

**City of Missoula, Montana  
New Business Item**

**Item:** Trinity Master Lease Agreement

**Council Meeting**

**Date:** June 14, 2021

**Sponsor(s):** Emily Armstrong

**Prepared by:** Emily Armstrong

**Ward(s) Affected:**

- |  |                                 |
|--|---------------------------------|
| <input 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"/> N/A    |

**Action Required:**

Approve master lease agreement.

**Recommended Motion(s):**

I move the City Council: authorize the Mayor to execute the Trinity Master Lease Agreement.

Click or tap here to enter text.

**Background and Alternatives Explored:**

Trinity Apartments is comprised of 202 rental homes on two scattered-site parcels in Missoula, Montana that residents can afford and a community Navigation Center. These homes will benefit a wide range of people with varying incomes. Rents will be set for people earning 30% to 70% of the Area Median Income (AMI) for Missoula. This is approximately \$17.74/ hour (\$36,890/year) or less for one person/ \$52,640 or less for a household of four, depending on the size of the household (Note: these numbers are adjusted annually by HUD). Thirty of these apartments are supportive housing homes with rental assistance and wrap around services designed for Missoula's long-term unhoused neighbors. The community Navigation Center will provide low-threshold, high-service programs for people experiencing chronic homelessness, those re-entering our community from the criminal justice system and other members of the community.

The City of Missoula will serve as the Master Leaseholder for the Navigation Center, securing an operational partner to provide supportive programming on site.

Community Planning, Development & Innovation is working closely with the Mayor, Councilmembers, and staff to set a clear vision for the programming services at the Trinity Navigation Center based on best practice guidance and community needs. CPDI staff are also working with Corporation for Supportive Housing (CSH) for technical assistance in the planning process. The next steps are moving toward a community feedback process and ultimately an RFP for service providers.

**Financial Implications:**

The master lease is in the sum of \$10,000 per year. The City will work with an operational partner to ensure provision of supportive services. This may come with additional requests for funding when construction is complete and the facility is operational.

**Links to external websites:**

<https://secureservercdn.net/198.71.233.33/4v1.c62.myftpupload.com/wp-content/uploads/2021/06/Trinity-Info-Sheet.pdf>