

REFRESH 2022 HOUSING NEEDS ASSESSMENT REVIEW MEETING

MINUTES

September 13, 2022 at 2:00 p.m.

1. Call to Order:

The meeting was called to order at 2:08 p.m. by Seana Doherty (Agnew::Beck)

Present: Kevin Abel, Addie Brown-Testa, Lori Collins, Wendy Compton-Ring, Ben Davis, Rhonda Fitzgerald, Kevin Gartland, Bob Horne, Casey Malmquist, Dave Means, Rebecca Norton, Ryan Porter, Dana Smith, Katie Williams

Absent: Kate Berry, Linda Grady, John Muhlfeld

Staff: Alan Tiefenbach

Consultants: Wendy Sullivan (WSW Consulting), Seana Doherty (Agnew::Beck)

Others: Five (5) people from the public were in attendance

2. **Welcome:** The consultants, the Refresh Team and members of the public introduced themselves.
3. **Meeting Objectives:** Reviewed the objectives for the meeting and the role of the Committee.
4. **Communications from the Public:** None
5. **Understanding Where We Are:** Seana reviewed the road map for all, the future steps and the final product for the group.

Rebecca – questioned the use of a Plan approved by the City Council that is constantly changing

Dana – the priorities will be updated as the work is updated

The Plan is not necessarily just for the City, but it is the work items for all the partners that work on housing that will help shape the partners' work plans. Because the market is changing, partnerships are rapidly changing. She reminded the group of the Whitefish Community Housing bridge. 70% of housing needed cannot be met with only federal funding or the market – other funding partners are needed.

Rhonda – 250% seems to be out of the range of housing that we need

Seana – it's a data point for organizations to make decisions, it doesn't drive the policies

Rebecca – re-calculated the AMI (Area Median Income) into an hourly rate thinking the public will better understand the 'real world' situation of AMI since it can be a confusing term for the public to understand.

Mallory – important to note how people in the higher income can impact the lower income by buying in a lower bracket

2017 Plan Update – reviewed the various strategies the Group has been working on since 2017; the group has completed many strategies and many are in the 'in process' column with only three primary partners. Now there are a lot more housing partners at the table today – it is time to include all the partners moving forward for additional housing success.

SCOT (Strengths, Challenges, Opportunities and Threats) – reviewed Strengths, Challenges, Opportunities and Threats to creating housing with the group and asked the group to identify additional SCOTs

Strengths:

The housing need is well-known in the community; it's become an emergency; public awareness is pervasive

Community has a proven track record of successful community projects

Public-Private-Partnership success in Whitefish

There are now a variety of housing organizations

Challenges:

Economic uncertainty coming in the future – especially related to philanthropic donations
Finding a suitable place for Community Housing – both an agreeable place in town and expanding city limits

Infrastructure – transportation

Misinformation (generally about projects and general housing education needs)

Opportunities:

Update to include many different types of housing to meet the needs

Leverage the Whitefish process for broader housing partnerships

Data to inform policy (i.e., residential linkage)

Streamlining pre-entitlement; concept plan

- 6. Defining our Road Map** The group identified the different housing partners and what they bring to the housing table. The Refresh Group was divided into four smaller groups

to work review the next set of strategies, offer suggestions on priorities for the next steps and updating the Road Map.

7. **Close + Next Steps** The Consultants described the next steps when a draft will be available and when it will go to Council for review.
8. **Adjourn:** The meeting adjourned at 5:00pm.