

GALLATIN COUNTY

Employee Housing & Daycare Study

Rest Home Property
April 2022

Tracy Menuez, Associate Director, HRDC

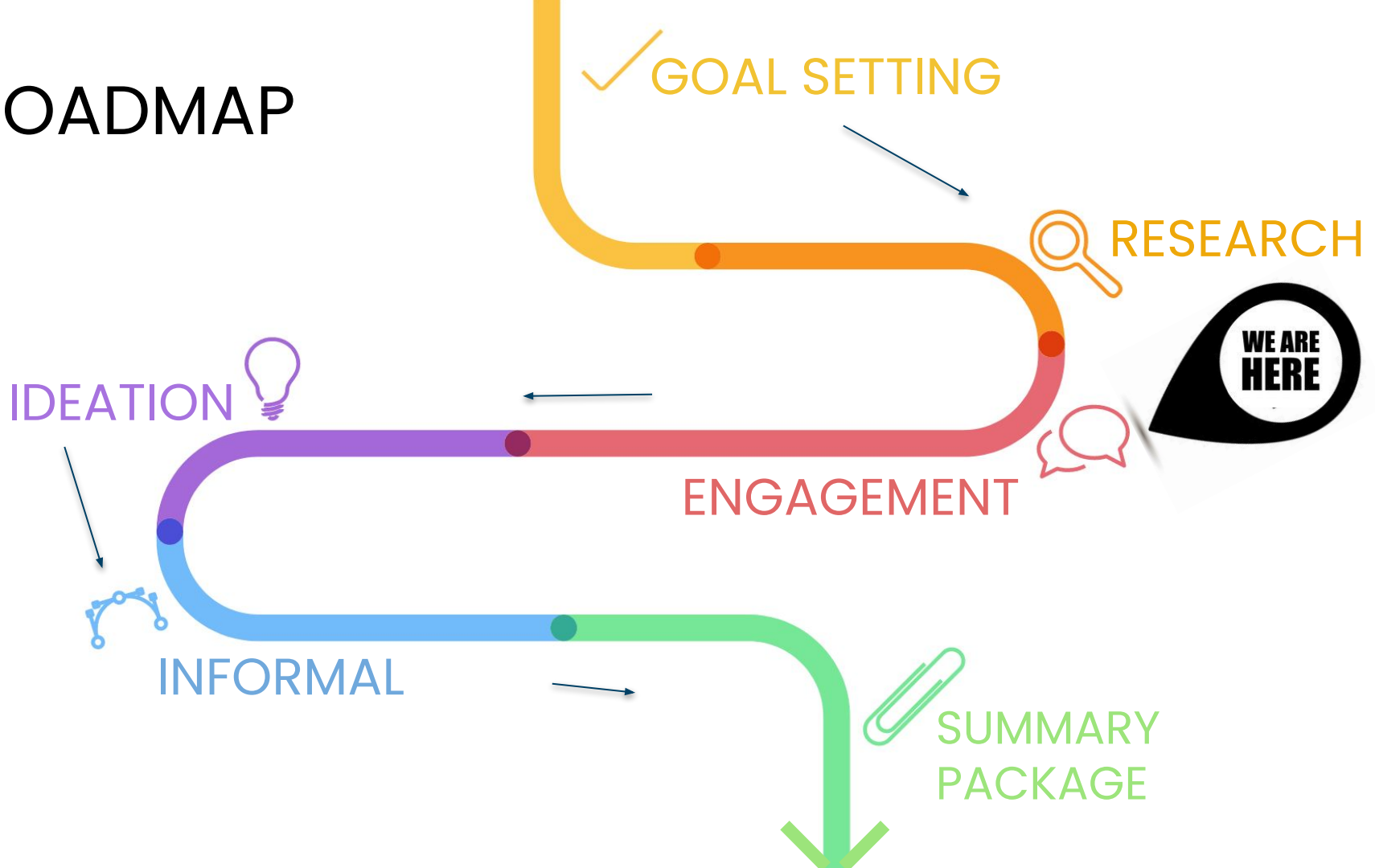


HRDC

FIRST, A NOTE ON ENGAGEMENT...

- Transparency
- Consulting with employees - needs and preferences
- Education
- Inclusivity
- Partnerships
- Clear Communication

ROADMAP



Explore different options on the Rest Home site for both housing and daycare to help **retain current and recruit new** Gallatin County employees.

G
O
A
L

RESEARCH – HOUSING NEEDS

- Rising costs of living (particularly housing)
- 95 current vacancies (over half at rest home)
- Traveling nurses for Rest Home (housing payments)
- Not alone – great time for Partnerships – City? School District? MDT? MSU? Hospital? Non profits?
- Median home price: \$884,000 sd; \$495,000 townhome
- Median rent: \$1,853 (1 BR) \$2,226 (2 BR)

RESEARCH – HOUSING NEEDS



268

Survey Responses

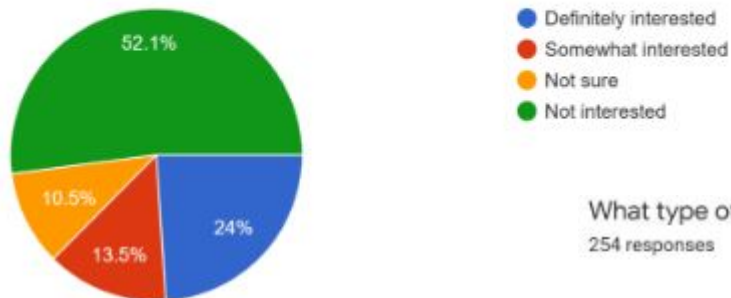
(not all respondents replied to each question)

- **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

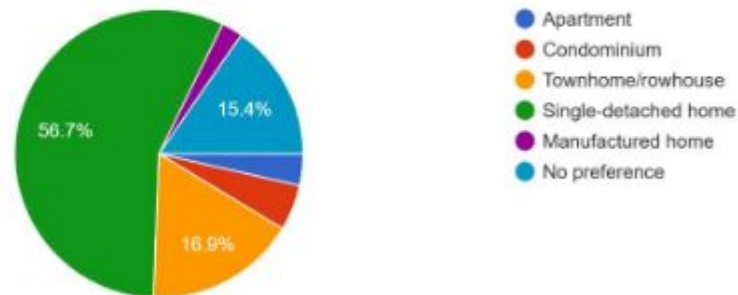
How interested would you be in housing available to County employees on the parcel adjacent to the Rest Home?

267 responses



What type of home would you prefer to live in?

254 responses



RESEARCH – CHILD CARE NEEDS



58

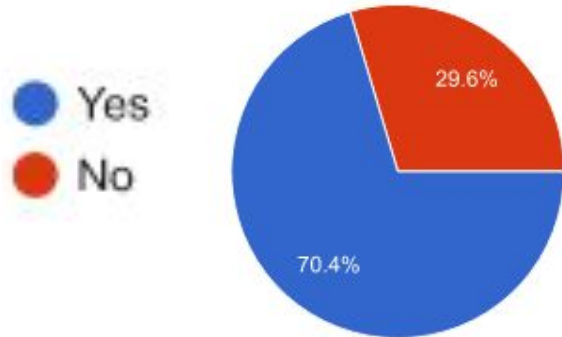
Survey Responses

(not all respondents replied to each question)

- 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

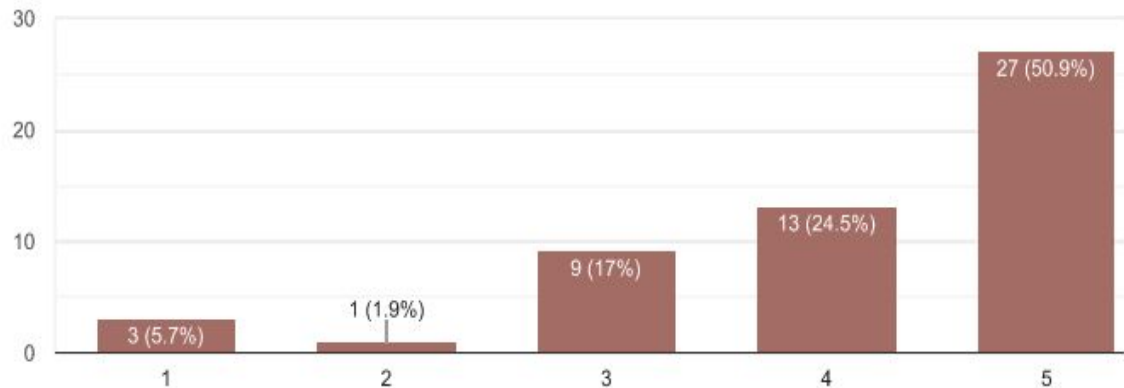
RESEARCH – CHILD CARE NEEDS

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



RESEARCH – CHILD CARE NEEDS

“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 child could be admitted into the facility.”

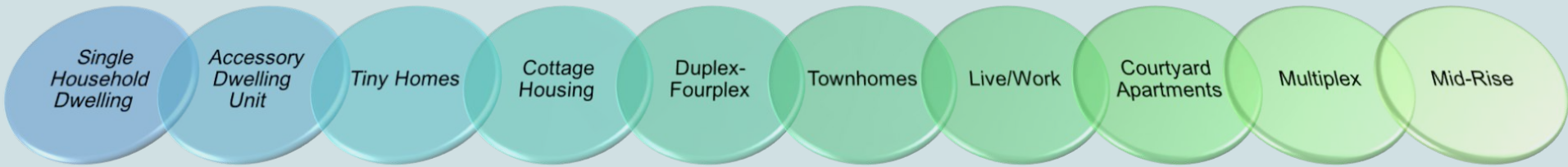
COUNTY RESPONSES SO FAR...

- 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**

RESEARCH - OWNERSHIP OPTIONS



RESEARCH – SPECTRUM OF HOUSING TYPES



RESEARCH – SPECTRUM OF HOUSING TYPES



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')



... 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



... REST HOME PROPERTY

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



... REST HOME PROPERTY

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



... REST HOME PROPERTY

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...

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**

POP

QUIZ!