

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

DRAFT

October 19, 2022

11:10 AM

Council Chambers (in person) or TEAMS (virtually)

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

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

Members absent: Stacie Anderson, Jennifer Savage, Amber Sherrill, Sandra Vasecka, Sierra Farmer

1. ADMINISTRATIVE BUSINESS

Committee Chair Heidi West called the meeting to order at 11:20 a.m.

1.1 Roll Call

Rhea Sanders called the roll.

1.2 Approval of the Minutes

The minutes for the October 12th 2022 meeting will be available at a later date.

2. PUBLIC COMMENT

There was no public comment.

3. COMMITTEE BUSINESS

3.1 Appointment to the Affordable Housing Resident Oversight Committee

Community Member Seat Interview

11:15 - 11:30 - Kristina King Interview

11:30 - 11:40 - Discussion/Vote

The Interviewee Kristina King provided clarification that her current residence was in Clinton. Alderperson West provided an explanation on residency requirements for board appointments. Ms. King was not eligible for the appointment due to residing outside the required city radius.

Gwen Jones made the recommended motion to appoint Menodora LeMasters to the Community Member seat.

There was no public comment.

Moved by: Gwen Jones

Appoint Menodora LeMaster to serve as a regular member on the Affordable Housing Resident Oversight Committee, beginning immediately and ending on May 31, 2023, fulfilling the remainder of a vacated term, community member seat.

AYES: (7): Mirtha Becerra, Daniel Carlino, John P. Contos, Gwen Jones, Kristen Jordan, Mike Nugent, and Heidi West

ABSENT: (5): Stacie Anderson, Jennifer Savage, Amber Sherrill, Sandra Vasecka, and Sierra Farmer

Vote results: Approved (7 to 0)

3.2 Union Place Apartments Low Income Housing Tax Credits (LIHTC) Application

Emily Harris-Shears, Housing Policy Specialist with Community Planning, Development and Innovation outlined the tax credit application and the intended use of the funds. If awarded, the funds would be used to execute needed rehabilitation to the Union Place apartment complex and preserve the dedicated use of income restricted units. She introduced Kassy Buss, of Bjornson Jones Mungus PLLC and Jack Jensen of the development team. Ms. Harris-Shears shared that the public hearing allowed for community perspective and input regarding the proposal as well as satisfied the state's public hearing requirement for tax credits. Ms. Buss provided background on the Union Place Apartments, outlined the need for rehabilitation, detailed the tax credit application and highlighted the number of rent restricted units. Jack Jensen presented information on the scope of renovation, community amenities, unit amenities, and major renovation items. He provided the target income for these units.

The committee and Mr. Jensen discussed the relocation plans for the current tenants during the renovation period and funding set aside for the temporary displacement. He proceeded to breakdown the total number of units and unit type. He elaborated on the 4% tax credit and, if awarded, the anticipated timeframe for receipt of funds and the project completion timeline. For further information please watch the meeting video.

Mike Nugent moved the motion.

There was no public comment.

Moved by: Mike Nugent

Set a public hearing for November 28, 2022 on the tax credit application for preservation and rehabilitation of Union Place Apartments.

AYES: (7): Mirtha Becerra, Daniel Carlino, John P. Contos, Gwen Jones, Kristen Jordan, Mike Nugent, and Heidi West

ABSENT: (5): Stacie Anderson, Jennifer Savage, Amber Sherrill, Sandra Vasecka, and Sierra Farmer

Vote results: Approved (7 to 0)

4. ADJOURNMENT

The meeting was adjourned at 11:40 a.m.