

From: [Montana James](#)
To: [Anna Vickers](#); [Cassandra Tripard](#)
Cc: [Eran Pehan](#)
Subject: RE: Trinity Mullan Subdivision Agency Sufficiency Review
Date: Friday, October 2, 2020 10:41:32 AM
Attachments: [image001.png](#)
[image002.png](#)

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Ms. Vickers,

The Office of Housing & Community Development is writing in support of the proposed Trinity Mullan Subdivision. The proposed subdivision is in alignment with the 2035 Our Missoula Growth Policy and achieves goals outlined in A Place to Call Home, Missoula's adopted housing policy, as well as Reaching Home, our 10-Year Plan to End Homelessness in Missoula. Additionally, this proposed subdivision also helps the City meet goals in the City of Missoula's 2019-2023 Consolidated Plan for HUD-Funded Programs.

The location of the proposed subdivision is in an area of town where sewer, water, and adequate road infrastructure already exist, and it is close to services and easily accessible by bike, foot, or bus. The zoning on the parcel permits all residential building types and the proposed project meets density guidelines and complies with the land use designation of the Our Missoula Growth Policy for the area. As the Project Summary states, this subdivision would add "... 130 units to the rental housing stock. Of these 100 of the units will be for workforce housing and the other 30 will be for permanent supportive housing. The rental rates, including a utility allowance, will range from \$391 (lowest 1 bedroom) to \$1,233 (highest 4 bedroom)...There will be approximately 100 one-bed units; 23 two-bed units; five three-bed units; and two four-bed units with occupancy expected by January of 2023."

The scale and configuration of the development has been proposed to attempt to meet the enormous need in the community for affordable housing. Approximately 53% of Missoulians are renters, 48.2 percent of renters spend 30 percent or more of their income on housing, meaning nearly 1 in 4 Missoulians is cost burdened by definition. Furthermore Missoula has a very tight rental market with a 2019 vacancy rate of 3.1% that is functionally zero percent and the vacancy rate for affordable housing in Missoula is even lower. Adding 130 rental homes to Lot 1 of this subdivision parcel will go far in meeting the need for more dedicated affordable homes in Missoula.

This subdivision project also addresses the unique challenges that come with serving people living in chronic homelessness in Missoula. By dedicating 30 units to those living in chronic homelessness, and by including supportive services and rental assistance, it offers us an opportunity to not only meet those individuals' needs and help them obtain stability, but it also helps the City and County address this community issue in a more efficient and cost effective manner.

This subdivision project presents a unique opportunity to meet a series of related goals around housing and homelessness in our community while also complying with the Growth Policy. Simply

put the demand is high for homes that are affordable, and these 130 units are badly needed in our community.

Thank you for the opportunity to comment,

-Montana

Community Development Manager
Office of Housing & Community Development
Pronouns: she/her/hers

Phone: (406) 552-6396

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From: Anna Vickers <avickers@wmggroup.com>

Sent: Thursday, September 17, 2020 10:35 AM

To: Mary McCrea <McCreaM@ci.missoula.mt.us>; Laval Means <meansl@ci.missoula.mt.us>; Kevin Slovarp <KSlovarp@ci.missoula.mt.us>; Troy Monroe <MonroeT@ci.missoula.mt.us>; Aaron Wilson <wilsona@ci.missoula.mt.us>; Ben Weiss <WeissB@ci.missoula.mt.us>; Dax Fraser <FraserD@ci.missoula.mt.us>; Grp. Fire Bureau <firebureau@ci.missoula.mt.us>; Adam Sebastian <SebastianA@ci.missoula.mt.us>; Jaeson White <WhiteJ@ci.missoula.mt.us>; Chris Odlin <OdlinC@ci.missoula.mt.us>; envhealth@missoulacounty.us; bschmidt@missoulacounty.us; Travis Ross <tross@missoulacounty.us>; Donna Gaukler <GauklerD@ci.missoula.mt.us>; Nathan McLeod <McLeodN@ci.missoula.mt.us>; Neil Miner <MinerN@ci.missoula.mt.us>; Grant Carlton <CarltonG@ci.missoula.mt.us>; Marie Anderson <AndersonM@ci.missoula.mt.us>; David Selvage <SelvageD@ci.missoula.mt.us>; Nate Gordon <GordonN@ci.missoula.mt.us>; Jeremy Keene <KeeneJ@ci.missoula.mt.us>; Logan McInnis <LMcInnis@ci.missoula.mt.us>; Ross Mollenhauer <MollenhauerR@ci.missoula.mt.us>; Tracy L. Campbell <CampbellTL@ci.missoula.mt.us>; Andy Schultz <SchultzA@ci.missoula.mt.us>; caldridge@mountainline.com; jsweten@mountainline.com; vcaristo@mountainline.com; Ellen Buchanan <buchanane@ci.missoula.mt.us>; Chris Behan <BehanC@ci.missoula.mt.us>; bryce@missoulaeduplace.org; abeck@missoulacounty.us; nholloway@missoulacounty.us; gcameron@mt.gov; cstover@mt.gov; jnave@mt.gov; shrose@mt.gov; jodi_bush@fws.gov; Eran Pehan <PehanE@ci.missoula.mt.us>; Lori Davidson <ldavidson@missoulahousing.org>; vetbluemountain@gmail.com; CBauer2@republicservices.com; paul.dallapiazza@northwestern.com; john.olson@centurylink.com; larry.e.ostwald@p66.com; kathryn.mcdonald@cskt.org; dreisig@hellgate.k12.mt.us; rwatson@mcps.k12.mt.us; bmcwilliams@mcps.k12.mt.us

Cc: Jamie Erbacher <jerbacher@wmggroup.com>; Ryan Salisbury <RSalisbury@wmggroup.com>; Mary McCrea <McCreaM@ci.missoula.mt.us>; Cassandra Tripard <TripardC@ci.missoula.mt.us>; email e. filebasket <EMAILFILEBASKET2@wmggroup.com>

Subject: Trinity Mullan Subdivision Agency Sufficiency Review

Dear Agent:

The City of Missoula Development Services has identified you as being an agency that may have important comments to make about the proposed subdivision. Your comments are

important to us.

On September 16, 2020, Development Services posted the Trinity Mullan subdivision packet online for your review. An email was sent to each agency that was identified by Development Services on September 17, 2020.

The purpose of this agency review is twofold: 1) For agencies to determine if the subdivision submittal packet has enough information or is sufficient for review; 2) For agencies to provide comment regarding the proposed subdivision that should be addressed before the project is submitted for governing body review. Thus, it is important that you send us your comments. Subdivision regulations allow **twelve working days** for you to make comments and get them to us. If there is anything we can do to help facilitate your review, please let us know.

Please send any comments to avickers@wgmgroupp.com by end of the day, October 6, 2020 the agency comment deadline, and copy Cassie Tripard (TripardC@ci.missoula.mt.us). The Agency Sufficiency Review deadline will be October 9, 2020.

Link to the Subdivision Application: <https://www.ci.missoula.mt.us/2701/Trinity-Mullan>

Thank you in advance for your comments. If you will not be providing comments, we would appreciate you letting us know.

Sincerely,
WGM Group, Inc.

Jamie Erbacher
LAND USE PLANNER



—
Anna Vickers
Planning Technician

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