

# WHITEFISH STRATEGIC HOUSING PLAN STEERING COMMITTEE

## MINUTES

May 12, 2022 at 6:00 p.m.

**1. Call to order:**

The meeting was called to order at 6:08 p.m. by Ben Davis

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

Absent: Lori Collins

Staff: Riss Getts, via MS Teams

Others: Two (2) people from the public were in attendance

**2. Communications from the Public:** none

**3. Approval of Minutes from the April 14, 2022 meetings:**

Fitzgerald/Muhlfeld moved to approve the April 14, 2022, meeting minutes. Passed unanimously.

**4. Continuation of Review of WSW Memo.** Reviewed items 1-3 at the previous meeting.

**4. SNOW Lot** *Is there anything to be done to move this forward faster? Develop support for the project now.*

Rebecca – wondered if there is another location this project could occur in the event this project doesn't work here?

Wendy – hope the WHA will lean on staff to help move the project along

Rhonda – agrees, the identified projects need tailwind to help move things along; when

Riss is on-board her role can bridge the gap between the City and the WHA

Riss – has been attending the weekly developer updated meetings

Education/PR – wants the public to perceive the project and development of it as effective; thinks it would be helpful to provide status reports on the project for the public

**5. Next Tier Projects.** *Land & Redevelopment Opportunities* (potentially pairs with Land Banking and Housing Trust items)

Ben – this is the Capital Improvement Plan needed for planning and fund raising purposes; what is our building plan for the future and how we are spending the money; this wholly falls under purview of the Housing Whitefish

Rhonda – still confused on how all the various housing groups work together; who is advising whom

Kevin –this group will continue to feel like we are floundering until both the City and the Housing Whitefish staff get on board

Riss – described her enthusiasm to develop a Capital Plan and work with Housing Whitefish

Ben – this is a strategic plan for Housing Whitefish

Kevin – Housing Whitefish is not alone on developing this; we can help them do this – we are asking them to do what they need to do; we need to think outside of the box and we need to be creative; is there land that can be re-purposed? City land, parks, school district, BNSF

Rebecca – need to look outside city limits

Rhonda – look at all the different locations and ideas for development, a lot of the larger employers with a lot land are looking at opportunities for housing and this should be encouraged

*TO DO:*

- map all public lands
- map underutilized private land – include outside city limits within the Urban Growth area

Bob & Ben – have been brainstorming ideas on what to do with the map Dave made several Council work sessions ago; Bob developed a work program – further identify land that can be developed-redeveloped; he would like to kick start with a work program – share with the Committee; Bob is concerned with what could happen with the upcoming legislative session and does not think we can wait until the Growth Policy is done

Ben – what helped was the series of steps and to see something in writing

*TO DO:*

Will circulate Bob’s memo and schedule a meeting for Friday, 20<sup>th</sup> at 2PM – bring Dave’s map from the work session

*Re-Do the Committee (Core Component #1):*

John – this committee ought to be re-structured to get the right people in the room to get those involved; help focus the discussion

Dana – housing will always be an issue so it should be a standing committee

Ben – bring a draft of the Committee make-up to the next meeting

Kevin – do we need three Councilors? *No*

Dana – added that we do not need staff as a full committee member; staff will attend the meetings

## 6. Code/Policy Changes/Upgrades

*Annexation Policy* – currently the City and staff are looking at procedural aspects of annexation versus annexation as a policy for housing

Rebecca – might be a good idea to extend sewer/water to areas we want to see build for housing

Dana – noted we need to find funding to do that

Ben – Is annexation a Council goal? *No*. Perhaps Tara and Riss can work on the annexation policy and bring it back to the Housing Committee.

Ben - Does it make sense to develop a scope of work and hire a consultant to get this done

Bob – as an alternative to pull information from lots of places to start the discussion

*ADU* – staff can bring back the refinement of the incentive program for new and existing units.

*Impact Fee Waiver/Deferral* – this will be part of the budgeting discussion with the Council

*Assess Area for Increase Density* – to discuss at May 20<sup>th</sup> meeting

*Zoning for Affordability* – as described before, this is an on-going goal for staff to amend as items are identified

*Zoning-Designing for Affordability* – different types of housing (hotel conversions, temporary/seasonal housing, dorms, tiny homes)

Wendy – have talked to many people about all these types of housing. This should be a priority.

Have staff draft amendment and bring back to the Committee to move these forward.

## 7. Update on Affordable Housing Strategies in Progress:

### a. Whitefish Housing Authority – updates none

#### **NEXT STEPS:**

Bob – what has the WHA learned about the Community Reinvestment Act as a source of funding?

### b. Chamber of Commerce – update none

### c. City of Whitefish

*Committee Restructuring:* staff will bring back an idea to the next meeting

*Plan Update-Housing Needs Assessment Update:* getting a contract put together and will be meeting with the consultants next week. We'll need to plan on a time to meet with the Committee and Consultants

*Public Relations* – Dana met with Brian Schott to discuss public relations need for affordable housing; doesn't exactly fit within the crisis communication contract the City currently has but could do a separate contract

*Budge Update* – Dana is recommending a couple of mills for housing, looking at consultant money to get long-range planning projects done and possible allocation for lobbying support

*Resort Tax meeting* – May 25<sup>th</sup> 7:05 AM in city hall (to discuss reallocating a portion to affordable housing – Ben Davis and Kevin Gartland agreed to attend)

Rhonda – asked about the status of the Monegan project. *Dana noted there are some challenges with the growth policy that need to be worked through before the project can move forward*

- 8. Next Committee Meeting:** June 9, 2022
- 9. Adjourn:** The meeting adjourned at 8:00 p.m.