



November 1, 2019

To: Northside/Westside Neighbors and any other interested parties  
Re: Trinity Project, Cooley Street site

Dear Northside/Westside Neighbors,

Our community is stronger when everyone can afford to live in a safe and healthy home. On behalf of Homeword, Inc., we invite you to participate in identifying ideas and articulating next steps for providing design feedback for the Cooley Street site, formally known as the Skyview Trailer Court. This meeting will be held at the Burns Street Community Center (also known as Burns St Bistro), at 1500 Burns St. from 5:30-7:00pm on Tuesday, November 19.

Homeword is a local Community Housing Development Organization that has been creating homes Montanans can afford since 1994. The Cooley Street site is the future site of the Trinity Project and the design process kicks off with this meeting on Tuesday, November 1<sup>9</sup>. We will introduce the project goals, provide a history of how we got to where we are today and how we plan to continue to engage your neighborhood.

#### History

- Residents of Skyview Trailer Court received eviction notices from previous owner.
- NMCDC, Homeword and other neighbors and agencies provided support to displaced families as they searched for new homes they could afford.
- The Skyview trailer court was cleared and 34 homes were lost.
- 100+ homes seniors can afford were proposed in a four-story project put forth by another developer, but financing fell through.
- The property went under contract for purchase by an out of state developer.
- Homeword and key neighbors and agencies gathered and discussed formulating a back-up offer
- Homeword submitted a back-up buy/sell offer to the owner, hoping to develop a feasible project with community benefits.
- The market rate offer fell through and Homeword's offer was accepted.
- Project planning began.

#### Recent Activity on Site

- Summer 2019, Homeword completed environmental testing and the site tested clear of any contamination.
- Homeword purchased the property in August 2019.
- Homeword worked with the City of Missoula to clear the weeds and clean up the site.
- Open Aid Alliance walked the site and cleared it of any drug paraphernalia.
- Missoula Works cleared the site of any remaining debris.
- Homeword took over the fence lease and with the City's approval moved the fence to the street edge, with the hope of preventing ongoing illegal dumping.
- Homeword continues to monitor the site and discourages dumping (Please contact Homeword or NMCDC if you have any information regarding the continued dumping).

### The Project and Homes to be Created

- The development of the Cooley site is made possible by a unique collaboration between Homeword (HW), Blueline (BLD) Development and the Missoula Housing Authority (MHA) which combined two projects into one financial model. The development of the Cooley site is leveraged with a project on Mullan Street. Together they make the financing possible while meeting a spectrum of Missoula's housing needs.
- The Cooley site will house 72 family rental homes for Missoulians who earn 70% or less of the area median income (\$35,980 or less for one person/\$51,310 or less for a family of four).
- Project will include a manager's office, community space and parking for residents.

### Next Steps

- The Development Team (HW/BLD/MHA) will continue to work to secure the financing necessary for both projects.
- Architects & Engineers will be procured and hired to design each project. Once hired, we will share with them the community concerns and feedback gathered. We will have follow-up public meetings once the base design is ready to be shared. While exterior elevations, open space, community spaces and street edges have limited flexibility, we hope to incorporate as much community feedback as possible.
- Once design is completed, project will be opened to bid and construction is estimated to begin Spring/Summer of 2021.

Our mission with this project is to use sustainable methods to create safe, healthy homes Missoulians can afford. If you are interested in receiving invitations to future meetings, please email [info@homeword.org](mailto:info@homeword.org).

Thank you for your patience as we work through this process in an effort to strengthen our community. We hope you can attend our first meeting Tuesday, November 19 from 5:30-7:00pm at the Burns Street Community Center.

Sincerely,

Homeword and the Trinity Development Team