

Willow Springs



With your support, we can continue to make strides in addressing housing affordability across our region.

Visit thehrdc.org to donate or learn more.

Inside...

Learn about our ongoing work to bring community housing to Southwest Montana.



Our annual report is packed with exciting updates. This is our opportunity to showcase the strides we've made over the past year, and I couldn't be prouder of our team's achievements. This year, we're highlighting our community development work, specifically focusing on our many housing initiatives. HRDC plays a crucial role in the community housing efforts across Gallatin, Park, and Meagher Counties. From building and preserving homes to forming community partnerships, our work ensures that healthy, stable, and attainable housing is available for all. Our strategy involves protecting longtime residents by helping them afford to stay in their homes while also protecting the tools that help us preserve and develop housing people can afford, preserving existing community housing, and producing new affordable properties for both renters and homeowners. Thank you for being part of our innovative work to build a better community.



Warmly,
Heather Grenier, CEO



Our 2023 Board of Directors

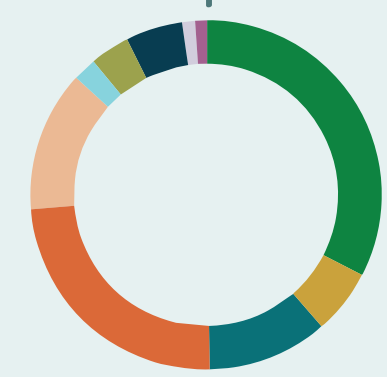
- Scott Malloy, Chair**
Montana Healthcare Foundation
- Linda Young, Co-Chair**
Professor Emerita, MSU Dept. of Political Science
- Steven Klein**
Chief Legal Counsel at Bozeman Health
- Mitch Bradley**
Retired, Owner/Operator, Heeb's Grocery
- Bruce Grubbs**
Former Montana State Representative
- Gene Townsend**
Council Member, Three Forks Town Council
- Pete MacFadyen**
Rieschel Family Foundation, Executive Director
- Scott MacFarlane**
County Commissioner, Gallatin County
- Kris Moos**
Moos Financial Services
- Penelope Pierce**
Retired, Gallatin Valley Land Trust
- Peter Schmidt**
President, First Security Bank - Cottonwood Branch
- Amy Stix**
Montana State University
- Billie Warford**
Retired, MSU Early Childhood Project
- Jessica Willmarth**
Eden Home Health

SOURCES OF OPERATING FUNDS

- Private Donations/Fundraising
- Federal & State Grant/Contract
- Contract Income
- Local Government Support
- Food Donations
- Private Foundations/Grants
- Sale of Property/Rental Income
- Investment Income
- Other

3,973,797
8,184,319
1,084,444
1,247,107
3,289,076
542,305
247,948
296,924
796,623

19,662,543

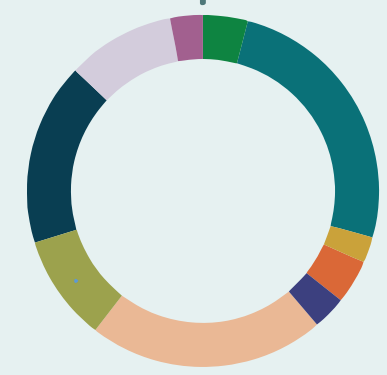


USE OF OPERATING FUNDS

- Energy Assistance
- Alleviating Hunger
- Programs for Seniors
- Affordable Housing Dev't
- Financial Opportunity Center
- Housing & Homelessness Services
- Early Childhood Education
- Transportation
- Administration
- Fundraising

887,744
5,409,865
511,451
868,171
661,986
3,284,397
2,101,791
3,612,543
2,143,487
645,254

20,126,689



TOTAL CHANGE IN NET ASSETS -464,146

Consolidated Statement of Activities as of June 30, 2023
Audited financial statements available at thehrdc.org

HOW TO CLOSE THE HOUSING GAP

COMMUNITY DEVELOPMENT

When you think of HRDC, what comes to mind? For many, it's our food banks that provide free groceries and meals. For others, it's our emergency shelters that provide warmth and safety during the coldest months of the year. But an often overlooked part of our mission is community development: our continuous efforts to address community needs with innovative and creative solutions.

HRDC fills an essential role in the community housing efforts across Gallatin, Park, and Meagher Counties. From building and preserving homes to developing capacity-building initiatives to forming community partnerships, every aspect of our work is guided by a simple truth: Healthy, stable, and attainable housing is critical for households and communities to thrive.

THE THREE P'S

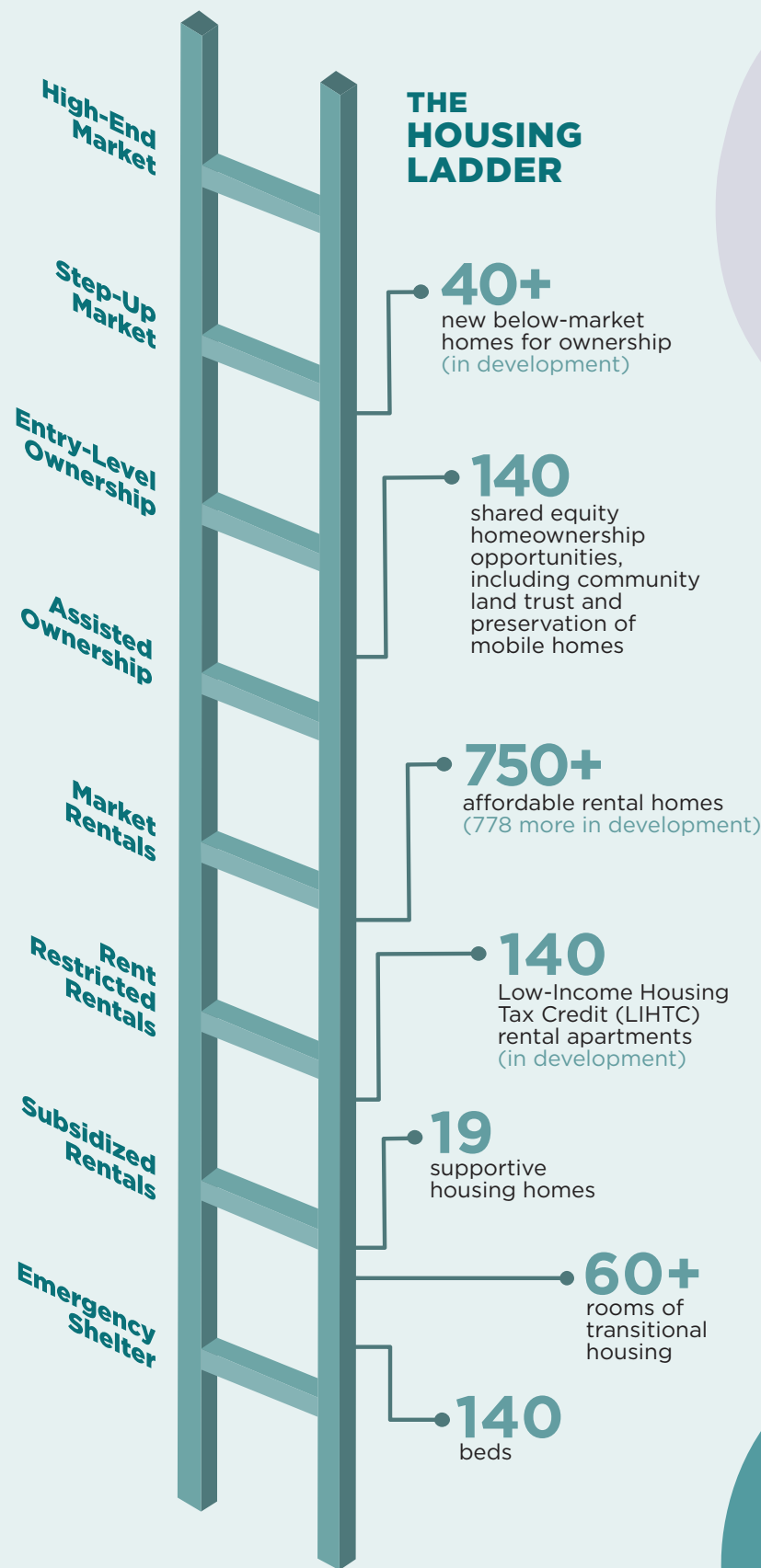
Our work aims to add rungs to our community's "housing ladder" — our preferred metaphor for the many steps between emergency shelter, affordable rental units, home ownership opportunities, and everything in between. We accomplish this strategy by protecting, preserving, and producing housing.

- **Protect** longtime residents by helping them afford to stay in their neighborhoods — *while also protecting the tools that help us preserve and develop housing people can afford*
- **Preserve** community housing where renters already live
- **Produce** more affordable properties for new renters and homeowners

THE FUNDING PUZZLE

By combining multiple sources of funding with a diversity of partnerships, HRDC is able to bring more housing to this community. As a non-profit housing developer, we leverage private and public funding at the local, state, and federal levels to expand housing developments and programs. We also depend on strong community partnerships with private and public developers to build the stock of community housing. However, even with these combined efforts, the available funds are still not enough to meet the overwhelming demand for housing for those who live and work in this region.

This challenge is compounded by the fact that community housing projects, whether rental, ownership, or mixed, do not generate enough financial support to fully subsidize long-term affordable units. Since there will always be a financial gap, these projects will require a variety of partnerships and funding sources to be successful.



OUR IMPACT

Since the start of our community development work in the 1990s, **we've made an impact on nearly every rung of the housing ladder**, from emergency shelter to entry-level ownership.



Meadow View Condos

COMMUNITY LAND TRUST

Over 30 years ago, we formed the first community land trust in Montana: a non-profit housing model that creates permanent homes for locals earning local wages.

Let's imagine the Carter family. The Carters both work at the nearby hospital, but cannot afford market-priced homes in the Gallatin Valley. Our community land trust enables them to buy a home at a price they can afford: the Carters own the home and HRDC owns the land through a 75-year ground lease. The ground lease ensures that, if the Carters sell their home, the property remains affordable for the next homebuyer. In this way, residents like the Carters — and those that come after them — can put down roots and bring stability to our community.

Our Community Land Trust is spread across three neighborhoods (including Willow Springs, pictured on the right) as well as several scattered sites, and includes over 60 homes that are affordable for those who live and work here. Homes old and new are continually added into the land trust, and every addition has its own backstory. Consider the Olive Condo: its owners collaborated with HRDC to sell the condo at a reduced price, allowing us to fold the property into our land trust to ensure it remains affordable for future generations.



Willow Springs



Boulevard Apartments

CAPACITY BUILDING

One of our most important roles is empowering our communities to solve their particular housing problems — which often have their own unique challenges and available solutions. We call this capacity building.

A great example of our capacity-building work is the Big Sky Community Housing Trust. Working with the Big Sky Chamber of Commerce, we created the Big Sky Community Housing Trust to address a housing market that has long been pricing out the area's vital workforce. The organization stayed under the HRDC umbrella for two years. We seated a volunteer board, coordinated a survey of Big Sky's housing needs, created an action plan, developed and built the Meadow View development (52 condominiums and the first affordable homeownership opportunity in Big Sky), and hired an executive director. Today, the Big Sky Community Housing Trust is an independent nonprofit with great capacity to tackle the housing needs facing the Big Sky community.

PRESERVATION DEVELOPMENT

One of the most efficient ways to create more housing is to rehabilitate properties that already exist in our community. This is known as preservation development. We focus, as always, on projects that keep housing affordable for those who live and work here.

The Boulevard Apartments are a great example of the impact of preservation development projects. This historic brick building, built in downtown Bozeman in 1914, is now a stable home for many long-term Bozeman residents, including many retirees on fixed incomes. Each of the Boulevard's 41 subsidized apartments is life-changing — offering affordable rent to residents while being far more cost-effective than creating entirely new housing.