Sam Oliver- Missoula Housing Authority

- 1998: Started in the construction trades → construction management
- Canyon Creek Village was his first big project
- He was in charge of the building of Draftworks Brewery
- He worked for Rocky Mountain Development Group, helped renovate the Wilma
- Started working with Missoula Housing Authority
- MHA is able to earn development fees, which is great because that earns them unrestricted funds to spend on developing and building their own housing projects
- Executive Director 3 years ago
- MHA took on the Villagio and Trinity
- LIHTC is increasingly hard to use. In Montana there are roughly 4 projects per year awarded at the current rate, which means most projects go unfunded.
- Missoula lacks housing at every level but luxury
- Limited space in valley
- 2,200 units needed
- Johnson St. closing sent 150 people back to the street
- Affordable housing cannot be built with private funds alone
- Rehab is cheaper than ground-up
- LIHTC's period of affordability usually expires after 15 years, but many projects utilize grant funds that mandate PERMANENT affordability.
- Wildflower: 1993. MHA bought it at market rate
- 1,000 signed up on the list, massive demand for only 400 units.
- Villagio: a lot of larger units
- Franklin Crossing → former Johnson St. shelter- This project has 17 separate funding sources, making it really complex to manage and develop.
- Missoula Housing Authority is looking to address 70–140% AMI "missing middle" housing, which is majorly lacking in Missoula
- Supporting density and mixed-income projects
- New state laws in effect should reduce subdivision timeline
- He recommended creating relationships with local businesses who need housing, for many of them, employee housing is their biggest concern.