



**City of Missoula, Montana
City Council Committee Agenda item**

Committee: Housing, Redevelopment and Community Programs

Item: Opportunity Place Public Forum

Date: June 24, 2024

Sponsor(s): Anne Geiger

Department or Function: Community Planning, Development and Innovation

Prepared by: Anne Geiger

Ward(s) Affected:

- Ward 1
- Ward 2
- Ward 3
- All Wards
- Ward 4
- Ward 5
- Ward 6
- N/A

Action Required:

To hold a public forum to learn about 42-44 Developer LLC’s tax credit application to build Opportunity Place.

Timeline and Recommended Motions:

Committee discussion: N/A
 Council sets public hearing: June 24, 2024
 Recommended motion: Consent agenda: Set a public forum for July 8th, 2024 on 42-44 Developer LLC’s tax credit application to build Opportunity Place.
 Public Hearing: July 8, 2024
 Recommended motion: N/A
 Deadline: July 8, 2024

Background and Alternatives Explored:

Opportunity Place is a 24-unit accessible/adaptable apartment project to be built at 901 South 3rd Street West. The site is owned by Opportunity Resources, Inc. (ORI) and currently houses ORI’s wood shop business. ORI partnered with 42-44 Developers LLC (Bouchee Development LLC & Jenn Clary) to redevelop the site and construct the three-story Opportunity Place, which will consist of 24 total affordable housing units serving residents at 40% to 80% of the Area Median Income. The project is a multifamily project serving the greater Missoula community, although one-quarter of the units will be constructed to enhanced ADA standards and reserved to house Missoula adults with developmental disabilities. 42-44 Developer LLC is applying for 9% tax credits to fund the construction of new affordable homes for Missoulians with limited incomes. The Qualified Allocation Plan (QAP) which governs the allocation process for Montana Housing Credits requires applicants to hold a public forum in partnership with local government to share plans and hear public comment.

Financial Implications:

N/A

Links to external websites:

[June 10th, 2024 Missoula Redevelopment Agency Board Meeting:](#)

- Item 5.3, Opportunity Place Mixed-Use Redevelopment – 901 South 3rd Street West (URD II / Ward 3) – WHP & TIF Requests (Marchesseault/Gorski)