

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

**DRAFT**

**August 3, 2022**

**1:10 PM**

**ZOOM Webinar**

**Members present:** Mirtha Becerra, John P. Contos, Jordan Hess, Gwen Jones, Mike Nugent, Jennifer Savage, Amber Sherrill, Sandra Vasecka, Heidi West

**Members absent:** Stacie Anderson, Daniel Carlino, Kristen Jordan

Heidi West, Committee Chair, called the meeting to order at 1:10 p.m.

## **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 July 20th 2022**

Jennifer Savage joined the meeting at 1:13 p.m.

The minutes were approved as submitted.

## **2. PUBLIC COMMENT**

There was no public comment.

## **3. COMMITTEE BUSINESS**

### **3.1 National Institute of Health (grant-funded) agreements for Project Year 4**

Jordan Hess left the meeting at 1:14 p.m.

Karen Gasvoda, Senior Grants Administrator, Community Planning Development and Innovation (CPDI) presented information and background on the request to approve 4 National Institute of Health grant funded agreements. She reiterated that the agreements are funded by the National Institute of Health, they do not affect city funds, nor do they have financial implications on the city budget.

There was no public comment.

**Moved by:** Mike Nugent

Approve and authorize the Mayor to sign these grant agreements with Truitt Consulting SciDESIGNS, University of Montana, and Inverness Research for the National Institutes of Health grant-funded project called The Link: A Collective-Impact, Place-Based Approach to Inspiring Montana's Next Generation Healthcare Work Force.

AYES: (7): Mirtha Becerra, John P. Contos, Gwen Jones, Mike Nugent, Amber Sherrill, Sandra Vasecka, and Heidi West

ABSENT: (5): Stacie Anderson, Daniel Carlino, Jordan Hess, Kristen Jordan, and Jennifer Savage

**Vote results: Approved (7 to 0)**

### **3.2 Short Term Rental Data Analysis**

Jordan Hess re-joined the meeting at 1:18 p.m.

Information Only

Montana James, Deputy Director, Community Planning Development and Innovation gave a brief overview of the Short-Term Rental (STR) Data Analysis. She addressed previous queries made by the council and public, and charted the future steps driven by the data collected. Rikki Henderson, Housing Program Manager CPDI presented background to the research, data findings, and information the data analysis did not reveal. She reiterated the possible points moving forward including active monitoring and collecting localized and specific data to better understand the impact of short-term rentals. A Committee member discussed with Ms. Henderson the income/profit calculations and how short-term rentals fit within city ordinance. Emily Harris-Shears, Housing Policy Specialist, CPDI elaborated on the data analysis results, gave further context to the findings. She addressed additional questions received from council/public, examined the potential impact on the community, and outlined future recommendations based on the data analysis. For further information, please watch the attached video.

The committee, Ms. James, Ms. Henderson, and Ms. Harris-Shears discussed the following:

- Clarification on data points regarding various results obtained from the analysis
- Registration fees, types of fees assessed, potential fee increases and where the funds from the fee increase would be utilized
- State and local ordinances/statutes regulating short-term rentals including city, county, and state tax regulations and taxes paid by STR units
- The use of Granicus to obtain the data. Granicus's potential to implement compliance software to aid in optimizing regulatory oversight of STRs and cost
- STRs overlap with the affordable housing issues and future trends
- A possible ban of short-term rentals and the implications concerning previously registered units. Ben Brewer, Planning Supervisor, CPDI provided information on the yearly registration requirements. Jim Nugent, City Attorney, City Attorney's Office, elaborated on existing land use, zoning regulation adoption and legal nonconforming use.
- Outreach, engagement, education, and information sharing initiatives geared to inform STR unit owners of registration requirements

Public Comment:

Whitney Bergman, General Manager of the Best Western, Grant Creek in Missoula and the Chair of the Missoula Tourism Business Improvement District voiced their concerns on short term rental units.

Bob Oaks commented on the discrepancies between a University of Montana Study on STR data and the reported Granicus data.

Kevin Hunt- expressed their concerns regarding short-term rentals including population density and information reporting.

### **3.3 The Bridge Apartment Agreement**

Eran Pehan, Director Community Planning Development and Innovation, provided background and information on the purchase of the Bridge Apartments. She introduced the Property Management Agreement and Development Agreement with Blueline development Inc. as the proposed affordable housing developer and property management for the site. Ms. Pehan briefed Blueline Development Inc.'s credentials. She then outlined current tenants would be eligible for benefits under the Uniform Relocation Act if renovations occurred. Ms. Pehan introduced Emily Harris-Shears, Housing Policy Specialist, CPDI, discussed the property management agreement and development agreement terms as well as potential redevelopment expectations.

Committee members, Ms. Pehan and Ms. Harris-Shears discussed funding sources for potential emergency expenses. Council member questioned whether Blueline would have additional restrictions on potential tenants. Christian Pritchett, Representative of Blueline Inc., commented Blueline will not impose further restriction beyond the regulatory agreements of various funding sources.

There was no public comment.

**Moved by:** Amber Sherrill

Approve and authorize the Mayor to execute a Development Agreement and Property Management agreement with Blueline Development for The Bridge Apartments.

AYES: (9): Mirtha Becerra, John P. Contos, Jordan Hess, Gwen Jones, Mike Nugent, Jennifer Savage, Amber Sherrill, Sandra Vasecka, and Heidi West

ABSENT: (3): Stacie Anderson, Daniel Carlino, and Kristen Jordan

**Vote results: Approved (9 to 0)**

## **4. ADJOURNMENT**

The meeting was adjourned at 2:45 p.m.