

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

DRAFT

October 26, 2022

1:30 PM

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

Members absent: John P. Contos

1. ADMINISTRATIVE BUSINESS

The Committee Chair, Heidi West, called the meeting to order at 1:32 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 October 12, 2022

The minutes were approved as submitted.

1.2.2 Approval of the Minutes from October 19, 2022

The minutes were approved as submitted.

2. PUBLIC COMMENT

There was no public comment.

3. COMMITTEE BUSINESS

3.1 Update on Recommendations from Governor's Housing Task Force

Committee member Mike Nugent outlined the item and introduced Danny Tenenbaum, Montana State Representative, and Adam Hertz, Secretary of the Montana Board of Housing, who were appointed to the Governor's Housing Task Force created to examine housing in Montana. Representative Tenenbaum described the purpose of the Task Force and the nature of the problem. He described the depth of analysis and research performed by the Task Force. He outlined the historical analysis of the City of Missoula Fair Housing Reports as well as A Place to Call Home reports highlighting zoning as a limiting factor to the availability of affordable housing. He underscored the recommendations of the reports. Representative Tenenbaum described similar analysis and issues that exist for cities throughout the state. He elaborated on the focus, vision, and goals of the Task Force. For further information, please see the attached video.

Adam Hertz, Secretary of the Montana Board of Housing, outlined the Housing Task Force's composition, approach, objectives, and report phases. He highlighted the Local Issues Subtask Group's recommendations including prohibiting residential minimum lot size requirements larger than 2,500 square feet, allowing Accessory Dwelling Units (ADUs) on all single-unit residential lots, re-writing the Montana Subdivision and Platting Act, enacting a State Affordable Housing Tax Credit program tied to local zoning reform, and enacting an infrastructure grant program to support housing. He touched upon the housing initiatives Missoula has already adopted. Mr. Hertz and Representative Tenenbaum remarked on the possible content of the next report, including recommendations for the executive branch (non-legislative changes), best practices for local government, and the State Building Code. They reviewed the legislative processes necessary to move the Task Force's recommendations forward to becoming laws.

The Committee, Representative Tenenbaum and Mr. Hertz discussed the following:

- Capacity and funding of local Planning offices, the Local Issues Subtask Group's addendum list, proposed statutory timeframes, the state law that prohibits the use of building permit fees to pay for planners, the potential benefits of changing that law to allow those funds to pay for review planners, and grants to free up capacity.
- The necessity for a continuum of housing options, the concept of a housing migration chain, and whether the migration chain benefits are applicable to the local area.
- Rent stabilization feasibility and the state law that prohibits rent stabilization at the local level.
- Environmentally conscientious construction and the process of incorporating these measures into the building codes, and the potential funding for some of the measures.
- The recommendations potential effects of land values, current landowner concerns, economic factors that impact housing affordability outside of state and local control, and creating supply while not reducing demand.
- The State tax policies as well as transportation and infrastructure in relation to the growth policy.
- Obtaining accurate Short-Term Rental (STR) data, the potential impacts of STRs on housing, and how to possibly address the issue.
- The idea of a State adopted zoning menu to accommodate for the different needs of diverse areas, the rewriting of the State Subdivision and Platting Act and growth policies.
- Rental application reform, rent escalation, and the State policies that regulate the landlord/tenant relationship.
- Permanently affordable housing rehabilitation versus new construction. Code reform at the local and state level. The impacts the reform process may have on

developers and the necessity for open lines of communication at all levels of government during the process.

- How rural communities fit into the spectrum of development. The specifics that went into the focus of the Task Force. The revisiting of opportunity zone boundaries with current census data. State level use of the most recent data to better determine how to allocate funds.
- The best avenues to get involved in this process as a local government.

There was so public comment.

4. ADJOURNMENT

The meeting was adjourned at 3:04 p.m.