FIRST, A NOTE ON ENGAGEMENT...

- Transparency
- Consulting with employees - needs and preferences
- Education
- Inclusivity
- Partnerships
- Clear Communication
Explore different options on the Rest Home site for both housing and daycare to help retain current and recruit new Gallatin County employees.
RESEARCH - HOUSING NEEDS

- Rising costs of living (particularly housing)
- 95 current vacancies (over half at rest home)
- Traveling nurses for Rest Home (housing payments)
- Median home price: $884,000 sd; $495,000 townhome
- Median rent: $1,853 (1 BR) $2,226 (2 BR)
74% of respondents said that an employer-assisted housing program would help the County better retain and recruit employees.

76% of respondents expressed a definite or somewhat interest in housing on the Rest Home property.

Those who are uninterested tend to already own a home.
**RESEARCH - HOUSING NEEDS**

*How interested would you be in housing available to County employees on the parcel adjacent to the Rest Home?*

- Definitely interested: 52.1%
- Somewhat interested: 24%
- Not sure: 13.5%
- Not interested: 10.5%

267 responses

*What type of home would you prefer to live in?*

- Apartment: 16.9%
- Condominium: 15.4%
- Townhome/rowhouse: 15.4%
- Single-detached home: 56.7%
- Manufactured home: 0%
- No preference: 0%

254 responses
Nearly 80% would be interested to enroll at least one child if Gallatin County opened a childcare for children aged 0–5 on July 1, 2023.

Most respondents (81.5%) are interested in full days; also an interest in drop-in daycare options.

Cost was major barrier; waiting lists was second place.
Has your ability to work ever been impacted by a lack of child care options for your child(ren) aged 0-5?

If the County could offer below market-rate child care in a facility behind the Rest Home on Durston Ave, how likely would you be to utilize the care for your child(ren)?

53 responses
"I already have a hard enough time paying for bills and making it ahead. Cost of childcare in the Gallatin Valley is out of control. I would have to work a second job to be able to pay for child care."

"There is minimal, or nothing at all for someone that works nights and weekends."

"Had to take time off of work in order to cover until the child could be admitted into the facility."
COUNTY RESPONSES SO FAR...

- 5% wage increase
- Paid Parental Leave
- Remote work and flexible work policies
- Housing and Daycare surveys
- Master lease on units for employees - RFP out
- Currently exploring options for Rest Home site
Increasing levels of investment but also increasing levels of control

01
Sell with Deed Restrictions

02
Ground Lease

03
Partner Development

04
County as Lead Developer
RESEARCH – SPECTRUM OF HOUSING TYPES

Single Household Dwelling
Accessory Dwelling Unit
Tiny Homes
Cottage Housing
Duplex-Fourplex
Townhomes
Live/Work
Courtyard Apartments
Multiplex
Mid-Rise
RESEARCH – SPECTRUM OF HOUSING TYPES
RESEARCH — SPECTRUM OF HOUSING TYPES
RESEARCH - REST HOME PROPERTY

9.8 acres total
5.64 acres vacant (~330’ x 745’)

Subject Site:
9.8 acres
... REST HOME PROPERTY

Things we KNOW:

● Infill site
● Zoned **R4** (Residential High Density)
● Future Land Use is **Residential**
● Park to the north
● Walton Homestead to the west
● Rest Home to the south
● Nothing currently planned to the east
More Things we **KNOW**: 

- Sewer Main
- Grade - gentle drop to northwest
- City desires adding improvements to the nearby park instead of on-site park
- Lack of adjacent street grid makes secondary vehicular access difficult
- Pedestrian access is important
Things we **DO NOT KNOW:**

- Neighborhood design
- Housing types (single detached, townhomes, accessory dwellings, apartments)
- Daycare details
- Types of improvements desired for the nearby park
More Things we **DO NOT KNOW:**

- Ownership structure
- Mechanism for long-term/permanent affordability
- Pricing/income targeting
- Household size targets
- Time limits/programming for employee housing
- Partners
I LIKE, I WONDER

**LIKES**

I like...

I like...

I like...

I like...

**WONDERS**

How might we...

How might we...

How might we...

How might we...
PLEASE STAY IN TOUCH

- Tracy: tmenuez@thehrdc.org
- Susan: sriggs@groundprint.com
- Your Commissioners: commission@gallatin.mt.gov