

WHITEFISH STRATEGIC HOUSING PLAN STEERING COMMITTEE

MINUTES

March 12, 2020 at 6:00 p.m.

1. Call to order:

The meeting was called to order at 6:05 p.m.

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

Absent: Addie Brown-Testa, John Muhlfeld

Others: Angie Jacobs, Katie Williams, Dave Radatti

2. Approval of Minutes from the February 13, 2020 meeting:

Rhonda Fitzgerald/Kevin Gartland with changes from Rebecca Norton, as reflected in the minutes, from the February 13, 2020 meeting. Passed unanimously.

3. Accessory Dwelling Units Discussion:

Rhonda noted although ADUs is a strategy in the Strategic Housing Plan and we need to make sure we don't lose focus on what is important in our town. We need to make sure we consider the consequences of expanding ADUs and make sure they complement the neighborhood.

Staff reviewed the memo regarding Accessory Dwelling Units (ADUs), the number of units permitted and built, the recommendation in the Strategic Housing Plan and the various questions at the end of the memo. Of the recommendations, the Committee supported:

- eliminating the single-level requirement;
- allowing detached units;
- encouraging new subdivisions to incorporate ADUs; and
- reimbursement of impact fees, if a revenue source can be identified and only if it is for affordable housing.

The Committee supports the use of ADUs as a form of affordable housing. There was a considerable discussion about the definition of 'residential' and the rental of 30 days.

Other discussions included licensing for long-term rentals, enforcement of short-term rental of ADUs, permitting ADUs only for deed-restricted housing, use of ACUPs and light design standards and possibly working with the Arch Review Committee.

NEXT STEPS: Staff will review notes and come back to the Committee with a variety of ideas and research questions brought up.

4. Cash In Lieu of Affordable Housing Update and Discussion:

Staff reviewed the updated numbers with the Committee (handed out at the last meeting) received from NMAR for 2019 sales in the 59937-zip code, the boundaries of our housing planning area. The spreadsheet was also reviewed – further consideration/discussion needs to occur.

NEXT STEPS: The Committee will review the numbers once the 2020 AMI numbers come out in the Spring and discuss in the future.

5. Snow Lot Update and Discussion:

Staff updated the Committee on the City Council worksession the previous week. As the Committee recalls, there is a gap in the budget and Council indicated their willingness to cover the difference as the project moves forward. Ben, Angie and Dana will sit down to figure out a developer agreement for the TIF money and the project. The next step in finalizing the contract with Homeward is to determine the final product. Homeward wants to know what we want to see: a booklet or all the documents ‘to-date’. Because we did not define the exact deliverable in the scope. The Committee agreed a site plan, architectural design details, and the financial information.

Ben – would also like to have the spreadsheet included

The Committee asked about the 3D modeling/video of the project. The Committee and public saw it with the first design and it might be a helpful tool as the project moves forward.

Ben – the next steps will be the design; engineering/architect design; once an agreement can be made with the City, the project will be a WHA project from this point forward. The WHA, architect, general contractor will need to work together to figure it out.

Also, the City will need to work closely with WHA regarding the land transfer which is needed in order to use TIF dollars. WHA could/should include additional outreach with the neighborhood.

NEXT STEPS: WHA will come back with design. The City needs to provide a progress report to the neighborhood. Wendy will get a mailing list of those notified in 2018 to

Dana. Dana will write a status report to the neighborhood and check with Homeword on getting a 3D modeling/video of the project for the new design.

6. Funding Update:

Katie Williams, reported on the funding topic. They are working on a brochure for the WF Community Foundation. The WHA Board still needs to review the brochure for the specifics and they need some graphics work done. Katie asked if anyone had any questions about the funding worksheets reviewed at the last meeting.

NEXT STEPS: Kevin Gartland has a graphic design person that could help the WHA with their brochure. Katie will email the final content to Kevin once approved by the WHA.

7. Other Topics:

There was a walk-through of the Alpenglow apartments yesterday. It looks good and the WHA is keeping a list of possible tenants once the project is complete.

The new WHA webpage looks nice and will go live soon.

8. Public comment: none

9. Next Committee Meeting: April 9, 2020

Kevin will not be at the next meeting.

10. Adjourn:

The meeting adjourned at 8:17 p.m.