

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

**DRAFT**

**January 18, 2023**

**10:00 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, Sierra Farmer, Gwen Jones, Kristen Jordan, Mike Nugent, Jennifer Savage, Amber Sherrill, Sandra Vasecka, Heidi West

**Members absent:** Stacie Anderson

## **1. ADMINISTRATIVE BUSINESS**

Committee Chair, Heidi West called the meeting to order at 10:00 a.m.

### **1.1 Roll Call**

Rhea Sanders called the roll.

### **1.2 Approval of the Minutes**

There were no minutes to approve.

## **2. PUBLIC COMMENT**

There was no public comment.

## **3. COMMITTEE BUSINESS**

### **3.1 Referral – Contract for Sleepy Inn Abatement of Hazardous Building Materials**

Tyler Walls, the Brownfields Program Specialist in the Department of Community Planning, Development and Innovation presented a motion to award the bid for the Sleepy Inn hazardous materials abatement, building deconstruction and building removal. He outlined the multiple plans that the project is supported by. He provided a timeline for the Brownfields site and highlighted the funds designated from the Brownfields Revolving Loan Fund and the Missoula Redevelopment Agency's (MRA) potential use of Tax Increment Financing (TIF) to pay for the deconstruction and demolition costs. Mr. Walls proceeded to explain the bid process, provided a description of the items requested and additional bid requirements. He conveyed the selection of 3 Rivers Landworks to be awarded the contract and briefly described the contract length. Mr. Walls reviewed the recommended motion. For more information, please watch the attached video.

The committee, Mr. Walls and Annie Gorski, deputy director of MRA discussed the following:

- The difference in services provided between the highest and lowest bids received and the cost differences between some of the items among the bidders.
- The reasoning behind choosing 3 Rivers Landworks.

- The possibility of including conditions of affordability in the sale of the property.
- The process necessary after the deconstruction and abatement including involving the city's realtor to market the property and understanding what the market would support for the site.
- The current estimated property value and the potential property value increase after deconstruction and abatement. The necessity for abatement of the site and the original purchase price.
- How the funding from Brownfields, for the cleanup, is structured.
- The amount of reimbursement the city received from the Federal Emergency Management Agency (FEMA) while the property was operating as a shelter. The number of individuals that utilized the shelter and the average length of their stay.

Councilperson Becerra moved the motion and spoke in support of it.

There was no public comment.

Several council members expressed the desire to obtain an estimate on the current property value versus the projected value after deconstruction and abatement. The committee and Mr. Walls discussed the benefits of executing the cleanup prior to placing the property on the market.

**Moved by:** Mirtha Becerra

To award the bid for the hazardous building materials abatement, building deconstruction, and building removal at the Sleepy Inn property to 3 Rivers Landworks at a cost not to exceed \$283,665.65 and authorize the return of bid bonds.

AYES: (8): Mirtha Becerra, Daniel Carlino, Sierra Farmer, Kristen Jordan, Mike Nugent, Jennifer Savage, Amber Sherrill, and Heidi West

NAYS: (2): John P. Contos, and Sandra Vasecka

ABSENT: (2): Stacie Anderson, and Gwen Jones

**Vote results: Approved (8 to 2)**

### **3.2 Tourist Home Fee Update**

Montana James, Deputy Director of Community Planning in the Department of Community Planning, Development and Innovation presented on the Tourist Home Fee Structure Amendment and requested to set a public hearing. She described the recommended fee structure, the changes and reasoning behind the proposed fees. She explained the cost involved in processing new tourist home applications and renewals. She reiterated the recommended motion.

The committee and Ms. James discussed the registration process including renewal timeline, application processing timeline, process improvement, community outreach, and improving communication regarding registration requirements. They also discussed monitoring and approaches to ensure compliance. They conversed regarding the parameters that categorize a tourist home versus a primary residence as well as the state law definition of each.

Councilperson Vaseka made the recommended motion.

A committee member spoke in favor of the motion and called for communication and streamlining the processes moving forward. They noted for the record that the fee increase does not include the County Health Department fee or the business license fee.

A committee member mentioned code reform and the importance of incorporating density and housing units into that process.

Public Comment:

Lynn Redding, rental unit owner, spoke to the benefits of short-term rentals, her experiences regarding housing and operating a rental unit.

**Moved by:** Sandra Vasecka

Set a public hearing for February 6, 2023 on a resolution of the Missoula City Council amending Exhibit A, the Business Licensing fee Schedule in Resolution 8615, to revise fees for Tourist Home registration.

AYES: (10): Mirtha Becerra, Daniel Carlino, John P. Contos, Sierra Farmer, Kristen Jordan, Mike Nugent, Jennifer Savage, Amber Sherrill, Sandra Vasecka, and Heidi West

ABSENT: (2): Stacie Anderson, and Gwen Jones

**Vote results: Approved (10 to 0)**

### **3.3 Housing Displacement Findings and Recommendations**

Committee Chair, Heidi West called for a five-minute recess, returning at 10:58 a.m.

Emily Harris-Shears, Housing Policy Specialist in the Department of Community Planning, Development and Innovation recapped the community listening/outreach sessions and the qualitative/quantitative data analysis that was presented to the Housing, Redevelopment, and Community Programs Committee on January 11<sup>th</sup>, 2023. She outlined that the housing displacement outreach project supports the strategies in A Place to Call Home, the city's adopted housing policy.

Gwenn Jones joined the meeting at 11:10 a.m.

She identified the that the key themes of Zoning Code, Rental Market Constraints, Fair Housing, Choice & Autonomy and Voucher Holder Experiences were derived from community engagement and the 2022 Housing Landscape Assessment, and the recommendations and actions were driven from the various community outreach, listening sessions and forums. She expanded and provided detail on each theme as well as the associated recommendations & actions. Please refer to the attached video for further information.

Ms. Harris-Shears concluded by identifying the need to address housing stock, existing experiential barriers, the further development of responsive programing, and a person-centered approach to support.

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

- The Fair Housing issues, specifically regarding the differences between private party standards and professional standards, the possible percentage of rental units that fall in a fair housing exempt category, the regulatory restrictions that exist regarding rental unit registration, and community education initiatives regarding fair housing.
- Displacement tracking and its purpose in relation to redevelopment and resources available to the developer. The potential for unintended consequence and expectations.
- The voluntary nature of the recommendations including convening work as well as trainings and the possible budgetary impact to execute this work. The ability to track effectiveness of training and details on voluntary incentives.
- The exploration of additional community partnerships and organizations that could aid in achieving housing goals.
- The potential for an ombudsperson, where the position would be supported and the capacity of the role.
- Information derived from the listening sessions showed the perception of increased property taxes correlating to rent increases. The additional drivers that could affect rent and the complexity of the topic. The potential relationship between property upkeep, habitable living environments and housing affordably.
- The definition of being displaced, the potential for a displacement fund and who would qualify for assistance through the fund. The concern for the potential premature loss of habitable spaces during redevelopment.

There was no public comment.

Informational Item Only

#### **4. ADJOURNMENT**

The meeting was adjourned at 12:08 p.m.