

Montana James

From: Eran Pehan
Sent: Thursday, June 11, 2020 1:21 PM
To: Emily Gluckin
Cc: Montana James
Subject: RE: Request for Comments: Board of Adjustment Variance Request, Villagio, LLLP (Otis & Shakespeare Streets)

Ms. Gluckin,

The Office of Housing and Community Development is writing in support of the request for height and setback variances by Villagio, LLLP. The Missoula Housing Authority is partnering with BlueLine Development, Inc. and Madison Crossing, LLC to develop the Villagio property, 200 affordable homes for rent located in Missoula's Northside neighborhood.

This location is in an area of growth with transportation connections, close proximity to downtown, schools, employment, and green spaces. One hundred percent of the units will be affordable and the affordability requirement will be maintained for decades to come. These homes will be a mix of bedroom sizes and will serve individuals and families earning up to 60% area median income, with several units reserved for those making below 30% area median income.

A market study provided by the developer demonstrated well over 2,000 eligible households for these homes. The scale of the development has been proposed to attempt to meet the enormous need in the community for affordable housing. Approximately 53% of Missoulians are renters, 48.2 percent of renters spend 30 percent or more of their income on housing, meaning nearly 1 in 4 Missoulians is cost burdened by definition. Furthermore Missoula has a very tight rental market with a 2019 vacancy rate of 3.1% that is functionally zero percent and the vacancy rate for affordable housing in Missoula is even lower.

Simply put the demand is high for homes that are affordable and these 200 units are badly needed in our community.

Eran Fowler Pehan, MSW

Director

Office of Housing and Community Development

406-552-6395

From: Emily Gluckin <GluckinE@ci.missoula.mt.us>

Sent: Friday, June 5, 2020 12:10 PM

To: Dax Fraser <FraserD@ci.missoula.mt.us>; Adam Sebastian <SebastianA@ci.missoula.mt.us>; Gordy Hughes <HughesG@ci.missoula.mt.us>; Jaeson White <WhiteJ@ci.missoula.mt.us>; Chris Odlin <OdlinC@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>; Marie Anderson <AndersonM@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>; Jane Kelly <KellyJ@ci.missoula.mt.us>; Marley Merchen <MerchenM@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>; Ellen Buchanan <buchanane@ci.missoula.mt.us>; Chris Behan <BehanC@ci.missoula.mt.us>; Tod Gass <GassT@ci.missoula.mt.us>; Eran Pehan <PehanE@ci.missoula.mt.us>; Travis Ross <tross@missoulacounty.us>; 'eevans@missoulacounty.us' <eevans@missoulacounty.us>; 'bschmidt@missoulacounty.us' <bschmidt@missoulacounty.us>; Corey Aldridge

<caldridge@mountainline.com>; 'jsweten@mountainline.com' <jsweten@mountainline.com>; 'vcaristo@mountainline.com' <vcaristo@mountainline.com>

Subject: Request for Comments: Board of Adjustment Variance Request, Villagio, LLLP (Otis & Shakespeare Streets)

Hi all,

Please see the attached memorandum regarding a request for height and setback variances for a multi-dwelling development on the corner of Otis and Shakespeare Streets.

[Follow this link](#) to view the complete Board of Adjustment application.

The City of Missoula Board of Adjustment is responsible for conducting public hearings to either approve or deny the variance request and ask for input from your agency. If you do not have concerns about the variance request, please write that, so the City Board of Adjustment will know you are not concerned with the request.

Please email your comments to me by **Monday, June 15th**. Any comments you have will be appreciated. The public hearing will be held on **Wednesday, June 24th, 2020 at 7:00 p.m.** and will take place virtually via Zoom.

Thank you,

Emily Gluckin

Associate Planner

City of Missoula Development Services

o: 406.552.6621

c: 406.552.3091