

# WHITEFISH COMMUNITY HOUSING COMMITTEE MINUTES

**March 21, 2023 at 4:00 p.m.**

## **1. Call to Order**

The meeting was called to order at 4:10 p.m. by Ben Davis

*Present:* Cameron Blake, Ben Davis, Rhonda Fitzgerald, Leanne Galaz, Dwarne Hawkins, Roxann Gallagher, Carolyn Pitman, Jeff Raper, Daniel Sidder

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

*Others:* none

## **2. Communications from the Public:** None

## **3. Approval of Minutes from February 27, 2023, Meeting**

Motion by Carolyn to approve as written. Rhonda seconded, no discussion Vote: unanimous.

## **4. Community Housing Development and Financing Plan**

### **a. Update - Request for Qualifications Issued**

Dana discussed RFQ, Deadline due to election. Crinkle could be new legislation changing elections to only even years. Then could potentially allow more time for completion.

Selection committee for the appointed by council at next meeting. (Elected official, Dana, Wendy would be recommendation).

Rhonda suggested Housing committee members on committee.

Daniel and Cameron volunteered.

Rhonda – any interest – Dana yes one so far.

Leanne – Would they need to be regionally based?

Dana – more likely Mountain, resort town experience.

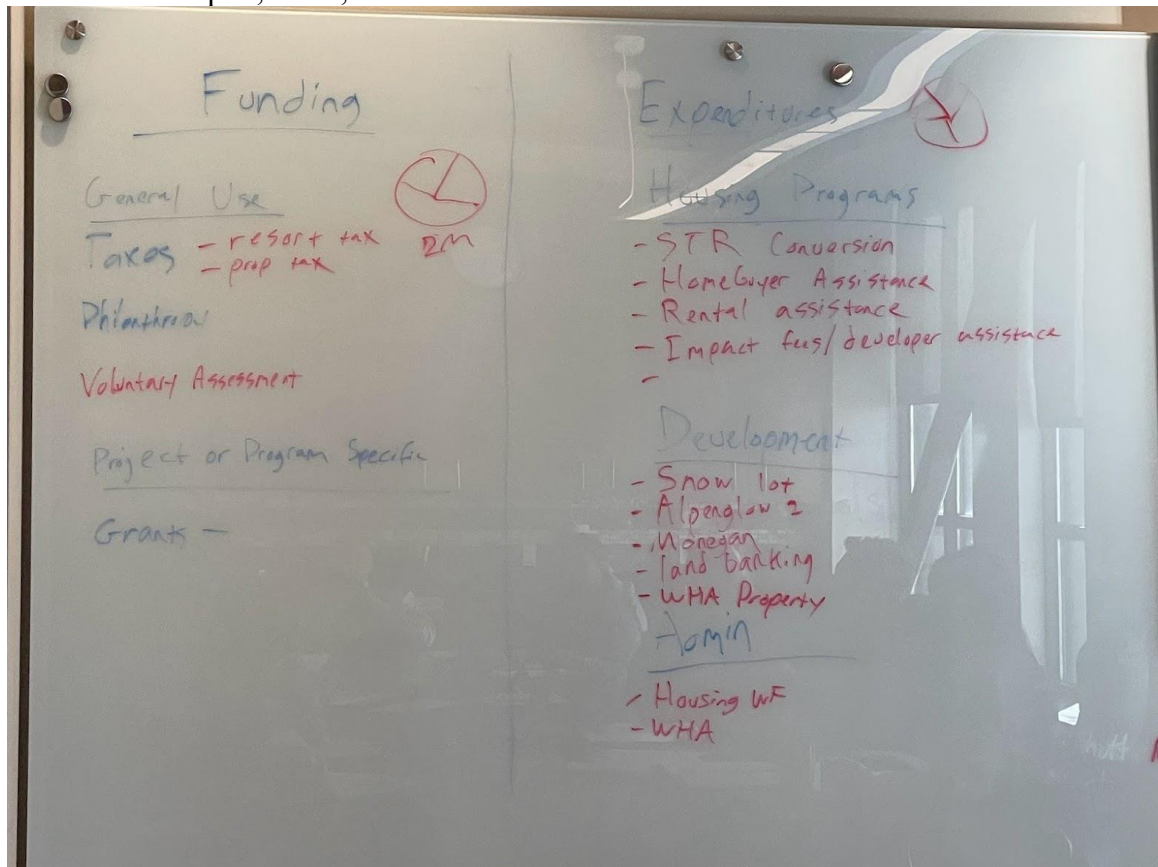
Awarded May 1 City Council. Timeline is hopefully adequate – three weeks, like a 10 page document.

This fall school bond likely – would there be resistance to two tax issues. Good education campaign (on resort tax) would be needed.

### **b. Committee Member Ideas and Good Examples to Include**

Discussion around scope of Housing Development and Financing and what resulting document would look like and include. Referenced Page 17 (chart) and page 20 (create a Community Housing finance Plan) of Housing Roadmap.

Development is actual development projects like Alpenglou 2, Monegan, and Snow lot. (Properties already controlled by City). Need to know funding sources for those projects. Financing Plan is broader. Match financing sources to actual development projects or broader. Sources and Uses of funding. Development plan is a piece of financing plan. Development plan needs to prioritize dollars that we have. Funding plan should look at broader sources for housing. Daniel example – buying deeds, critical home repair, ADU, loans. Ben made a chart.



Roxann – need to know approximate project costs to allocate funding, feasibility of individual projects.

Wendy - Could look at desired characteristics of units – walking distance, bike ped.

Dana – consultants will help us figure this out.

Growth Plan Update will look at broader housing needs, potential zoning changes, etc.

Dana – Housing authority redevelopment could be part of priority.

Dwarne – loosely yes, WHA is looking at redevelopment, new development on their property.

Rhonda – consultants need to recognize this is not just a tourist town – not just like all the others. Half the people aren't involved with tourism.

Cameron - Public engagement?

Dana - Public always welcome – group represents interests. Not time for public outreach.

Alan – working on public engagement plan for growth policy. Will use this group to help with housing plan.

Leanette – is general fund money available for this? Professional service allocation?

Dana – Housing fund money is designated.

Rhonda – could we relook at TIF district. Blight of lack of housing.

Dana – whole City blighted won't work again with State. Have identified a few potential areas but council didn't want to move forward right now. Would take years to capture new value.

Jeff how much will this (RFQ plans) cost?

Dana – Based upon other similar \$50,000 to \$75,000

## **5. Determine Next Priority Project for Committee**

Discussed ideas. Need to limit this Committee to City responsibilities under Roadmap – pg 15 strategies. What can be done quickly? Some items will need to wait for legislative outcome (like STR's, zoning changes)

Daniel – zoning to allow expedited approval process for higher density not have CUP.

Rhonda – create pipeline of land partnership opportunities – lets have consultant do this.

Rhonda - Zoning for reduced setbacks

Ben – Annexation policy – condition annexation on helping toward housing goals.

Wendy – annexation uses should represent mix of current Whitefish residents.

Infrastructure, housing ownership.

Daniel – Incentives in Legacy Homes. What can we work with in code.

Rhonda – Encourage building of affordable units.

Leanette – we need a band aid – what are achievable short-term solutions?

Development plan and financing are long-term. Need a homelessness solution?

Dana – Some of those are under WHA umbrella.

Ben suggested next meeting – review next priority under City responsibilities on Housing Roadmap. – Look at all under Number 3 – Implement Policies to Support community Housing.

## **6. Montana Legislative Update Related to Housing (Dana)**

This session is an attack on local government. City has lobbyist. Also part of League of Cities and Towns. According to League of Cities and Towns – one of the most difficult legislative sessions ever. Comment on 268 – Short term rental legislation. Committee hearing is Friday.

## **7. Next Committee Meeting**

Determine Regular Meeting Schedule – 4<sup>th</sup> Monday (4-6pm) April 24<sup>th</sup>.

**Adjourned at 6:05 pm**