

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

DRAFT

September 21, 2022

1:00 PM

Council Chambers (in person) or TEAMS (virtually)

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

Members present: Mirtha Becerra, Daniel Carlino, Kristen Jordan, Mike Nugent, Jennifer Savage, Sandra Vasecka, Heidi West

Members absent: Stacie Anderson, John P. Contos, Gwen Jones, Amber Sherrill

1. ADMINISTRATIVE BUSINESS

Committee Chair, Heidi West, called the meeting to order at 1:00 p.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 14th 2022

The minutes were approved as submitted.

2. PUBLIC COMMENT

There was no public comment.

3. COMMITTEE BUSINESS

3.1 Missoula Housing Authority Informational Update

This was an informational only item.

Councilperson, Mike Nugent, introduced the Missoula Housing Authority (MHA) and gave a brief overview of their structure, mission, and goals. Lori Davidson, Executive Director of the Missoula Housing Authority described the MHA as a quasi-governmental entity which means the MHA is an independent, public non-profit agency with the board appointed by the mayor. Ms. Davidson outlined the MHA's belief that affordable housing is a basic human right and a community responsibility. She described, highlighted, and expanded upon the Missoula Housing Authority's:

- Relationship with the city under the Cooperation Agreement.
- Operational boundaries.
- Multitude of programs, including affordable rentals, housing vouchers targeted to assist a wide range of individuals, homeownership functions, and their Self-Sufficiency Programs.

- Currently owned rent restricted/affordable housing units and new construction projects including the Villagio apartments, Trinity apartments and the Valor house.
- Broad range of individuals/families served and targeted median income.
- Involvement in Public Policy planning.
- Community partnerships, collaboration, and funding sources to execute projects.

Ms. Davidson introduced Kaia Peterson, Board Co-Chair and Executive Director of NeighborWorks Montana. Ms. Peterson gave an overview of the MHA's Family Self-Sufficiency (FSS) program. She also discussed the Missoula Housing Authority assets, growth, organizational strength, challenges, community members they serve, and responsibilities. For further information please see the attached video.

Sandra Vaseka joined the meeting at 1:26 p.m.

Ms. Davidson provided a brief background on the longevity of the Homeownership Program and outlined the process including bank financing requirements, the limits of the subsidy, qualifying criteria, and clarified the housing must be within a 10-mile radius of Missoula. She further expanded on the physical house requirements to qualify. A committee member questioned if the Missoula Housing Authority is required to follow Community Housing Development Organization (CHDO) requirements in reference to the concentration of poverty in the community. Ms. Davidson conveyed the MHA is not a CHDO therefore the regulations do not apply. The committee, Ms. Davison, and Ms. Peterson discussed MHA's goals to balance affordable housing and development costs with climate change initiatives, energy efficiency, and sustainability. Ms. Peterson observed important aspects of development in relation to decreasing climate impact are housing located near access to transportation, services, and existing infrastructure as well as the use of durable materials. The committee and Ms. Davidson discussed MHA's current large-scale projects, MHA's future capacity/desire to be involved in large projects, and the parameters necessary to execute future projects including land, funding, partners, and supportive services.

There was no public comment.

N/A – Informational Item Only

4. ADJOURNMENT

The meeting was adjourned at 1:47 p.m.