

From: [Eran Pehan](#)
To: [Jenny Baker](#)
Subject: RE: Rezone 2320 S 9th St W - Skyview Affordable Senior Housing
Date: Sunday, September 15, 2019 4:19:48 PM

Ms. Baker,

The Office of Housing and Community Development would like to express our support of the Skyview Affordable Senior Housing development. The proposed development, a new senior affordable rental community, will provide over 30 homes to an underserved demographic in our community. Households with people over age 65 are projected to increase by 2,024 over the next five years. According to the U.S. Census, 7.7% of the population over age 65 is living at poverty levels. This amounts to 662 seniors in our community in desperate need of affordable homes.

The proposed development of this site is in alignment with Our Missoula, the City's adopted Growth Policy. The proposed site is in a neighborhood connected to transit and in close proximity to services. This development is also in alignment with A Place to Call Home, Missoula's recently adopted Housing Policy. One of the most impactful resources for affordable rental home development is the Low- Income Housing Tax Credit (LIHTC) Program. This program brings millions of dollars of private equity into our community to help us achieve our stated goals around housing affordability. As such, the Office of Housing and Community Development is committed to supporting LIHTC projects that are in alignment with our identified needs and our guiding growth documents. If this project is awarded Federal Housing Tax Credits and receives the necessary rezone, Housing Solutions LLC will help Missoula meet the very present and growing need for affordable housing among the 65+ senior population.

Neighboring residents have expressed concerns regarding infrastructure needs, including incomplete sidewalk grids, in the area that could be exacerbated by this development. The Office of Housing and Community Development is committed to working alongside the Franklin to the Fort Neighborhood, elected officials, departments within the City of Missoula, and Housing Solutions LLC to further explore and mitigate these concerns and to ensure this senior affordable rental community is a positive addition to the neighborhood.

Eran Fowler Pehan

Director

Office of Housing and Community Development

406-552-6395

From: Jenny Baker <BakerJ@ci.missoula.mt.us>

Sent: Friday, August 30, 2019 3:09 PM

To: Dax Fraser <FraserD@ci.missoula.mt.us>; Adam Sebastian <SebastianA@ci.missoula.mt.us>; Mike Brady <BradyM@ci.missoula.mt.us>; Chris Odlin <OdlinC@ci.missoula.mt.us>; 'bschmidt@missoulacounty.us' <bschmidt@missoulacounty.us>; Travis Ross <tross@missoulacounty.us>; Donna Gaukler <GauklerD@ci.missoula.mt.us>; Neil Miner <MinerN@ci.missoula.mt.us>; David Selvage <SelvageD@ci.missoula.mt.us>; Chris Boza <BozaC@ci.missoula.mt.us>; 'envhealth@missoulacounty.us' <envhealth@missoulacounty.us>; Jim Nugent <NugentJ@ci.missoula.mt.us>; Corey Aldridge (caldridge@mountainline.com) <caldridge@mountainline.com>; 'vcaristo@mountainline.com' <vcaristo@mountainline.com>; 'jsweten@mountainline.com' <jsweten@mountainline.com>; Jane Kelly <KellyJ@ci.missoula.mt.us>; Karen Gasvoda <GasvodaK@ci.missoula.mt.us>; Bob Hayes <HayesB@ci.missoula.mt.us>; Logan McInnis <LMcInnis@ci.missoula.mt.us>; Eran Pehan <PehanE@ci.missoula.mt.us>; Ellen Buchanan <buchanane@ci.missoula.mt.us>; Chris Behan <BehanC@ci.missoula.mt.us>; 'abeck@co.missoula.mt.us' <abeck@co.missoula.mt.us>; 'nholloway@co.missoula.mt.us' <nholloway@co.missoula.mt.us>

Cc: Michelle Cares <MCares@ci.missoula.mt.us>; Julie Merritt <JMerritt@ci.missoula.mt.us>; Neighborhood Council - Franklin to the Fort <f2f@ci.missoula.mt.us>

Subject: Rezone 2320 S 9th St W - Skyview Affordable Senior Housing

Good afternoon –

Hoping to get your input on this proposal to rezone a property on 9th St W where, if the rezoning is approved, a 36 unit affordable senior housing project is proposed.

Will you send me your comments by **September 13, 2019?**

Thanks much.

Jenny