



Steering Committee Meeting Agenda

Wednesday, March 26, 2025 | 4:00 pm - 5:30 pm
HRDC, District IX Livingston Office, 121 S 2nd Second Street

- 4:00 - 4:05 p.m. **Welcome back**
- 4:05 - 4:20 p.m. **Review of February meeting & follow-up items**
- 4:20 - 5:20 p.m. **Work session on funding sources for Park County Community Housing Fund**
- 5:20 - 5:30 p.m. **Closing and next steps**

Ground Rules

Respect Each Other

Listening is important
One person speaks at a time (no interrupting)

Respect the Group

Make your points succinctly
Everyone has a right to talk

It's OK to Disagree – Agreeably

Challenge ideas, not people
No “zingers” or cheap shots
Disagreement is an opportunity to learn

Keep the Conversation Constructive

Speak from your experience
Explain your reasoning
Keep an open mind

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Park County Housing Coalition Steering Committee

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MEETING MINUTES

In-Person: Katherine Daly (staff), Lila Fleishman (staff), Carrie Holder, Kris Smith, Samantha Ricketts

Virtual: Geoff Anderson

Regrets: Jennifer Severson, Hannah Wologo, Jamie Isaly, Tawnya Rupe-Mraz, Becky Miller

- **Call to Order - 4:10 p.m.**
- **Public Comment - 4:10 p.m.**
 - Katherine called for public comments and there were none.
- **Welcome Back**
- **Review of the February meeting - 4:10 p.m.**
 - Finished review of the 2025 work plan.
 - Finishing review of major funding models that we started last fall.
 - **Updates since the February meeting**
 - **Operations/Housekeeping**
 1. Absences: Jennifer had to set up for a PUD workshop that's taking place later this evening. Hannah and Tawnya had meeting conflicts tonight. Jamie is still in the legislative session.
 2. Anyone aware of a residence somewhere between Livingston and Gardiner that would be available the first two weeks of April? There is a Livingston Warming Center guest who will be starting a job with housing in the Gardiner area, but needs a place to stay between the time when their job begins and the Warming Center closes at the end of March.
 - **Communications**
 1. I have given two presentations about our 2025 work: to the Park County branch of the American Association of University Women and the Gardiner Chamber of Commerce. I also attended a recent Gardiner Area Resort District meeting and introduced myself.
 2. I have a workshop with the County Commission tomorrow morning about our work plan and a meeting with a local group Sunday.
 - **City of Livingston's zoning updates continue.**
 1. I sent out a reminder about the survey Monday. Please complete the survey if you haven't.
 - **Fundraising:**
 1. Although our application was lauded, we were not selected with the \$350,000 Mountains and Plains Environmental Justice grant for the 40 Jardine Road Project. The decision makers wanted HRDC to be able to complete the whole project in two years and they got a lot of funding requests for projects in Montana.
 2. I applied for a \$30K Park County Community Foundation grant to support homebuyer readiness and community education around land trusts in the Gardiner area. We were invited to submit a full application for \$15K.
 - **Coordinated Entry System**
 1. We will be hosting a capacity-building session with active CES partners (HRDC, ASPEN, L'esprit, CHP, and Park County Drop In Center) in mid April.

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- a. This is a necessary precursor to engaging with potential new partners like LHC. We want to ensure new partners join a functional system.
- **CDBG HSP aka Park County Home Repair Program**
 - 1. We are slowly getting our documents drafted and approved for this. Got some generally positive feedback from the Department of Commerce on a key document, so I'm hoping we'll be able to pick up the pace a bit.
- **Purpose of today's meeting**
 - Start considering the most viable and appropriate fund sources for a community housing fund.
- **Consensus-building tip**
 - Go slow to go fast. It is hard to make decisions when you don't understand the elements that are at play.
- **Begin Evaluation of Funding Sources - 4:20 p.m.**
 - **Dot voting exercise: ID the three most viable options**
 - **Worksheets:**
 - **Administration: What capacity is required for this model?**
 - 1. Types of work required to administer this type of resource?
 - 2. Do these capabilities exist in Park County?
 - **Resiliency: Is this funding source renewable?**
 - 1. Yes
 - 2. No
 - **Time: When is the money available?**
 - 1. Monthly?
 - 2. Quarterly?
 - 3. Annually?
 - 4. Less frequently?
 - **How much money might this raise?**
 - 1. Reach?
 - a. Who might contribute?
 - 2. Likelihood?
 - a. Incentives/Enabling conditions?
 - b. Disincentives/prohibitions?
- **Closing and Next Steps - 5:30 p.m.**
 - Next meeting is scheduled for Wednesday, April 30, 2025.
 - Are we OK with moving this meeting?
- **Meeting adjourned at 5:30 p.m**

Administration: What capacity is required for this model?

- **What type/s of work are required to administer this model?**
 - Gifts
 - Donor identification and cultivation
 - Grants
 - Building and maintaining relationships with grantmakers (e.g., state, federal, private)
 - Grant identification and writing
 - Management of grant timelines
 - Grant reporting, compliance/management (including audits and financial tracking)
 - General
 - Fundraising strategy
 - Managing and tracking any gifts and grants
 - Outreach, including storytelling and quantified impact
 - Metrics/program eval

- **Do these capabilities exist in Park County? Yes**
 - Gifts
 - Give-a-Hoot
 - 1. Mailers
 - Park County Community Foundation
 - 1. Questions:
 - a. **Question: What is PCCF's level of interest and capacity in assistance with donor cultivation?**
 - Grants
 - Nittany Grant Works
 - Kristen Galbraith
 - HRDC?
 - 1. Questions:
 - a. Who would write grants and how would they get paid?
 - b. Is this an appropriate role for HRDC moving forward?
 - Storytelling Orgs
 - Students
 - Arts community?
 - Bex Frucht
 - Yellowstone Film Ranch
 - Local Chambers of Commerce and Explore Livingston

Resiliency: Is this funding source renewable?

The funding could be renewable, depending upon how donations are collected (e.g., annual automated giving at X level) and utilized (e.g., impact investment into a revolving loan or an endowment). Gifts and grants can be fickle, with up/down cycles and typically an urban bias (funders can neglect lower population areas).

Time: When is the money available?

Funding Source Eval Worksheet: Philanthropic Gifts & Grants

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Annual cycles are common for gifts and grants, but these do not necessarily align. Grantmakers may not tell grant seekers when they will award funding/might change their timelines. That creates unpredictability for those seeking funds and makes grants and gifts moving targets.

Question: How could this integrate with other funding mechanisms to provide greater reliability?

How much money might this raise?

- **Reach?**

- Could raise \$1M+
 - **Question: What is the average annual donation size in Park County?**
- Who might contribute?
 - Individuals
 1. There is a higher likelihood of small donations.
 2. Potentially folks seeking stable returns in an unstable market
 3. Questions regarding large capacity donation/anchors
 - Foundations
- **What is the likelihood of them contributing?**
 - **Incentives/enabling conditions?**
 1. Having a clear structure for the fund that can affect change/outcomes across the County. Geographic diversity and distribution of impact is important.
 2. Good storytelling that connects funds to potential real impacts in different communities.
 3. Projects that are well understood and supported by the community
 4. Sidewalk bricks at the site of new development
 5. Tax write-offs for donations to non-profits
 6. Extra tax benefits for contributions to qualified Montana endowments
 - **Disincentives, prohibitions, and challenges?**
 1. All philanthropy is currently challenged. Uncertain environment for both grants and gifts.
 - a. Concerns about stock market and economic stability
 - b. Lots of organizations require funding
 2. Grant funding can come with restrictions
 3. The size of the fund and the plan for spending it have to be in accord. You can't have a plan to spend \$10M when you can only raise \$1M.
 4. Collective vs. specific can be hard to justify pass through over direct charity impact
 5. Typically no returns on gifts
 6. Program vs. project funding could be a challenge