

From: [DERRICK DODSON](#)
To: [Jenny Baker](#); mbair@mt.gov
Subject: Proposed Skyview senior complex at 2400 9th St
Date: Tuesday, October 15, 2019 8:24:59 AM

I spoke at the planning board meeting on Oct 1st in favor of having the much needed Skyview affordable senior housing complex built at 2400 9th St. I feel it is an ideal location, as it is a safe neighborhood and close to the bus line. This is important as a lot of seniors give up driving as they age and depend on the bus for transportation.

I also listened to why there was opposition to having the complex built at this proposed location. The main objection seemed to be the extra traffic that would be created. The complex would have 36 dwellings, 23 1 bedroom units and 12 2 bedroom units with one person occupying the 1 bedroom units and 2 people occupying the two bedroom units. Even if there were 1 vehicle per unit that would only be 36 extra cars. Most likely it would be a lot less since a lot of seniors by the age of 75 or 80 don't own vehicles anymore.

The other objection was to the size of the complex. If you look inside the existing affordable senior complex in Missoula, Burlington Square on Clark St with 5 units, Silver Crest behind the Good Food Store, The Missoula Manor and the Clark Fork Manor, the units inside the complex are very small, under 600 sq. ft. This makes a much smaller overall complex then if they were 36 full size condos with larger rooms and 2 or 3 bedrooms.

All the existing affordable senior housing complexes have waiting list. I have friends who have been on a waiting list for one of these for over a year and a half and still have not been called. With more and more baby boomers reaching this age the demand will keep increasing and the waiting lists becoming longer.

We also lost the Camelot Apt complex a few years back. That was for seniors 55+ older and had very affordable rent. If I understand correctly it was resold, the rents increased and is no longer just for 55+ and older. It is now mostly occupied by students. This caused a lot of affordable senior housing to be lost and nothing new has been built since to replace it.

I am a 72 yr old single woman and I own a small home on 8th St. in Missoula. When I am no longer able to stay in my home due to health issues or ongoing increased expenses for up keep, I will have to look for affordable senior housing. With little more then Social Security as income I will not be able to afford market rate rent. Even though we have worked all of our adult lives, many seniors are finding themselves in this same situation.

I sincerely hope you as our City Council members and the Montana Board of Housing can see your way clear to allow this area to be rezoned so the construction of this much needed complex can go forward.

Thank you,

Cherry Dodson
1720 So. 8th St W
Missoula, MT 59801

