

WHITEFISH COMMUNITY HOUSING COMMITTEE MINUTES

June 26, 2023 at 4:00 p.m.

1. Call to Order

The meeting was called to order at 4:00 p.m. by Ben Davis

Present: Ben Davis, Cameron Blake, Rhonda Fitzgerald, Carolyn Pitman, Daniel Sidder, Leanette Galaz, Dwarne Hawkins, Jeff Raper

Staff: Dana Smith, City Manager; Wendy Compton-Ring, Senior Planner; Alan Tiefenbach, Planer II, Long Range

Others: none

2. Communications from the Public: None

3. Approval of Minutes

Approval of Minutes from May 22, 2023, and Meetings for June 5th and June 20th meeting where a quorum of members were present for the financial and development plan preparation.

Motion by Carolyn to approve as written. Seconded by Daniel, no discussion.

Vote: unanimous in favor.

4. Review draft of financial plan for resort tax re-allocation.

Dana reviewed the proposed resort tax document. Ten percent to community housing. \$27 million over 25 years. City council decides use of funds during budget process.

Cameron- make titles more explanative.

Dana – State Law give resort tax back in form of property tax relief. Big second homes paying the big \$.

Rhonda – too bad we can't give to people who live here – would go a long way to affordable housing. It is now going to second home owners and short term rental owners (as well as residents).

Leanette –Need for housing dollars is because of all the short term rentals. Detail and optics are important.

Discussed effect on rents.

Ben - State law limits and likely will continue to.

Dana – Based upon property tax – mills – negative mil. When was approved 25% to property tax relief.

Ben - Voters did pass what's here recently by an overwhelming margin. (tax relief).

Dana - most understand how resort tax works. Staff can only give information.

If this resort tax money wasn't here taxes would go up. But not enough to cover all streets.

Dana reviewed allocations.

Rhonda – for lay person \$130 million on streets. \$27 on housing.

Ben – has group ever talked about why 10%. Does anyone believe too high or too low.

Dana – showed council 5, 8, 10% and affect on streets, parks.

Cameron – people concerned about streets.

Rhonda - Original argument was for streets. We have fixed both of those but now have housing problem.

All discussed – importance of roads, expectations.

Daniel – 10% seems good. If go higher – have to pull from something. Parks and housing are the same.

Rhonda – can go back and ask for more later.

Dana – Ben working on financial gap numbers = local subsidy to make units affordable. Want to show what \$27 million would do.

All discussed not enough money.

Dana – this money would hopefully be leveraged with other funding sources.

Cameron – examples – Trailview has already happened.

Discussed format of document.

Dana asked that everyone sends her their individual marked-up version with edits either by tomorrow to resort tax to see or end of the week in general. The audience for this document is the resort tax committee and then next to City Council. Uses could vary from year to year depending on needs.

Ben – will look to City Housing partners to get the word out as City can't do it.

Leannette it is important to show that things are happening (snowlot) – press, media push, need community trust.

Ben – everyone comfortable with this proposal?

General discussion in favor.

Dana – need to meet after resort tax meeting (this Wednesday at 7:05 am), between 29th and 10th to approve final document that would incorporate any changes that resort tax committee might have. Thursday, July 6th at 3:30 pm. This document needs to be done by July 11th. The Council would approve potentially on August 7th. First look on 17th.

Needs to be partner plan to promote.

All thanked Dana for her work to date.

5. Possible review of the light deed restriction draft.

Dana - Not ready yet. Angie working on and will hopefully attend next regular meeting.

Already have deed-restrictions for Legacy Homes with AMI. Light deed can't include AMI.

6. Other items not on the agenda.

a. Carolyn. Prioritize hiring of STR enforcement staff – is it in budget?

Dana – technically in budget but need funding source to hire – Angie meeting with City Attorneys to see how we can have a business license not called a business license, otherwise would need to increase mils. If can't do licensing would lose about \$300,000. Legislature targeted chartered Cities – can't have business license if State already requires something similar. Looking at fire-safety.

Rhonda – is the Council clear that it is a priority?

Ben – yes Council is clear and that has been direction.

Dana – will know before the final budget is adopted. Other options for funding.

Two new positions are coming from other funding sources so can't replace.

b. Daniel – Will this committee have input over \$420,000 in property tax fund.

Dana – will take proposals. Recommendation comes from this Committee.

Daniel – can we promote to outside groups? How do they know about money? System to apply?

Wendy – RFQ?

Ben – can't imagine the money going to anyone other than one of NP's in this room. No process right now.

Dana- will need criteria.

Daniel – can this committee look at criteria and make recommendation to Council.

Dana- Money is from property tax and in affordable housing fund so no restrictions.

Council could change. Whereas resort tax approved by voters.

Carolyn – could outside group use? – like Trailview?

Dana – if we want to talk about – programs or developments.

Dwarne – if open up money to others - who would police?

Daniel – need to figure out – process and reporting.

c. Leanette - Short term rental and second homes – more to do there?

We talked about last meeting in detail – see minutes.

Rhonda - Could angle sus out legislative position vis a vis landlord tenant act. Definition of tenant.

Dana – 30 day or less not subject to landlord tenant act.

6. Next committee meeting

Monday, July 24th at 4:00 p.m.

7. Adjourned 5:40 pm.