

Hebgen Basin Fire District
Board Meeting Minutes
October 19, 2022

Meeting was called to order at 6:03pm

Board Members Present: Kyle Goltz, Mike Gavagan, John Costello, Skip Morris, Ken Davis, Travis Watt, Dan Walker

Also in Attendance: Lindsey Charlton, Shane Grube, Carrie Egging and Payton Holtom

Recorder of Minutes: Lindsey Charlton

Public Comment: none

Community Land Trust and Discussion

Michael Brown gave a Presentation on Headwaters Community Land Trust. Due to the current housing climate many communities across Montana are having to think outside the box for housing options.

The way Headwaters lines out Land trust is homeowners agree to community appropriate standards RE: use and occupancy. In Bozeman they are building and restricting use with a no rental options for both short and long term. At resale, homeowners keep earned equity plus share of market appreciation. Headwaters allows homeowners get to sell for original price plus 2% of price per day they have lived there, thus allowing the home to remain affordable for next buyer.

Trust Montana can apply to the state to be tax exempt to waive taxes on land. They are currently asking for homes to be taxed at their affordable rate (purchased price not appraised value) by the county so the taxes do not financially burden the homeowner making it not affordable.

Purchasers are qualified by a list of criteria that allows a point system to be entered into a random draw. Income must be under \$100,000.00, up to \$100,000.00 in cash assets, and local workforce get priority as long as 75% of income is from employment in Bozeman. Headwaters Community Land Trust has a standing agreement with Fanny Mae and the Montana Board of Housing to have available lenders.

Board asked for reason not to consider entering into a Land Trust agreement. Michael Brown stated that contractual issues, must have a stewardship, no subsidies, lack of support, and poor perceptions have been a few of the hurdles.

Michael recommends the Board review data on Headwaters.org website and look at Burlington Associates in Community Development.

Meeting adjourned: 7:21