

# WHITEFISH COMMUNITY HOUSING COMMITTEE

## MINUTES

February 27, 2023 at 4:00 p.m.

**1. Call to order:**

The meeting was called to order at 4:04 p.m. by Dana Smith

Present: Cameron Blake, Ben Davis, Rhonda Fitzgerald, Leanette Galaz, Roxann Gallagher, Carolyn Pitman, Daniel Sidder

Absent: Dwarne Hawkins, Jeff Raper

Staff: Dana Smith, City Manager; Wendy Compton-Ring, Senior Planner; Luke Sponable, Housing Coordinator/Long-Range Planner

Others: One (1) person from the public was in attendance (Councilor Rebecca Norton)

**2. Introductions:** Each Committee member introduced themselves.

**3. Appointment of Officers:** Dana described the different roles for the Committee and how they will run the meetings and coordinate with staff.

**a. Chair**

Rhonda – moved to appoint Ben Davis as chair

Leanette – 2<sup>nd</sup>

The Committee unanimously voted in favor of the motion.

**b. Vice Chair**

Ben – moved to appoint Roxann Gallagher as vice chair

Daniel – 2<sup>nd</sup>

The Committee unanimously voted in favor of the motion.

**c. Secretary**

Carolyn – moved to appoint Cameron Blake as secretary

Ben – 2<sup>nd</sup>

The Committee unanimously voted in favor of the motion.

**4. Communications from the Public:** None at this time.

Ben noted in the past, the Committee has been fairly flexible receiving public comments during the meeting, when possible.

**5. Committee Purpose and Whitefish Community Housing Roadmap Review:**

Dana – provided an overview of the 2022 Community Housing Roadmap adopted by the Council last year, the partnership group, and a summary of the role of this group (City items/projects). Dana would like to see individual committee members work with staff to help move items forward and those items where the City is not the lead we will check in with others and support where we can

Ben – provided context for the Committee and how the discussion around housing has evolved over time, it can be very complicated; as a community, we need to pick up the pace of progress; the work has been done by volunteers in the past and we haven't really had a staff person devoted to housing but now we have staff plus a new Committee; we owe the community more and it is now a collaborative effort with other entities

Leanette – let's not forget the human element of housing

Rhonda – there needs to be some sort of coordinating between all the various elements

Cameron – who actually is taking the lead on these items

Daniel – asked about the level of detail of the Housing Development Plan, as Housing WF is also developing a strategic plan

Ben – very little philanthropic dollars or tax dollars have gone to housing; it is hard to ask for donations or taxes to go to housing if there is no plan

Roxann asked and Dana explained the City's financial role in different housing project and budgeting for current year

Daniel – this seems like the plan is a good tool; it needs to be coordinated

Leanette – good to see the success for housing

Rhonda – Trailview is a good example of ownership housing

Daniel – let's be careful about the language of who is living here and needs housing; not a protectionist approach to who gets to live here

Leanette – very important to also keep in mind those that have had to leave the community and should be part of the community

The Committee discussed many ideas on the role of the city, public-private partnerships

Carolyn – there is confusion about the various terms in housing; we need a better term so everyone understands and is on-board; Coordinate/combine the Growth Policy and the Housing outreach

**6. Proposal for Use of Affordable Housing Funds to Contract for Assistance to Produce Community Housing Development and Financing Plan:**

Dana – recommends to the Committee to contract for the creation of the Plan (development & financing) and use the mill levy for the current budget year; while the resort tax vote will be broad, the Plans will be helpful to support this vote for reallocation

Rhonda – could we see examples from other communities? We can look for something Development plan 5-10 years; the resort tax is for 20 years – the ballot language can be broad but the plan should be specific; it will be an important part of the community outreach

Daniel – Housing WF will be doing a Housing Campaign in May with other organizations

Rhonda – good to coordinate these campaigns

**MOTION:**

Rhonda – motion to recommend to the Council to go for an RFQ to develop a both a development and financing plan according to the 2022 Housing Roadmap

Roxann – 2<sup>nd</sup>

**DISCUSSION:**

Ben – is there time to get this done before the vote?

Dana – it will be a tight timeframe, but we'll put this in the RFQ

**VOTE:**

Unanimous

**NEXT STEPS:**

Next meeting brainstorm ideas and good examples

**7. Montana Legislative Update Related to Housing:**

Talked about previously.

**8. Next Committee Meeting – Determine Regular Meeting Schedule:**

3<sup>rd</sup> Tuesday; 4-6PM – March 21<sup>st</sup> and then determine the schedule

Celebrate our successes!

**9. Adjourn:** The meeting adjourned at 6:00 PM