



Resolution of Intention: Ravara Infrastructure and Workforce Housing

FEB.28, 2024 HRCP COUNCIL COMMITTEE

ANNIE GORSKI, DEPUTY DIRECTOR

Recent MRA Board and Council Actions

- **February 1, 2021:** City-Ravara Letter of Intent identified a commitment from the MRA to fund public infrastructure
- **May 16, 2022:** City Council approved a reimbursement resolution
- **September 18, 2023:** MRA Board approved the Workforce Housing Pilot Program
- **January 25, 2024:** MRA Board recommended that City Council approve a bond resolution for the Ravara workforce housing project and infrastructure improvements





Shakespeare St.

Streets, utilities, sidewalks, street trees



New Public Park

Community Land Trust Homes

Charlo St

In Planning: market rate apartments, neighborhood grocery, food/beverage, childcare

Palmer St

Shared Parking

White Pine Park

Scott Street Improvements

Scott St

City Shops Area

Funding Breakdown

Infrastructure Improvements	Workforce Housing Gap Funding	Costs of Financing	Total Not to Exceed
\$6,235,774	\$3,250,000	\$314,226	\$9,800,000



Alignment with City Strategic Plan

Invest in public infrastructure that supports safe, vibrant, and walkable neighborhoods; a variety of housing options

- New street and sidewalk connectivity, boulevard landscaping and trees, safety improvements, and green space

Leverage city owned land to create opportunities for growth and redevelopment.

- Creates Missoula's largest income restricted home ownership, mixed income development. Alignment with Growth Policy (focus inward)

Promote community-wide sustainability and resiliency to reduce negative impact on the environment

- Returns 9 acres of former state superfund to productive use
- Improvements to connectivity and access, neighborhood commercial, walkability

Create housing and economic health through strong community partnership.

- Diversity of housing types, including an estimated 300 new homes. Partnership with NMCDC as steward of the Community Land Trust in perpetuity.



Recommended Motion

Approve a resolution approving the Ravara project and infrastructure improvements as urban renewal projects for the North Reserve-Scott Street Urban Renewal District; making findings with respect thereto; and declaring the intention of the City to use tax increment revenues or tax increment revenue bonds to pay, reimburse, or finance eligible improvements thereof.



THANK YOU!



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