AGENDA

1. CALL TO ORDER

2. APPROVAL OF MINUTES FROM DECEMBER 19, 2019 MEETING

3. REVIEW AND PROVIDE DIRECTION TO MOVE FORWARD ON PROPOSAL AND NEW SCOPE OF WORK FROM HOMEWARD

4. UPDATE AND DISCUSSION ON OTHER CURRENT PROJECTS
   a. FUNDING
   b. ACCESSORY DwELLING UNITS
   c. ANNEXATION POLICY

5. PUBLIC COMMENT

6. NEXT MEETING
   a. FEBRUARY 13, 2020

7. ADJOURN
WHITEFISH STRATEGIC HOUSING PLAN STEERING COMMITTEE

December 19, 2019 at 1:00 p.m.

City Hall – Whitefish Conference Room

MINUTES

1. Call to order:

The meeting was called to order at 1:02 p.m.

Attendees: Ben Davis Katie Williams
Wendy Compton-Ring Dana Smith
Addie Brown-Testa Rhonda Fitzgerald

2. Approval of Minutes from the December 10, 2019 meeting:

Williams/Compton-Ring made a motion/second to approve the minutes from the December 10, 2019 meeting. Passed unanimously.

A question about the Drawings of the condos was raised. The new drawing does not look like the original sketches. The most recent designs submitted are for the blueprint as in not the actual design.

3. Committee discussion and direction on next steps for the Snow Lot Project:

The Snow Lot project needs $3 to $4 million to come to fruition as the project currently stands. It may be time to adjust the project to fit the current funds, approximately $1.5 million. Homeward may need to rework feasibility study with other options. Dana summarized comments received by John Muhlfeld and Melissa Hartman, as they couldn’t attend today’s meeting.

John’s input:

a. Units need to be for ownership
b. Phase construction, as funds are available

c. Reduce number of lots

d. Sell portion of the land to developer/enter into developer agreement with
the City or Whitefish Housing Authority

Melissa’s Input:

She doesn’t like the design of the two larger buildings, specifically the stairs on the
outside of the building. She is okay with reducing the number of units though she
is hopeful we can stick with the full offering in a phased capacity.

NBC Montana requested an interview. We would make it clear this is not just a city funded
project, we are still looking at developers and other resources.

The Committee discussed assessing whether condos or townhouses would be a better
option if all units are for purchase units. The consensus is townhouses would be more
desirable due to aesthetics, storage, attracting people to come and raise their families
opposed to shorter term ownership.

Whitefish has many apartments that sit empty even after the rents have been lowered
due to rents in Columbia Falls and Kalispell being $300 to $400 a month cheaper. People
would like to buy in Whitefish if there was affordable housing for purchase.

The question of whether the Committee thinks changing to all ownership units was raised
and the Committee agrees the units should all be for purchase.

Wendy provided a breakdown of Land Use Approvals since Fall 2016 and Building Permits
issued: 01/16 to 11/19. See attached for those numbers.

More affordable single-family homes are being built, but nowhere near how many is
needed.

The Committee set a 2-month deadline to get the scope and contract finalized.

4. Update and discussion on other current projects

No updates

5. Public comment

No comments
6. **Next Meeting**

   Next Meeting is January 9, 2020 from 6:00 to 9:00 p.m.

7. **Adjourn**

   The meeting adjourned at 2:19 p.m.