

Missoula City Council Committee of the Whole Minutes - DRAFT

**August 4, 2021
12:30 PM
ZOOM Webinar**

Members present: Stacie Anderson, Heather Harp, Jordan Hess, Julie Merritt, Amber Sherrill, Sandra Vasecka, Bryan von Lossberg, Heidi West

Members absent: Mirtha Becerra, John P. Contos, Gwen Jones, Jesse Ramos

Others present: Montana James, Deputy Director of Community Development, City of Missoula
Community Planning, Development and Innovation
Rikki Henderson, Housing Program Manager, City of Missoula
Community Planning, Development and Innovation
Matt Mellott, Commercial Real Estate Advisor, Sterling CRE Advisors
Andrea Davis, Homeword
Aaron Gingerelli, Owner of Summit Property Management
Cheryl Cohen, Housing as Operations Manager, Montana Department of Commerce

1. ADMINISTRATIVE BUSINESS

1.2 Approval of the Minutes

1.2.1 July 28, 2021 Meeting Minutes

The minutes were approved as submitted.

2. PUBLIC COMMENT

Seeing none.

3. COMMITTEE BUSINESS

3.1 Missoula's Rental Market and Rental Assistance Programs - Informational only

Jordan Hess provided an introduction to this item and introduced Mayor Engen.

Mayor Engen spoke to the current rental market in Missoula and is looking forward to today's presentation.

Montana James provided current data on the Missoula Rental Market and introduced the other presenters.

Matt Mellott provided information about Missoula's multifamily market, the low rate of vacancies, what it means for Missoulians and potential solutions.

Heidi West asked for clarification about building permits.

Matt Mellott said they are for newly built building.

Heather Harp asked what it would take to gather data for housing with less than five units.

Matt Mellott explained why their data doesn't include this information.

Heather Harp asked if their survey is tied to the citizen survey the city conducted recently.

Matt Mellott said they are separate.

Bryan von Lossberg asked about the percentage of renters with back rent and if there is information about how that looks over time.

Montana James said she doesn't have those numbers.

Jordan Hess asked if there is any data on new permits and types of housing.

Matt Mellott said they don't have that information. He mentioned that there should be a lot of new unit at the end of next year.

Jordan Hess introduced Andrea

Andrea Davis gave a summary of Homeword and information about homeownership in Missoula.

Sarah Knobel asked about the CDC eviction moratorium and if there are only certain counties in Montana that it affects.

Cheryl Cohen talked about the updated moratorium from the federal government and that a large portion of Montana will still be covered.

Heather Harp asked what they think our best options are moving forward.

Montana James said that we could have all the presenters address that after the last presentation.

Julie Merritt asked a question that will be addressed in the last presentation.

Aaron Gingerelli, as a property owner, provided his perspective/experience of the rental market.

Heather Harp asked if property owners could advertise the rental assistance program more or differently.

Aaron Gingerelli gave more details of their efforts to educate their tenants about the program.

Stacie Anderson asked Aaron about the process in determining rent increases.

Aaron Gingerelli talked about this happens under normal circumstances and current challenges.

Jordan Hess introduced the last presentation.

Cheryl Cohen presented on housing resources available from the state.

Jordan Hess asked if the Mayor has any closing remarks as the meeting is scheduled to end right now. He plans to hold the meeting open late.

Mayor Engen thanked everyone for their work.

Bryan von Lossberg thanked everyone and emphasized the resources that are available. He asked if there is anything the City can do to support their efforts to please let them know.

Heather Harp asked her previous question again now that presentations are over.

Matt Mellott gave his opinion on what he thinks could improve the housing crisis.

Cheryl Cohen agrees with Matt about the supply challenge and gave information about how the state is addressing the issue.

Andrea Davis provided her ideas and opinions.

Montana James mentioned she discussed the budget requests CPDI asked for related to housing issues in Budget Committee of the Whole meeting this morning.

Heidi West asked if there is a fact sheet they can share with constituents so they know their options for resources.

Cheryl Cohen said they are working to develop a resource regarding the new moratorium.

Jordan Hess asked for public comment. Seeing none.

4. ADJOURNMENT

Jordan Hess adjourned the meeting at 2:12 pm.