From:	Jim Conkle
To:	Grp. City Council and City Web Site; bcc@missoulacounty.us; Jim Conkle
Subject:	Missoula County Community Survey
Date:	Saturday, January 23, 2021 2:35:36 PM

Hi
Thank you for your service.

People love the natural and government / taxpayer provided amenities.
(Nearby Recreation Lands, Parks, Schools, Library, Free Bus Transportation, Open Space etc.)
If I was looking for a place to live, and could afford Missoula, I would certainly consider it.
One study suggests 40,000 new residents in the next 30 years.

People don't love the cost of housing.

If you believe that the free market influences demand for housing, and therefore the cost of housing, without a lot of thought,
it would suggest a correlation as to "great city" = "higher cost of housing in city".
I have not read of any city in Missoula's situation that has been able to solve this conundrum. Policies can help a certain percentage of low / moderate income residents,
but the upward trend in housing costs continue. I have not seen any projection that suggests Missoula can meet the increase in housing supply to offset the current and future demand.

I believe the increase in taxes, now and the future, is a smaller concern as to affordability as is the free market demand to live here.
For example, the plan to redevelop Caras Park is "exciting"'. Probably not a big tax hike. But if was a Realtor, I would add that on to the city tour of a prospective home buyer.

My comments based on the above:

If I was a large employer with mixed employee income levels, I would be seeking to buy / build my own housing units for my employees.
Is there a possibility for a private / government partnership for this type of housing?

When discussing future projects, openly discuss the upward pressure on market pricing, not just the tax increase.

If it is probable that affordability, based on the 30% income rule, can really never be achieved, better policies might be developed with that stark reality in mind.

Again
Thanks
Jim Conkle
Missoula