

Montana James

From: Eran Pehan
Sent: Thursday, May 28, 2020 10:48 AM
To: Emily Gluckin
Cc: Montana James
Subject: RE: 304 Garfield Street - Townhome Exemption Development

Ms. Gluckin,

The Office of Housing and Community Development would like to provide comment on a Zoning Compliance Permit application from MnM Holding, LLC for a Townhouse Exemption Development (TED) located at 304 Garfield Street.

This project represents the type of urban development supported by A Place to Call Home, Missoula's adopted housing policy. Townhomes, by design, add affordability and diversity to Missoula's housing market. This TED development will create thirteen (13) new homes in an area connected to transit services and trail systems and near schools and other key amenities.

This project is also dependent on the elimination and redevelopment of a mobile home park – one of Missoula's most at-risk affordable housing options. The Office of Housing and Community Development is working diligently to develop incentives to discourage mobile home redevelopment and displacement. However, property owners maintain the right to redevelop their property. When displacement cannot be avoided we aim to create programs to support displaced mobile home park residents in finding a new home.

While these policies and programs are not yet in place, we would encourage MnM Holding, LLC to support any mobile home park tenants that are currently residing on the site by providing relocation assistance and working with area housing providers – like the Missoula Housing Authority, Homeward and Neighborworks Montana – to ensure tenants are aware of resources that may be available to them.

Eran Fowler Pehan
Director
Office of Housing and Community Development

From: Emily Gluckin
Sent: Friday, May 8, 2020 2:04 PM
To: Dax Fraser <FraserD@ci.missoula.mt.us>; Adam Sebastian <SebastianA@ci.missoula.mt.us>; Jaeson White <WhiteJ@ci.missoula.mt.us>; Chris Odlin <OdlinC@ci.missoula.mt.us>; Kevin Slovarp <KSlovarp@ci.missoula.mt.us>; Troy Monroe <MonroeT@ci.missoula.mt.us>; Jim Nugent <NugentJ@ci.missoula.mt.us>; Donna Gaukler <GauklerD@ci.missoula.mt.us>; Neil Miner <MinerN@ci.missoula.mt.us>; David Selvage <SelvageD@ci.missoula.mt.us>; Jeremy Keene <KeeneJ@ci.missoula.mt.us>; Dennis Bowman <DBowman@ci.missoula.mt.us>; Tracy L. Campbell <CampbellTL@ci.missoula.mt.us>; Logan McInnis <LMcInnis@ci.missoula.mt.us>; Ross Mollenhauer <MollenhauerR@ci.missoula.mt.us>; Jane Kelly <KellyJ@ci.missoula.mt.us>; Eran Pehan <PehanE@ci.missoula.mt.us>; Ellen Buchanan <buchanane@ci.missoula.mt.us>; Chris Behan <BehanC@ci.missoula.mt.us>; Travis Ross <tross@missoulacounty.us>; 'Samuel D. Scott' <sdscott@missoulacounty.us>; Tod Gass <GassT@ci.missoula.mt.us>; 'tgernant@missoulacounty.us' <tgernant@missoulacounty.us>; 'sscott@missoulacounty.us' <sscott@missoulacounty.us>; 'hlittman@mcps.k12.mt.us' <hlittman@mcps.k12.mt.us>; 'vcaristo@mountainline.com' <vcaristo@mountainline.com>; 'caldridge@mountainline.com' <caldridge@mountainline.com>; 'jsweten@mountainline.com' <jsweten@mountainline.com>; 'bschmidt@missoulacounty.us' <bschmidt@missoulacounty.us>
Cc: Julie Merritt <JMerritt@ci.missoula.mt.us>; Sandra Vasecka <VaseckaS@ci.missoula.mt.us>; Neighborhood Council - River Road <RiverRoad@ci.missoula.mt.us>
Subject: 304 Garfield Street - Townhome Exemption Development

Hello all,

Attached is a memorandum regarding a Townhome Exemption Development at 304 Garfield Street.

Title 20, Section 20.05.040.D.4 requires that relevant agencies be notified and provided an opportunity to comment 15 days before a Zoning Compliance Permit is issued for all TED projects of more than 5 dwelling units.

The full application packet can be found [online here](#).

Please provide me with your comments by **May 22nd, 2020**. Let me know if you have any questions.

Best,

Emily Gluckin

Planner II

City of Missoula Development Services

406.552.6621

gluckine@ci.missoula.mt.us