



CITY OF STANLEY

Town Hall Meeting Minutes

April 2, 2025

5:30 p.m.

Stanley Community Center, 510 Eva Falls Stanley, ID 83278

Call to Order: Mayor Botti calls the meeting to order at 5:37 pm.

Roll Call: Councilmember Cron, (zoom), Councilmember Gadwa, Councilmember Hernandez, Councilmember Cardoso, Mayor Botti. All answered to roll call.

Employees present: Jennifer Folsom, Hannah Fake - Clerk.

City Business: Open Town Hall discussion of HUD funding and Workforce Housing project.

This Town Hall is to continue discussion about workforce housing project and to update council and community on where that stands. A brief slideshow is was presented and content (in italics) is provided with additional information below.

Slide 2

- *March 9, 2024 Congress approved \$4 million HUD grant for workforce housing*
 - These are earmarked specific funds for the City. Congress directed the money to Stanley.
- *August 27, 2024 City notified of grant award*
 - Competitive process, northwest has lot of experience, ranked highest, have large affordable housing projects across Pacific Northwest and Rocky Mountains.
- *August 31, 2032 Grant funds expire*
- *March 2025 Selected Northwest Real Estate Capital Corp. as the development company*

Slide 3

- *March 2025 Selected SWCA to complete the environmental site analysis, wetlands delineation, and cultural resources survey*
 - These things are required because the City is using federal funds. Idaho Finance and Housing Association will oversee the use of HUD grant for the Federal Government.
 - SWCA is writing EA for whole project and work will begin as soon as snow is gone from the site and they can get in there.
 - Environmental analysis looks at if there is any hazardous contamination on the site like spilled chemicals because the site has been used before.
- *April 2025 Select engineering firm for infrastructure*

- Northwest Real Estate Capital Corp (Northwest RECC) was selected and will act like the general contractor of the whole project.
- Engineering for housing itself will be contracted by Northwest RECC.
- *April 2025 Identify number and housing requirements of essential workers*
 - In prior meetings the community narrowed down the priority/essential workers who would be in housing. Examples of these position are teachers, clinic workers, fire department, city government, and permanent local business employees.
 - We don't know how many people this will be and what the exact housing needs are so the City is doing further research identifying the housing needs.
- *April 15, 2025 Sign lease and development agreement with Northwest RECC*
 - Northwest RECC was chosen but have not signed a lease or agreement yet.
 - The city will own the property and buildings and have oversight of the contract but Northwest RECC will manage the housing, collect rent, and do upkeep.

Slide 4

- *April-May 2025 Town Hall meetings to identify preferred housing designs, materials, and amenities*
 - Northwest is planning to conduct some meetings to interact with community. They will provide schematics and preliminary designs that will need to be refined. Community input will be solicited.
- *May 2025 Complete rental market study*
 - A rental study is required by the Idaho Housing and Finance Association. They will look at average income, rental rates, and what can be supported by the community.
- *June 15, 2025 Complete housing preliminary design to determine infrastructure requirements*
 - Northwest RECC will present a design to the community and wants to make sure the community is on board.
- *July 2025 Complete environmental analysis required prior to construction.*
 - More likely end of June than July for EA. This must be completed before anything on the ground happens.

Slide 5

- *July 2025 Pass ordinances to annex and zone property*
 - The area that will be annexed by the city must be surveyed. All the land must be within the City's current area of impact. This will not be a problem. It includes all the National Forest System Lands that are near sulfur flats and the Stanley Museum to the current city boundary.
- *August 1, 2025 Developer will apply for low income housing tax credits*
- *August 2025 Possibly begin some infrastructure work*

At 5:49pm Councilmember Cron left the meeting (on zoom).

- *November 2025 Apply for Community Development Block Grant for infrastructure*

*Any person needing special assistance to participate in the above noticed meeting should contact the Stanley City Office prior to the meeting at 208-774-2286.

- The city has 4 million in HUD grant that it will put into housing. There is also an option to get tax credits. The tax credits are awarded to the developer and then the developer can sell those credits to investors and use the money to help fund the work.
- The hope is that \$500,000 can be awarded in tax credits through the community development block grant to cover infrastructure like electrical, sewer, water, and access roads. The infrastructure may cost more than \$500,000 but more will be know when an engineering firm is selected. This work may also need to be funded with option tax and the City has been saving money in anticipation of need.
- Applications are due in November and then the City would know by January if it was awarded.

Slide 6

- *January 2026 Developer selects contractor for entire project, which will be partly funded with HUD grant and partly with federal low-income housing tax credits*
- *March 2026 Final plan submitted to HUD for approval of design/build requirements*
- *April 2026 Groundbreaking for housing*
- *May 2027 Construction completed*

This is not as soon as we would like but it is a realistic estimate because there are many steps. The City will keep the community informed and be transparent about what has happened so far and what is still ahead. The City will also continue to solicit community input and consensus with future meetings to discuss what housing will satisfy the greatest need.

No questions were asked.

Adjournment: 5:57 pm.

Steve Botti - Mayor