




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 Recommendation: Undertake a Five-Year Comprehensive Assessment Recommendation: Create New Methods for Collecting Rental Data Recommendation: Create an Annual Goal Setting Process	HCD staff are drafting the outline of the Assessment Report and collecting initial data	25%
	Goal setting will be based on the Annual Assessment	10%
	Draft Ordinance and Funding Commitments Resolution are before Council; Public Comment Period is open	75%
	HCD staff are working on researching and drafting administrative procedures; this will be the focus after Ordinance and Resolution final action.	10%
 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 Recommendation: Create an Allocation and Administration Process Recommendation: Align Existing Funding Sources into the Trust Fund Allocation Process Recommendation: Explore New Funding Sources Strategy: Support New Community Development Financial Institution (CDFI) Financing Tools Recommendation: Convene Lending Stakeholders to Expand Products Recommendation: Consider City Loan Guarantees Recommendation: Promote Existing CDFI Products	Affordable Housing Funding Commitments Resolution speaks to alignment of resources.	75%
	Through staff research and community partnerships staff are examining possible funding resources	25%
	Public-Private Housing Finance Group has met 3 times to examine products, collectively discuss expansion of products	50%
	Public-Private Housing Finance Group has met 3 times and is coordinating with City and County Chief Financial Officers	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 Recommendation: Amend City Code to include Land Use Incentives	Public-Private Housing Finance Group has met three times and recommended smaller work group to work on product promotion	50%
	Dependent on Affordable Housing Trust Fund Dependent on Affordable Housing Trust Fund	

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	Recommendation: Pursue Changes to General Land Use Code to Reduce Development Cost and Constraints to Affordable Housing	TED General Amendments Approved on 10/07/19 promoting clarity around TED Development and allowing faster TED Approvals for those under 10 units. Staff will continue work on TEDs.	25%
Strategy:	Support Housing Consumers		
	Recommendation: Expand City Support of Housing Services		
	Recommendation: Increase Community Awareness and Access to Services		
Strategy:	Promote Infill through Accessory Dwelling Unit (ADU) Construction		
	Recommendation: Update ADU Regulations and Land Use Code	Title 20 General Maintenance process is underway and includes ADU recommendations	50%
	Recommendation: Implement a Community Awareness Campaign about ADUs	Pending changes to ADU regulations	
	Recommendation: Expand Access to ADU Financing	Public-Private Housing Finance Group convened to examine products	10%
	Recommendation: Incentivize Construction of Below-Market and Voucher-Preference ADU Units	Pending changes to ADU regulations	
	Recommendation: Set Goals for ADU Production	Pending changes to ADU regulations	
 Goal:	Partner to Create and Preserve Affordable Homes		
	Strategy: Preserve Existing Affordable Housing		
	Recommendation: Track Affordable Rental Properties Facing Expiration	Housing & Community Development staff maintain a list of these properties and work with community partners to strategize on how to preserve them.	100%
	Recommendation: Develop New Preservation Financing Tools	Public-Private Housing Finance Group convened to examine products	10%
	Recommendation: Adopt a Policy to Address Displacement of Mobile Home Communities	Staff are researching best practices from other communities as well as state law. Staff are also meeting with community partners who work with mobile home communities.	15%
	Recommendation: Establish a Mobile Home Infrastructure Assistance Program	Dependent on Affordable Housing Trust Fund	
	Recommendation: Create a Community Land Trust Acquisition Program	Dependent on Affordable Housing Trust Fund	
Strategy:	Support Affordable Rental Development		
	Recommendation: Create a Formal Support Program for Projects Seeking 9% Tax Credits	HCD staff working on programmatic elements	10%
	Recommendation: Align Significant City Resources behind 4% Projects	HCD staff working on programmatic elements	10%
	Recommendation: Align City Support with Montana Housing Schedule	HCD staff working on programmatic elements	10%
	Recommendation: Support State Level Advocacy		

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- Strategy:** Expand Affordable Homeownership Options
- Recommendation:** Explore Entrepreneurial Nonprofit Development Models
- Recommendation:** Donate City-Owned Land for Affordable Housing Development

Update	Percent Complete
Land Banking activities are underway	15%