

WHITEFISH COMMUNITY HOUSING COMMITTEE

Monday, January 26th 2026, at 2:00 p.m.

City Hall – City Council Conference Room

Members Present: Secretary Daniel Sidder, Carolyn Pitman, Rhonda Fitzgerald, Ben Davis, Saundra Alessi

Members Online: None

Members Absent: Vice Chair Cameron Blake, Kevin Gartland, Chair Annaka Egan, Jason Suazo

Staff Present: Wendy Compton-Ring, Dana Smith,

Guests: Keegan Siebenaler, Nathan Dugan

1. Call to order 2:08pm
2. Communications from the public - none
3. Approval of minutes
 - a. **Motion** from Ben Davis, **second** from Carolyn Pitman, **all in favor** - yes
4. Discussion: Legacy Homes Programs - fee/land in lieu
 - a. There will be 60-70 new Legacy Homes Units completed in the next 2 years. In total, there will be around 85 units in total.
 - b. When can/should cash in lieu be utilized?
 - i. Daniel – **Current Fee in lieu of \$375, 443/unit could equate to:**
 1. 112 households receiving annual rental assistance of \$3,360.
 2. Paying full rent for one household for 198 months, or 16.5 years
 3. Paying half rent for one household for 395 months, or 33 years
 4. Paying a quarter rent for one household for 790 months, or 66 years
 5. \$25,000 DPA for 15 homeowners
 6. \$10,000 DPA for 37 homeowners
 7. Purchase deeds/acquire for land trust at \$75,000/unit for 5 homes
 - ii. Looking at the best return for the community is important
 - iii. Permanence with deed restriction is important, but not the only thing to consider
 - iv. Council's opinion has generally been that when all things are equal, units are generally preferred. When there are cash constraints, cash is okay.
 - v. Units in lieu - can that continue to be an option, or can you tie it directly to a project?
 - vi. Incentives will be thing moving forward - will need to match what is being provided
 - vii. WHA Director - MOUs with developers have not been signed; big influx of single type of housing in one year.
 1. Having cash as an asset opposed to units can be leveraged to bring greater benefit to the community. We are getting impact and affordability, though 80% units are hard to fill. Thinking about diversifying our asset profile would be great. Operationally, strategically, and impact wise - very much interested in how to use cash over to units.
 1. Fair market rents have gone up significantly - max rents have increased and are now essentially market. Raising FMR is good for voucher holders but not great for other programs.

- c. Are the income limits in the right range?
 - i. Major needs are low and extremely low income
 - ii. At the time of the program, rents at 60-80% AMI were ~25% lower; now they seem much closer.
 - iii. Helpful to look at inventory and decide what income levels should be targeted
- d. Moving forward
 - i. Deed restriction inventory and future inventorying would be a good project.
 - ii. Legacy Homes Program specifically - reanalysis of incentives likely done after Growth Policy and zoning.
 - iii. This committee could provide a recommendation for using cash vs. units.
- 5. Review of progress on action items from 2022 Whitefish Community Housing Roadmap
 - a. Housing Whitefish provided a status update on their items on the roadmap
 - b. City - recommending Council to go out to RFP for Depot Park Townhomes
 - c. Shelter WF - had comments around increasing resort tax 1% as part of Growth Policy. They are looking at other program that existing homeowners could utilize to keep current homes affordable. Also looking at Legacy Homes - there are other incentives and process related things the city can use effectively.
 - d. WCVB - main thing has been Workforce Rental Assistance Program support. CSF updates for 1% have been instrumental.
- 6. Other items not on the agenda
 - a. None
- 7. Public Comment
 - a. Keegan Siebenaler - 85% of incentives and funding for programs from the federal government are given to homeowners. Homeowners are helped a lot, so don't discount helping renter.
- 8. **Motion** to adorn from Rhonda at 3:57, **Seconded** by Ben Davis. **All approved** - yes.
- 9. Next committee meeting scheduled for:
 - a. February 23rd from 2:00 p.m. to 4:00 p.m.

AMENDED MINUTES SUBMITTED BY SECRETARY DANIEL SIDDER on 02/23/2026