

Trinity Project



Missoula
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About Us

- **Homeword**

- Created or preserved 1,028 homes for more than 1,600 Montanans at 27 properties in 11 communities around the state since 1994.
- 346 of those homes are in Missoula.

- **Missoula Housing Authority**

- Serving over 1,650 households
- Owns and operates 3 properties (43 homes) in Missoula that have a supportive component and serve more vulnerable tenants; Uptown Apartments, Valor House, and Cornerstone (currently under construction).
- Has administered a tenant-based permanent supportive housing voucher program since 1995, which is a program that provides financial assistance for about 100 formerly homeless families to afford a home.

- **BlueLine Development:**

- Established in 2011 and has developed approximately 1,037 homes in 24 properties across Colorado, Wyoming, Montana, Utah and Minnesota.
- Of the 24 properties BlueLine Development has developed, four are similar in size and complexity of what is being proposed as part of this scattered site project in Missoula.



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Trinity Apartments LLLP

- 202 homes on two sites in Missoula
 - Cooley block: 72 low-threshold homes for families and Missoula's workforce.
 - Mix of 2, 3 and 4 bedroom homes
 - Community building and on-site manager
 - Mullan Road Site: combination of low-threshold and supportive housing options
 - 30 will be 1 bedroom supportive housing homes
 - 100 homes will be a mix of 1, 2, 3 and 4 bedrooms for individuals and families
 - Navigation Center on site to support residents and operates 24 hours a day, 7 days a week. No lines outside in the evening, and guests are not exited onto the street in the morning.



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Scattered Sites – One Project



TRINITY APARTMENTS - SUPPORTIVE / HOUSING DEVELOPMENT

CONCEPTUAL SITE | AUGUST 17, 2019
1" = 80'-0"

MISSOULA, MONTANA



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Mullan Road Site Plan



TRINITY APARTMENTS - SUPPORTIVE / HOUSING DEVELOPMENT

CONCEPTUAL SITE | AUGUST 17, 2019
1" = 80'-0"

MISSOULA, MONTANA

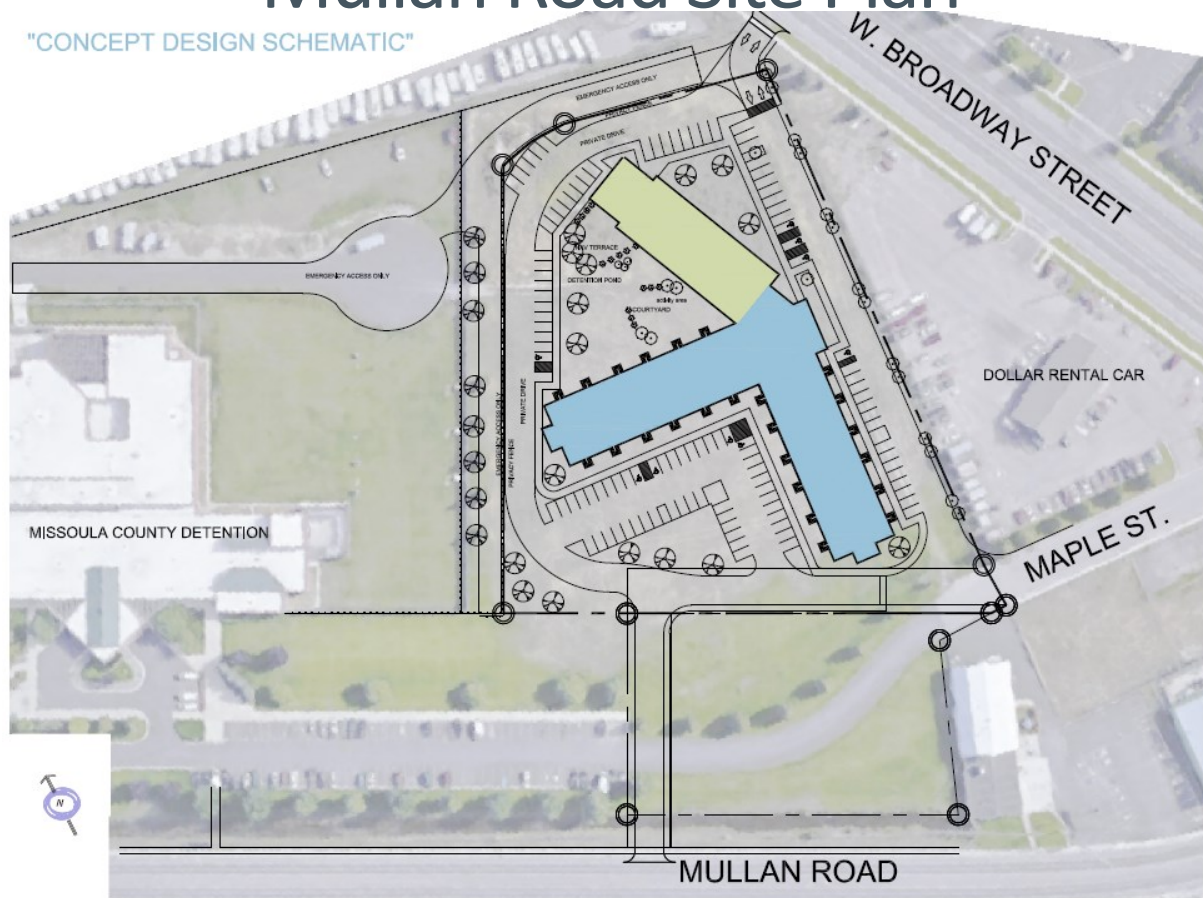


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Conceptual Site Plan

Mullan Road Site Plan

"CONCEPT DESIGN SCHEMATIC"



TRINITY APARTMENTS - SUPPORTIVE / HOUSING DEVELOPMENT

CONCEPTUAL SITE | AUGUST 17, 2019
1" = 80'-0"

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Conceptual Site Plan Cooley Block



SITE NOTES	
SIZE: lots 1-10 = 39,000 SF	
SIZE: lots 11-20 = 39,000 SF	
M1R-2 - LIGHT INDUSTRIAL - RESIDENTIAL	
NO SETBACKS	
MAX 50'-0" HEIGHT	
LEGEND - SITE	
ASPHALT	CONCRETE
PARKING - COUNT	
subsidized housing 850 or below = .75 spaces	
subsidized housing 1,399 or below = 1 space	
PROVIDED = 68 PARKING SPACES	
APARTMENT BUILDING PLAN NOTES	
BUILDING 72 UNITS IN 4 BUILDINGS	
A = 6 UNITS IN A THREE STORY BUILDING	
3 BEDROOM 2 BATH = 6	
B = 6 UNITS IN A THREE STORY BUILDING	
3 BEDROOM 2 BATH = 6	
C = 30 UNITS IN A THREE STORY BUILDING	
4 BEDROOM 2 BATH = 2	
3 BEDROOM 2 BATH = 9	
2 BEDROOM 1 BATH = 19	
D = 30 UNITS IN A THREE STORY BUILDING	
4 BEDROOM 2 BATH = 2	
3 BEDROOM 2 BATH = 9	
2 BEDROOM 1 BATH = 19	
WITHIN THE 4 BLDGS THE FOLLOWING IS THE	
504 UNIT MIX - TYPE A & AV - ADA	
4 BEDROOM 2 BATH ADA TYPE A = 1	
2 BEDROOM 1 BATH ADA TYPE A = 2	
3 BEDROOM 2 BATH ADA TYPE A = 1	
TOTAL = 4	
2 BEDROOM 1 BATH ADA TYPE AV = 1	
3 BEDROOM 2 BATH ADA TYPE AV = 1	
TOTAL = 2	
COMMUNITY SPACE = 900 sq ft	



TRINITY APARTMENTS - AFFORDABLE HOUSING DEVELOPMENT

1535 liberty lane suite 110b
missoula montana 59808

CONCEPTUAL SITE
1" = 80'-0"

AUGUST 27, 2019

MISSOULA, MONTANA



Conceptual Floor Plans

1 bedroom and PSH units



1 BEDROOM FLOOR PLAN
(GROSS SF = 550 SF)

1 BATH



1 BEDROOM FLOOR PLAN (PSH)
(GROSS SF = 550 SF)



1535 liberty lane suite 110b
missoula montana 59808

TRINITY APARTMENTS - AFFORDABLE HOUSING & PERMANENT SUPPORTIVE HOUSING DEVELOPMENT

CONCEPTUAL 1 BEDROOM PSH & TYP TYPE UNITS
1/8" = 1'-0"

AUGUST 28, 2019

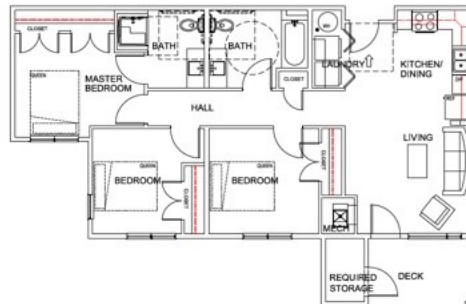
MISSOULA, MONTANA

Conceptual Floor Plans

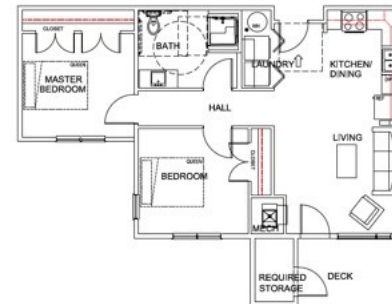
2/3 bedrooms



Homeword
Sustainable Communities for All



3 BEDROOM FLOOR PLAN
(GROSS SF = 900 SF) 2 BATH



2 BEDROOM FLOOR PLAN
(GROSS SF = 700 SF) 1 BATH



1535 liberty lane suite 110b
missoula montana 59808

TRINITY APARTMENTS - AFFORDABLE HOUSING DEVELOPMENT

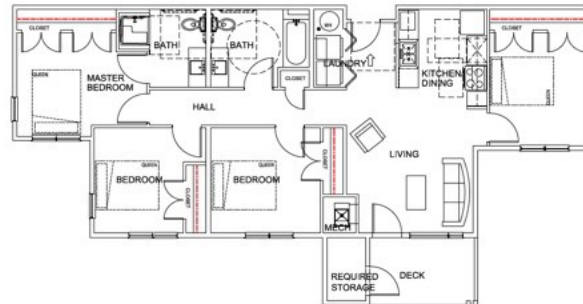
CONCEPTUAL 2 & 3 BEDROOM TYPE UNITS
1/8" = 1'-0"

AUGUST 28, 2019

MISSOULA, MONTANA

Conceptual Floor Plan

4 bedroom



4 BEDROOM FLOOR PLAN
(GROSS SF = 1200 SF) 2 BATH



1535 liberty lane suite 110b
missoula montana 59808

TRINITY APARTMENTS - AFFORDABLE HOUSING DEVELOPMENT

CONCEPTUAL 4 BEDROOM TYPE UNITS
1/8" = 1'-0"

AUGUST 28, 2019

MISSOULA, MONTANA

Meeting the Community Needs

- The 100 of the homes at Mullan Road and 72 at Cooley Street will be for those earning below 70% of the area median income (below \$41,000/year for a family of two).
- Trinity will address the severe shortage of rental housing for low- and moderate- income households, and specifically low threshold supportive housing.
- A person living in chronic homelessness costs the tax payer an average of \$36,000 per year.
- Costs to the taxpayer, on average, are reduced by 49.5% when they are placed in supportive housing.
- Locally, of the people identified as Missoula's most frequent users of multiple crisis responses systems (emergency shelter, Missoula Police Department contacts, jail and St. Patrick Hospital), 73% have cross over between homelessness and the criminal justice system.
- The remaining 30 of the Mullan Road homes will be specifically for those living chronically homeless with support services and rental assistance so they obtain stability.



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Mullan Road Site: Navigation Center

- On-site to provide access to intensive supportive services.
- Navigation centers are best practice in serving people living unsheltered or in encampments. A proven way to get people off the street and on a pathway to a safe, healthy home and stability.
- A critical part of the solution in Missoula's Homelessness Crisis Response System.
- Operate 24 hours a day, 7 days a week. No lines outside in the evening, and guests are not exited onto the street in the morning.
- Engaged in discussions with service providers to offer life skills training (income management, job training, 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 security.
 - Opportunity for partnership
 - Nonduplication of services
 - Closing gaps in service



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Funding and Goals

- 4%, non-competitive housing tax credits + tax exempt financing
 - Scale makes this project feasible
 - Includes Federal and private grant funding
 - No local tax dollars are planned for this development
 - \$1 million set aside from the development for a social service reserve to support the navigation center
- *A Place to Call Home: Meeting Missoula's Housing Needs:*
Trinity helps achieve Missoula's 5-year Strategic Outcomes goal of providing 590 rental homes affordable to a person earning ~\$31,000



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Experience

- BlueLine has four projects in its portfolio that resemble Trinity in size and complexity; specifically, Arroyo Village, is being used as a model for guidance in development of Trinity Apartments.
 - Arroyo Village- Located in Denver, completed in 2019, a total of 130 homes; 35 supportive homes and 95 work force homes. On-site shelter space with a sleeping area, a commercial kitchen, and plenty of community and service spaces to meet the needs of clientele. The 35 supportive homes create a clear path from homelessness to stability with the support of project-based vouchers and paid utilities.



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Trinity Timeline

- 9/2019: 4% application submission 9/2019
- Spring 2020: additional funding applications will be submitted
- Spring 2021: construction begins with an 18-month schedule to completion.
- Early 2022: project will be leased and fully occupied



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Trinity Apartments LLLP

Interested in learning more?

Contact:

- Missoula Housing Authority at 406-549-4113 x118 or
- Homeword at info@homeword.org or 406-532-4663



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