

**HEADWATERS RC&D BROWNFIELDS
LOW INTEREST CLEANUP LOANS
CAN HELP TRANSFORM VACANCY INTO VITALITY!**

| | |
|---|---|
| ELIGIBILITY | BROWNFIELD REVOLVING LOAN FUND |
| <p>A. Blighted, underutilized commercial site with fear of contamination; B. Inspiring redevelopment plan; C. Environmental assessments phase I and II.</p> | <p>2% APR* private property owner or business 1% APR* a municipality, government agency or a non-profit entity</p> |
| <p>If you have A and B, we may be able to help you connect with no-cost assessments from the Montana DEQ or EPA.</p> | <p>*Fixed APR, ten year term, \$175 application fee, 2% origination fee. Most loans are between \$15,000 and \$150,000.</p> |

POWERED BY:

CONTACT:
MELISSA WANAMAKER
 Brownfields Manager
 mwanamaker@headwatersrcd.org
 (406) 533-6781
headwatersrcd.org/brownfields

Considerations:

- In Region
- Blight
- Fit
- Innocent Landowner
- Historical Significance
- Community Impact
- Housing Potential*
- Neighborhood Impact
- Leveraged Funds
- B.A.D. Building (Brownfields, Abandoned, Dilapidated)*
- Attractive Nuisance*
- Redevelopment Plan
- Champion

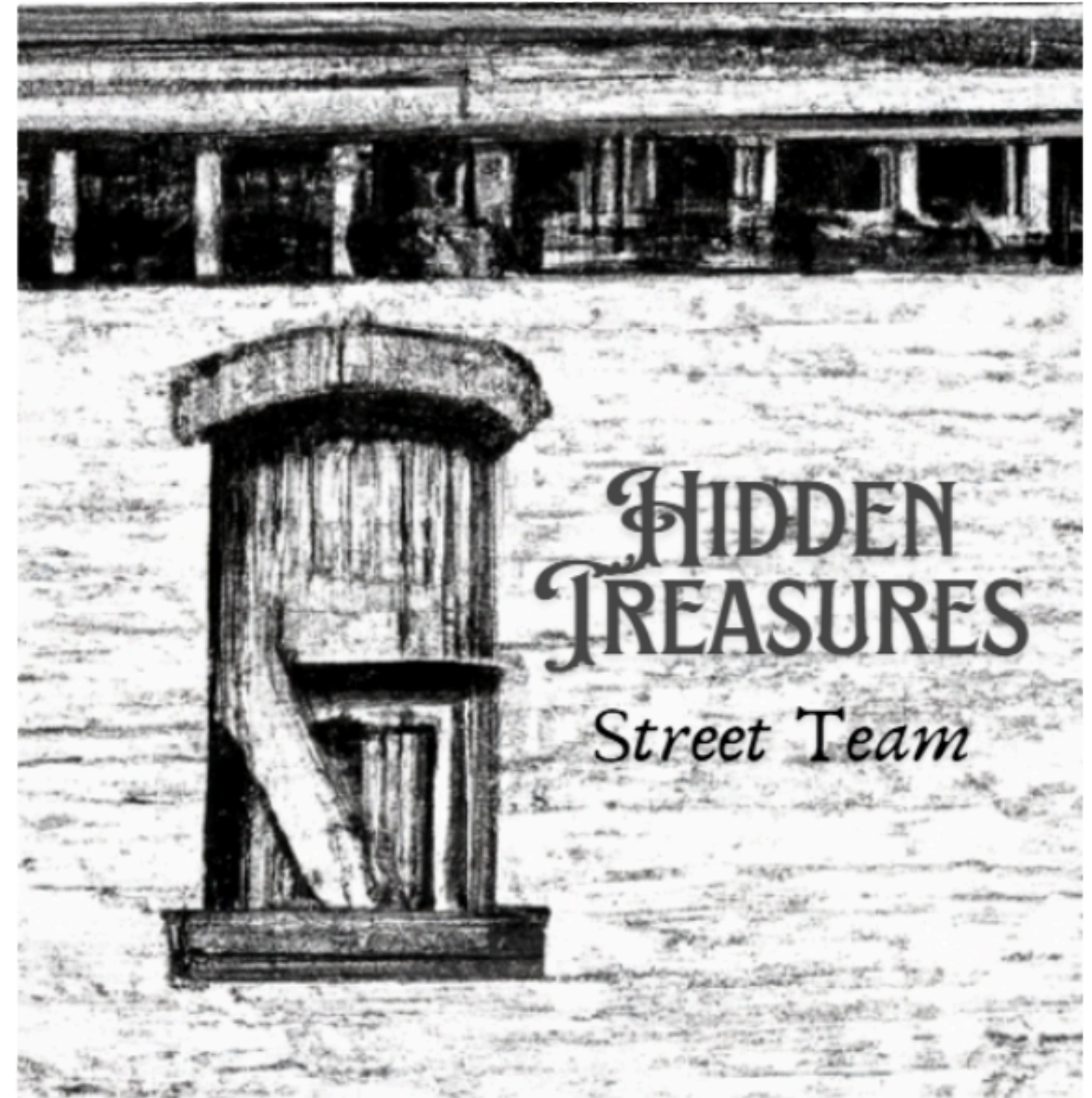


Concerns:

- **Historic buildings are both our greatest strength and our greatest risk.** *They define place and identity—and drive cost, complexity, and failure. Housing capacity.*
- **Developers are walking away.** *Projects are either abandoned or become one-off, upside-down passion projects that don't scale.*
- **Workforce housing demand is surging.** *Supply is falling further behind as costs rise and risk increases. Rents rising.*
- **We are actively losing irreplaceable inventory.** *Without intervention, buildings like the Deer Lodge Hotel disappear. In 2017, cost of abatement \$400,000. In 2025, \$4 million...and it may not be able to be saved.*

Montana's
**HIDDEN
TREASURES**

INSPIRED BY WEST
VIRGINIA'S
BAD
(**BROWNFIELDS**
ABANDONED
DILAPIDATED)
BUILDINGS PROGRAM

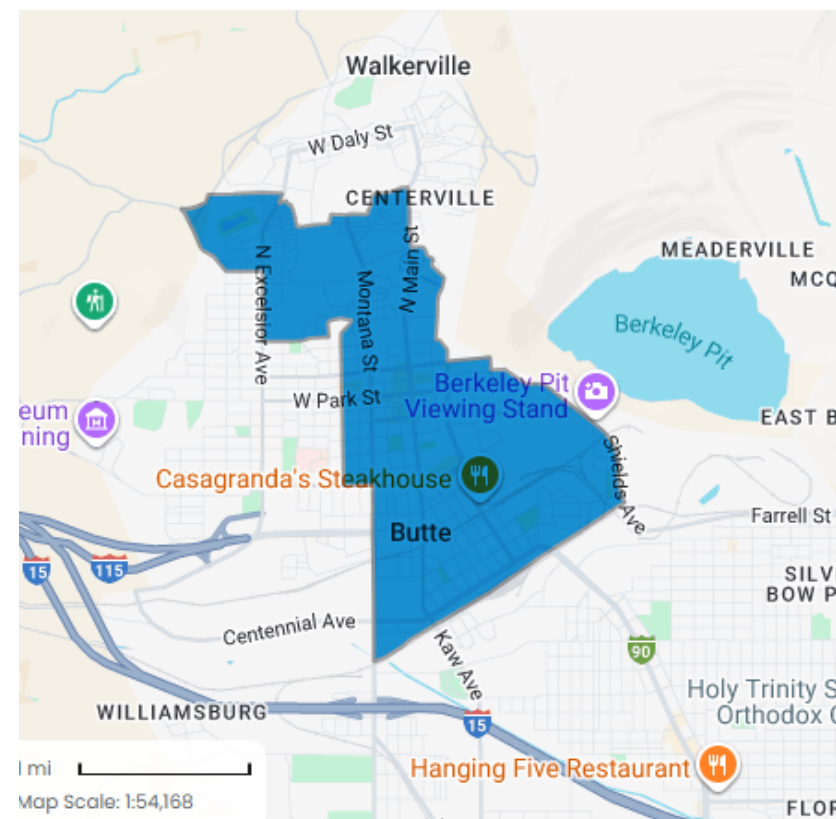
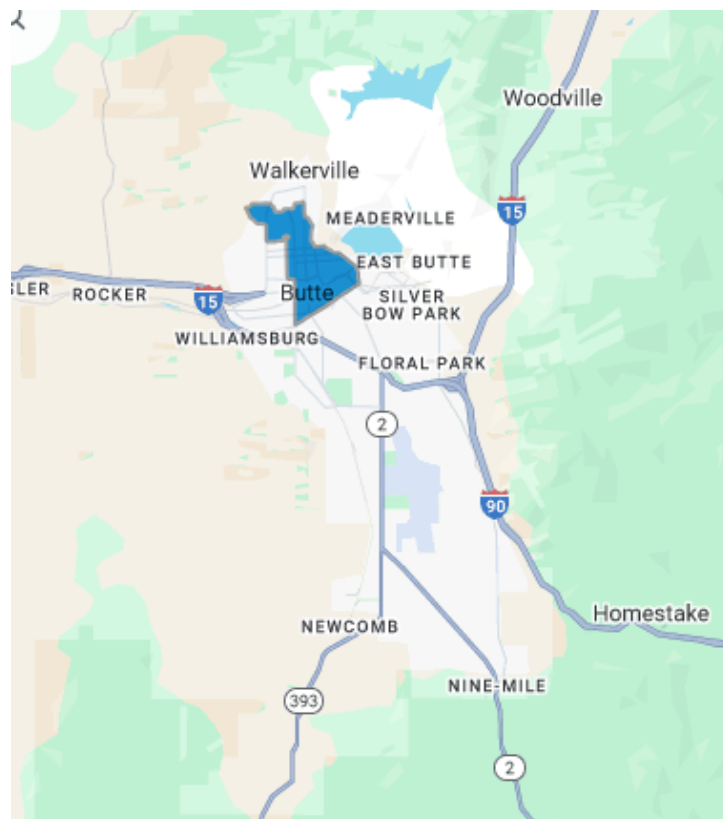


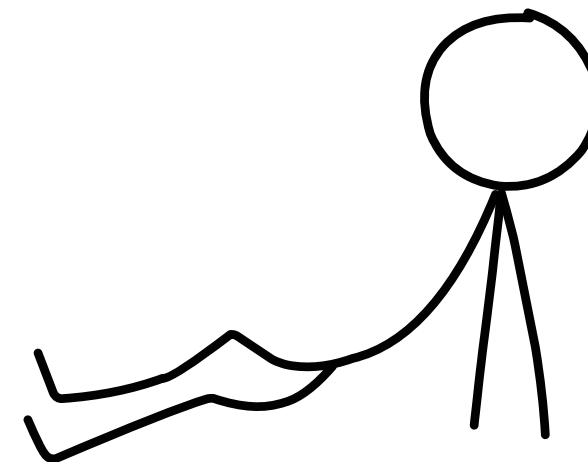
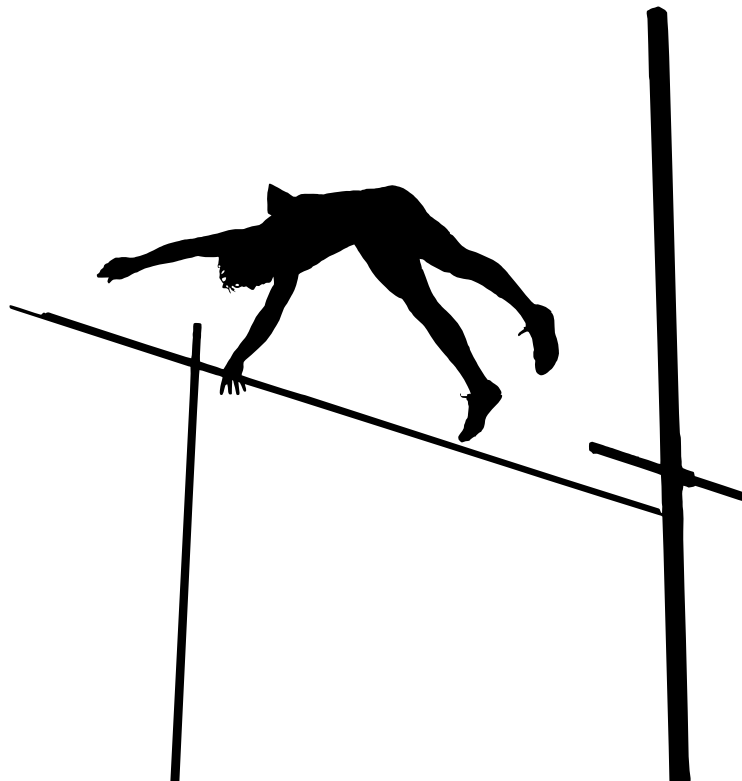
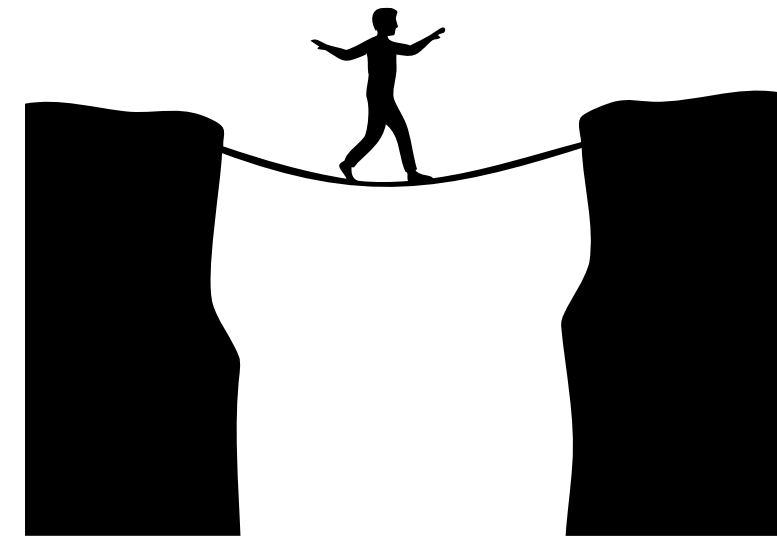
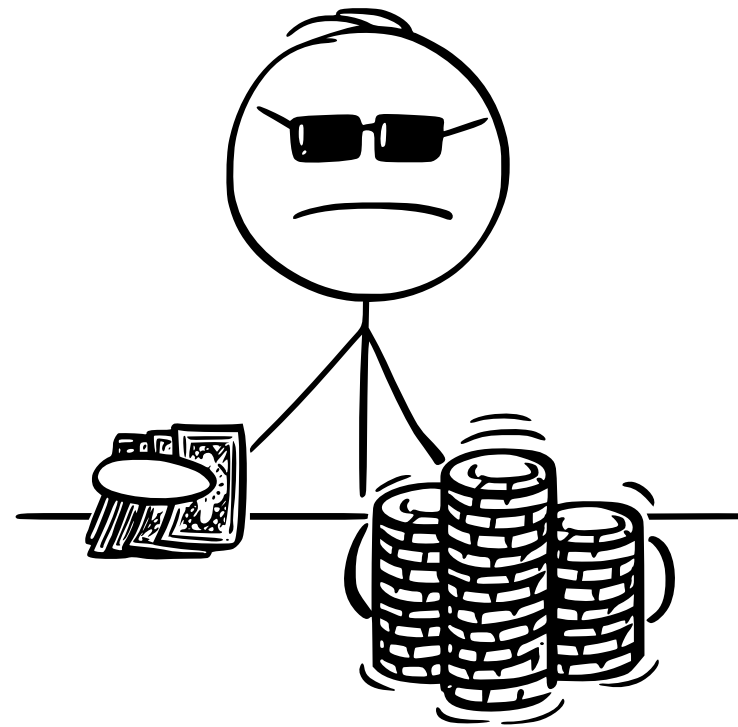
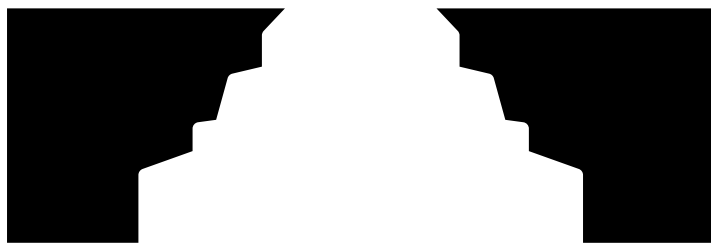
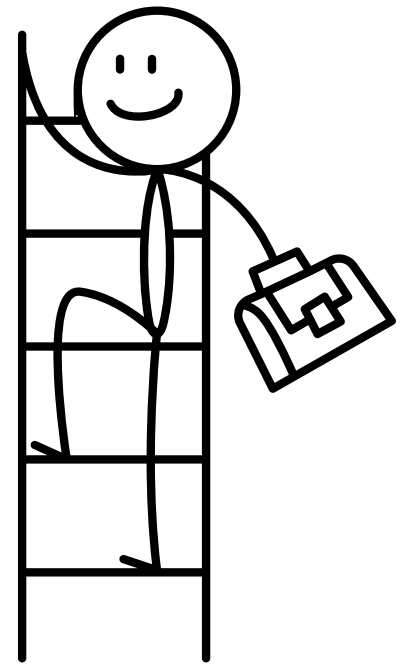
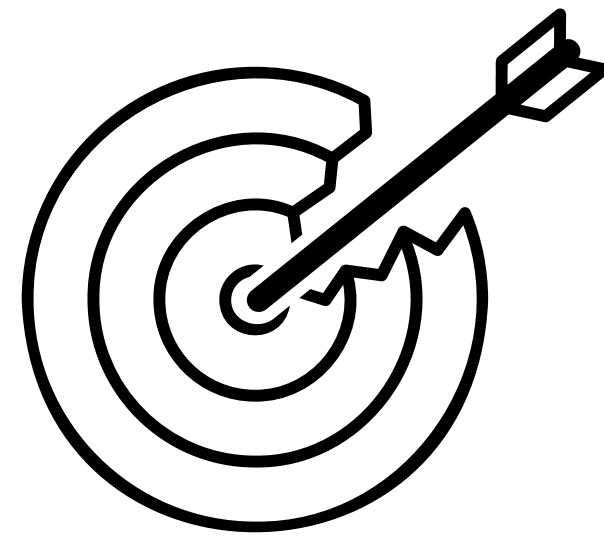
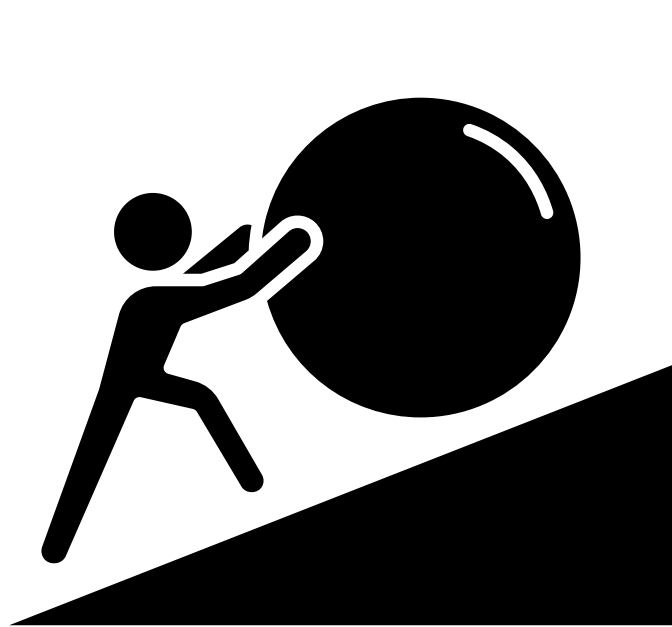
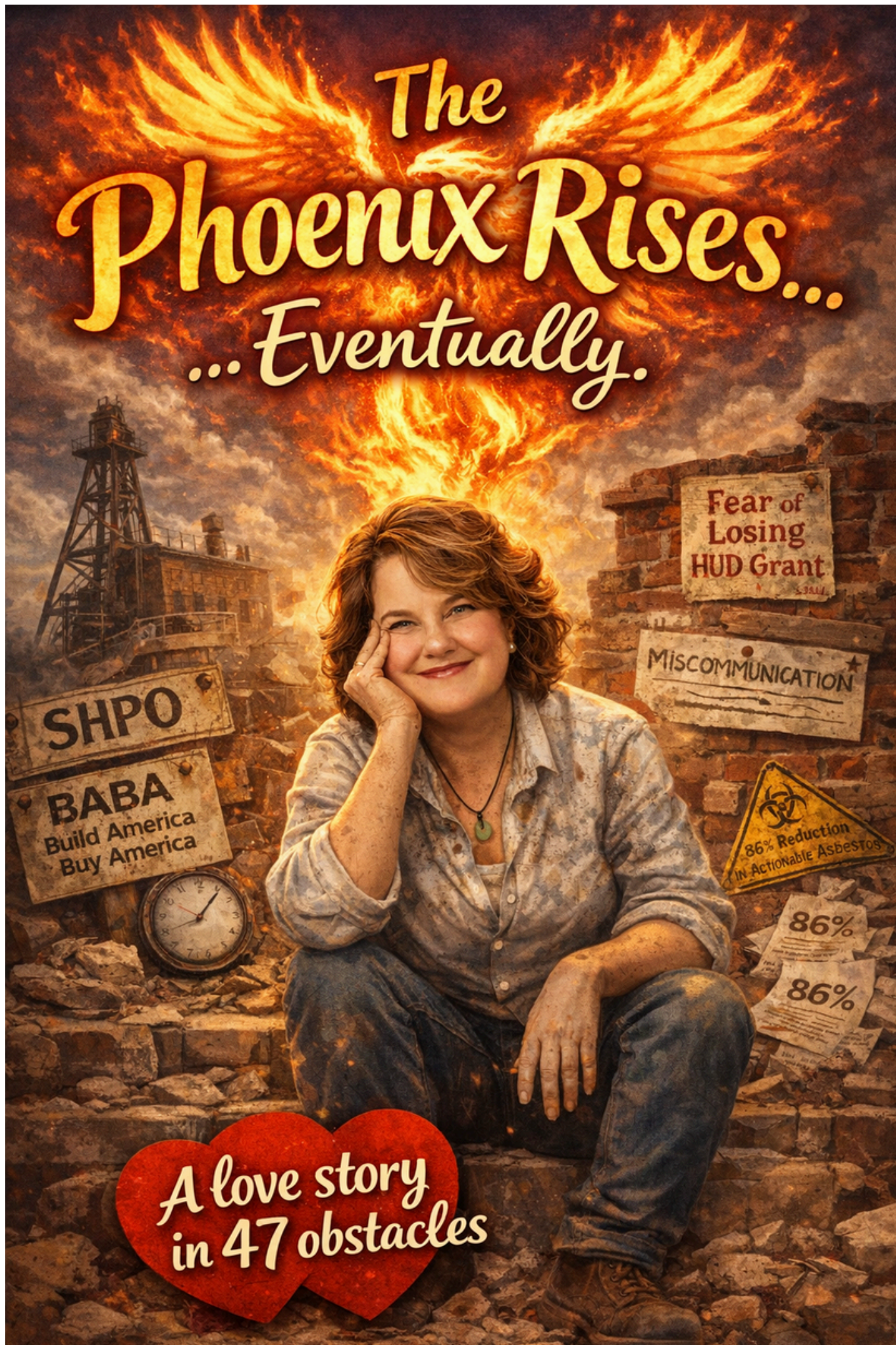
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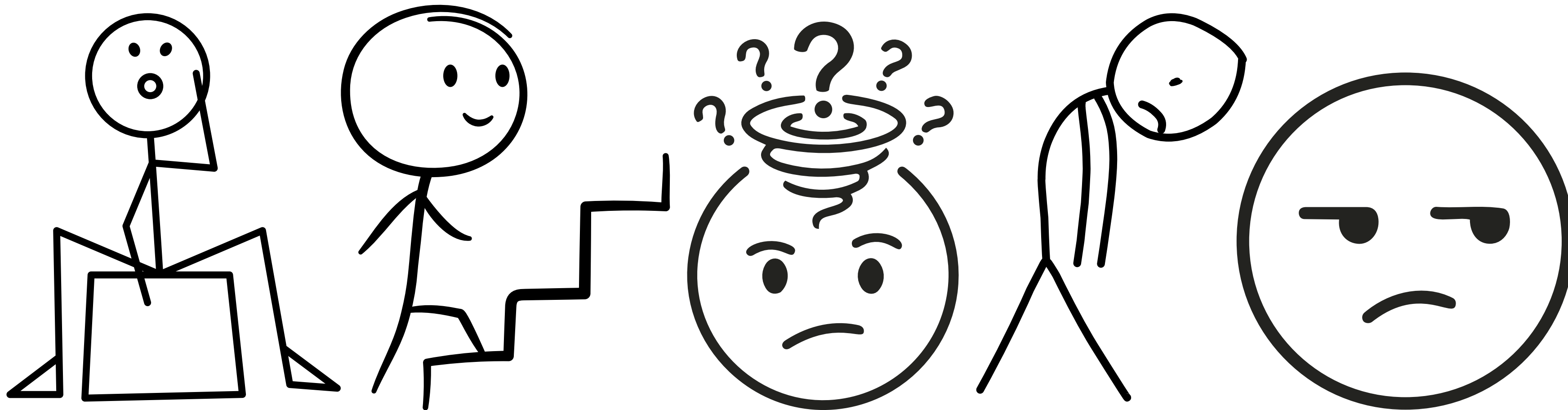


Table 1: Area Overview

| | Butte Opportunity Zone | Silver Bow County | Montana | US |
|---|------------------------|-------------------|--------------|--------------|
| 2024 Total Population | 9,717 | 36,096 | 1,139,672 | 333,113,133 |
| 2024-2029 Growth Rate: Households | 0.23 | 0.43 | 0.91 | 0.64 |
| 2024 Median Household Income | \$ 35,452.00 | \$ 54,363.00 | \$ 70,243.00 | \$ 78,883.00 |
| 2024 Diversity Index | 34.4 | 25.7 | 34.9 | 72.5 |
| 2024 Unemployment Rate | 8.0 | 4.1 | 3.4 | 4.2 |
| 2022 HHs: Inc Below Poverty Level (ACS 5-Yr) | 25% | 16% | 12% | 12% |
| 2024 Vacant Housing Units | 16% | 10% | 13% | 10% |
| 2024 Age 25+ Without High School Diploma or GED | 12% | 7% | 5% | 9% |
| 2024 Housing Affordability Index | 94 | 96 | 69 | 85 |









Windows falling out onto sidewalk

86% asbestos under 2%

HUD Funding at Risk \$750,000

Scope Creep

SHPO

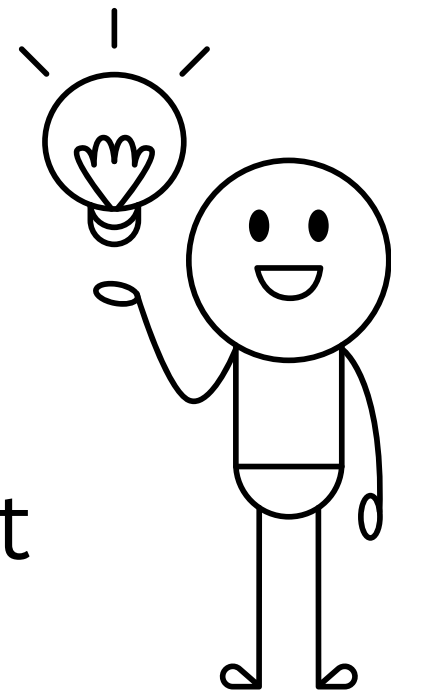
33 inch hallways

\$1.6 million

Engineer vs. Pragmatist

Only One Bid

SHPO



Bad Car Accident

Loan Officer

Windows falling out onto cars

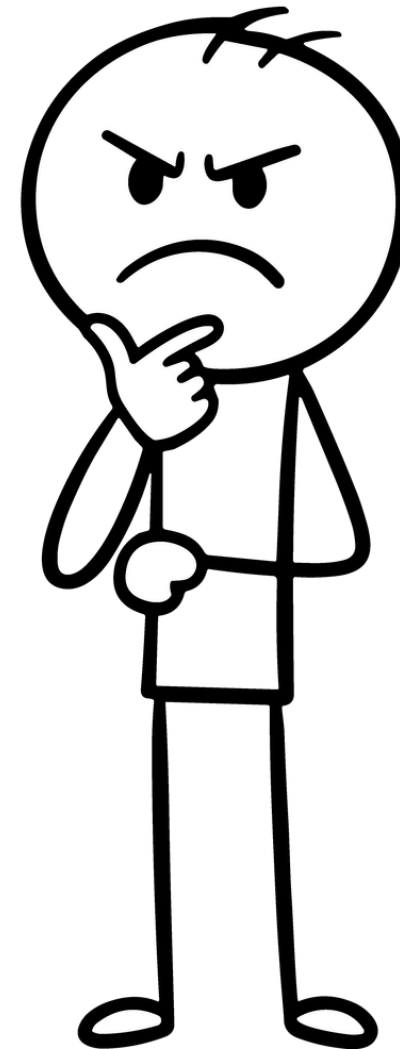
Almost no grant funding left

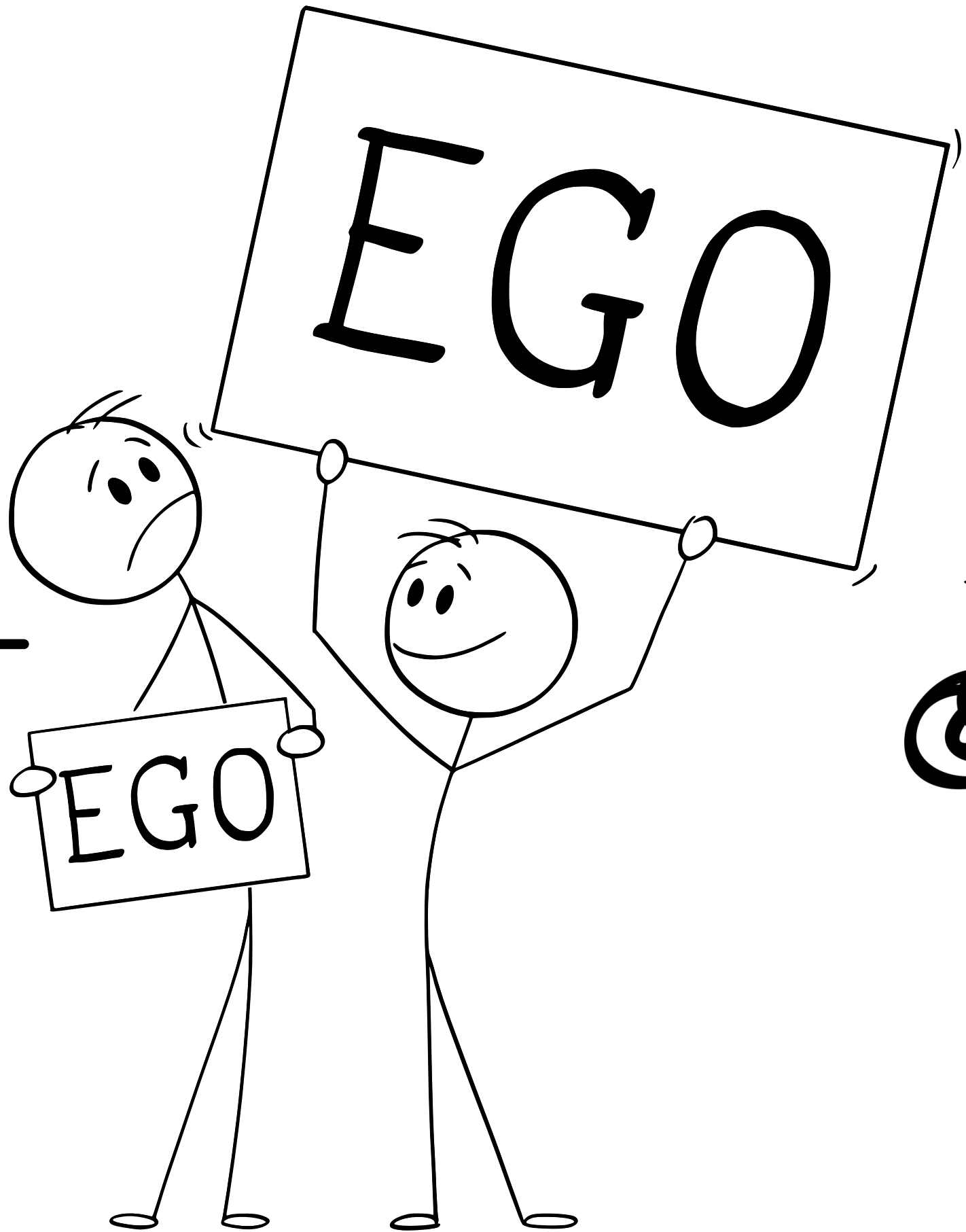
Well over Engineer Estimate

Average Cost Per Window

BABA

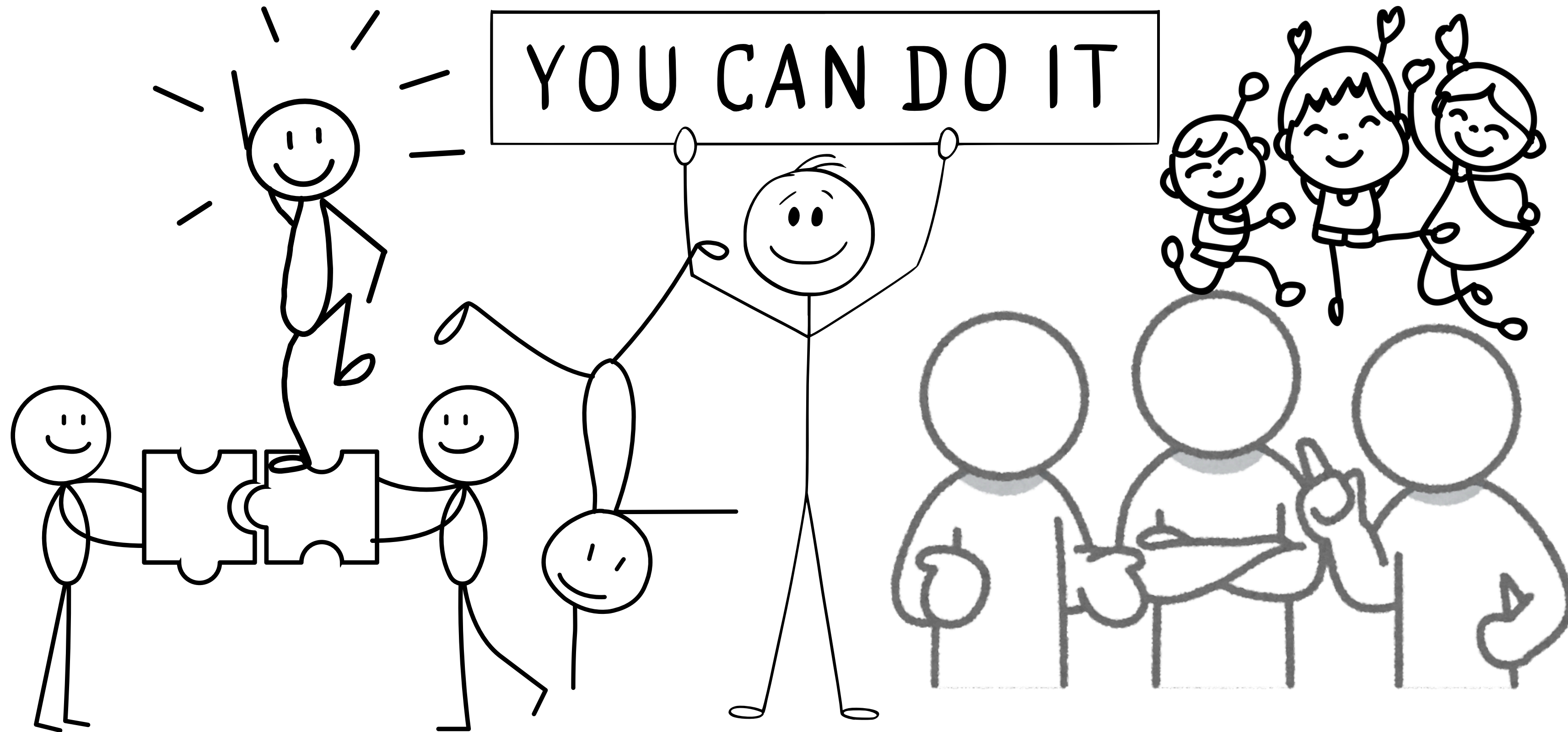
Miscommunication







I recommend beginning a meditation practice.



Communication is key. Every problem we faced was solved by someone saying "this doesn't make sense".

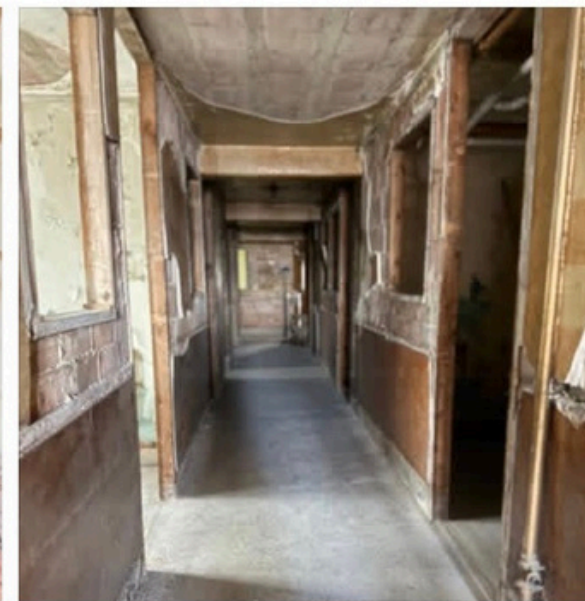
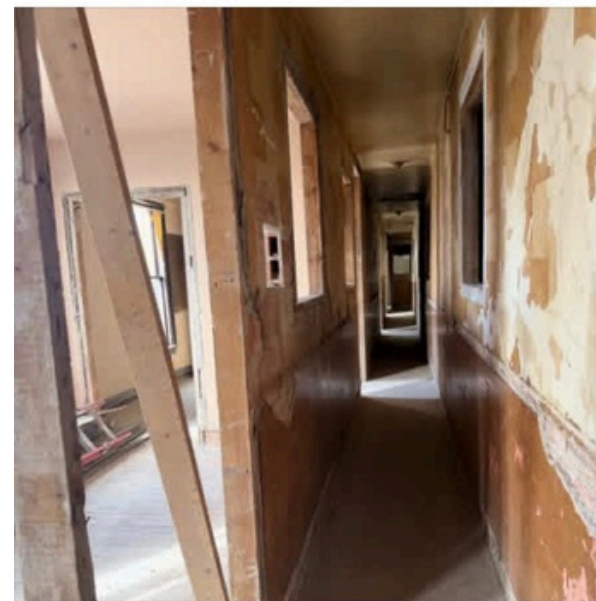
Tell Your Story.

 **Headwaters RC&D is with U.S. ... Environmental... and 4 others.**

Posted by Veronica Selway
Mar 23 · 

Today is the day! The team is built. National Affordable Housing Network, Ingraham Environmental, Custom Construction, Headwaters RC&D and Water and Environmental Technologies are teaming up to remove the hazardous materials and help the Phoenix rise again. Can't wait to see her after her makeover with the upper floors back into productive re-use for Historic Uptown Butte. Shout out to our funding partners at Region 8 EPA Brownfields and DEQ Brownfields for making this work possible.

[#Vacancy2Vitality](#) [#Blight2Beautiful](#)



  105

20 comments 13 shares

 **Like**

 **Comment**

 **Share**

Our Investment

Loan: \$750,000 (85%)

Grant: \$132,353 (15%)

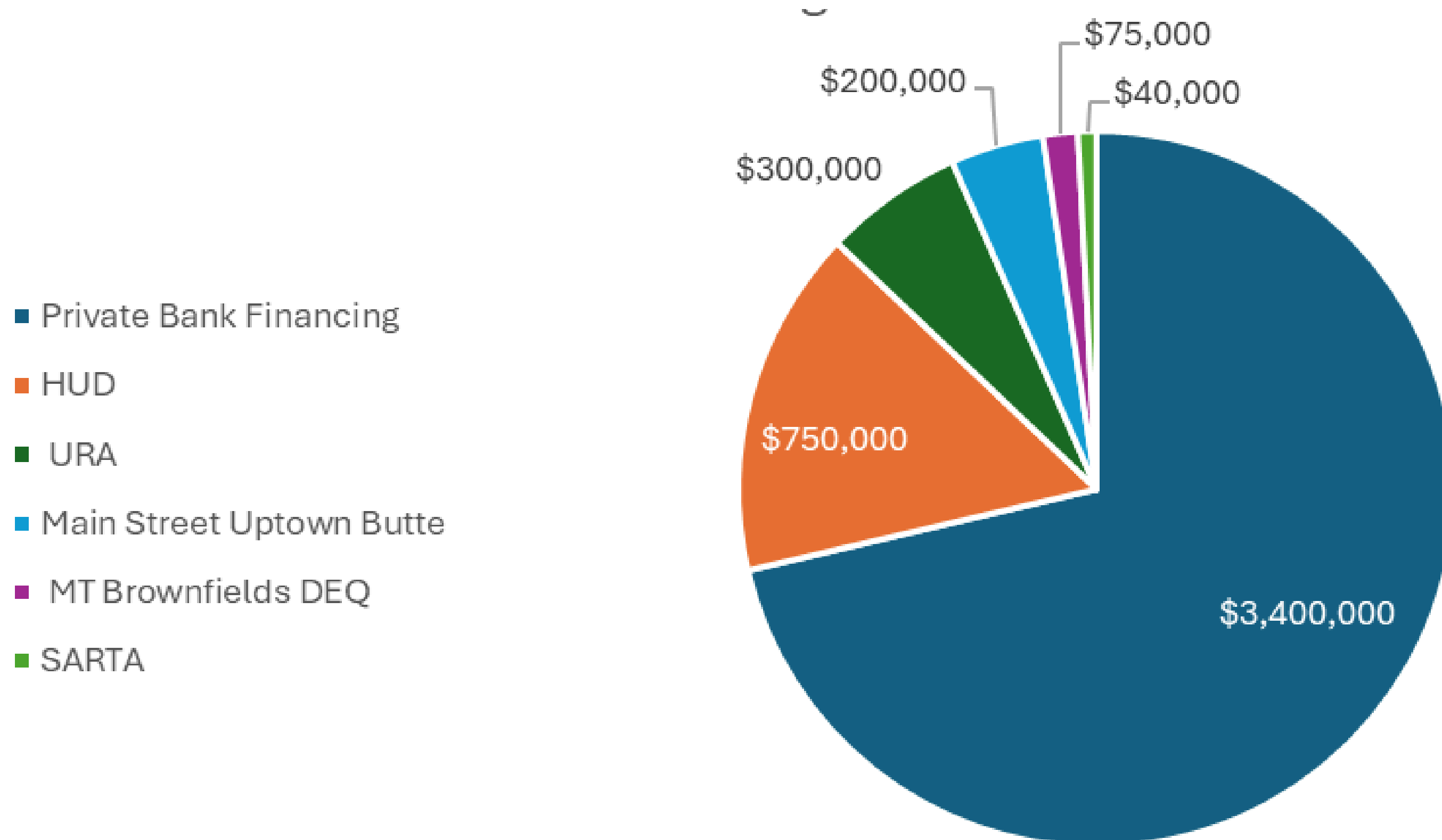
Closing Costs rolled into loan (2% Origination fee +):

\$18,254

QEP Costs out of Loan-Eligible Contractual:

Negotiating

Leveraged Funds - Immediate





15 UNITS of **HUD-FINANCED LOW-INCOME HOUSING**



Addresses critical **affordability gap**



Stabilizes housing for local residents



Activates downtown living



BLIGHT → SAFETY → ASSET



Eliminated **dangerous, failing windows**
(falling onto cars during high wind events)



Reduced risks: injury, property damage, structural failure



Secured and stabilized a high-profile building



REVOLVING IMPACT (UNIQUE WIN)



Local jobs + contractor pipeline



Increased tax base + surrounding property values



Long-term reinvestment in Uptown Butte

\$750K HUD + \$75K DEQ → \$4.77M TOTAL INVESTMENT → 15 HOMES + REVOLVING FUTURE IMPACT



...and a bread crumb trail for others to follow.

And there's so much more to come...



Brownfields makes everything else possible.



You are not alone.



And it can be fun!