



A Place to Call Home: Meeting Missoula's Housing Needs

Citywide Housing Policy Implementation Update

			Update	Percent Complete
	Goal:	Track and Analyze Progress for Continuous Improvement		
	Strategy:	Regularly Assess Progress and Adjust Goals		
	Recommendation:	Create a System for Annual Housing Program Assessment	Annual Housing Assessment Report tied to regular Affordable Housing Trust Fund cycle and is released each fall.	100%
	Recommendation:	Undertake a Five-Year Comprehensive Assessment	Targeted for 2024-2025	0%
	Recommendation:	Create New Methods for Collecting Rental Data		0%
	Recommendation:	Create an Annual Goal Setting Process	Annual Goal Setting is incorporated into Annual Reporting and Allocation Plan of the Affordable Housing Trust Fund.	100%
	Goal:	Align and Leverage Existing Funding Resources to Support Housing		
	Strategy:	Establish an Affordable Housing Trust Fund		
	Recommendation:	Adopt a Trust Fund Ordinance or Resolution	Affordable Housing Trust Fund Ordinance and Funding Commitments Resolution Adopted on July 20, 2020.	100%
	Recommendation:	Create an Allocation and Administration Process	First pilot of allocation and administration process completed in 2021.	100%
	Recommendation:	Align Existing Funding Sources into the Trust Fund Allocation Process	Funding Commitments Resolution Adopted on July 20, 2020.	100%
	Recommendation:	Explore New Funding Sources	Through staff research and community partnerships staff are examining possible funding resources.	75%
		Strategy:	Support New Community Development Financial Institution (CDFI) Financing Tools	

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Recommendation:

Public-Private Housing Finance Group met 3 times in Spring 2020 to examine products, collectively Convene Lending Stakeholders to Expand Products discuss expansion of products; put on pause due to COVID.

50%

Recommendation:

Public-Private Housing Finance Group met 3 times in Spring 2020 to examine products, collectively Consider City Loan Guarantees discuss expansion of products; put on pause due to COVID.

75%

Recommendation:

Public-Private Housing Finance Group met 3 times in Spring 2020 to examine products, collectively Promote Existing CDFI Products discuss expansion of products; put on pause due to COVID.

50%



Goal: Reduce Barriers to New Supply and Promote Access to Affordable Homes
Strategy: Incentivize Affordable Housing Development

Recommendation: Create an affordable housing incentives program

Feasibility Analysis and program parameters have been completed; full program pending funding.

75%

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Complete			Update
Recommendation:	Amend City Code to include Land Use Incentives	Comprehensive Code Reform project will incorporate consideration of Incentives Program.	50%
	Pursue Changes to General Land Use Code to Reduce Development	Comprehensive Code Reform project will investigate ways to reduce cost and constraints to affordable housing; project is fully funded and ongoing.	75%
	Cost and Constraints to Affordable Housing		
Strategy:	Support Housing Consumers		
Recommendation:	Expand City Support of Housing Services	Consumer Housing Services is a funding program of the Affordable Housing Trust Fund.	100%
Recommendation:	Increase Community Awareness and Access to Services	Consumer Housing Services is a funding program of the Affordable Housing Trust Fund.	100%
Strategy:	Promote Infill through Accessory Dwelling Unit (ADU) Construction		
Recommendation:	Update ADU Regulations and Land Use Code	ADU Recommendations adopted in Title 20 Update on October 19, 2020.	100%
Recommendation:		ADU Convening hosted by city partners in October 2020; work continues on proposal to increase Implement a Community Awareness Campaign about ADUs community awareness.	25%
Recommendation:		Conversations on ADU financing are incorporated into ongoing partner discussions around housing Expand Access to ADU Financing finance and access.	25%
Recommendation:	Incentivize Construction of Below-Market and Voucher-Preference		25%
Recommendation:	ADU Units	Dependent on Affordable Housing Incentives Program development.	15%

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Goal:

Partner to Create and Preserve Affordable Homes

Strategy: Preserve Existing Affordable Housing

Recommendation:

In alignment with annual reporting.

Recommendation: Develop New Preservation Financing Tools

Housing Programs staff maintain a list of these properties and work with community partners to Track Affordable Rental Properties Facing Expiration strategize on how to preserve them.

100%

Recommendation:

Adopt a Policy to Address Displacement of Mobile Home

Staff are researching best practices from other communities as well as state law. Staff are also

10%

25%

Communities

meeting with community partners who work with mobile home communities.

Recommendation: Establish a Mobile Home Infrastructure Assistance Program

Recommendation: Create a Community Land Trust Acquisition Program

Strategy: Support Affordable Rental Development

Create a Formal Support Program for Projects Seeking 9% Tax

Affordable Housing Trust Fund provides additional local match resource to LIHTC applications.

Recommendation:

Credits

Housing Programs staff working on programmatic elements.

75%

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Percent

Update

Complete

Recommendation: Align Significant City Resources behind 4% Projects

Affordable Housing Trust Fund provides additional local match resource to LIHTC applications.

75%

Recommendation: Align City Support with Montana Housing Schedule

Trust Fund and HUD Programs calendar set to complement Montana Housing schedule.

100%

Recommendation: Support State Level Advocacy

City Staff engage in state-level coalitions and legislative sessions.

100%

Strategy: Expand Affordable Homeownership Options

Recommendation:

Staff and partners are testing concepts with city-owned parcels and in Master Planned Explore Entrepreneurial Nonprofit Development Models communities.

50%

Recommendation:

Land Banking activities are underway; major projects include Scott Street Ravarra Development and Donate City-Owned Land for Affordable Housing Development land banking of Sleepy Inn and Payne Block sites.

100%