



City of Missoula, Montana
Item to be Referred to City Council Committee

Committee: Administration and Finance

Item: Trinity Affordable Housing Development

Date: September 12, 2019

Sponsor(s): Eran Pehan

Prepared by: Eran Pehan

Ward(s) Affected:

<input checked="" type="checkbox"/> Ward 1	<input type="checkbox"/> Ward 4
<input checked="" type="checkbox"/> Ward 2	<input type="checkbox"/> Ward 5
<input type="checkbox"/> Ward 3	<input type="checkbox"/> Ward 6
<input type="checkbox"/> All Wards	<input type="checkbox"/> N/A

Action Required:

Conduct a public hearing, no other action required

Recommended Motion(s):

I move the City Council: Set a public hearing on October 7th, 2019, to solicit comment on whether the proposed Trinity Affordable Housing development, located at 2330 Mullan Road and 1600 Cooley Street, meets a community housing need.

Timeline:

Referral to committee:	September 12, 2019
Committee discussion:	September 18, 2019
Council action (or sets hearing):	September 23, 2019
Public Hearing:	October 7, 2019
Deadline:	October 7, 2019

Background and Alternatives Explored:

The Trinity Project is a collaboration between Homeword, the Missoula Housing Authority and BlueLine Development. Each organization brings experience and expertise that is necessary to successfully develop and manage these two properties.

This 200-home project will be located on two sites in Missoula: 70 homes will be located on the Cooley block that was previously Skyview Trailer Park. The Cooley site is zoned appropriately for the apartments that will be built for families and Missoula's workforce. The site on Mullan will be low-threshold homes that people can afford, which means we will accept people as they are and provide a safe, supportive environment.

A total of 130 homes, 30 of which will be supportive housing homes with additional rental assistance and target Missoula's long-term unhoused neighbors. The remaining 100 homes will be for individuals and families living below 70% of the area median income, which is below \$41,000 a year for a family of two. The Mullan Street project will also include a navigation center on site that provides intensive supportive services. Navigation centers are considered a best practice in serving people living unsheltered or in encampments, as it's a proven way to get people off the street and on a pathway to a safe, healthy home and stability; it's a critical part of the solution in Missoula's Homelessness Crisis Response System. Because navigation centers

operate 24 hours a day, 7 days a week, there are no lines outside in the evening, and guests are not exited onto the street 2 in the morning. Trinity is in discussions with local service providers in order to create a robust service model that will address the complex needs and multiple challenges this population faces each and every day. These services vary and can include: life skills training (income management, job training, and medication management), case management, medical care via an onsite clinic, prison/jail re-entry support, mental health, substance use and behavioral health support, and food insecurity.

Financial Implications:

n/a

Links to external websites:

n/a