

**ADMINISTRATION AND FINANCE COMMITTEE
CITY COUNCIL CHAMBERS
140 WEST PINE STREET
MISSOULA MONTANA
February 2, 2011, 1:05pm**

Members present: Stacy Rye, Chair; Ed Childers; Pam Walzer; Jason Wiener; Dick Haines; Lyn Hellegaard; Cynthia Wolken; Dave Strohmaier; Jon Wilkins; Bob Jaffe.

Members absent: Renee Mitchell.

Others present: Kim Mansch, Josh Kosar, Steve Woodruff, Kate Gadbow, Eran Fowler, Tim Skufca, Cindy Wulfekuhle, Maxine Jacobson, Lori Davidson, Andrea Day, Mike Barton, Nancy Harte Keila Szpaller, Mayor Engen, Ginny Merriam, Irina Cates, Dee Andersen.

I. Administrative Business

A. Approve committee minutes dated: **will be submitted at a later date.**

B. **Public Comment on items not listed on the agenda-NONE**

II. Consent Agenda

A. Approve claims (accounts payable). -Consent Agenda (Brentt Ramharter)

MOTION: The committee recommends the City Council approve [claims](#) totaling \$933,702.61([Detailed claims](#))

B. A [Resolution](#) of the City Council awarding Community Development Block Grant (CDBG) and HOME Investment Partnerships Program (HOME) funds to certain organizations and directing staff to negotiate contracts and agreements with said organizations. ([Memo](#)) ([A&F](#)) (Returned from Council floor: 01/24/11) **REMOVE FROM AGENDA**

MOTION: The committee recommends the City Council adopt a [resolution](#) of the City Council awarding Community Development Block Grant (CDBG) and HOME Investment Partnerships Program (HOME) Funds to certain organizations and directing staff to negotiate contracts and agreements with said organizations.

Mike Barton, Interim Director OPG, explained this item was sent back to committee after the public hearing. There is a revision and an amendment to the resolution that would address the reasons why this was held in committee and clarify that the award to the Partnership Health Center is a forgiven loan.

Jason Wiener also pointed out there is a revised check-list to discuss with the applicants.

Tim Skufca, MUD, said that the clarification they received was very helpful. It was exactly what they needed to know. He appreciated the work that went into it. He said we are being asked to submit a new budget and timeline. We are in the process of actually revising the scope of the original proposal and were wondering if that was why they had asked us to submit a whole new round of paper work.

Nancy Hart, OPG, said she talked to Lauren Caldwell about that very issue this morning and they sculpted out the revision together. Ms. Caldwell will allocate the proportion of land that is being used for the tool library, so the whole request is not for land, it will be for land and uses for the tool library which is more appropriate. It will narrow the focus considerably and pull the whole project together.

Eran Fowler, Interim Director of The Poverello Center, also stated that the clarifications provided were incredibly helpful. She said it is lined out, however, still a little confusing as to how it will all play out as to whatever winner will get to the finish line first, gets the funding. There are several contingent scenarios, but it feels like a wait and see situation for us.

Mr. Barton said he wants everyone to know that OPG feels like both of these projects are worthwhile and they are trying to do all they can to get them moving forward as effectively as possible. But it's not always necessarily through the CDBG or HOME programs. In particular with the Poverello, we are working very closely with that organization in trying to enhance its organizational capacity or its

development capacity to get some of these goals accomplished. We are very much committed to these projects.

Ms. Harte wanted Ms. Fowler to know that we are not looking at this as a race to June 1; everyone makes it to June 1. On June 1 is when we look at the proposals and make the awards.

Ms. Rye said she wanted to move on to the Public Service awards.

Ms. Harte said it is a public service project for the Poverello. All of the funding available is included in the resolution. If you want to fund the Poverello's project, you will need to reduce the awards in the resolution within the public service category because the funding is capped.

Mr. Strohmaier asked Mr. Barton to clarify the \$20,000 request from the Poverello for homeless outreach.

Mr. Barton said he is not sure how competitive the Poverello is for this very particular pot of money that HUD allows us under CDBG. He explained the Poverello is at a certain disadvantage amongst many other agencies, as it is difficult for them to shape outcomes. We have other agencies that compete for this money who can say; with this program we can fix peoples teeth, or provide so many children with healthy snacks, or we assisted so many households escape foreclosure. This is not to ignore the Poverello's' need; the Poverello clearly has great need. Its just the other programs describe better outcomes.

In this particular case, the Poverello wanted to use this money for outreach to those who are homeless but not hanging out at the Poverello or taking full advantage of the services at the facility. We saw this as a benefit more to the downtown businesses than the clients being addressed. We contacted the BID and the Mayors Downtown Committee and asked if there was a way to accomplish the same thing the Poverello wants to do.

One thing we all agree on is that the Poverello's facility is failing and they need to get a new facility. We are working with their staff and their board very closely to get that huge capital need addressed.

Mr. Jaffe said one suggestion would be a discussion even earlier in the process before the scoring and funding occurs.

Mr. Wilkins said he respects what the OPG staff does and feels they have a better insight than we do. He moved the resolution to award the funds per the staff recommendations.

Upon a voice one, the motion passed unanimously with Rye abstaining.

Mr. Wiener asked Ms. Mansch of Partnership Health, if it was true they were running out of funds for health care for the homeless.

Kim Mansch, Director, Partnership Health Center, said we receive approximately \$400,000 per year for health care for the homeless. The needs and demands for that program have tripled in the last three years. We now serving 1,600 individuals per year and we are running out of funding for that particular pot of money. We have had to cut back on some of those services, so if you fall under the homeless category, you would need to get your medical care at the Poverello Center until March, with the exception of dental care. In April it will be re-evaluated.

Ms. Hellegaard asked if we have partnerships with surrounding counties like Sanders County who bring people down to use the services at your clinic. Do they contribute to your funding?

Ms. Mansch said our service area is predominately Missoula County. Secondary is Mineral and Granite Counties. We have counties that bus or send people here for the dental services, which are provided at a sliding fee scale and we cannot deny them these services.

III. Regular Agenda

- A. Homelessness and Housing Instability in Missoula Report 2010. ([memo](#))—Regular Agenda (Cindy Wulfekuhle) (Referred to committee: 01/24/11)**REMOVE FROM AGENDA**

NO MOTION- DISCUSSION ITEM ONLY

Dr. Maxine Jacobson, presented the *Homelessness and Housing Instability in Missoula Needs Assessment 2010*. She said the study was obtained by asking difficult questions, and understanding homelessness and ultimately what the homeless folks want from our community. What springs forward from this report suggests to us that surprisingly enough, homeless people want a home.

The needs assessment was initiated to identify what the housing needs were and if the needs were different in the different groups among the homeless.

The 10 week project was made possible by recruiting and training people to conduct this survey. A team of 43 people administered 193 surveys. In total there were 240 surveys' that formed the data.

Here are some key findings from the study:

- There are distinct patterns to homelessness; transitional, episodic and chronic.
- Homelessness will be experienced differently by different people.
- Of the 240 homeless participants, 65% were male and 35% were female.
- The age ranged from 17-86, with the average age 41.
- The number of people living outdoors (mid-November) accounts for 34.5% respondents.
- Those most likely to live outside were males with longer histories of homelessness.
- Almost 67% of the respondents were living alone or as part of a couple without children
- 23% were living in one-or-two parent families.
- 32% reported completing High School and 46% had completed some college- bachelors or graduate degrees. We are seeing more educated people slip into poverty.
- Monthly income ranged from \$0-2,500 per month.
- Average income was \$480.00
- Almost half of the respondents were living in Missoula's permanent housing when they experienced their first episode of homelessness. These were more likely to be women and families with children.
- People whose last permanent housing was in Missoula, reported low wages as a reason for homelessness.
- Of all the services available in Missoula, food/meals were easiest to obtain.
- Housing assistance was by far the most frequent mentioned service needed.
- Homeless people stay in Missoula because of the City's attributes and the services offered.

She ended by stating one has to be careful that you don't take these results and say this study represents all homelessness in Missoula, Montana. To view the entire report [click here](#)

Ms. Rye thanked Dr.. Jacobson for the in depth report. She said it challenged many of our assumptions on homelessness.

Mr. Wilkins asked if HUD takes into consideration the housing costs are so much more expensive here in Missoula than in other major cities in Montana?

Lori Davidson, MHA, said HUD does an annual survey of rental rates in an area. The fair market rent, which is the amount they will subsidize in a section 8 unit, is based on the 40th percentile of average rents. For example, if the payment standard for a 2 bedroom unit is 750. That includes rent and utilities in an apartment 40% or 750 less and 60% are higher than that. HUD does look at it regionally every year.

The committee continued to discuss the costs of homelessness in our community. The impact on our medical facilities is huge.

Pam Walzer commented on the small info on the comparisons groups. She said it flies in the face of the idea people are coming into Missoula just to take advantage of our services. The respondents with their last permanent housing in Missoula were more likely to use the services. They became homeless here and we are talking about taking care of our own.

Ms. Rye asked Dr. Jacobsen, in her research, what Missoula can do that they are not doing now, and what are we already doing that other communities don't do.

Dr. Jacobson said having done the needs assessment done is a very important first step. An actual strategic planning process would help. Billings has a 10-year plan to address homelessness. That is an on going current trend in the nation.

Ms. Rye asked Dr. Jacobson if she could address the persistent rumors about other cities in Montana sending their homeless to Missoula.

Dr. Jacobsen replied it's not a myth it does happen.

IV. Held in committee

- A. Approve claims. (Ongoing) (Consent Agenda)
- B. Approve journal vouchers. (Ongoing) (Consent Agenda)
- C. Approve budget transfers. (Ongoing) (Consent Agenda)
- D. An ordinance amending the municipal code as it relates to bike licensing. ([A&F](#)) (Returned from council floor: 12/15/08)
- E. Implications of establishing maintenance districts. ([memo](#)) – Regular Agenda (Bob Jaffe) (Referred to committee: 05/11/09)
- F. Clarify position of council member who also serves on the board of a non-profit agency that has dealings with the city. ([memo](#)) – Regular Agenda (Ed Childers) (Referred to committee: 07/20/2009)
- G. Review the FY 2011-15 capital improvement projects (CIP). ([memo](#)) – Regular Agenda (Brentt Ramharter) (Referred to committee: 04/19/2010)
- H. Amend Council rules to change the Council's regular meeting schedule to two meetings per month ([memo](#)).—Regular Agenda (Marty Rehbein) (Referred to committee: 06/07/10)
- I. Discuss the disposition of surplus city property. ([memo](#))—Regular Agenda (John Newman) (Referred to committee: 10/25/10)
- J. Amend the FY 2010 budget to appropriate expenditures that were not identified in the original budget. ([memo](#))—Regular Agenda (Brentt Ramharter) (Referred to committee: 11/01/2010)
- K. Discuss outstanding third-party contracts. ([memo](#))—Regular Agenda (Lyn Hellegaard) (Referred to committee: 11/08/10)
- L. Review the city's current policy for charging the public for various city-produced documents ([memo](#))—Regular Agenda (Dave Strohmaier) (Referred to committee: 12/06/10)
- M. Confirm the reappointment of Mark Muir to the Impact Fee Advisory Committee completing a term commencing December 1, 2010 and ending November 30, 2014. (Returned from Council floor: 11/1/10)

V. Adjournment

The meeting was adjourned at 2:30 pm

Respectfully submitted,

Dee Andersen

Administrative Secretary
Finance Department