

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

DRAFT

September 28, 2022

9:00 AM

Council Chambers (in person) or TEAMS (virtually)

Attend in person: City Council Chambers, 140 W Pine, Missoula MT

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

Members absent: Jordan Hess, Sandra Vasecka, Heidi West

1. ADMINISTRATIVE BUSINESS

Mike Nugent, acting Committee Chair, called the meeting to order at 9:01 a.m.

1.1 Roll Call

Rhea Sanders called the roll.

1.2 Approval of the Minutes

1.2.1 Approval of the Minutes from September 21st 2022

The minutes were approved as submitted.

2. PUBLIC COMMENT

There was no public comment.

3. COMMITTEE BUSINESS

3.1 Midtown Master Plan Update

Council President Gwen Jones introduced the Midtown Master Plan and Melanie Brock, Executive Director of the Missoula Midtown Association (MMA). Ms. Brock gave a brief introduction to the Midtown Master Plan. She provided information on the project steering committee, amount of funds raised, and the selection of the lead consulting firm, ECONorthwest, to assist with the Master plan development. Ms. Brock highlighted that the Midtown Master Plan coincides with the Brooks Rapid Transit Study Project as well as the city's Our Missoula Code Reform Project. She then introduced Tyler Bump and Mary Chase of ECONorthwest. Mr. Bump presented the plan overview and elaborated on their role, goals, scope/scale of work, challenges, and project process regarding the Midtown Master Plan. He introduced the project team and emphasized the focus on community engagement strategies to obtain broad-scale feedback and capture the community vision for the master plan. He highlighted the goal of adopting the plan in May of 2023. For more information, please watch the attached video.

A committee member commented positively regarding the master planning process in encouraging community engagement. Mr. Bump commented on the community's receptiveness to change and elaborated on community feedback which placed a high

priority housing diversity and affordability. A committee member and Mr. Bump conversed on the anti-displacement work incorporated into the master planning process, the focus on preserving existing affordable housing, the potential of future development of lower cost housing, and housing supply pressures. Mr. Bump discussed the question of obtaining balanced community input/needs from both those who live in the midtown area and those who come from outside. He also outlined the process of tracking where community input is derived. He further elaborated on the existing buildings/use, the zoning designations, and the outlook regarding these topics. Ms. Block concluded by outlining the plan for continued community engagement and outreach. A committee member and Mr. Bump discussed the differences between the Downtown Master Plan and the Midtown Master Plan, how these areas/plans are unique, and how they might complement each another.

There was no public comment.

Informational Only

3.2 Resolution Relating to \$1,583,470.53 Tax Increment Urban Renewal Revenue Refunding Bond (Urban Renewal District II), Series 2022A and \$2,231,535.90 Tax Increment Urban Renewal Revenue Bond (Urban Renewal District II), Taxable Series 2022B; Authorizing the

Ellen Buchanan, Director of the Missoula Redevelopment Agency (MRA) gave background on MRA's funding of the Bridge Apartments and the process necessary to make that purchase. Ms. Buchanan explained that MRA currently needs to issue bonds to replenish those funds in Urban Renewal District 2 and outlined the bonding capacity of that district. She described the process of refunding the purchase price of the Bridge Apartments to the agency through bond proceeds and the benefits of refinancing existing bonds.

Staci Anderson left the meeting at approximately 9:39 a.m.

There were no questions from the committee. Council President, Gwen Jones, moved the motion.

There was no public comment.

Moved by: Gwen Jones

Approve the Resolution Relating to \$1,583,470.53 Tax Increment Urban Renewal Revenue Refunding Bond (Urban Renewal District II), Series 2022A and \$2,231,535.90 Tax Increment Urban Renewal Revenue Bond (Urban Renewal District II), Taxable Series 2022B; Authorizing the Sale and Issuance Thereof; and Amending and Restating Resolution Nos. 7120 and 7756.

AYES: (8): Mirtha Becerra, Daniel Carlino, John P. Contos, Gwen Jones, Kristen Jordan, Mike Nugent, Jennifer Savage, and Amber Sherrill

ABSENT: (4): Stacie Anderson, Jordan Hess, Sandra Vasecka, and Heidi West

Vote results: Approved (8 to 0)

3.3 Informational Update – Built for Zero and Missoula Coordinated Entry System

Staci Anderson returned to the meeting at approximately 9:42 a.m.

Emily Armstrong, Houseless Programs Manager, Community Planning, Development and Innovation (CPDI) introduced Sam Hilliard, the Coordinated Entry Specialist, CPDI. Ms. Hilliard presented information on Built for Zero and the Coordinated Entry System (CES). She explained the Coordinated Entry System was established to better support vulnerable individuals. She explained the CES prioritizes resources for the most vulnerable members of the community, standardized service throughout the city with partnering organizations, strives to remove unnecessary barriers to access resources and centralize community resources. Ms. Hilliard conferred the Coordinated Entry System allows for system-wide data collection to aid in future planning. She the gave background and information on the Built for Zero (BFZ) initiative. She explained that BFZ is a national initiative to provide communities with strategies to end houselessness through sustainable, data-driven collaborations. She further explained the BFZ process in working toward attaining the goal of ending houselessness and the partners involved with this initiative. Ms. Armstrong provided an update on the Reaching Home Evaluation which was created to appraise Missoula's 10-year plan to end homelessness and evaluate how homelessness looks today compared to 10 years ago to help with future planning. She outlined the evaluation process and stages of the research.

There were no questions from council.

There was no public comment

Informational item only

3.4 Project Update: The Rowe Income Restricted Condominium Sales

Emily Harris-Shears, Housing Policy Specialist, Community Planning, Development and innovation introduced Brittany Palmer and Bob Oaks of the North Missoula Community Development Corporation (NMCDC) and provided an update on the Rowe Condominium income restricted housing project. Ms. Harris-Shears highlighted the rapid progress toward opening a lottery, buyer selection and purchase of the designated income restricted homes. She proceeded to outline the key points of the income restricted units including:

- The alignment of the project with the City of Missoula's strategic plan and housing policy.
- Working with the developer to provide income restricted units sold at 120 percent of the Area Median Income (AMI) and maintain a 75-year Period of Affordability (PoA).
- The selection of the North Missoula Community Development Corporation to administer the lottery process, home sales and stewardship of the units.
- The condo unit features, capacity and homeowners/condo association fees set by building.
- Highlights of the development agreement, the sale pricing formula, and the potential candidate pool.

Brittany Palmer, Stewardship Manager for the NMCDC introduced the North Missoula Community Development Corporation as Missoula's Community Land Trust

Organization. Ms. Palmer spoke to their mission, goals, and stewardship of affordable housing in relation to homeownership. She proceeded to describe the lottery process, preliminary eligibility requirements, execution of the lottery selection, the post lottery application, and the buy-sell agreement.

The committee and Ms. Harris-Shears discussed the why the window of affordability could not be established in perpetuity. Ms. Harris-Shears spoke to Montana deed restrictions which necessitated a time-limited period of affordability. She did elevate that the 75-year PoA is a starting point for the period of affordability and the possibility of revisiting permanent affordability when the current PoA comes to an end. They also discussed the prospect of provisions in the language of the use restriction agreement that address permanent affordability at the end of the PoA term and other tools available to potentially maintain affordability of the units. The committee and Ms. Harris-Shears conferred and clarified the differences between homeownership periods of affordability versus the rent-restricted developments affordability period. They conversed on right-of-way vacations as a tool for the provision of affordable housing, its flexibility, and the established limitations on short-term rentals. Ms. Harris-Shears clarified that short-term rental limitations and primary residence requirements were specifically addressed in the Rowe restricted use agreement as well as the HOA restrictions. A committee member questioned if ownership restrictions were state specific or all encompassing. Ms. Harris-Shears reiterated the applicants cannot currently own other properties to be considered for the lottery. A committee member questioned the existence of a reserves needs study regarding the HOA goals for upcoming maintenance reserves. Ms. Harris-Shears conveyed the developer's involvement in creating the covenants governing this. A committee member revisited their previous question regarding developers and the ability to expand the period of affordability on current and future housing projects. Ms. Harris-Shears clarified the initial period of affordability for the Rowe project was initiated by their team, they worked with the developer to closer meet the community needs and were able to expand the affordability to 75 years. A committee member reiterated the differences between for-sale and for-rent projects in terms financial controls.

Public Comment:

Bob Oakes, Executive Director of the NMCDC, commented on permanent affordability and reinvestment in homes regardless of status. He commented on the additional NMCDC projects and the age specifics of those projects.

N/A

4. ADJOURNMENT

The meeting was adjourned at 10:47 a.m.