

WHITEFISH STRATEGIC HOUSING PLAN STEERING COMMITTEE

Thursday, January 9, 2020 at 6:00pm
City Hall – City Council Conference Room



AGENDA

- 1. CALL TO ORDER**
- 2. APPROVAL OF MINUTES FROM DECEMBER 19, 2019 MEETING**
- 3. REVIEW AND PROVIDE DIRECTION TO MOVE FORWARD ON PROPOSAL AND NEW SCOPE OF WORK FROM HOMEWARD**
- 4. UPDATE AND DISCUSSION ON OTHER CURRENT PROJECTS**
 - a. FUNDING
 - b. ACCESSORY DWELLING UNITS
 - c. ANNEXATION POLICY
- 5. PUBLIC COMMENT**
- 6. NEXT MEETING**
 - a. FEBRUARY 13, 2020
- 7. ADJOURN**

WHITEFISH STRATEGIC HOUSING PLAN STEERING COMMITTEE

December 19, 2019 at 1:00 p.m.

City Hall – Whitefish Conference Room

MINUTES

1. Call to order:

The meeting was called to order at 1:02 p.m.

Attendees: Ben Davis
Wendy Compton-Ring
Addie Brown-Testa
Katie Williams
Dana Smith
Rhonda Fitzgerald

2. Approval of Minutes from the December 10, 2019 meeting:

Williams/Compton-Ring made a motion/second to approve the minutes from the December 10, 2019 meeting. Passed unanimously.

A question about the Drawings of the condos was raised. The new drawing does not look like the original sketches. The most recent designs submitted are for the blueprint as in not the actual design.

3. Committee discussion and direction on next steps for the Snow Lot Project:

The Snow Lot project needs \$3 to \$4 million to come to fruition as the project currently stands. It may be time to adjust the project to fit the current funds, approximately \$1.5 million. Homeward may need to rework feasibility study with other options.

Dana summarized comments received by John Muhlfeld and Melissa Hartman, as they couldn't attend today's meeting.

John's input:

- a. Units need to be for ownership

- b. Phase construction, as funds are available
- c. Reduce number of lots
- d. Sell portion of the land to developer/enter into developer agreement with the City or Whitefish Housing Authority

Melissa's Input:

She doesn't like the design of the two larger buildings, specifically the stairs on the outside of the building. She is okay with reducing the number of units though she is hopeful we can stick with the full offering in a phased capacity.

NBC Montana requested an interview. We would make it clear this is not just a city funded project, we are still looking at developers and other resources.

The Committee discussed assessing whether condos or townhouses would be a better option if all units are for purchase units. The consensus is townhouses would be more desirable due to aesthetics, storage, attracting people to come and raise their families opposed to shorter term ownership.

Whitefish has many apartments that sit empty even after the rents have been lowered due to rents in Columbia Falls and Kalispell being \$300 to \$400 a month cheaper. People would like to buy in Whitefish if there was affordable housing for purchase.

The question of whether the Committee thinks changing to all ownership units was raised and the Committee agrees the units should all be for purchase.

Wendy provided a breakdown of Land Use Approvals since Fall 2016 and Building Permits issued: 01/16 to 11/19. See attached for those numbers.

More affordable single-family homes are being built, but nowhere near how many is needed.

The Committee set a 2-month deadline to get the scope and contract finalized.

4. Update and discussion on other current projects

No updates

5. Public comment

No comments

6. Next Meeting

Next Meeting is January 9, 2020 from 6:00 to 9:00 p.m.

7. Adjourn

The meeting adjourned at 2:19 p.m.

DRAFT