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

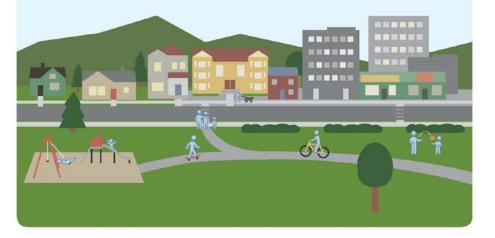
Update to the Committee of the Whole

October 30, 2019



Passed on June 24, 2019

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



2019

Office of Housing & Community Development

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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



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



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



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 multidwelling 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



Stand Alone Programming

• Piloting LIHTC Support Program components through the Trinity Project



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



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



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



Stand Alone Programming Workflow

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



Next Steps

Quarterly Updates to the Committee of the Whole on implementation progress

Regularly updated report on implementation progress on the HCD website

A Place to Call Home: Meeting Missoula's Housing Needs **Citywide Housing Policy Implementation Update**

				Update	Percent Complete
	-				
Goal:			for Continuous Improvement		
	strategy:	~ .	ogress and Adjust Goals Create a System for Annual Housing Program Assessment	HCD staff are drafting the outline of the Assessment Report	25%
		Recommendation:	A second	Hou starr are dratting the budine of the Assessment Report	2376
			Create New Methods for Collecting Rental Data		
			Create an Annual Goal Setting Process		
		Recommendation.	create an Annual Goal Setting Process		
- Goal:	Align and	d Leverage Existing	Funding Resources to Support Housing		
	Strategy:	Establish an Afforda	able Housing Trust Fund		
		Recommendation:	Adopt a Trust Fund Ordinance or Resolution	Internal City Work Group established to collectively review draft ordinance	10%
		Recommendation:	Create an Allocation and Administration Process		
		Recommendation:	Align Existing Funding Sources into the Trust Fund Allocation		
			Process		
		Recommendation:	Explore New Funding Sources		
	Strategy:	Support New Comm	nunity Development Financial Institution (CDFI) Financing Tools		
			Convene Lending Stakeholders to Expand Products	Public-Private Housing Finance Group convened to examine products	10%
		Parammandation	Consider City Loan Guarantees	Public-Private Housing Finance Group convened to make recommendations on city loan	10%
				guarantees	10/6
		Recommendation:	Promote Existing CDFI Products		
Goal:	Reduce F	Barriers to New Sun	ply and Promote Access to Affordable Homes		
			ble Housing Development		
			Create an affordable housing incentives program		
		Recommendation:		General Maintenance to Title 20 underway	10%
			Pursue Changes to General Land Use Code to Reduce	TED General Amendments Approved on 10/07/19 promoting clarity around TED Development	~~~~
		Recommendation:	Development Cost and Constraints to Affordable Housing	and allowing faster TED Approvals for those under 10 unts.	25%
	Steatomu	Support Housing Co	In club one		
	suategy.		Expand City Support of Housing Services		
			Increase Community Awareness and Access to Services		
		Recommendation			
	Strategy:	Promote Infill throu	igh Accessory Dwelling Unit (ADU) Construction		
		Recommendation:	Update ADU Regulations and Land Use Code	General Maintenance to Title 20 underway	10%
		Recommendation:	Implement a Community Awareness Campaign about ADUs		
		Recommendation:			
		Recommendation:	Incentivize Construction of Below-Market and Voucher-		
			Preference ADU Units		
		Recommendation:	Set Goals for ADU Production		
Goal:	Partnert	to Create and Prese	rve Affordable Homes		