

Agenda
Workforce Housing Committee
Tuesday, July 12, 2022
9:00 AM
Carrabassett Town Office and Zoom

Join Zoom Meeting:

<https://us02web.zoom.us/j/5312682243?pwd=TGxrUExKcXdqQTdlZUZhYUVteG5GZz09>

If you need to "phone in":

Dial by Phone – 1-929-205-6099 US (New York)

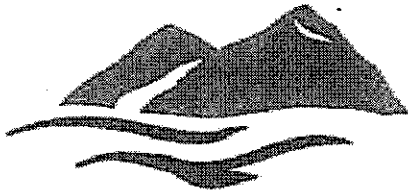
Meeting ID: 531 268 2243

Passcode: 04947

1. Welcome – John B
2. Review Proposed ARPA Application to Franklin County including organization budget - Mark
 - a. Suggestions for changes?
 - b. Attendance at July 19th Commissioners meeting?
3. Discuss make-up of Board of Directors – At the last meeting the Committee decided to form a fifteen-member Committee composed of people with ties to the region and experience with development, fundraising, and a knowledge of community needs. Of these fifteen members, four should be formally appointed by CV, Kingfield, Eustis and Coplin Select Boards/Assessors. In addition, perhaps one should be appointed by the County Commissioners to represent the unorganized Townships? The remainder would be appointed by vote of the Committee.
4. Discuss the name of the new organization and a process for finalizing it. – A variety of names have been discussed including Regional Housing Trust; High Peaks Regional Housing Trust; Western Maine Mountains Housing Trust, and variations of these. As an organization we need to settle on a final name.
5. To appoint a sub-committee to work with the Attorney on By-Laws – Soon we anticipate that the attorney will be ready to review proposed by-laws with us.
6. Other
7. Set next meeting time and date.
8. Adjourn

Regional Housing Trust
2 Year Budget 7/1/22-6/30/24
7/5/22 Draft

		Notes
Staffing 7/1/22-9/30/22	donated	7 hours weekly at \$35/hr
Staffing 10/1/22-6/30/24	\$64,700	20 hours weekly at \$35/hr
FICA	\$5,000	FICA at .0765%
Insurance	\$3,500	Directors and Officers Liability Insurance
legal	\$17,500	Establishment of 501 C3 and 4 also \$7,500 for cost related to construction
website	\$2,500	Development and maintenance of a website
bookkeeping		
memberships	\$175	Membership in Housing Advocacy Organizations
computer	\$2,000	laptop and printer
office space		
Internet		
cell phone	\$2,400	
copying expense		
office supplies	\$2,500	\$100/month including phone purchase
Marketing and Fundraising	\$3,000	
Land Purchase	\$125,000	
Design/engineering/permitting	\$150,000	
Project Construction and financing	\$2,224,000	Construction Estimate is for a 12 unit building
Total	\$2,602,275	
Revenues		
Contributions from Town in Year 1	\$15,000	
Contributions from Town in Year 2	\$15,000	
State Affordable Housing Grant	\$25,000	
County ARPA Grant	\$303,275	
Fund Raising/Financed	\$2,244,000	
Total	\$2,602,275	



FRANKLIN COUNTY

COMMISSIONERS OFFICE

FRANKLIN COUNTY COMMISSIONER'S OFFICE

140 MAIN STREET, SUITE 3 · FARMINGTON, MAINE 04938 · (207) 778-6614

AMERICAN RESCUE PLAN ACT PROPOSAL APPLICATION FORM

Franklin County will receive a total of \$5.86 million in ARPA funds; 50% of this amount was received in 2021, and the other 50% will be received in 2022. The County will use at least some of the funds for its own county level needs and will consider proposals from Franklin County municipalities or non-profit organizations who have a request that meets ARPA requirements.

Note: This form must be completed as part of the proposal application; additional information should be attached for further documentation or explanation. Additional information may be required and/or requested upon assessment of the application.

Requestor Information

1. Name of Agency or Municipality: Carrabassett Valley, Coplin, Eustis, and Kingfield
2. DUNS Number if applicable: _____
3. Amount of ARPA funds your organization is receiving from other grant sources or from the federal government: Coplin \$15,851.99; Carrabassett Valley \$78,462.36; Eustis \$61,613.39; and, Kingfield \$97,105.90
4. Person(s) making the request: Regional Housing Trust
5. Title of person(s) making request: John Beaupre, Select person CV and Committee Chair
6. Email address of requestor: tombeau@tds.net
7. Phone number of requestor: 207-592-9653

Proposal Details

Name of proposal: Regional Employee Housing

Cost of proposal and what is being requested from Franklin County ARPA Funds: Please see attached Budget
Other sources of funding for the proposal and the amount from each source: Please see attached budget

Timeline for Funds needed with beginning and ending dates (estimated if not certain):

RESOURCES TO REVIEW:

ARPA Fact Sheet

ARPA Expenditure Categories

Compliance and Reporting Guidance

Federal Register Interim Final Rule

Coronavirus State and Local Fiscal Recovery Funds - Frequently Asked Questions

FAQs About The Taxability of Uses of The State And Local Recovery

Please describe the specific area of need from the language of the American Rescue Plan Act that supports your proposal for funding. Give the category and how you feel this proposal meets that categorical requirements:

The project we are proposing falls into the first category of eligible spending. "To respond to the public health emergency or its negative economic impacts, including assistance to households, small businesses, and nonprofits, or aid to impacted industries such as tourism, travel, and hospitality;"

During the public health emergency of the past two years nearly all of our local businesses have struggled to find employees. These businesses are often hospitality related businesses or businesses that support the tourism industry. One of the primary reasons businesses cannot attract employees is the lack of affordable employee housing. For example, the median home price in our region increased to \$380,000 in 2021 requiring an annual household income of \$100,000 in a region where the median household income is \$53,000. Only 17% of the homes sold in 2021 were affordable to a family earning our regions median household income.

Failure to address the need for affordable housing in our region will limit economic growth and may even contribute to economic decline.

Details of the proposal: please explain all aspects of the proposal including what specifically the funds requested will be used for, where the location of the proposal will occur, and data on believed impact of the proposal: (attach additional sheets if needed)

- In the fall of 2021, the Town of Carrabassett Valley formed a committee to look into the problem regarding a lack of employee housing. It quickly became apparent that this was not just a CV problem but extended to the entire region so committee members from Kingfield, Eustis, Coplin We are proposing to establish a not-for-profit housing organization in our region that will be responsible for developing and supporting the development of owned, rental, and dormitory style housing in our region. A study by Camoin Associates that was completed in February 2022 found that our area has a need for 64-192 year-round rental units for household earning less than \$75,000 annually; 40-120 year-round homeowner units for households earning less than \$70,000 annually; and 225-338 seasonal rooms at rates of less than \$500 monthly.

Sustainability

Please explain how this project will be sustained in the future without additional grant funds. Specifically address: Any additional burden the project will put on local taxpayers or at the county level taxpayers? Will the project need additional funds for maintenance or manpower, and explain what the plan is for gaining those funds? Will additional staffing be needed upon the completion of the project?

Please attach additional documents:

- Detailed financial budget for the project
- Any mission, vision or planning documents from the agency or municipality that relates to a need for the project.

• Signature of representative or contact person: _____

Date: _____

Please submit your proposal by:

1. Email to Susan Pratt, ARPA Grant Coordinator, spratt@franklincountymaine.gov
2. Mail to Franklin County Commissioner's Office, 140 Main Street, Suite 3 · Farmington, Maine 04938
3. Drop off at Franklin County Commissioner's Office, 140 Main Street, Suite 3 · Farmington, Maine with attention to ARPA Proposal

Approved by the Franklin County Commissioners: 12/21/21