

WHITEFISH STRATEGIC HOUSING PLAN STEERING COMMITTEE AGENDA



Thursday, October 14, 2021 at 6:00 p.m.
City Hall - Whitefish City Council Conference Room

1. Call to Order
2. Communications from the Public
3. Approval of Minutes from September 9, 2021
4. Update on Affordable Housing Strategies in Progress
 - a. City of Whitefish
 - Prioritizing Strategies/Presentation (Nov/Dec 2021)
 - Housing Needs Assessment (May/June 2022)
 - Funding Plan Program Creation:
 - Impact Fee/Building Permit Reimbursement Program
 - Property Tax Levy for Affordable Housing
 - Review of City Property for Affordable Housing
 - b. Whitefish Housing Authority
 - Snow Lot: Open House, October 11th at 6 p.m., City Hall
 - Funding: Grants and Fundraising
 - Housing Whitefish
 - c. Chamber of Commerce
 - 1% Voluntary Assessment
5. Strategic Housing Committee Expiration (Dec 2021)
6. Next Committee Meeting
 - a. November 11, 2021
7. Adjourn

Committee Documents:

Click [here](#) to access the Workforce Housing Needs Assessment

Click [here](#) to access the 2017 Whitefish Strategic Housing Plan

WHITEFISH STRATEGIC HOUSING PLAN STEERING COMMITTEE MINUTES

September 9, 2021 at 6:00 p.m.

1. Call to order:

The meeting was called to order at 6:00 p.m. by Ben Davis

Present: Wendy Compton-Ring, Ben Davis, Rhonda Fitzgerald, Kevin Gartland, Bob Horne, Rebecca Norton

Absent: Lori Collins, John Muhlfeld, Dana Smith

Others: Four (4) people from the public were in attendance

2. Public Comments: None

3. Approval of Minutes from the August 12, 2021 meetings:

Horne/Gartland moved to approve the August 12, 2021, meeting minutes as amended. Passed unanimously.

4. Presentation from Whitefish Workforce Housing Project (Toby Scott): Toby introduced himself and Ed Docter from the MT Tap House. They described who they were, what their interests are and noted that they have met with other organizations (City Council, Whitefish Housing Authority). They outlined their business plan and their vision for implementing workforce housing through a cooperative that businesses could be a part of in order to provide housing for their employees. They noted just about every business in town has a help wanted sign.

Their List of Priorities:

- For businesses to have a master lease with a property owner(s) or property management company. The business could pay the rent/lease and then charge their own employees for housing
- Take advantage of the currently vacant one acre north of Alpenglow Apartments through a temporary ground lease; possibly look at modular or temporary units/RV/dorm; 2-year limit per the WHA
- Develop property west of WF Crossing off Pheasant Run (7 acres) – Ed has put down earnest money on it (contingent on annexation, approval to build apartments and have impact fees reimbursed). Could be a variety of multi-family, townhouse, single-family plus childcare – start off with temporary housing (phase I)

- Would like to see affordable housing throughout the town and not just in one spot

What they need –

1. Enable the use of temporary housing – can it meet the building code? Zoning code?
2. Assistance with developing the 7 acres
3. Work with the City to rezone property to high density residential zoning in town – we don't need industry at this time, we need housing

Bob – would like to see their plan written up to better understand the various projects
Working with Montana Cooperative Development Center (MCDC), Tracy McIntyre to develop the business plan – meeting at the end of September

Ben – a lot of common interest between the Steering Committee and the Workforce Group

Kevin – businesses are frustrated to be 'at the will of the housing market'; it needs to be part of their business plan

Rebecca – nothing will be built on the Alpenglow, Phase 2 property awhile so the temporary use is a good use until material prices go down

Rhonda – what about the voluntary assessment; the businesses could add this to their own services and retail – this seems very timely; *there seems to be interest on behalf of the business community*

Bob – self assessment – voluntary linkage

Kevin – what do we do for those businesses that don't have a retail use or a restaurant – like an attorney's office or an accountant? It will have to be a bit different than the CVB assessment to include more businesses

Ben – suggested the Committee provide some feedback *Toby will forward the draft business plan to staff to forward to the Committee*

It's good to include childcare; can it be part of infrastructure under the money coming from the Feds?

September 27th Tracy McIntyre MCDC to help the group with their model and business plan

NEXT STEPS:

Toby will send a copy of the Program Description to Wendy to forward out to the group for feedback

5. Strategic Housing Plan Priorities Review and Recommended Next Priorities for 2021

Staff review their Top 3 items (zoning text amendments, annexation policy and impact fee reimbursement program). Staff noted this does not include any priorities from our partners – WHA and Chamber.

Ben – ask the Housing Authority to revisit the efforts Marney did a year or more ago and figure out the next steps – bring it to the next meeting

Rhonda – bring the WF Community Foundation on board

Kevin – private philanthropy, business community, government; we don't have a financial plan to know what we need; voiced frustration that this aspect is not moving forward when it is one of the most important parts of a successful program

Rebecca – ask Dana if we can hire a grant writer to help with this stuff

Suggested coordinating with Chany Okert, FVCC grant writer teacher; *staff follow-up received a couple of names from Phil Boland*

Overall, the Committee felt the top priority should be financing. There are a lot of items in the list that could fall under financing:

- Impact Fee Reimbursement Program
- Community Foundation – their role, the funds that could be set up there and criteria for usage
- Grant Writing

Full-time Housing Coordinator is very important. The group wondered if we can get someone that is qualified

Ben – lots of ideas and believes some of the people absent need to be present to further these ideas (Dana, WHA, etc.)

NEXT STEPS:

- Ask the WHA come up with a target list of grant opportunities in the next year, discussion about who can do this
- Ask WHA about the process for further development of the WF Manor – noted it's one property available that could be further developed; look at the WF Manor and the Senior Center land – is there an opportunity to be further developed?

6. Other Housing Updates The meeting ran late so we did not get to these items.

7. Next Committee Meeting: October 14, 2021

8. Adjourn: The meeting adjourned at 8:08 p.m.