



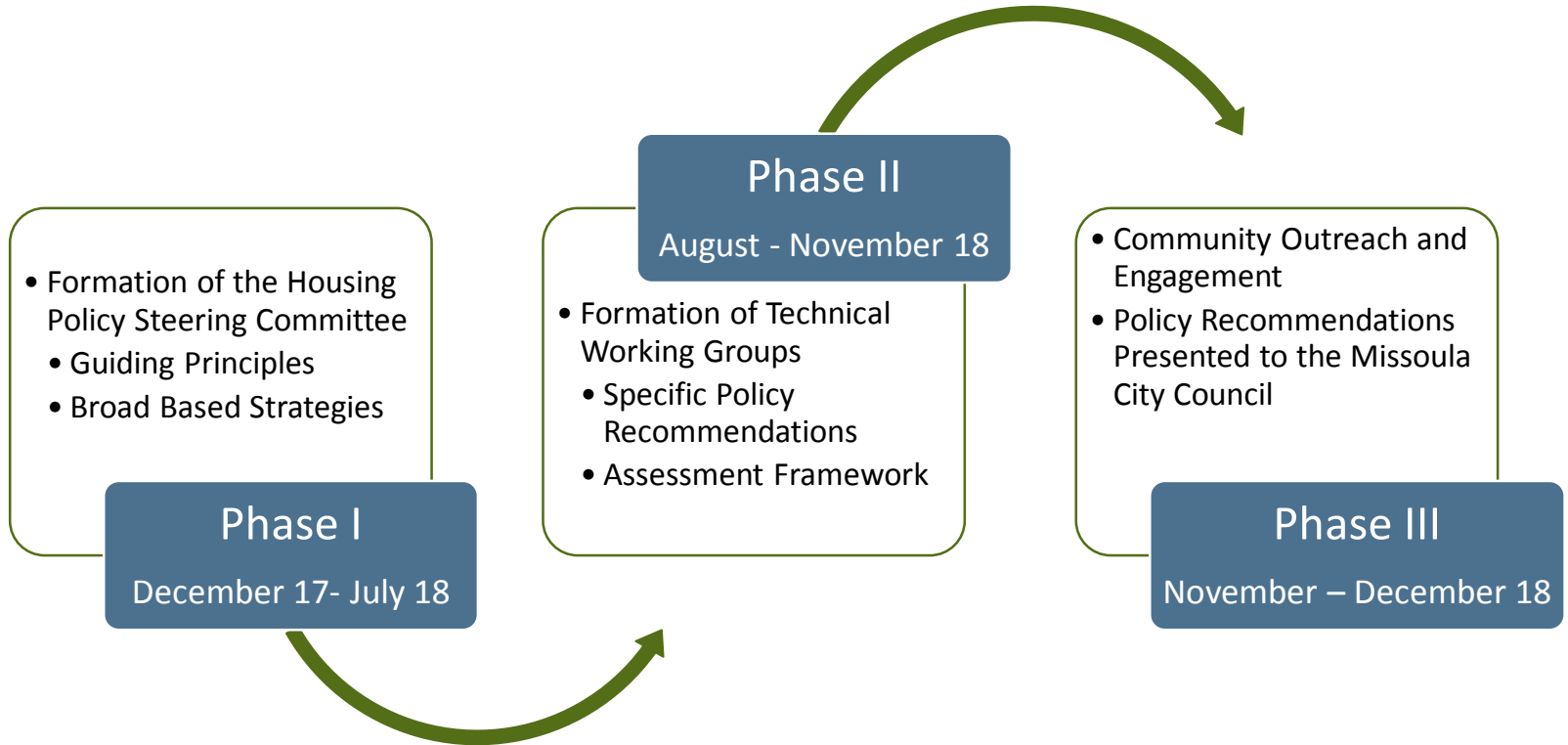
HOUSING AND COMMUNITY DEVELOPMENT

400 RYMAN MISSOULA, MONTANA 59802-4297

Housing Policy Update

Committee of the Whole

August 8, 2018

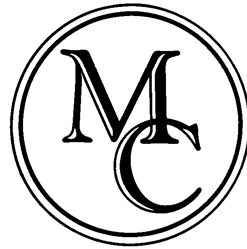




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Housing Policy Steering Committee Membership

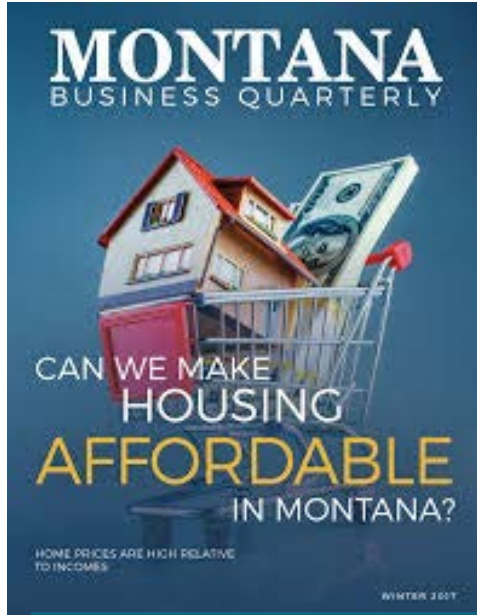




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Education and Research



MAKING MISSOULA HOME A Path to Attainable Housing

January 30, 2018



Werwath Associates
COMMUNITY DEVELOPMENT CONSULTANTS



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Broad Strategy Recommendations



Regulation and Code

- Create affordable housing development incentives
- Explore ways to promote ADU construction
- Increase coordination between the city and county in response to affordable housing needs
- Create a plan for targeted infrastructure development
- Incentivize townhome developments



Preserving & Creating True Affordable Housing

- Develop agreed upon definitions for affordable housing
- Better leverage Low Income Housing Tax Credits (LIHTC)
- Develop affordable housing preservation programs



Innovation & Capacity Building

- Collaborate to expand capacity
- Work with local partners to expand approaches to housing development, grow programs of nonprofit providers, and increase construction capacity
- Convene diverse public/private sector working groups to implement housing policy and program goals
- Clearly define an assessment framework and data tracking



Public Education & Outreach

- Explore strategies and messaging for an affordable housing community education and advocacy campaign
- Recommend a strategy for an advocacy effort to push for changes to state-level policies impacting housing development



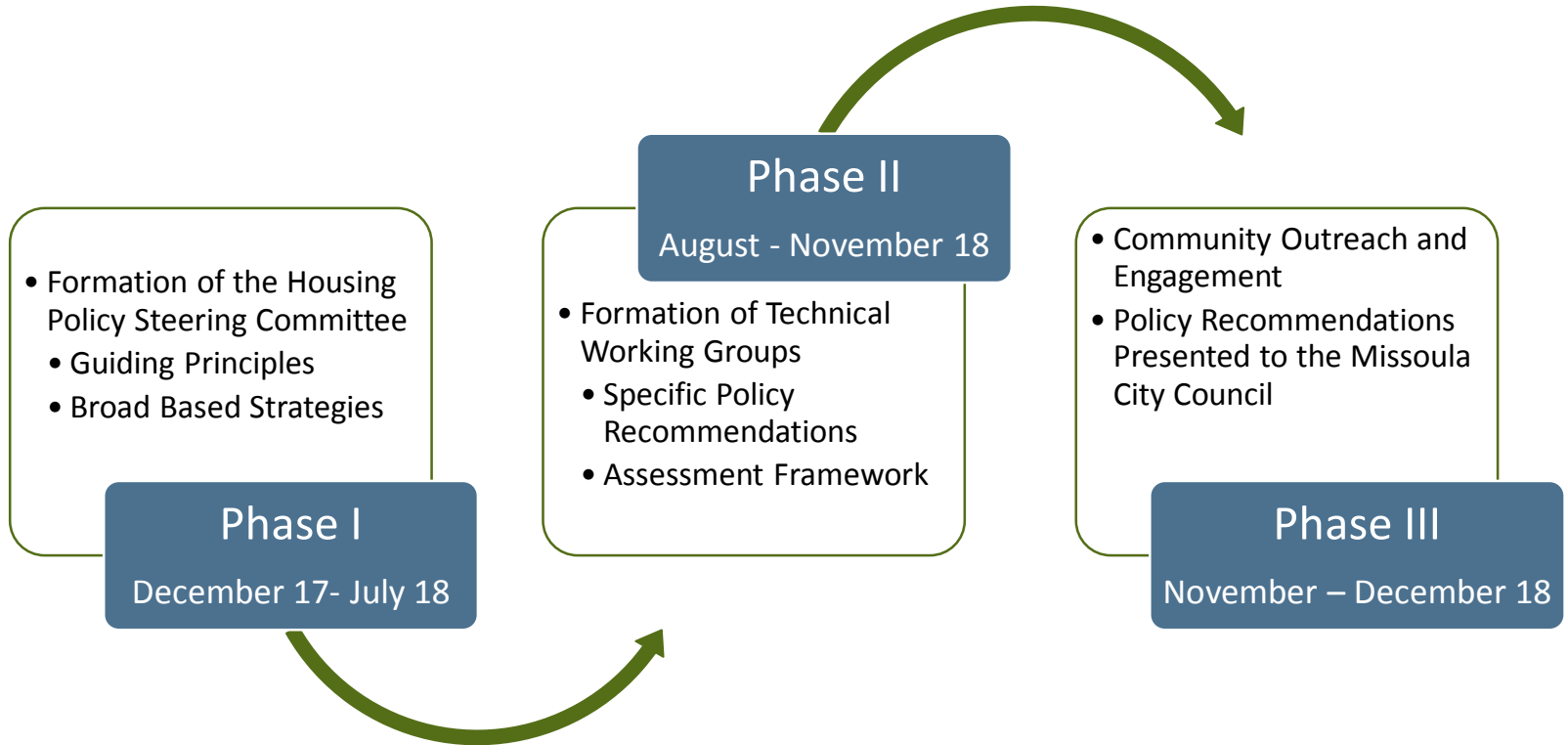
Funding and Revenue

- Create a housing trust fund and explore options for a recurring local funding source
- Explore a voter initiative for affordable housing
- Examine ways to better leverage Tax Increment Financing (TIF) to support housing goals



Special Topics

- Inclusionary Zoning
 - Explore how it might apply to Missoula in the future
- Target Populations
 - Explore gaps and needs within target populations including seniors





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