

City of Missoula

2024-2028 Consolidated Plan and Equity Plan Update

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PRESENTED BY

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EDUCATION**



**ECONOMIC
MOBILITY**



FAIR HOUSING

Presentation Overview

- **Consolidated Plan and Equity Plan overview**
- **Preliminary findings from Community Engagement efforts**
- **Public Hearing**
- **Next Steps**

Consolidated Plan Overview

WHAT IS A “CONSOLIDATED PLAN?”

A Consolidated Plan is a planning document required by the U.S. Department of Housing and Urban Development (HUD)

It uses a combination of data and community outreach to determine the top housing needs, community development concerns, and gaps in supportive services for low and moderate income populations in cities and counties

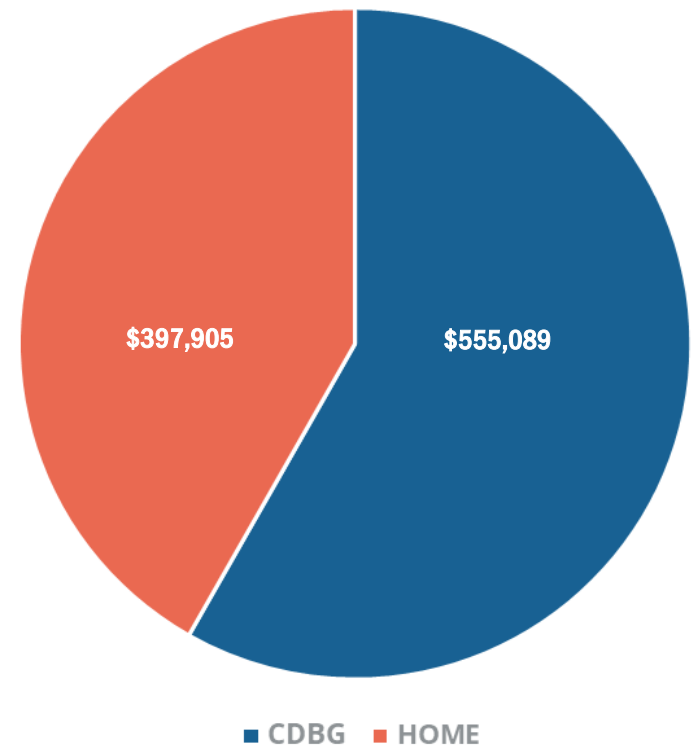
The document is produced every 5 years as a condition of receiving housing and community development funding

It will be available for public comment in Spring 2024

HOW MUCH DOES THE CITY RECEIVE FROM HUD?

Community Development Block Grant (CDBG) program: ~\$555K/year

HOME Investments Partnerships (HOME) program: ~\$398K/year



Who benefits from the funding?

IF YOUR HOUSEHOLD EARNS...						
\$20,800 < 30% AMI	\$34,600 31-50% AMI	\$55,300 51-80% AMI	\$80,700 81-100% AMI	\$96,900 101-120% AMI	\$121,100 121-150% AMI	\$121,100+ 151%+ AMI
THE MAXIMUM RENT YOU CAN AFFORD IS...						
\$520	\$870	\$1,390	\$2,020	\$2,430	\$3,030	\$3,030+
THE MAXIMUM HOME PRICE YOU CAN AFFORD IS...						
\$71,000	\$117,000	\$187,000	\$234,000	\$281,000	\$351,000	\$351,000+
CITY HOUSING PROGRAMS						
HUD Programs						
Affordable Housing Trust Fund: Rental Programs						
Affordable Housing Trust Fund: For Sale Programs						
			MRA Workforce Housing Program (up to 140% AMI)			

HOW DOES THE CITY USE ITS FEDERAL FUNDING?

- Investment in increasing and preserving affordable rental housing;
- Owner-occupied rehabilitation program;
- Transitional housing for unhoused veterans;
- Investment in permanent affordability using land trust model
- Public services

Equity Plan Overview

WHAT IS AN “EQUITY PLAN?”

An Equity Plan is the fair housing plan prepared by a HUD program participant to commit the program participant to goals that advance equity in housing, community development programs, and residents' access to well-resourced areas, opportunity, and community assets.

It is developed with the input of the community and consists of an analysis of fair housing data and issues, a prioritization of the issues that would be address, and the establishment of and commitment to undertake fair housing goals.

These fair housing goals will be incorporated into the Consolidated Plan and Annual Action Plan.

Preliminary Findings from Community Engagement

Community Engagement Components

Resident focus groups

- Conversations with low- to moderate-income families, seniors, residents living with disabilities, and unhoused residents on their housing, neighborhood, and service needs.

Stakeholder consultations

- Interviews and meetings with over 30+ stakeholders across the Missoula community.

Housing and community needs survey

- Survey for residents and stakeholders to inform housing and community needs, identify fair housing issues, and what outcomes should be prioritized by the City with HUD funding. The survey closes on **December 31, 2023**.

Take the survey!

Survey URL: <http://www.research.net/r/MslaHousingNeedsSurvey2023>



What we've heard thus far: Resident Focus Groups

- “As a renter, it’s impossible to live here.”
- “Finding housing as a single parent and working full-time is so challenging. I wish there was more subsidized housing available.”
- As a low-income individual, “you have to put up with a bad landlord and they use that fact to their advantage.”
- “No one can buy a house here...I’m stuck living in apartments for the rest of my life.”

What we've heard thus far: Resident Focus Groups

A significant **lack of affordable housing options available for Missoula residents**, particularly low-income residents. Specifically, residents wanted to see:

- More permanent supportive housing, especially for single female parents;
- More and longer-term transitional housing options;
- More housing available for single-person households, including seniors looking to downsize;
- Greater diversity of housing types (e.g. six- to eight-unit developments)
- More accessible housing available for residents living with disabilities; and
- More emergency shelter or safe outdoor spaces.

What we've heard thus far: Resident Focus Groups

Vulnerable populations articulated the **challenges trying to find housing**, including:

- Applying for housing has many hurdles and takes time;
- Upfront costs (e.g., application fees, security deposit) limit the number of housing options households can apply for;
- Difficultly navigating paperwork and other requirements;
- Frustration with MHA application process; challenging to speak with anyone about their issues.
- Many residents said they feel discouraged going through these processes; adds stress to their lives.

What we've heard thus far: Resident Focus

Groups

Specific **community needs** residents wanted to see included:

- Better distribution of affordable housing throughout the city;
- Centralized services/assistance in navigating government services
- Sidewalks, streetlights, and traffic calming measures in older neighborhoods/where no basic infrastructure exists;
- Greater frequency of transit, especially between areas with affordable housing complexes and amenities (e.g., grocery stores);

What we've heard thus far: Resident Focus

Groups

- Bus system needs better signage throughout the city and sheltered bus stops.
- Affordable and flexible (e.g., later than 6:30 p.m., 24-hour care) childcare options so parents can pursue employment opportunities;
- More public hygiene facilities (e.g., bathrooms, showers) for unhoused residents to use;
- More trash containers/clean-up efforts near camping sites;
- More classes available for basic life skills, financial literacy, etc.

What we've heard thus far: Stakeholder Consultation

- **Top housing needs:**
 - Affordable and accessible rental units for the most vulnerable populations
 - Permanent supportive housing and transitional housing
 - Emergency shelters
 - First time homebuyer down payment assistance
 - Homeowner rehabilitation

What we've heard thus far: Stakeholder Consultation

- **Top community development needs:**
 - Significant need for sidewalks and streetlights — some older neighborhoods still don't have this basic infrastructure.
 - New community and recreation centers
 - Water and sewer infrastructure improvements

What we've heard thus far: Stakeholder Consultation

- **Top public service needs:**
 - Mental health, addiction services, and treatment centers. More culturally- responsive services need to be available for Indigenous populations
 - Affordable and flexible childcare options
 - More education around fair housing resources and tenants' rights
 - More services to help residents learn basic life skills, increase financial literacy, how to navigate government systems
 - Translation and interpretation services, particularly for refugees

Public Hearing

Next Steps

Next Steps

December 31, 2023

- Housing and Community Needs survey closes

Spring 2024

- Draft 2024-2028 Consolidated Plan and Draft Equity Plan, along with the Community Engagement appendix, available for public comment during the 30-day comment period (TBD)
- Public hearing
- Submission of the plans to HUD