

Missoula City Council Housing, Redevelopment, and Community Programs Committee Minutes

DRAFT

June 22, 2022

12:40 PM

ZOOM Webinar

Members present: Mirtha Becerra, Daniel Carlino, John P. Contos, Gwen Jones, Kristen Jordan, Mike Nugent, Amber Sherrill, Sandra Vasecka, Heidi West

Members absent: Stacie Anderson, Jordan Hess, Jennifer Savage

1. ADMINISTRATIVE BUSINESS

1.1 Roll Call

Rhea Sanders called the roll.

1.2 Approval of the Minutes

1.2.1 Approval of the Minutes From June 8th 2022

Minutes were approved as submitted.

2. PUBLIC COMMENT

There was no public comment.

3. COMMITTEE BUSINESS

3.1 Appointment to the Public Art Committee

Committee member Mirtha Becerra introduced the motion to appoint Mia Hanak to the Public Art Committee, on behalf of the mayor. Ms. Becerra gave relevant background on Ms. Hanak's credentials and experience.

Moved by: Mirtha Becerra

Confirm the Mayor's appointment of Mia Hanak to the Public Art Committee for a term beginning July 1, 2022 and expiring on June 30, 2026.

AYES: (8): Mirtha Becerra, Daniel Carlino, John P. Contos, Kristen Jordan, Mike Nugent, Amber Sherrill, Sandra Vasecka, and Heidi West

ABSENT: (4): Stacie Anderson, Jordan Hess, Gwen Jones, and Jennifer Savage

Vote results: Approved (8 to 0)

3.2 Homewood Creekside Tax Credit Application

Gwen Jones joined the meeting at 12:44 p.m.

Emily Harris-Shears, Housing Policy Specialist, Community Planning Development and Innovation (CPDI) introduced the motion, in partnership with Homeword, regarding the Creekside Apartment Homes. She outlined Homeword's intent to apply for Montana Housing Tax Credits to provide essential rehabilitation to the complex and preserve Creekside's dedicated use as income restricted housing. She highlighted the aspects of the Montana Housing portfolio including the necessity of providing safe habitability and extended affordability. She imparted they are not asking the committee to endorse the project at this time beyond approving the public hearing.

Ms. Harris-Shears introduced Heather McMilin, Project Development Director of Homeword, who gave background on the Creekside. She outlined the need for significant rehabilitation/improvements on various aspects of the property including siding, roofing, windows, and mechanical systems. Ms. McMilin highlighted the financial resources essential to rehabilitate, maintain, preserve, and ensure sustainability of the property. She conferred the funds from the Montana Housing Tax Credits would aid in facilitating the needed rehabilitation and proposed improvements.

Committee members and Ms. McMilin discussed the following:

- Cost recovery of a 9 percent tax credit versus a 4 percent tax credit and how these credits work together.
- How funds from tax credits are used toward deferred maintenance and the length of time these funds can be used.
- Tax credit equity compared to other funding options.
- New building project sustainability, construction industry standards, and the utilization of durable materials during the building process extending the timeline for rehabilitation needs.

For further information on this item, please refer to the attached video.

Moved by: Mirtha Becerra

Consent agenda: Set a public hearing for July 25th, 2022 on Homeword's tax credit application for rehabilitation of Creekside Apartments.

AYES: (8): Mirtha Becerra, Daniel Carlino, Gwen Jones, Kristen Jordan, Mike Nugent, Amber Sherrill, Sandra Vasecka, and Heidi West

ABSENT: (4): Stacie Anderson, John P. Contos, Jordan Hess, and Jennifer Savage

Vote results: Approved (8 to 0)

4. ADJOURNMENT