

Building a Community Housing Team

City of Montpelier
Idaho Rural Forum
Pocatello, Idaho
May 13, 2011



Bear Lake Housing Coalition

- Formed in 2004 as a spin-off of the Montpelier Gem Team.
- Local stakeholders meeting together with a common vision.
 - Partners:
 - Banking/Mortgage
 - Real Estate
 - Property Management
 - Construction
 - Community Action Agency
 - City (Code Enforcement, Council Member, Grant Writer)
 - Businesses
 - Schools

**A typical
neighborhood**



Identifying Key Needs

- Study: “Affordable Housing in Montpelier and Bear Lake County” by Community Frameworks
 1. Insufficient suitable homes available on the market to meet the needs of families.
 2. Insufficient variety of housing types to meet increasingly diverse needs through both ownership and rental opportunities.
 3. A large portion of the housing stock is aging and reaching the end of its useful life.

Goals of the Housing Coalition

- Reduce old housing stock
- Encourage repairs and improve appearance
- Encourage Senior Housing
- Encourage In-fill

Programs:

- Paint Bear Lake
 - Solicited donations of materials and labor to paint homes in the community.
 - 9 homes painted.
 - Builds community.
 - Encourages tenants to make repairs as well.

Paint Bear Lake Home

A neighborhood and a life
rejuvenated.



Programs:

- Self Help Housing
 - Worked with Southeast Idaho Community Action Agency to institute a sweat-equity housing program.
 - Participants gain equity through building part of the home themselves.
 - Low interest loans to participants.
 - Housing coalition members referred possible participants and encouraged them to apply.
 - Students from school also participated in labor while learning construction skills.
 - Built 9 homes.

Self-Help Neighborhood



Programs:

- Resource Referral
 - Members of the coalition learn about housing services and refer community members to resources.
 - Weatherization Programs
 - USDA funds
 - Short Sales and Loan Modification assistance
 - Credit counseling
 - Etc.

Programs:

- Landlord Education
 - Worked with Chief of Police to educate landlords on their rights and responsibilities.
 - Police department provides background checks of tenants to landlords.
 - Encourage landlords to maintain their properties.
- Tenant Education
 - Coming Fall 2011.
 - Educate tenants on their rights. Encourage landlords to maintain their properties.

Information Gathering and Sharing

- Meet with:
 - Banking representatives
 - Idaho Housing and Finance
 - Pocatello Neighborhood Housing
 - Southeast Idaho Community Action Agency
 - USDA
 - Other statewide resources
- Learn about programs that could help us implement our goals.

The Montpelier Housing Authority

- 2009 formalized the organization.
- Goal: to be able to own property.

House Donation and Demolition

- Worked with bank to facilitate donation of a bank-owned distressed property to housing coalition.
- Fall 2010 – Demolition of home.
 - Usable materials were recycled.
 - Labor for demolition, hauling of material, and landfill costs were donated for the project.
- Spring 2011 – Lot Clean-up and sale.

Post-Demolition

