

# WHITEFISH STRATEGIC HOUSING PLAN STEERING COMMITTEE

## MINUTES

May 20, 2022 at 2:00 p.m.

**1. Call to order:**

The meeting was called to order at 2:05 p.m. by Ben Davis

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

Absent: Lori Collins, Kevin Gartland, John Muhlfeld

Staff: Riss Getts, via MS Teams

Others: Six (6) people from the public were in attendance

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

**3. Approval of Minutes from the May 12, 2022 meetings:**

Horne/Smith moved to approve the May 12, 2022, meeting minutes. Passed unanimously.

**4. Update on Needs Assessment/Strategic Plan.**

The group was asked to determine if there are other people that should be on an expanded Committee to review the Updated Strategic Housing Plan

Bob – look at positions from the Growth Policy Steering Committee

Riss – young people, renter; people with lived housing experience

Rhonda – WF Community Foundation, people that gets ‘stuff’ done, NVH – they have property (maybe there are other major employers with land)

**NEXT STEPS:**

Invite the people we want since it is a public meeting versus creating a special committee; if Committee members have names of those to personally invite, forward these to Dana

Monday, June 27<sup>th</sup> from 2-5PM

**5. Review Proposed Work Program to Provide Additional Workforce Housing Opportunities through Up Zoning.**

Ben – provided background on why the topic is here before us and the question of ‘if not multi-family at Mtn Gateway then where’? Staff provided a background of information on where additional multi-family could be added in a work session to the City Council several months ago. Where can we meet our goals without having to amend the Growth Policy and develop something that can be forwarded onto the Planning Board and City Council for consideration.

Bob – described the zoning map and code amendment project

Rebecca – confirmed that this is not mandatory?

Bob – No, a property owner could opt in if they want. He continued to provide an overview of a possible workplan and reviewed the tasks

\*\*\* Dana left the meeting, a quorum of members remained \*\*\*

Rhonda – seems to be a housekeeping matter, there needs to be a screen to ensure it is not for speculative investment, but for housing for local people

Bob – this could be added to the list of ‘what could go wrong’

Rhonda – concerned about the 2<sup>nd</sup> home ownership out pacing primary ownership

Bob – would need to work with property owners to ensure the housing is for locals

Ben – could it be part of the primary ownership program; ask for a soft deed restriction in exchange for taking the lead in the rezone

Angie – wants to make sure it isn’t perceived as contract zoning – we can’t make an exchange of promises; cannot promise zoning in exchange for deed restrictions

Rebecca – this isn’t spot zoning?

Bob – no, each zone change still needs to meet the criteria and make sure infrastructure is reviewed to ensure the property can be developed

Addie – provided an example for discussion and wondered who is going to actually build the affordable housing when a property owner is looking at getting the most \$\$

Ben – our job is to establish the rules, provide opportunities to a developer that integrates housing into the community; not a program to build cheap housing, we simply need to increase the supply of housing

Addie – remained concerned as the value is in the land

Rhonda – Mtn Gateway was in the wrong location, where is the right location?

Rebecca – likes the idea of the inventory; wonders about a mechanism to keep people here versus sell and leave; we want to maintain the contributing members of society and enhance the stream of income; this will need strong incentives on the front & back otherwise everyone will leave

Ben – you have to allow build housing

Rebecca – good idea, but cautious

Rhonda – appreciates the logical steps and approach

Bob – reviewed the ‘what could go wrong’ memo; another reason to do this is to prepare for the legislature and their impacts

Rhonda – timeline? Good to be done before legislature – at least underway

**Communications from the Public:**

Mayre Flowers, CFBE: any consideration for a community land trust option; Strategic Housing Plan had a % of ownership versus renters; wonders about the Growth Policy build out analysis for the infill policy – what has changed? Noted new housing funding from the Biden Administration; infrastructure is important; land use and transportation plan are linked to one another

Nathan Dugan, Shelter WF: language will be important to sell this. It is not a ‘ban single family homes’ zoning. This will happen slowly over time. He is unhappy about the decision for a 2PM meeting on a Monday – not easy for the public to participate but maybe good for service industry. It is important to talk about renters and they will continue to be an important group of people and should be part of the evolved committee in the future.

**NEXT STEPS:**

Ben – incorporate feedback into the steps

Bob – the ‘what can go wrong’ could be turned into an FAQ

Rebecca – the inventory will be helpful; but we need a more defined program; address different types of neighborhoods differently

Continue to refine and come back to the next meeting

**6. Next Committee Meeting:** June 9, 2022

**7. Adjourn:** The meeting adjourned at 3:45 p.m.