



# Affordable Housing Trust Fund Update & Funding Recommendations

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Administration & Finance

October 27, 2021

# Overview

1. Implementation updates
  - a) A Place to Call Home Implementation
  - b) Affordable Housing Resident Oversight Committee Accomplishments
  - c) Community Engagement
  - d) AHTF Balance
2. Looking Forward
3. AHTF Innovation Funding Round Recommendations

# A Place to Call Home Implementation Update

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## **Track & Analyze Progress for Continuous Improvement**

- Completed Landscape Assessment
- Created internal tracking system to monitor properties with expiring affordability

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## **Align and Leverage Existing Funding Resources to Support Housing**

- Adopted the AHTF in July 2020
- Oversight Committee seated in June 2021
- First award making round administered in August 2021

3

## **Partner to Create and Preserve Affordable Homes**

- Land Banking:
  - Scott Street
  - Sleepy Inn
  - MRL Triangle Property
- The Reed/Rowe Condominium Development

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## **Reduce Barriers to New Supply and Promote Access to Affordable Homes**

- First phase of Voluntary Incentives Program development through feasibility analysis

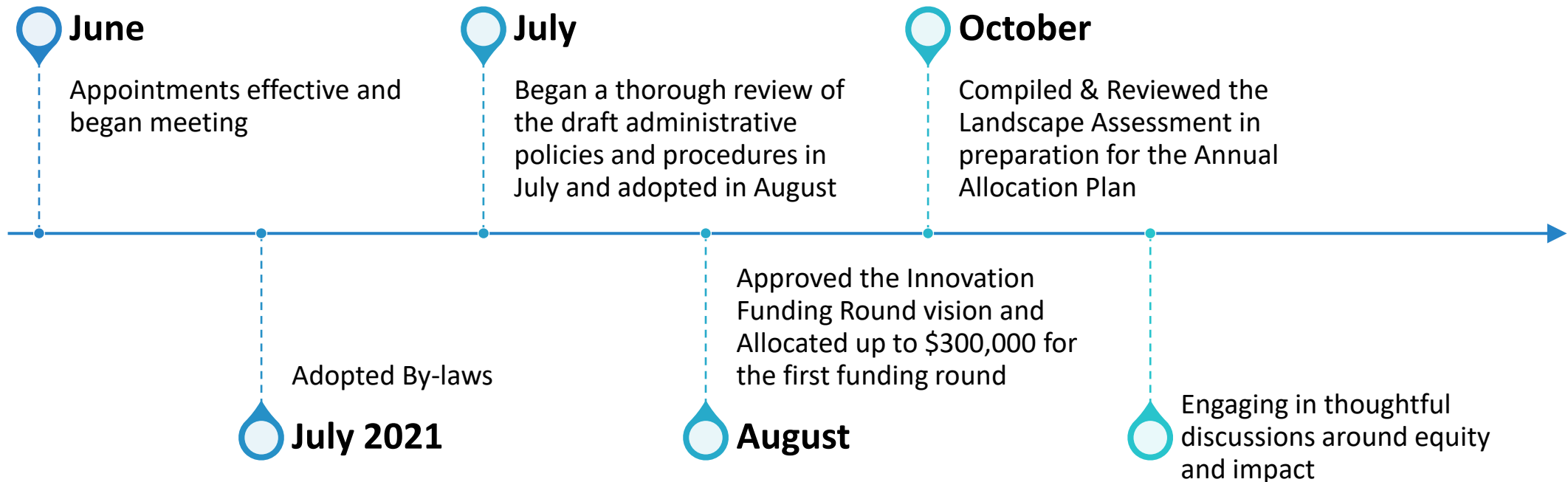
MEMBER	ROLE	TERM	APPOINTING BODY
<b>Laura Bird</b>	Community Member	2 years	City Council
<b>Katie Carlson (Chair)</b>	Housing/Real Estate	2 years	City Council
<b>Paul Herendeen</b>	Banking/Finance	3 years	City Council
<b>Will Sebern</b>	Community Member	1 year	City Council
<b>Bobbie Weston</b>	Second Alternate	1 year	City Council
<b>Mistee Brown</b>	Housing Nonprofit	2 years	Mayor
<b>Riley Jacobsen (Vice Chair)</b>	First Alternate	1 year	Mayor
<b>Gerri Stiffarm</b>	Community Member	3 years	Mayor
<b>Christine Littig</b>	Community Member	3 years	Board of County Commissioners
<b>Lori Davidson</b>	Director of Missoula Housing Authority	n/a	ex-officio
<b>Mayor John Engen</b>	Mayor	n/a	ex-officio
<b>Councilmember Heidi West</b>	City Council Designee	n/a	ex-officio

## Affordable Housing Resident Oversight Committee

Meetings are held the second Wednesday of the month from 6-8pm on Zoom.

# Oversight Committee Accomplishments

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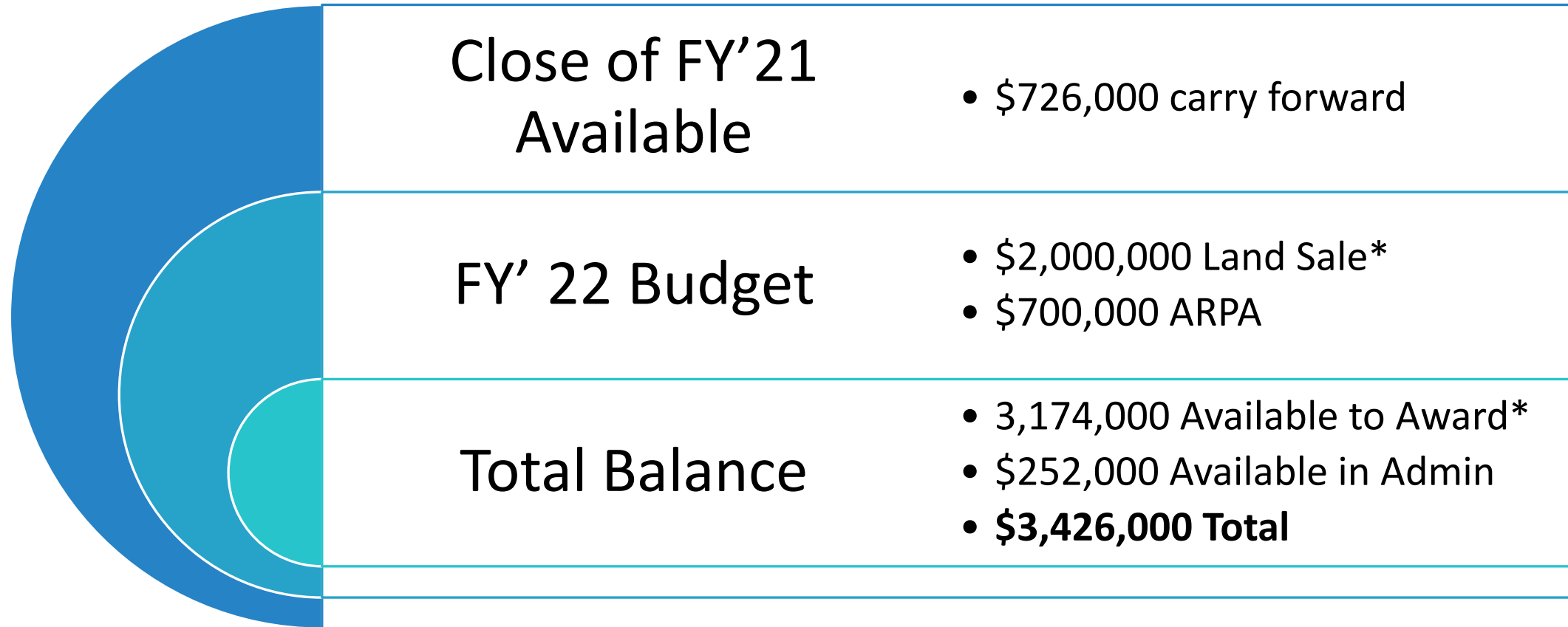
# Community Engagement

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- Invited community engagement for the review of the Affordable Housing Trust Fund Policies and Procedures Manual in the spring.
- Utilized Engage Missoula to create interactive feedback opportunities including surveys and videos
  - Focused surveys on policies that impact residents
    - Source of Income Discrimination Protection Policy
    - Displacement/Relocation Protection and Assistance



# Affordable Housing Trust Fund Balance



*\*Anticipated in Spring 2022*

# Looking Forward

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Developing the Annual Allocation Plan beginning in November



Welcoming a Program Coordinator to the team this fall!



Supporting the Voluntary Incentives Program development and phase II



Exploring the development of the Accessory Dwelling Program



Capitalization strategies, building toward the five-year revenue goal outlined in the funding resolution





# Innovation Round Funding Recommendations

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# Innovation Round Overview

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Up to \$300,000 available for projects that preserve or increase affordable housing in Missoula



Non-profit and for-profit organizations



New and in-process projects



Grants and loans



The Unified Application round with Community Development Block Grant (CDBG) and HOME Investment Partnership funds will be released in winter 2022.

# Values

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**Diversity:** A healthy housing market includes options and resources for all Missoulians.



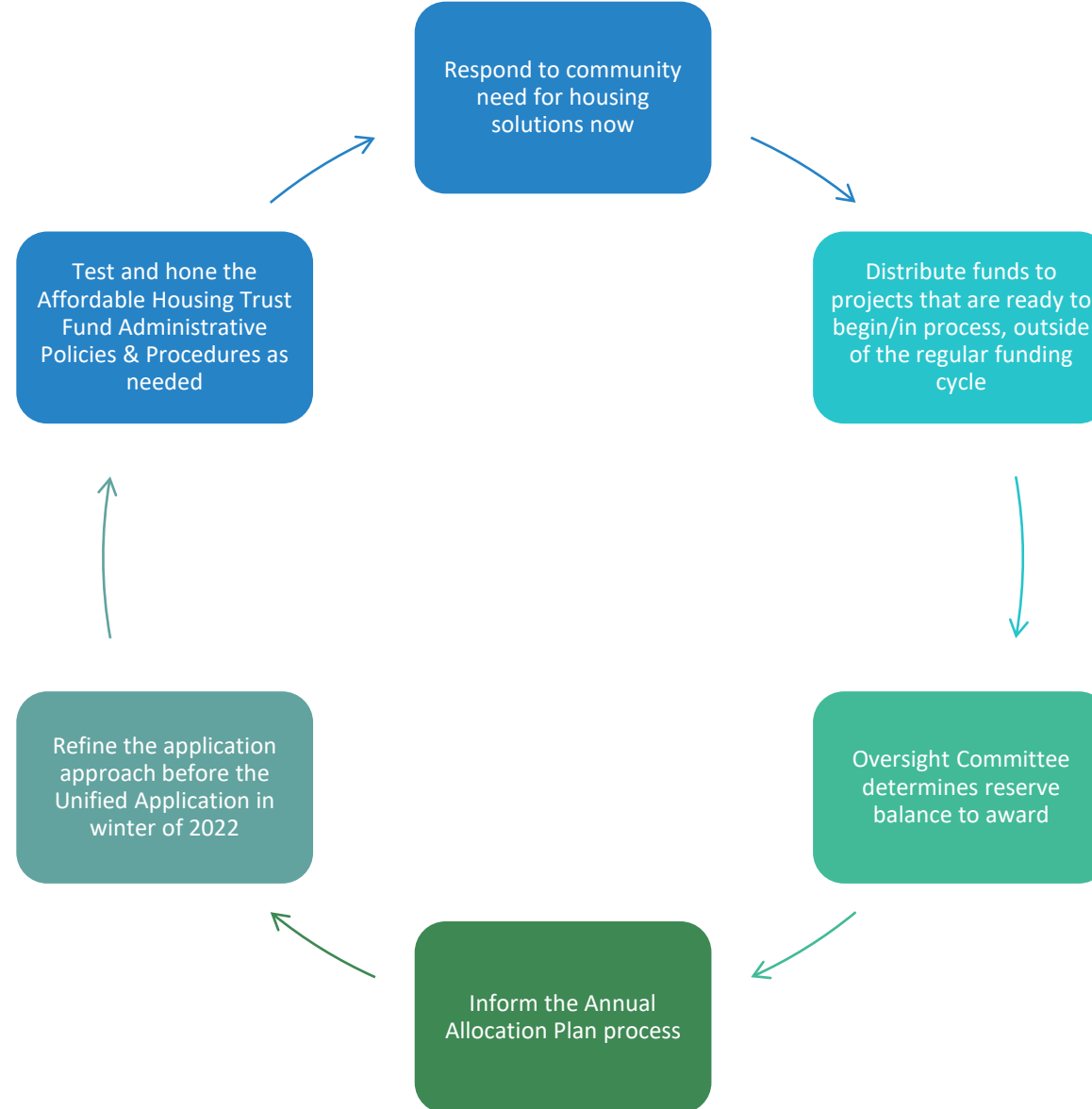
**Innovation:** A commitment to innovation will ensure that projects are as dynamic as the community it aims to serve.



**Collaboration:** Missoula's housing policy relies on the collaborative spirit of this community and strong public-private partnerships.



**Achievability:** They reflect realistic projections of city resources and the opportunities we have at our disposal.



# Innovation Round Opportunities

<b>Funding</b>	
3 Project Proposals	
<b>Allocation Available:</b> \$300,000	
<b>Total Funds Requested:</b> \$445,250	
<b>Difference:</b> (\$145,250)	

# Scoring Process

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A scoring committee including Councilmember Mirtha Becerra and seven Community Planning, Development & Innovation staff reviewed applications and used a standardized scoring rubric to evaluate applications

## **Scoring criteria:**

- Project design
- Demonstrated knowledge of community need
- Impact and Outcomes
- Financial feasibility
- Timeliness/readiness
- Committed match fund (Staff scoring)
- Completeness of application (Staff scoring)
- Preventing displacement (Bonus)
- Innovation (Bonus)
- Funding Request Type (Bonus)

United Way of Missoula County – Centralized Housing Solutions Fund -- \$26,250

- **Consumer Housing Services Project:** The Centralized Housing Solutions Fund (CHSF) is a flexible financial assistance fund intended to divert households from the houselessness system in Missoula. It is available for households who identify it as a need for resolving their housing crisis through diversion or rapid exit conversations.

## Funding Recommendation

# Rationale

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Flexible and proven model

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Supports Diversion, an important component of our system

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Readiness and being able to implement quickly was positive

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Seen as a useful response to COVID-19 and being able to divert people from the experience of homelessness

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# Recommended Motion

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Set a public hearing for Monday, November 8, 2021, to consider the funding recommendations made by the staff scoring committee.