

MADISON COUNTY HOUSING BOARD

MEETING MINUTES

Thompson Hickman Library, Public Meeting Room

July 11, 2018

1. **Call to Order:** 12:03 pm

2. Roll Call

Members present: Charity Fechter, Kristina Caldwell, Cindy Gockel, Matthew Oehler, Ray Shaw

Members not present: Ron Pack, Mary Oliver

Staff present: Leona Stredwick (Planner 1)

Others present: Mindy Cummings

3. Minutes: June 6, 2018

MOTION: To approve the minutes of the June 6, 2018 meeting as presented. Moved by Matthew Oehler; seconded by Kristina Caldwell. Motion passed unanimously.

4. **President's Comments:** Brian Guyer won't be able to attend today.

5. **Opportunity for Public Comment:** None

6. Agenda

A. Board Member reports on updates for Madison County Housing Needs and Five-Year Plan 2006 ("Housing Assessment")

Combined discussion included:

- Some sections difficult to find.
- Need to update the base information
- Go out to the communities and see what's changed: employers, circumstances, impact of VRBOs
- Voice of the people who are struggling for housing is missing
- Questionnaire in the appendix doesn't seem to have been used.
- How do you account for the people who tried to find a home in the area but moved on because housing wasn't available?
- Needs to be a community project.
- Federal and state funding is drying up and local taxes aren't paying for these projects.
- Need funding input.
- No businesses are willing to build something.
- A community has to have ownership and people have to get behind the project.
- Need to look at "work force" housing vs "affordable" housing – homes aren't available for those who can afford them.
- How to incentivize the private sector to keep housing available for locals.
 - Tax benefits
 - Break on permits
 - Density bonus
- Costs go down with shared walls; maybe developers offer more condos/apartments instead of individual houses.
- Look at impact of permitting fees for higher density projects.
- Limited sewer and water hookups are the biggest constraints
- Some towns don't have a lot of room for cluster development.

- Explore annexation incentives to avoid leapfrog development.
- Infrastructure review needed (water, sewer, electric, fiber optics, etc.) – total capacity vs current use.
- Urban redevelopment
- Recreation amenities.
- Review tools to explore “blight”
- Update the questionnaire

B. Scope of Work to Update Housing Assessment

- Demand
- Supply
- Infrastructure
- Financing
- Public involvement
- Employment
- Who needs homes
- Multiple discussions with the public

Group task: go through the questionnaire for changes/additions/deletions. Should there be multiple questionnaires (one for the businesses and one for individuals)?

7. Old Business

- A. Update on Big Sky Community Housing Trust Action Plan.
Brian Guyer will be at the next meeting.
- B. Update on Request from Habitat for Humanity
Presented by Mindy Cummings

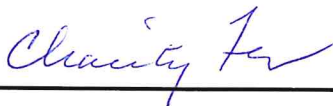
8. New Business

9. Next Meeting

August 15, 12pm – 1pm. Location TBA

10. Adjournment

MOTION: To adjourn the meeting at 1:11 pm. Moved by Cindy Gockel; seconded by Matthew Oehler. Motion passed unanimously.



Charity Fechter, Chair



Leona Stredwick, Fill-in Secretary