

# Helena Housing Authority Community Relations Plan

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812 Abbey St  
Helena, MT 59601



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Prepared by:  
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## **Overview**

This Community Relations Plan (CRP) describes the Central Montana Brownfield Coalitions (CMBC) strategy to address any concerns of residents potentially affected by environmental remediation activities conducted at addresses owned by the Helena Housing Authority (HHA). The CRP also summarizes public notifications and community involvement which has occurred to this date for the project.

## **Spokesperson and Administrative Record**

The spokespersons for the project are Eric Seidensticker, Community Development Specialist, Montana Business Assistance Connection (MBAC) and Nick Sovner of Tetra Tech, acting as the CMBC Qualified Environmental Professional (QEP).

The administrative record files will be located on the MBAC web site at [www.mbac.biz](http://www.mbac.biz).

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The administrative record file includes the following documents related to environmental assessment and remediation of the project site:

- Community Relations Plan (CRP)
- Analysis of Brownfield Cleanup Alternatives (ABCA)
- Any public comments received along with MBAC's response to those comments

## **Site Description**

### ***Site Location***

These are the addresses of units that have tested positive for Methamphetamines (Meth):

1. 309 Rodney Street, Unit 60
2. 1012 Cannon Street, Unit 29
3. 2417 Beltview Drive, Unit 605
4. 936 N Cooke Street, Unit 324
5. 807 Abbey Street, Unit 201
6. 917 N Cooke Street, Unit 406

### ***Site History***

HHA is a non-profit agency established in 1938 by federal and state legislation to provide safe and affordable housing and related services to eligible, low-income families, the elderly, and the disabled.

All of the six units previously listed have tested positive for Meth usage. Third-party testing has been performed and each unit has tested above the recommended levels; 0.1 micrograms per square centimeter.

### ***Community Profile***

The six units are located in various neighborhoods and regions of Helena, MT. Within a 10 minute radius there are 15,713 households and a population of 34,839. The median household income for this region is \$53,180, which is 4.33% higher than the City of Helena median household income of \$50,973.

### **Nature and Threat to Public Health and Environment**

Future tenants are in danger of coming in to contact with Meth contamination if the six units are not properly remediated. Porous surfaces that are not removed from each unit will remain hazardous to future tenants. Depending on the severity, adjacent units may become exposed to Meth contaminants and pose a threat to neighboring tenants.

### **Property Redevelopment Plans**

Extensive cleaning/remediation; All impacted areas within a contaminated unit will be cleaned with industry standard cleaning agents. Porous surfaces such as doors, or cabinets, will be removed from the unit and replaced with new vinyl products. Existing floors will be stripped, thoroughly cleaned, and sealed before the unit is made available to the next tenant. HVAC systems will be inspected and refitted with new components as deemed necessary. Work flow diagram that covers ceilings, walls, kitchen/bathroom countertops, bathroom fixtures, fans and vents, windows, storage cabinets and closets, electrical fixtures, and remaining non-porous items. After a cleaning cycle, HHA will begin to dry out the interior of the unit. Final step will be to encapsulate by spraying a coat of Kilz® on all ceilings, walls, and trim. Third party clearance testing is performed to ensure units are below 0.1 micrograms per 100 square meters (Montana Administrative Code (MCA) regulatory requirements (MCA 75-10-1303).

### ***Benefits to the Community***

Making sure that the six units goes through extensive cleaning/remediation provides the best possible outcome for further usage. New tenants will not have to worry about being exposed to Meth contaminants, and adjacent units will not be at risk. HHA will continue to effectively provide safe and non-hazardous units.

### **Public Communication**

HHA communicates with tenants by letting them know at the time they sign their lease that there has been an issue with previous tenants using Meth. Tenants sign a lease addendum acknowledging that they will not use Meth inside their unit. HHA also lets all tenants know of the repercussions if Meth is being used inside their unit (reference **Appendix A** of the **ABCA**).

The units previously mentioned will be listed as an agenda item, available for public comment, at the monthly HHA Board of Commissioners meeting. Minutes, including any comments received, will be available upon request. HHA will furnish minutes if requested and make the list of units

visible on their website at [www.hhamt.org](http://www.hhamt.org). This procedure will be repeated if any future units are funded under this program.

### ***Communication Outreach***

Communication outreach will continue with the ABCA and CRP being presented in one location at the Montana Business Assistance Connection web site at [www.mbac.biz](http://www.mbac.biz) (“Latest News”, towards the bottom of the front page).