




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

Citywide Housing Policy Implementation Update

	Update	Percent Complete
 <p>Goal: Track and Analyze Progress for Continuous Improvement</p> <p>Strategy: Regularly Assess Progress and Adjust Goals</p> <p>Recommendation: Create a System for Annual Housing Program Assessment</p> <p>Recommendation: Undertake a Five-Year Comprehensive Assessment</p> <p>Recommendation: Create New Methods for Collecting Rental Data</p> <p>Recommendation: Create an Annual Goal Setting Process</p>	Annual Housing Assessment Report tied to AHTF cycle released in early Fall 2021 Targeted for 2024-2025	100%
	Goal setting will be based on the Annual Allocation Plan of the Affordable Housing Resident Oversight Committee	50%
	Affordable Housing Trust Fund Ordinance and Funding Commitments Resolution Adopted on July 20, 2020	100%
	Administrative Policies adopted by Resident Oversight Committee in Summer 2021	100%
	Funding Commitments Resolution Adopted on July 20, 2020.	100%
 <p>Goal: Align and Leverage Existing Funding Resources to Support Housing</p> <p>Strategy: Establish an Affordable Housing Trust Fund</p> <p>Recommendation: Adopt a Trust Fund Ordinance or Resolution</p> <p>Recommendation: Create an Allocation and Administration Process</p> <p>Recommendation: Align Existing Funding Sources into the Trust Fund Allocation Process</p> <p>Recommendation: Explore New Funding Sources</p> <p>Strategy: Support New Community Development Financial Institution (CDFI) Financing Tools</p> <p>Recommendation: Convene Lending Stakeholders to Expand Products</p> <p>Recommendation: Consider City Loan Guarantees</p> <p>Recommendation: Promote Existing CDFI Products</p>	Through staff research and community partnerships staff are examining possible funding resources	50%
	Public-Private Housing Finance Group met 3 times in Spring 2020 to examine products, collectively discuss expansion of products; put on pause due to COVID.	50%
	Public-Private Housing Finance Group met 3 times in Spring 2020 to examine products, collectively discuss expansion of products; put on pause due to COVID.	75%
	Public-Private Housing Finance Group met 3 times in Spring 2020 to examine products, collectively discuss expansion of products; put on pause due to COVID.	50%
	Phase 1 of establishing program underway: detailed feasibility analysis of incentives and return in affordability; due to wrap up fall 2021.	50%
Dependent on Affordable Housing Trust Fund operations and Phase I of Incentives Program Development.	15%	

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

Citywide Housing Policy Implementation Update

		Update	Percent Complete
	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. Funding for Comprehensive Code Reform work secured in FY22 budget process.	50%
Strategy:	Support Housing Consumers		
	Recommendation: Expand City Support of Housing Services	Dependent on Affordable Housing Trust Fund operations	50%
	Recommendation: Increase Community Awareness and Access to Services	Dependent on Affordable Housing Trust Fund operations	50%
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: Implement a Community Awareness Campaign about ADUs	ADU Convening hosted by city partners in October 2020; work continues on proposal to increase community awareness.	25%
	Recommendation: Expand Access to ADU Financing	Public-Private Housing Finance Group convened to examine products; staff continue research on national best practices and products.	15%
	Recommendation: Incentivize Construction of Below-Market and Voucher-Preference ADU Units	Dependent on Trust Fund operations and Incentives Program development.	15%
	Recommendation: Set Goals for ADU Production	In alignment with annual reporting.	15%
 Goal:	Partner to Create and Preserve Affordable Homes		
	Strategy: Preserve Existing Affordable Housing		
	Recommendation: Track Affordable Rental Properties Facing Expiration	Housing Programs 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; on pause due to COVID	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 operations	
	Recommendation: Create a Community Land Trust Acquisition Program	Dependent on Affordable Housing Trust Fund operations	
Strategy:	Support Affordable Rental Development		
	Recommendation: Create a Formal Support Program for Projects Seeking 9% Tax Credits	Housing Programs staff working on programmatic elements	25%
	Recommendation: Align Significant City Resources behind 4% Projects	Housing Programs staff working on programmatic elements	25%

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

Citywide Housing Policy Implementation Update

		Update	Percent Complete
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:	Explore Entrepreneurial Nonprofit Development Models	Staff and partners are testing concepts with city-owned parcels and in Master Planned communities.	25%
Recommendation:	Donate City-Owned Land for Affordable Housing Development	Land Banking activities are underway; major projects include Scott Street Ravarra Development and land banking of Sleepy Inn and Payne Block sites.	50%