

A Place to Call Home: Meeting Missoula's Housing Needs

Update to the Committee of the Whole

October 30, 2019



Passed on
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A PLACE TO CALL HOME: MEETING MISSOULA'S HOUSING NEEDS



2019

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Five Implementation Workflows

- **Affordable Housing Trust Fund**
- **Land Use Related Actions**
- **Reporting**
- **Stand Alone Programming**
- **Public-Private Partnerships**

Three-Year Implementation Timeline

Implementation Workflow: Affordable Housing Trust Fund

	Year 1		Year 2		Year 3	
	July - December 2019	January - June 2020	July - December 2020	January - June 2021	July - December 2021	January - June 2022
Affordable Housing Trust Fund						
Consider City Loan Guarantees to support CDFI products						
Adopt the Housing Trust Fund Ordinance						
Create an Allocation and Administration Process for the Housing Trust Fund						
Align Existing Funding Sources into the Trust Fund Allocation Process						
Create an Annual Goal-Setting Process for Housing Trust Fund						
Invest City-Owned Land for Affordable Housing Development						
Expand City Support of Housing Services						
Establish a Mobile Home Infrastructure Assistance Program						
Incentivize Construction of Below-Market and Voucher-Preference ADU Units						
Explore New Funding Sources						

*Cells highlighted in red indicate recommendations that require additional funding before implementation can occur

Three-Year Implementation Timeline

Implementation Workflows: Land Use Related Action and Reporting

	Year 1		Year 2		Year 3	
	July - December 2019	January - June 2020	July - December 2020	January - June 2021	July - December 2021	January - June 2022
Land Use Related Actions						
Update ADU Regulations and Land Use Code						
Pursue Changes to General Land Use Code to Reduce Development Cost and Constraints to AH						
Create an Affordable Housing Incentives Program						
Amend City Code to Include Land Use Incentives						
Reporting						
Create a System for Annual Housing Program Assessment						
Set Goals for ADU Production						
Create New Methods for Collecting Rental Data						
Undertake a Five-Year Comprehensive Assessment						

*"Pursue changes to general land use code" can begin implementation work, but requires additional funding and other program elements to be in place for full implementation.

Three-Year Implementation Timeline

Implementation Workflows: Stand Alone Programming and Public Private Partnerships

	Year 1		Year 2		Year 3	
	July - December 2019	January - June 2020	July - December 2020	January - June 2021	July - December 2021	January - June 2022
Development of Stand Alone Programming						
Track Affordable Rental Properties Facing Expiration						
Create a Formal Support Program for Projects Seeking 9% Tax Credits						
Align Significant City Resources behind 4% Projects						
Align City Support with Montana Housing Schedule						
Adopt a Policy to Address Displacement of Mobile Home Communities						
Support State-Level Advocacy for LIHTCs						
Implement an ADU Community Awareness Campaign						
Explore Entrepreneurial Nonprofit Development Models						
Create a Community Land Trust Acquisition Program						
Increase Community Awareness and Access to Housing Services						
Public Private						
Promote Existing CDFI Products						
Convene Lending Stakeholders to Expand CDFI Products						
Expand Access to ADU Financing						
Develop New Preservation Financing Tools						

*Cells highlighted in red indicate recommendations that require additional funding before implementation can occur



Implementation Progress

Planning and Reporting

- Policy Implementation Planning
 - Mapping out Implementation Plan and Timeline
 - Coordinating with other City Departments and Community Partners
- Outreach Planning
 - Developing Outreach and Engagement Framework for Policy Implementation
 - Developing Reporting Framework for Housing Policy



Implementation Progress

Land Use Related Actions

- FY19 Title 20 General Maintenance
 - Eliminated the conditional use process for ADUs, making development process easier and less costly
 - Reduced the parking requirement for small (600 sq. ft. or less) detached homes or townhouses from 2 spaces to 1 space
 - Established the RM2 zoning district
 - Provided the option for cash-in-lieu to open area set-aside for conditional use TED projects
 - Removed the minimum parcel size for TED projects



Implementation Progress

Land Use Related Actions (cont'd)

- TED Permanent Ordinance
 - Created two tracks for TEDS, including by-right approval for 10 or fewer units in single dwelling residential districts and 20 or fewer in multi-dwelling and commercial districts
 - Removed minimum parcel size for new subdivided lots (max. density still applies)
- Extreme Weather Shelter Interim & General Ordinance
 - Supports Missoula Coordinated Entry System and Increased community awareness



Implementation Progress

Stand Alone Programming

- Piloting LIHTC Support Program components through the Trinity Project



Currently
Underway

Affordable Housing Trust Fund Workflow

- Convening an internal city work group to guide implementation
 - Establish an Affordable Housing Trust Fund
 - Development of City Programs
 - Support New CDFI Financing Tools
- Convening a public-private Housing Finance Work Group
 - Support New CDFI Financing Tools
 - Expand Access to ADU Financing
- Exploring a “home grown pay for success” model for Missoula
 - Social Impact bonds to support affordable housing
- Supporting “Good to be Home” program with community partners
 - Works to preserve affordable home and ensure healthy home environments for low-income Missoulians



Currently Underway

Land Use Related Actions Workflow

- General Title 20 Full Maintenance
 - Will include elements of ADU supports
 - And elements of Affordable Housing Incentives program
- City Subdivision Regulations
 - Will review and develop comprehensive regulation reform to streamline
- Parking Chapter Review
 - Will provide information on how parking requirements can be right-sized for the community



Currently
Underway

Land Use Related Actions Workflow (cont'd)

- Master Planning – Mullan Road Area
 - Will contribute to general land use code recommendations
 - Joint effort with Missoula County
- Healthy Neighborhood Planning with Equity Lens
 - Pursuing neighborhood planning in LMI neighborhoods with a focus on health, sustainability, and equity



Currently
Underway

Stand Alone Programming Workflow

- Mobile Home Displacement Policy
 - Staff research and compilation of best practices from other communities
 - Drafting options for Missoula

