

May 9, 2021

Dear Ms. McCafferty,

I have looked at the application for Conditional Use approval for the Hogan Senior Living project and I have a few questions:

The Community Residential Facilities mentioned under “Group Living” in Title 20, Section 20.105.020 are “homes” of the sort which have staff on the premises full time, for example, an assisted living facility, a halfway house, or a group home. Hogan Senior Living states clearly in its application the “the project will not have staff or on-site managers”. Does this project then fit the requirements under which they’re applying?

The building plans look beautiful and it would be welcome in the neighborhood. But if it doesn’t fit the requirements of a conditional use permit, is there a problem with it being treated as what it will be: a very nice apartment building with lease units? Would that affect the parking requirements, the number of allowable units?

Is there any information on what the rents will be? What price does Hogan Senior Living (and the Council and Planners) consider attainable or affordable?

Is there any guarantee that seniors 65-79 (as stated by Hogan Senior Living) have an interest in group living with shared kitchens and living spaces? Is there a guarantee that aging citizens find walking and taking the bus preferable to owning a car and having a parking space for it?

As a senior citizen, I’m happy to think that the city is interested in looking at affordable housing possibilities for us. Thank you for considering my questions.

Sincerely,

Anne Garde

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