a Brownfield Site
- Site is large enough to meet scale of workforce housing units needed
- Public land will require rezoning



Joliet Site, Joliet

- Located 26 miles from workforce needs in Red Lodge
- Located 36 miles from workforce needs in Billings
- Utility connections are adjacent to site
- Site is large enough to meet scale of workforce housing units needed
- Carbon County is willing to evaluate the site for affordable housing



Roberts Site, Roberts

- Located 12 miles from workforce needs in Red Lodge
- Centrally located in town core adjacent to Roberts Elementary
- Utility connections are adjacent to the site
- Site is large enough to meet the scale of workforce housing units needed
- Privately owned - will require purchases



Project Website - stay involved!

www.cushingterrell.com/red-lodge



The Red Lodge Area Community Foundation (RLACF) is conducting a study for Red Lodge and Carbon County to provide market and suitability information to identify opportunities and solutions for affordable workforce housing.

CARBON COUNTY WORKFORCE HOUSING DEVELOPMENT

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KEY DATES

TIMELINE

Phase 1: Assessment and Analysis

Includes data collection of land use, market, and physical conditions to inform a Needs Assessment Report. This will identify findings on overall issues and needs and provide a knowledge baseline moving forward.

Phase 2: Site Selection

Stakeholders and landowners public input will inform the Site Alternative Analysis. Includes a weight matrix based on the opportunities and challenges of each proposed site.

Phase 3: Concept Design Alternatives

Based on Site Selection Analysis, conceptual design alternatives will be developed and presented to the community for input.



Q & A

