

**Missoula City Council Committee of the Whole Minutes - DRAFT**

**May 25, 2022  
9:00 AM  
ZOOM Webinar**

**Members present:** Stacie Anderson, Mirtha Becerra, Daniel Carlino, John P. Contos, Jordan Hess, Gwen Jones, Kristen Jordan, Mike Nugent, Jennifer Savage, Amber Sherrill, Heidi West

**Members absent:** Sandra Vasecka

**1. ADMINISTRATIVE BUSINESS**

**1.1 Roll Call**

**1.2 Approval of the Minutes**

Minutes from 5/4 and 5/18

Minutes approved as submitted.

**2. PUBLIC COMMENT**

**3. COMMITTEE BUSINESS**

**3.1 Voluntary Incentives Feasibility Analysis**

Information only presentation.

Emily Harris-Shears and Rikki Henderson presented on the research the City has conducted on the feasibility of voluntary incentives program to increase affordable housing development as discussed in the A Place to Call Home plan. Main recommendations included funding-based incentives, development allowance incentives, and land based incentives; what the City would get in exchange for each type of incentive; and the impact of each. Recommended aligning with other development work around comprehensive code reform.

Questions from Council

Gwen Jones asked about how the incentives will translate into affordable units and how would it be implemented. Emily Harris-Shears described the current tools, including those in Title 20, to use in partnership with developers. The feasibility memo made some recommendation on the number of units that could be income restricted. The Design Workshop consultant made recommendations on which incentives could be combined to add value to the incentives. Gwen mentioned the need for continuity and clarity to treat developers fairly.

John Contos asked about JG Research surveys that was voted on by council recently. Rikki Henderson answered that the JG research was focused on homelessness, and the Design Workshop study was about affordable housing.

Mike Nugent asked about how the application process would work, whether it would be concurrent, or a new process. Emily Harris-Shears responded that currently the City is working on an ad hoc basis with interested developers. The Code Reform process would create opportunities for adding this to the process. Emily Harris-Shears would like to have the City's incentive team in the conversation with developers sooner. Mike Nugent would like to look for opportunities to speed up predictability and create clarity around expectations on what the City will receive in exchange for incentives. Emily Harris-Shears said that staff was working on figuring out the line between mandatory and voluntary.

Heidi West asked about the numbers of units that make these programs viable. Emily Harris-Shears said there is information in the study about this but there are opportunities for even smaller projects to have incentives included. Heidi asked about ADUs and small-scale infill projects. Emily said that staff are considering what these small-scale incentives would look like.

Kristen Jordan said this is really great work being done within the parameters of current law.

Daniel Carlino asked if affordable units are being kept affordable in perpetuity. Emily Harris Shears responded that it depends on the model, that land trusts are well positioned to keep units affordable and developments may be more nuanced.

Jim Nugent, City Attorney, spoke to the vacation of right-of-ways, specifically that the City does not own them and cannot sell them. There are also a lot of right-of-ways that dead end and may not ever be developed by the City.

#### Public Comment

Heather Harp mentioned that it can be frustrating for the City when subsidies time-out, such as the Bridge Apartments, and asked about what options could provide permanent affordability.

### **3.2 Procedures for Hybrid Public Boards and Commissions**

Adopt a resolution establishing procedures and parameters for hybrid public board and commissions meetings.

Marty Rehbein, Legislative Services Director and City Clerk, presented on a resolution that would set parameters to allow City boards and commissions to meet in a hybrid virtual and in person manner, similar to the rules set for City Council.

Jordan Hess asked about neighborhood meetings and community forum. Marty responded that those groups create their own bylaws and often meet in neighborhood spots that the city cannot provide technology to.

Jordan Hess would like to insert "Covid-19" in first sentence before pandemic.

Jennifer Savage voted in favor by indicating "thumbs up" over video.

This item will appear on the next City Council consent agenda.

AYES: (11): Stacie Anderson, Mirtha Becerra, Daniel Carlino, John Contos, Jordan Hess, Gwen Jones, Kristen Jordan, Mike Nugent, Jennifer Savage, Amber Sherrill, and Heidi West

ABSENT: (1): Sandra Vasecka

**Vote results: Approved (11 to 0)**

**4. ADJOURNMENT**

Gwen Jones adjourned the meeting at 9:52am.