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, 20th 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 20th 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 25th 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 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.