

# WHITEFISH STRATEGIC HOUSING PLAN STEERING COMMITTEE MINUTES

February 13, 2020 at 2:30 p.m.

## 1. Call to order:

The meeting was called to order at 2:30 p.m.

Present: Wendy Compton-Ring, Ben Davis, Rhonda Fitzgerald, Kevin Gartland, Melissa Hartman, Rebecca Norton, Dana Smith

Absent: Addie Brown-Testa, John Muhlfield

Others: Angie Jacobson, Lori Collins, Marney McCleary

## 2. Approval of Minutes from the January 9, 2020 meeting:

Kevin Gartland/Rebecca Norton made a motion/second to approve the minutes from the January 9, 2020 meeting. Passed unanimously.

## 3. Snow Lot Update and Discussion:

Heather McMilan, Homeward, reviewed costs with the Committee to develop the Snow Lot into 100% permanently deed restricted 24 townhouses versus the previous development plan of townhouses and apartments. Options for saving money the Committee discussed included: using an owner's rep instead of a developer success of which also depends on a good working relationship with the architect and the contractor; a phased approach (building and sales model); and using a land trust model. Options for a developer/agreement and donation of the land to the WHA before the TIF expires were discussed and a look at using the 'fee in lieu' in order to reduce the gap. Staff has been directed by the Council to move forward with the project.

**NEXT STEPS:** Dana is comfortable with the financial analysis. The City Council will be having a work session on March 2<sup>nd</sup> to talk about the Snow Lot and its financial feasibility and design (site plan and building design – conceptual now and details later). The Committee agreed the design needs to be similar to what the neighborhood saw and approved. For the March 2<sup>nd</sup> work session, Dana requested the financials and a site plan. Architectural details will come later, but we will bring the charrette drawings and provide

an overview of that process. The site plan will be forwarded to the Committee before the work session.

#### **4. Update and Discussion on Funding Strategies:**

Marney handed out information on funding sources that might be used for development of the Snow Lot and Alpenglow, Phase II. Marney reviewed the list of options and described how they would work. Getting the land donated for the Snow Lot will be helpful as the project moves forward.

Ben – asked if it would make sense to change the financing options worksheets into an action plan (e.g., Snow Lot use certain funds).

Marney – need to prioritize funds for the project; what can we use/do? She indicated she and Lori Collins could meet with lenders and agencies at the Housing Conference in Helena to discuss the different funds/grants.

Ben – Who should make the action plan?

Dana – It should be the WHA and the City. Dana, Lori Collins (WHA) and Marney McCleary should sit down and discuss. They need to continue to work with local lenders. Some of the local mortgage companies are already set up to help low income households and are a viable option.

Ben – asked about the Housing Trust Fund and the Coal money set aside for housing

Marney – state of Montana Housing Trust Fund is very difficult; Coal \$\$ good thing, but not much of it.

Wendy – asked what is the update from the WF Community Foundation?

Ben – the WHA will be a part of the Great Fish with a goal of \$20k; the website and the brochure for the Community Foundation are nearly updated; summer will be good timing in between the Snow Lot and Alpenglow Apartments

#### **5. Update and Discussion on Accessory Dwelling Units:** postponed until the next meeting

#### **6. Other Topics:** NMAR 2019 numbers handed out and their impact on the 'fee in lieu'. This number is not automatically updated but needs to be approved by the City Council by resolution. The Committee will think about these and possibly discuss at the next meeting.

Dana and Wendy met with Libby Starling, Federal Reserve Bank - Minneapolis, to discuss our Legacy Homes program

Wendy followed up with Madeline Forbis, Senator Tester's office, regarding money for state of Montana has been received and was already distributed. It was not very much.

**7. Public comment:** Dave Radatti, encouraged the Committee to implement the accessory apartment recommendations of the Strategic Housing Plan. By increasing the number of rentals, it will help decrease overall rental costs in town.

**8. Next Committee Meeting:**

March 12, 2020

**9. Adjourn:**

The meeting adjourned at 4:40 p.m.