



Steering Committee Meeting Agenda

Wednesday, October 25, 2023 | 4:30 pm - 5:30 pm
HRDC, District IX Livingston Office, 121 S 2nd Second Street

- 4:30 - 4:45 p.m. **Review of Sept Meeting, Board Norms and Operations**

- 4:45 - 5:00 p.m. **Review of Housing Action Plan Tools, Part 2**

- 5:00 - 5:20 p.m. **Discussion: Focus Areas for Year 1 HAP Implementation**

- 5:20 - 5:30 p.m. **Plan for November PCCF We Will / PCHC Housing Event**

Ground Rules

Respect Each Other

Listening is important
One person speaks at a time (no interrupting)

Respect the Group

Make your points succinctly
Everyone has a right to talk

It's OK to Disagree – Agreeably

Challenge ideas, not people
No “zingers” or cheap shots
Disagreement is an opportunity to learn

Keep the Conversation Constructive

Speak from your experience
Explain your reasoning
Keep an open mind



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Welcome Back (15 min)

- **Review of September meeting (5 minutes) - 4:30 p.m.**
 - Members worked on their bios for the PCHC website. Please include an organizational affiliation or other identifier (e.g., rental property owner) if you'd like one - please complete your bio & send it to Katherine if you haven't already done so!
 - Katherine Daly was hired and began work in mid September
 - Review of HAP tools, part 1:
 - Jeff led us through the intricacies of how low-income housing tax credits can subsidize the creation of housing that would otherwise be very difficult to build
 - Hannah talked about how employers can be partners in expanding access to housing that is affordable to their workers without tying them to a particular job
 - Kris talked us through her area of expertise: resident-owned cooperatives, and how they can be a really valuable tool in preventing escalating costs, displacement, and a loss of naturally occurring affordable housing in mobile home parks
 - Becky talked about how home equity is capped in community land trusts so land trust homes can be a stepping stone into home ownership.
 - a. Who had conversations about any of these tools since the last meeting? - silence from SC members
 - b. Conversations about the HAP? - silence from SC members
 - c. Conversations about housing? - Kris, Jamie, Tawnya did.
 - i. Jamie: I run into it a lot, it seems to be a top issue
 - ii. Kris: the neighborhood i moved into, 3 houses have flipped, so there are a lot of newcomers, existing residents seem welcoming, new people wondering how to get involved
 - iii. Tawnya: similar to Jamie: "it's in every corner" - mentioned convo w/ Rep. Esp & Julie Lindow re: mental health funding - "but it's hard to have conversations about mental health when so many people are stressed about housing" - also having convos w/AMBW re: housing / how to house their employees
 - iv. Hannah: to echo others, it comes up in every meeting, the one that Tawnya mentioned, but also we talk to individual counselors - they feel a moral injury because they can't help their clients for whom housing is one of their core concerns

- **Board norms and operations (10 minutes) - 4:35 p.m.**
 - Who got Katherine's emails? I want to make sure I'm not ending up in anyone's spam folder. Sam R. is only getting emails from Lila.
 - **Action Item:** Lila to send an email connecting KD and SR.
 - Who would like a physical copy of the Housing Action Plan? Not much interest
 - Tawnya: "Is it different from what we would print on our own?" KD says no.
 - Any notes on the meeting notes? Let us know if you'd like more or less detail.
 - SC did not provide any feedback.
 - What does the SC think about meetings? Should they be open to the public? Only in person? Starting when?
 - General agreement among members that they would like to get their "feet under them" before opening meetings to the public. Therefore, meetings should remain closed for the near future.
 - Interest in sharing notes w/the public and/or have a process for people to share comments in advance of meetings to this group?
 - a. LILA suggested that until meetings are open, folks submit questions, comments, ideas, and concerns to the committee for consideration via a form on the PCHC's website.
 - i. SC supports this suggestion.
 - KD introduced ground rules and reiterated one of the reasons we are using these is to support members to build their meeting facilitation skills
 - general consensus from SC that they are comfortable with the ground rules

Review of Housing Action Plan tools, continued

- **density bonuses**
 - Local ex: density bonus happening in Livingston; Geoff points out that in Livingston it is primarily in regards to lot size flexibility, whereas in Bozeman, it allows for taller buildings;
 - KD said that the language for Livingston's planned unit development ordinance should be finalized in the next month or so, at which point we can discuss its specifics. Next reading is expected to occur on 11/7.
- **land banking**
 - Process of setting aside land for future housing needs; lots of entities can do this, for ex our URA in Livingston could do this, local governments and nonprofits can also do this. The value here is to hang on to the land when it becomes available EVEN IF you aren't currently able to develop.
 - Lila mentions the value of having funds at hand to make these purchases when the land becomes available.
 - **Question from Kris:** How does Missoula fund this? And in general, are there federal sources? Is it all local? Mostly curious where the seed money comes from.
 - **Action Item:** KD look into this for the next meeting
- **accessory dwelling units (ADUs)**
 - Jamie: this is an opportunity to increase density by encouraging homeowners to build an additional unit, on top of a garage, etc. Often smaller in nature than a "normal" house. A great way to add additional units in established neighborhoods.

- Lila pointed out the law in fact says “as defined in SB 528 the ADU must be smaller than the original "main" housing unit”
- There are some incentives that can be offered, such as reduced parking requirements and/or waiving of fees to planning department.
- These are also a good fit for Park County housing needs, given that we have so many single-person households. Barb echoed that this type of housing def has it’s own niche; ie: not everyone who moves to Montana wants “an acre of land w/ a stand alone home and a place to park their boat” (which Barb has heard some folks insist on in previous meetings)

Initial Discussion: Areas of focus for year-one HAP implementation plan

- Proposed priority tools:
 - **density bonuses; zoning reform and flexible development standards**
 - KD: Focus on the City of Livingston, which is implementing a PUD Ordinance with development incentives, including density bonuses, and plans to do a code update next year. We can provide technical support and help communicate with the public about this.
 - a. Becky is clapping in support
 - b. Tawnya mentions that it can be hard for the City to do good communications so that is a good partner role for us to take on. She also wonders about the outcome of the election: currently there is a lot of cohesion with the folks in office, and perhaps that will change with the new City Commission?
 - c. Kris mentions that Headwaters is coming up with new data about floodplain impacts.
 - **ADUs**
 - Legislation taking effect Jan 1 that will facilitate construction of ADUs. PCHC subcommittee expressed a lot of interest in ADUs. Would meet the need for smaller homes to match our smaller household sizes. Type of infill development. Can theoretically open doors to folks needing homes faster, in the cases where the ADU is already built and simply needs to be filled with a long-term renter. This is also something we could partner with the City of Livingston on, partnership on this is esp. Important given that parts of the City’s water and sewer infra can’t support additional density. Could be implemented throughout the county, according to the interests of property owners.
 - a. Hannah raises the concern that new ADUs may immediately become AirBnBs, so wants to be mindful of that.
 - i. KD response: We don’t currently have a funding source to incentivize this. Our main “leverage” is our personal relationships with owners and other benefits, such as providing form deed restrictions to interested owners.
 - ii. Carrie raised the approach of having “pre-screened” renters, ie the “Renter Certification Program” - KD references the list that the Big Sky Housing Authority has in place re: “vetted” local renters
 - b. Lots of thumbs up to proceed with this as a focus

